

CALPERS REAL ASSETS
RESPONSIBLE CONTRACTOR PROGRAM POLICY ANNUAL REPORT
 July 1, 2017 - June 30, 2018
INVESTMENT MANAGER COMPLIANCE REPORT

INVESTMENT MANAGER	QUALIFYING OPERATIONAL CONTRACTS	OPERATIONAL CONTRACT PAYMENTS TO RCP CERTIFYING CONTRACTORS	QUALIFYING TENANT IMPROVEMENT AND CAPITAL (TI & CAP) CONTRACTS	TI & CAP CONTRACT PAYMENTS TO RCP CERTIFYING CONTRACTORS	ALL QUALIFYING CONTRACTS	ALL PAYMENTS TO RCP CERTIFYING CONTRACTORS	PERCENTAGE RCP COMPLIANCE
CORE							
Bentall Kennedy	-	-	1,531,621	1,531,621	1,531,621	1,531,621	100.0
Centerpoint	\$ -	\$ -	\$ 140,954,133	\$ 140,954,133	\$ 140,954,133	\$ 140,954,133	100.0
CommonWealth Partners	46,552,735	46,252,735	37,498,245	37,498,245	83,741,980	83,741,980	100.0
First Washington Realty, Inc.	167,648	167,648	16,115,194	16,115,194	16,282,842	16,282,842	100.0
GID Advisors	7,518,618	7,518,618	165,552,797	165,552,797	173,071,416	173,071,416	100.0
GI Partners	1,692,929	1,692,929	15,156,269	15,156,269	16,849,198	16,849,198	100.0
Invesco	-	-	1,747,275	1,747,275	1,747,275	1,747,275	100.0
Miller Capital Advisory	9,286,237	9,286,237	5,189,486	5,189,486	14,475,723	14,475,723	100.0
Pacific Urban Residential	-	-	637,020	637,020	637,020	637,020	100.0
SUB-TOTAL CORE	\$ 65,218,168.27	\$ 64,918,168.27	\$ 384,382,040.35	\$ 384,382,040.35	\$ 449,291,208.62	\$ 449,291,208.62	100.0
NON-CORE							
AGI Resmark	-	-	7,434,646	7,434,646	7,434,646	7,434,646	100.0
Canyon Partners Real Estate	836,141	836,141	12,430,338	12,430,338	13,266,479	13,266,479	100.0
CIM Group	-	-	645,919	645,919	645,919	645,919	100.0
Harbert ¹	-	-	-	-	-	-	n/a
Hines-Green	1,587,829	1,587,829	-	-	1,587,829	1,587,829	100.0
Klein Financial	1,765,789	1,765,789	22,495,948	22,495,948	24,261,737	24,261,737	100.0
SUB-TOTAL NON-CORE	\$ 4,189,759	\$ 4,189,759	\$ 43,006,851	\$ 43,006,851	\$ 47,196,610	\$ 47,196,610	100.0
HOUSING (VOLUNTARY)							
Insitutional Housing Partners (IHP)	\$ -	\$ -	\$ 170,550,685	\$ 170,550,685	\$ 170,550,685	\$ 170,550,685	100.0
Resmark Equity Partners	-	-	193,647,433	193,647,433	193,647,433	193,647,433	100.0
SUBTOTAL HOUSING	-	-	364,198,118	364,198,118	364,198,118	364,198,118	100.0
TOTAL REAL ESTATE	\$ 69,407,927	\$ 69,107,927	\$ 791,587,010	\$ 791,587,010	\$ 860,685,937	\$ 860,685,937	100.00

¹ No RCP activity to report during the period