

**CALPERS REAL ESTATE UNIT**  
**RCP AND NEUTRALITY TRIAL RCP ANNUAL REPORT**

July 1, 2012 - June 30, 2013

INVESTMENT MANAGER COMBINED COMPLIANCE REPORT: CORE AND NON-CORE

INVESTMENT PARTNER	QUALIFYING OPERATIONAL CONTRACTS	OPERATIONAL CONTRACT PAYMENTS TO QUALIFYING RESPONSIBLE CONTRACTORS	QUALIFYING TENANT IMPROVEMENT AND CAPITAL (TI & CAP) EXPENDITURE CONTRACTS	TI & CAP EXPENDITURE CONTRACT PAYMENTS TO QUALIFYING RESPONSIBLE CONTRACTORS	ALL QUALIFYING CONTRACTS	ALL PAYMENTS TO QUALIFYING RESPONSIBLE CONTRACTORS	TOTAL RCP COMPLIANCE %
<b>CORE - REPORTING UNDER</b>							
<b>2010 NEUTRALITY TRIAL RCP POLICY<sup>1</sup></b>							
CWP - FSP	\$ 3,228,255	\$ 3,228,255	\$ 3,252,190	\$ 3,252,190	\$ 6,480,445	\$ 6,480,445	100.0
CWP - NOP	16,850,235	16,850,235	9,157,165	9,157,165	26,007,400	26,007,400	100.0
First Washington Realty, Inc.	223,220	223,220	14,183,913	14,183,913	14,407,133	14,407,133	100.0
GID Advisors	6,167,686	6,167,686	12,478,756	12,478,756	18,646,442	18,646,442	100.0
GI Partners - CalEast	-	-	82,333,217	82,333,217	82,333,217	82,333,217	100.0
Miller Capital Advisory	5,080,686	5,080,686	10,290,677	10,290,677	15,371,363	15,371,363	100.0
Bentall Kennedy - CalWest	359,109	359,109	2,759,249	2,759,249	3,118,358	3,118,358	100.0
<b>SUB-TOTAL CORE</b>	<b>31,909,190</b>	<b>31,909,190</b>	<b>134,455,166</b>	<b>134,455,166</b>	<b>166,364,357</b>	<b>166,364,357</b>	<b>100.0</b>
<b>NON-CORE - REPORTING UNDER</b>							
<b>2012 RCP POLICY</b>							
AEW	\$ 113,308	\$ 113,308	\$ 388,970	\$ 388,970	\$ 502,278	\$ 502,278	100.0
AEW (SHP)	5,485,563	5,485,563	4,803,644	4,803,644	10,289,207	10,289,207	100.0
Avant Housing	120,000	120,000	47,062,263	47,062,263	47,182,263	47,182,263	100.0
Bentall Kennedy (Kennedy Assoc.)	1,281,924	1,281,924	76,533,351	76,533,351	77,815,275	77,815,275	100.0
CalSmart (Canyon CS)	-	-	2,525,690	2,525,690	2,525,690	2,525,690	100.0
C-III Capital (Centerline Urban Capital)	324,756	324,756	1,863,198	1,863,198	2,187,954	2,187,954	100.0
CIM	6,241,705	6,241,705	18,232,925	18,232,925	24,474,630	24,474,630	100.0
HC Green Development (Hines)	671,076	671,076	13,463,682	13,463,682	14,134,758	14,134,758	100.0
KC 2011 (Klein Financial)	822,660	822,660	4,143,239	4,143,239	4,965,899	4,965,899	100.0
KSC AHIF (Klein Financial)	741,475	741,475	1,292,584	1,292,584	2,034,059	2,034,059	100.0
TPG Hospitality Investments IV <sup>3</sup>	2,203,070	2,203,070	2,389,340	2,090,521	4,592,410	4,293,591	93.5
<b>SUB-TOTAL NON-CORE</b>	<b>\$ 18,005,538</b>	<b>\$ 18,005,538</b>	<b>\$ 172,698,886</b>	<b>\$ 172,400,067</b>	<b>\$ 190,704,424</b>	<b>\$ 190,405,605</b>	<b>99.8</b>
<b>COMBINED TOTAL</b>	<b>\$ 49,914,728</b>	<b>\$ 49,914,728</b>	<b>\$ 307,154,052</b>	<b>\$ 306,855,233</b>	<b>\$ 357,068,780</b>	<b>\$ 356,769,962</b>	<b>99.9</b>
<u>HOUSING PROGRAM (VOLUNTARY)<sup>2</sup></u>					\$ 379,720,269	\$ 369,902,760	97.4
<b>TOTAL REAL ESTATE</b>	<b>\$ 49,914,728</b>	<b>\$ 49,914,728</b>	<b>\$ 307,154,052</b>	<b>\$ 306,855,233</b>	<b>\$ 736,789,050</b>	<b>\$ 726,672,722</b>	<b>98.6</b>

<sup>1</sup> Data includes all qualifying contracting activity on contracts \$100,000 or greater that volunteered for the Neutrality Trial RCP Policy

<sup>2</sup> Numbers from Attachment 2.

<sup>3</sup> One contract for \$298,819 was awarded for emergency services (fire and flooding damage) outside of the RCP process.