

City of Hartford Municipal Employees Retirement Fund

ANALYSIS BY FUND

Investments		Commitments		Contributions & Distributions			Valuations			Performance		
Investment Name	Vintage Year	Commitment	Unfunded Commitment	Paid In Capital	Additional Fees	Cumulative Distributions	Valuation	Total Value	Net Benefit	DPI	TVPI	IRR
Barings Core Property Fund, L.P.	2013	\$18,000,000	\$0	\$18,000,000	\$56,193	\$6,042,776	\$22,489,052	\$28,531,828	\$10,475,635	0.34	1.59	7.24%
BIG Real Estate Fund I, L.P.	2018	\$6,000,000	\$2,053,386	\$3,946,614	\$90,861	\$928,699	\$3,882,140	\$4,810,839	\$773,364	0.24	1.22	13.24%
European Property Investors Special Opportunities 3, L.P.	2013	\$8,833,112	\$795,476	\$8,037,636	\$0	\$6,577,097	\$4,616,608	\$11,193,705	\$3,156,069	0.82	1.39	9.48%
European Property Investors Special Opportunities 4, L.P.	2015	\$4,107,688	\$599,151	\$3,508,537	\$0	\$742,202	\$3,200,972	\$3,943,174	\$434,637	0.21	1.12	4.46%
Heitman America Real Estate Trust, L.P.	2013	\$14,000,000	\$0	\$14,000,000	\$0	\$7,218,962	\$13,904,134	\$21,123,096	\$7,123,096	0.52	1.51	6.85%
Landmark Real Estate Partners VII, L.P.	2014	\$6,000,000	\$467,588	\$5,532,412	\$0	\$4,880,042	\$1,686,389	\$6,566,431	\$1,034,019	0.88	1.19	7.79%
Mesirow Financial Real Estate Value Fund II, L.P.	2015	\$4,000,000	\$0	\$4,000,000	\$56,187	\$2,056,963	\$3,996,087	\$6,053,050	\$1,996,863	0.51	1.51	10.21%
New Boston Urban America Fund, L.P.	2006	\$5,000,000	\$0	\$5,000,000	\$0	\$4,343,413	\$0	\$4,343,413	-\$656,587	0.87	0.87	-1.87%
Oaktree Real Estate Debt Fund, L.P.	2014	\$5,000,000	\$2,336,933	\$2,663,067	\$0	\$3,230,533	\$281,523	\$3,512,056	\$848,989	1.21	1.32	14.01%
Och-Ziff Real Estate Fund III, L.P.	2014	\$6,000,000	\$2,503,912	\$3,496,088	\$450,000	\$3,864,551	\$2,074,800	\$5,939,351	\$1,993,263	1.11	1.70	17.32%
TA Associates Realty Fund X, L.P.	2013	\$6,000,000	\$0	\$6,000,000	\$0	\$8,992,475	\$630,588	\$9,623,063	\$3,623,063	1.50	1.60	12.70%
TA Associates Realty XII, L.P.	2020	\$10,000,000	\$5,000,000	\$5,000,000	\$0	\$84,342	\$5,125,827	\$5,210,169	\$210,169	0.02	1.04	10.10%
Total		\$92,940,800	\$13,756,446	\$79,184,355	\$653,241	\$48,962,055	\$61,888,119	\$110,850,175	\$31,012,579	0.62	1.40	7.21%

*This information is provided by the MERF and was prepared from and calculated for the MERF by the MERF's service providers based on data collected by those service providers and was not prepared, reviewed or approved by the respective partnerships, the General Partners of those partnerships nor their respective investment advisors, affiliates or other related parties and neither the partnerships, the General Partners of those partnerships nor their investment advisors, affiliates or their related parties have any responsibility for it.

