

CALPERS REAL ASSETS
RESPONSIBLE CONTRACTOR
PROGRAM POLICY ANNUAL
REPORT
 July 1, 2019 - June 30, 2020

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	-	-	510,685	510,685	510,685	510,685	100.00
Centerpoint Properties	-	-	279,499,813	279,499,813	279,499,813	279,499,813	100.00
CommonWealth Partners	46,815,445	46,815,445	56,617,596	56,617,596	103,433,042	103,433,042	100.00
First Washington Realty, Inc.	516,620	516,620	23,776,480	23,776,480	24,293,100	24,293,100	100.00
GID Investment Advisers LLC	6,995,171	6,995,171	75,324,050	75,324,050	82,319,221	82,319,221	100.00
GI Partners	1,349,213	1,349,213	615,622	615,622	1,964,835	1,964,835	100.00
Miller Capital Advisory	7,403,361	7,403,361	7,101,821	7,101,821	14,505,182	14,505,182	100.00
Pacific Urban Residential	-	-	1,567,478	1,567,478	1,567,478	1,567,478	100.00
SUB-TOTAL CORE	\$ 63,079,811	\$ 63,079,811	\$ 445,013,546	\$ 445,013,546	\$ 508,093,357	\$ 508,093,357	100.00
NON-CORE							
Canyon Partners Real Estate	439,880	439,880	19,710,115	19,710,115	20,149,995	20,149,995	100.00
CIM Group ¹	-	-	1,004,095	1,004,095	1,004,095	1,004,095	100.00
Harbert -- Gulf Pacific Power	-	-	18,644,748	18,644,748	18,644,748	18,644,748	100.00
Hines-Green	2,720,636	2,720,636	557,397	557,397	3,278,032	3,278,032	100.00
Klein Financial ²	200,473	200,473	27,684,354	27,684,354	27,884,827	27,884,827	100.00
Sacramento Ventures -- Hines	2,109,308	2,109,308	2,109,308	2,109,308	2,109,308	2,109,308	100.00
SUB-TOTAL NON-CORE	\$ 5,470,296	\$ 5,470,296	\$ 69,710,016	\$ 69,710,016	\$ 75,180,313	\$ 75,180,313	100.00
HOUSING (VOLUNTARY)							
IHP Commingled Fund ³	-	-	43,863,625	43,863,625	43,863,625	43,863,625	100.00
Resmark Equity Partners	-	-	218,019,446	218,019,446	218,019,446	218,019,446	100.00
SUBTOTAL HOUSING	\$ -	\$ -	\$ 261,883,071	\$ 261,883,071	\$ 261,883,071	\$ 261,883,071	100.00
TOTAL REAL ESTATE	\$ 68,550,107	\$ 68,550,107	\$ 776,606,633	\$ 776,606,633	\$ 845,156,741	\$ 845,156,741	100.00

¹ LA assets disposed or moved to Canyon as of March 2020. Sacramento assets moved to Hines -- Sacramento Ventures as of October 2020. CIM retains an infrastructure fund.

² Wound down as of June 30, 2020

³ During FY 2019/2020 IHP CalPERS