

CalPERS Alternative Investment Vehicle (AIV) Fee Expense Disclosure (AB 2833 Report) - Real Assets
as of June 30, 2019

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15	Column 16
Requirements of § 6254.26											Requirements of § 7514.7				
AIV name	Address	Vintage year	Capital committed (\$)	Cash contributions (\$)	Cash distributions (\$)	Cash distributions + remaining value (\$)	Cash profit received (\$)	Investment multiple	Management fees and costs (\$)	Net IRR	Gross IRR	Fees and expenses paid by CalPERS directly to GP or related parties (\$)	Fees and expenses paid by the AIV to the GP or related parties (\$)	Fees and expenses paid by portfolio companies (\$)	Carried interest distributed (\$)
Sacramento Venture - Base	www.cimgroup.com	2018	25,071,310	731,653	495,000	50,117,977	-	1.1	360,842	14.6%	16.3%	-	360,842	73,096	-
Sacramento Venture - DT	www.cimgroup.com	2017	197,405,418	2,463,360	-	48,500,610	-	1.0	408,963	1.4%	2.3%	-	408,963	20,390	-
SF Mission Street Partners, LLC	www.resmark.com	2018	1,470,000	42,787	-	3,544,700	-	0.7	20,082	-39.6%	-39.3%	-	20,082	-	-
Southern Diversified	www.campbellglobal.com	2017	2,645,320	5,252,336	2,777,139	4,950,521	90,424	0.9	-	-6.1%	-6.1%	-	-	-	-
Stockbridge Hollywood Park Co-Investors, LP	www.stockbridge.com	2006	98,600,000	99,964,367	125,030,109	193,478,971	14,427,909	1.9	363,987	7.0%	7.2%	-	363,987	-	-
Stockbridge Real Estate Fund II -B, LP	www.stockbridge.com	2006	75,590,679	77,548,585	10,507,718	37,396,899	-	0.5	114,105	-7.2%	-6.9%	-	114,105	-	-
Strategic Property Fund Asia SCSP (formerly Asia Pacific Property Fund SCSP)	www.jpmorgan.com	2016	250,000,000	251,626,823	2,132,551	275,992,508	505,728	1.1	3,768,289	4.5%	4.9%	-	3,768,289	-	-
Sylvanus LLC	www.gfplp.com	2002	310,000,000	310,000,000	225,476,143	654,125,650	13,096,451	2.1	1,937,900	9.0%	9.0%	-	1,937,900	-	-
TechCore, LLC	www.gipartners.com	2012	3,094,575,117	1,847,060,055	1,111,730,375	2,478,326,331	46,197,081	1.3	8,715,806	12.7%	14.4%	-	8,715,806	-	1,172,421
Whitney Ranch Venture, LLC	www.ihpinc.com	2013	238,560,232	113,457,788	110,125,000	150,501,067	4,905,062	0.9	1,086,862	-2.8%	-1.7%	-	1,086,862	-	-
Xander Co-Investment	www.thexandergroup.com	2007	201,399,618	198,060,274	20,899,860	21,630,807	-	0.1	55,264	-20.6%	-18.5%	-	55,264	-	-
Total			68,128,498,535	45,033,804,639	31,819,155,974	72,616,804,249	1,267,814,163		258,192,673				259,484,894	67,317,146	247,514,899

