Public School Teachers' Pension & Retirement Fund of Chicago
Manager Detail as of September 30, 2025

The following table summarizes changes in each manager's aggregated cash flows and valuation information as of September 30, 2025.

Manager	Vintage Year	Capital Commitments ($000s)	Paid-In Capital ($000s)	Uncalled Capital ($000s)	% Paid-In	Distributed Capital ($000s)	Net Asset Value ($000s)	DPI	RVPI	TVPI	Net IRR
Core/Core Plus Portfolio											
BREDS High Grade Fund	2017	$40,000	42,536	-2,536	106.34%	46,242	5,467	1.09x	0.13x	1.22x	5.48%
JP Morgan Strategic Property Fund	1998	$87,242	106,922	-19,680	122.56%	234,869	124,591	2.20x	1.17x	3.36x	8.11%
LaSalle Property Fund	2010	$170,000	187,305	-17,305	110.18%	77,967	223,993	0.42x	1.20x	1.61x	6.50%
Lion Industrial Trust 2007	2015	$95,000	113,657	-16,376	119.64%	34,319	221,913	0.30x	1.95x	2.25x	12.95%
PRISA SA	2001	$81,000	81,000	0	100.00%	97,395	159,536	1.20x	1.97x	3.17x	6.27%
PRISA II	2001	$125,000	125,000	-0	100.00%	54,290	115,294	0.43x	0.92x	1.36x	4.56%
UBS Trumbull Property Fd	1997	$82,900	91,965	-9,065	110.93%	224,876	47,662	2.45x	0.52x	2.96x	7.08%
Core/Core Plus Portfolio		**$681,142**	**748,385**	**-746,103**	**109.87%**	**951,082**	**898,456**	**1.27x**	**1.20x**	**2.47x**	**11.40%**
Non-Core Value Add Portfolio											
BIG RE Fund I	2018	$30,000	46,736	-5,598	155.79%	40,043	21,268	0.86x	0.46x	1.31x	12.21%
BIG RE Fund II	2021	$40,000	51,216	10,812	128.04%	25,209	32,720	0.49x	0.64x	1.13x	8.25%
BIG RE Fund III	2025	$30,000	0	30,000	0.00%	0	-264	0.00x	0.00x	0.00x	
Capri Select Income II	2006	$25,000	25,209	-209	100.84%	13,076	0	0.52x	0.00x	0.52x	(9.88%)
CityView SW Multi Family Partners	2012	$15,000	15,323	2,159	102.16%	25,486	0	1.66x	0.00x	1.66x	10.57%
Heitman VP IV	2018	$35,000	32,739	5,699	93.54%	36,876	9,967	1.13x	0.30x	1.43x	12.61%
Heitman VP V	2021	$35,000	30,968	4,032	88.48%	894	31,996	0.03x	1.03x	1.06x	2.52%
Heitman VP VI	2025	$30,000	3,303	26,697	11.01%	0	2,952	0.00x	0.89x	0.89x	(31.00%)
IC Berkeley Partners III		$10,000	8,910	1,090	89.10%	13,058	0	1.47x	0.00x	1.47x	17.36%
Long Wharf RE Partners VI	2019	$35,000	35,000	0	100.00%	20,258	23,735	0.58x	0.68x	1.26x	10.71%
Long Wharf RE Partners VII	2022	$30,000	16,606	13,394	55.35%	705	15,621	0.04x	0.94x	0.98x	(1.45%)
Longpoint Realty Fund I	2018	$20,000	18,605	2,000	93.03%	36,133	0	1.94x	0.00x	1.94x	39.22%
Longpoint Realty Fund II	2020	$30,000	27,000	3,000	90.00%	4,122	27,750	0.15x	1.03x	1.18x	5.49%
Longpoint Realty Fund III	2022	$34,000	30,600	7,061	90.00%	3,752	27,607	0.12x	0.90x	1.02x	2.71%
Newport Capital Partners II	2015	$25,000	22,564	4,849	90.25%	20,508	13,624	0.91x	0.60x	1.51x	6.29%
Newport Capital Partners III	2021	$30,000	39,627	2,152	132.09%	16,109	29,102	0.41x	0.73x	1.14x	8.89%
Oak Street Fund IV	2017	$25,000	25,815	-429	103.26%	30,756	6,961	1.19x	0.27x	1.46x	15.65%
Oak Street Seeding Fund II	2019	$20,000	27,526	496	137.63%	13,675	16,656	0.50x	0.61x	1.10x	4.04%
TA Associates Realty Fund XII	2018	$35,000	35,000	0	100.00%	28,778	19,579	0.82x	0.56x	1.38x	8.72%
TA Associates Realty Fund XIII	2022	$35,000	32,638	2,362	93.25%	4,643	30,872	0.14x	0.95x	1.09x	8.03%
Intercontinental RE Inv III		$35,000	18,445	16,555	52.70%	57,277	0	3.11x	0.00x	3.11x	15.19%
CBRE Strategic Partners III		$35,000	32,329	2,671	92.37%	45,865	0	1.42x	0.00x	1.42x	12.06%
Greystar Eq Partners VII	2011	$35,500	23,205	12,295	65.37%	59,636	0	2.57x	0.00x	2.57x	46.26%
Value-Added Portfolio		**$674,500**	**600,706**	**-534,755**	**89.06%**	**565,682**	**310,146**	**0.94x**	**0.52x**	**1.46x**	**34.98%**