Prilago. · PDF p.79 Excerpt

Alternative Assets Manager Performance Detail

Through March 31, 2026

	Vintage Year	Style Sector	Original Commitment	Total Contributions	Total	Distributions	Market Value	Total Value Multiple	Net IRR%
TOTAL PRIVATE REAL ESTATE			6,375,177,389	5,031,475,178		3,113,071,744	3,849,617,361	1.37	0.1%
TOTAL PRIVATE REAL ESTATE									
JP Morgan Strategic Property Fund	2006	Core / Core Plus Portfolio	56,000,000	62,950,433		99,625,130	38,505,475	2.19	0.1%
PRISA SA	2006	Core / Core Plus Portfolio	21,000,000	22,590,656		15,598,371	29,490,448	2.00	0.0%
Prologis Targeted U.S. Logistics Fund	2006	Core / Core Plus Portfolio	80,000,000	85,514,272		16,077,807	96,883,590	1.32	0.0%
RREEF America II LP	2006	Core / Core Plus Portfolio	21,000,000	27,724,347		22,020,434	30,337,528	1.89	0.0%
UBS Trumbull Property Fund	2006	Core / Core Plus Portfolio	61,000,000	95,534,534		123,257,148	23,315,600	1.53	0.1%
Heitman HART	2007	Core / Core Plus Portfolio	28,000,000	48,686,125		85,510,843	12,998,851	2.02	0.1%
JP Morgan Special Situation Property Fund	2007	Core / Core Plus Portfolio	15,000,000	17,951,059		10,281,691	14,449,721	1.38	0.0%
PRISA II	2007	Core / Core Plus Portfolio	60,278,867	63,729,327		38,748,630	91,997,992	2.05	0.0%
LaSalle Property Fund	2010	Core / Core Plus Portfolio	115,000,000	115,000,000		53,003,961	142,518,113	1.70	0.1%
Almanac Realty Securities VI	2012	Core / Core Plus Portfolio	50,000,000	33,444,956		36,831,648	3,810,602	1.22	0.1%
Almanac Realty Securities VI (Sidecar II)	2012	Core / Core Plus Portfolio	15,000,000	5,829,583		5,302,452	1,373,967	1.15	0.0%
NYC Asset Investor #2 LLC	2013	Core / Core Plus Portfolio	60,000,000	66,540,271		29,781,986	1,057,151	0.46	-0.2%
MetLife Core Property Fund	2014	Core / Core Plus Portfolio	99,000,000	99,000,000		35,534,185	107,945,445	1.45	0.1%
Almanac Realty Securities VII	2015	Core / Core Plus Portfolio	50,000,000	49,069,564		44,543,562	27,915,323	1.48	0.1%
Almanac Realty Securities VII (Sidecar II)	2015	Core / Core Plus Portfolio	20,000,000	11,388,003		12,310,070	7,537,590	1.74	0.1%
US Eagle Real Estate Fund	2015	Core / Core Plus Portfolio	75,000,000	75,000,000		21,844,280	74,297,076	1.28	0.0%
Brookfield Premier Real Estate Partners	2016	Core / Core Plus Portfolio	61,000,000	83,008,870		28,456,287	86,909,077	1.39	0.0%
Exeter Industrial Core Club Fund II	2016	Core / Core Plus Portfolio	19,000,000	18,505,000		33,803,963	10,281,146	2.38	0.1%
Jamestown Premier Property Fund	2016	Core / Core Plus Portfolio	26,000,000	38,489,792		15,847,375	10,799,644	0.69	-0.1%
NYCRS Artemis Co-Investment	2016	Core / Core Plus Portfolio	35,000,000	40,650,018		57,995,467	3,489,000	1.51	0.1%
Carlyle Property Investors	2017	Core / Core Plus Portfolio	61,000,000	78,527,242		25,406,476	107,227,033	1.69	0.1%
Lion Industrial Trust - 2007	2017	Core / Core Plus Portfolio	110,000,000	142,338,986		43,316,512	260,797,538	2.14	0.1%
Almanac Realty Securities VIII	2018	Core / Core Plus Portfolio	42,000,000	36,639,816		12,129,522	33,802,369	1.25	0.1%
Almanac Realty Securities VIII (Sidecar II)	2018	Core / Core Plus Portfolio	28,000,000	24,479,759		9,784,667	22,794,575	1.33	0.1%
Heitman Core Real Estate Debt Income Trust	2018	Core / Core Plus Portfolio	28,000,000	36,095,359		23,845,574	16,840,628	1.13	0.0%
Artemis Real Estate Partners Income and Growth Fund	2019	Core / Core Plus Portfolio	18,000,000	19,613,085		6,948,360	16,563,349	1.20	0.1%
Harrison Street Core Property Fund, L.P.	2019	Core / Core Plus Portfolio	20,000,000	24,387,110		6,496,762	23,271,619	1.22	0.0%
HSRE-Centre Street Core Co-Investment, L.P.	2019	Core / Core Plus Portfolio	10,000,000	9,640,689		2,268,582	11,502,007	1.43	0.1%
Cortland Partners Growth and Income Fund	2020	Core / Core Plus Portfolio	60,000,000	67,143,649		13,794,240	62,086,673	1.13	0.0%
Exeter Industrial Core Fund III, LP	2020	Core / Core Plus Portfolio	63,600,000	62,500,000		15,165,000	72,013,357	1.39	0.1%
Kayne Anderson Core Real Estate Fund	2020	Core / Core Plus Portfolio	30,000,000	34,216,188		9,046,805	35,922,017	1.31	0.1%
Ares Industrial Real Estate Fund LP	2021	Core / Core Plus Portfolio	170,000,000	175,740,804		15,832,736	201,054,761	1.23	0.1%
EQT Exeter Industrial Core-Plus Fund IV, LP	2022	Core / Core Plus Portfolio	79,000,000	72,206,000		4,005,260	77,391,004	1.13	0.1%
TPG Real Estate Thematic Advantage Core-Plus	2022	Core / Core Plus Portfolio	75,000,000	51,936,838		-	51,599,247	0.99	0.0%
Bell Partners Growth & Income Fund, LP	2026	Core / Core Plus Portfolio	75,000,000	7,371,574		-	6,842,417	0.93	-0.1%
Blackstone Real Estate Partners VI	2007	Non-Core Portfolio	40,000,000	44,681,307		89,202,744	10,060	2.00	0.1%
Westbrook Real Estate Fund VII	2007	Non-Core Portfolio	10,000,000	11,286,129		11,805,024	430,421	1.08	0.0%
AG Realty Fund VII	2008	Non-Core Portfolio	25,000,000	23,454,500		35,381,551	9,803	1.51	0.1%
Blackstone Real Estate Partners Europe III (USD Vehicle)	2008	Non-Core Portfolio	35,000,000	37,292,706		52,604,402	497,731	1.42	0.1%
PRISA III	2008	Non-Core Portfolio	30,000,000	35,657,776		14,832,721	135,919,820	4.23	0.1%
Silverpeak Legacy Partners III	2008	Non-Core Portfolio	30,000,000	13,301,089		2,817,899	(63,383)	0.21	-0.3%
Stockbridge Real Estate Fund III	2008	Non-Core Portfolio	27,000,000	26,998,145		16,829,753	14,507,304	1.16	0.0%
Walton Street Real Estate Fund VI	2009	Non-Core Portfolio	30,000,000	26,594,360		41,469,305	1,633,955	1.62	0.1%

Information provided by the New York City Retirement Systems Consultants. Interim returns are subject to change and may differ due to differences in accounting and performance methodologies.
Information Classification: Conf