

CALPERS REAL ASSETS
RESPONSIBLE CONTRACTOR PROGRAM POLICY ANNUAL REPORT
 July 1, 2018 - June 30, 2019
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							
BentallGreenOak (ILP)	-	-	694,226	694,226	694,226	694,226	100.00
Centerpoint Properties	-	-	180,701,942	180,701,942	180,701,942	180,701,942	100.00
CommonWealth Partners	43,005,907	43,005,906	55,366,341	55,366,341	98,372,248	98,372,248	100.00
First Washington Realty, Inc.	215,822	215,822	19,431,947	19,431,947	19,647,769	19,647,769	100.00
GID Investment Advisers LLC	9,275,119	9,275,119	126,104,240	126,104,240	135,379,359	135,379,359	100.00
GI Partners	3,947,151	3,947,151	359,309	359,309	4,306,460	4,306,460	100.00
Miller Capital Advisory	7,201,681	7,201,681	12,454,049	12,454,049	19,655,731	19,655,731	100.00
Pacific Urban Residential	-	-	1,799,053	1,799,053	1,799,053	1,799,053	100.00
SUB-TOTAL CORE	\$ 63,645,680	\$ 63,645,680	\$ 396,911,107	\$ 396,911,107	\$ 460,556,787	\$ 460,556,787	100.00
NON-CORE							
AGI Resmark ^{1,2}	-	-	-	-	-	-	-
Canyon Partners Real Estate (Catalyst)	581,369	581,369	17,112,713	17,112,713	17,694,082	17,694,082	100.00
CIM Group	331,772	331,772	500,777	500,777	832,549	832,549	100.00
Harbert -- Gulf Pacific Power ¹	-	-	-	-	-	-	-
Hines-Green	2,520,477	2,520,477	2,520,477	2,520,477	5,040,953	5,040,953	100.00
Klein Financial	1,668,322	1,668,322	25,716,513	25,716,513	27,384,835	27,384,835	100.00
SUB-TOTAL NON-CORE	\$ 5,101,939	\$ 5,101,939	\$ 45,850,480	\$ 45,850,480	\$ 50,952,419	\$ 50,952,419	100.00
HOUSING (VOLUNTARY)							
IHP Capital Partners	-	-	208,947,391	208,745,563	208,947,391	208,745,563	99.90
Resmark Equity Partners	-	-	123,745,493	123,745,493	123,745,493	123,745,493	100.00
SUBTOTAL HOUSING	\$ -	\$ -	\$ 332,692,884	\$ 332,491,056	\$ 332,692,884	\$ 332,491,056	99.94
TOTAL REAL ESTATE	\$ 68,747,619	\$ 68,747,619	\$ 775,454,470	\$ 775,252,642	\$ 844,202,090	\$ 844,000,262	99.98

¹ No RCP activity to report during the period

² Wound down as of August 2019