

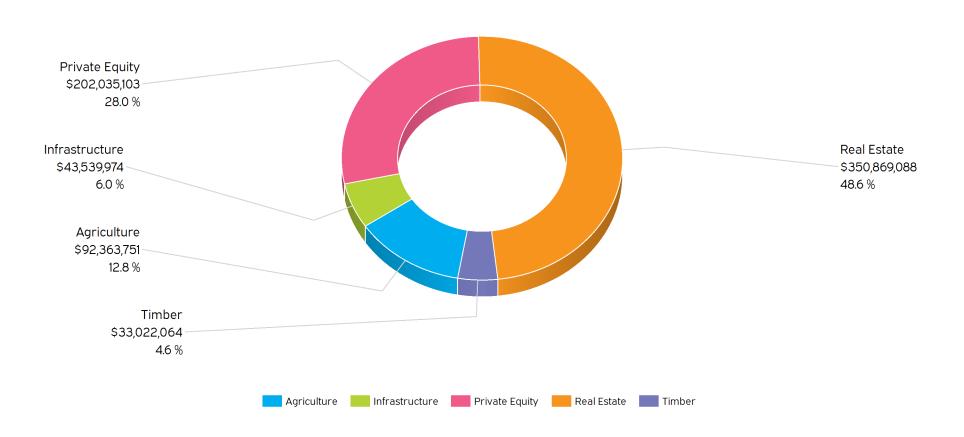
As of September 30, 2020

Private Markets Review



Private Markets Review | As of September 30, 2020

Private Market Investments as of September 30, 2020 Market Value Allocation by Asset Class



1. Private Equity is composed of Private Equity and Private Debt

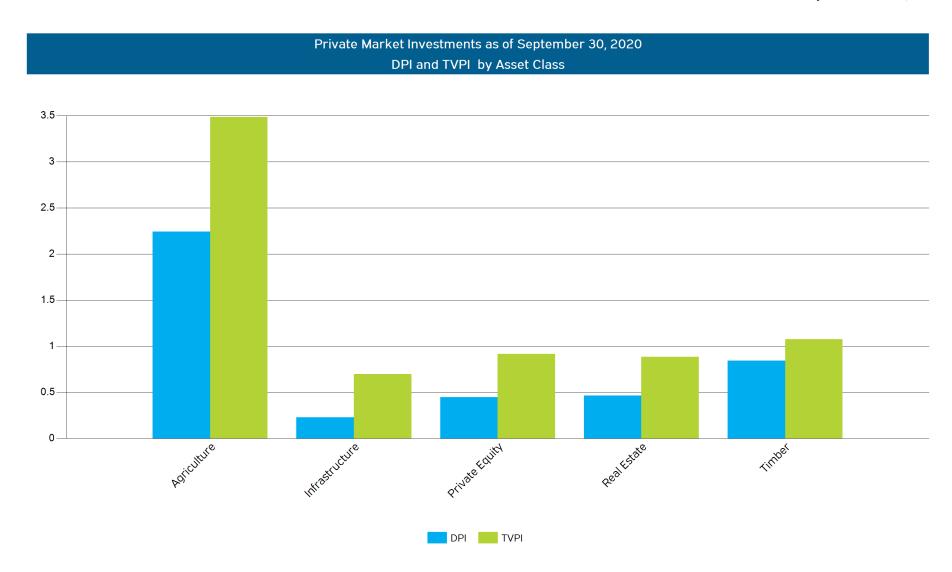
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#### Private Markets Review | As of September 30, 2020



<sup>1.</sup> Private Equity is composed of Private Equity and Private Debt

<sup>2.</sup> Private markets performance reflected is composed of active investments only



#### Private Markets Review | As of September 30, 2020

	Private Market Investments Overview												
Active Funds	Commi	tments		Distributions & Valuations									
Asset Class	Commitment (\$)					Call Ratio	DPI	TVPI	IRR (%)				
Total Agriculture	74,420,001	74,420,001	167,092,840	92,363,751	259,456,591	185,036,590	1.00	2.25	3.49	14.79			
Total Infrastructure	97,000,000	93,204,236	21,669,031	43,539,974	65,209,004	-27,995,231	0.96	0.23	0.70	-6.06			
Total Private Equity	414,034,369	444,965,218	194,057,863	202,035,103	396,092,965	-48,872,253	1.07	0.44	0.89	-1.98			
Total Real Estate	824,394,810	813,754,769	377,645,903	350,869,088	728,514,991	-85,239,778	0.99	0.46	0.90	-1.55			
Total Timber	142,068,235	142,068,235	119,530,209	33,022,064	152,552,273	10,484,038	1.00	0.84	1.07	1.30			
Total	1,551,917,415	1,568,412,459	879,995,845	721,829,980	1,601,825,824	33,413,366	1.01	0.56	1.02	0.33			

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<sup>1.</sup> Private Equity is composed of Private Equity and Private Debt

<sup>2.</sup> Private markets performance reflected is composed of active investments only

<sup>3.</sup> Commitment value is equal to paid in capital for direct investments made outside of a traditional limited partnership fund structure.



## Active Funds with Unfunded Commitments Overview | As of September 30, 2020

	Active Funds with l	<b>Infunded Commitments</b>		
Active Funds		·	Commitments	
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Unfunded Commitment (\$)
Infrastructure				
TRG AIRRO	2008	37,000,000	37,400,186	2,927,246
TRG AIRRO II	2013	10,000,000	7,219,074	2,368,615
JPM Maritime Fund, LP	2009	50,000,000	48,584,975	1,365,941
Total Infrastructure		97,000,000	93,204,236	6,661,802
Private Equity				
Huff Energy Fund LP	2006	100,000,000	99,039,897	119,979
Industry Ventures Partnership IV	2016	5,000,000	3,557,842	1,235,000
Lone Star Growth Capital	2006	16,000,000	26,560,000	2,240,000
Riverstone Credit Partners LP	2016	10,000,000	12,242,390	514,296
Yellowstone Capital	2008	5,283,254	5,112,307	170,947
Total Private Equity		136,283,254	146,512,436	4,280,222
Real Estate				
Hearthstone MS II Homebuilding Investors	1999	10,000,000	7,973,058	1,008,131
Hearthstone MS III Homebuilding Investors	2003	10,000,000	1,221,446	1,997,675
Total Real Estate		20,000,000	9,194,504	3,005,806
Total		253,283,254	248,911,175	13,947,830

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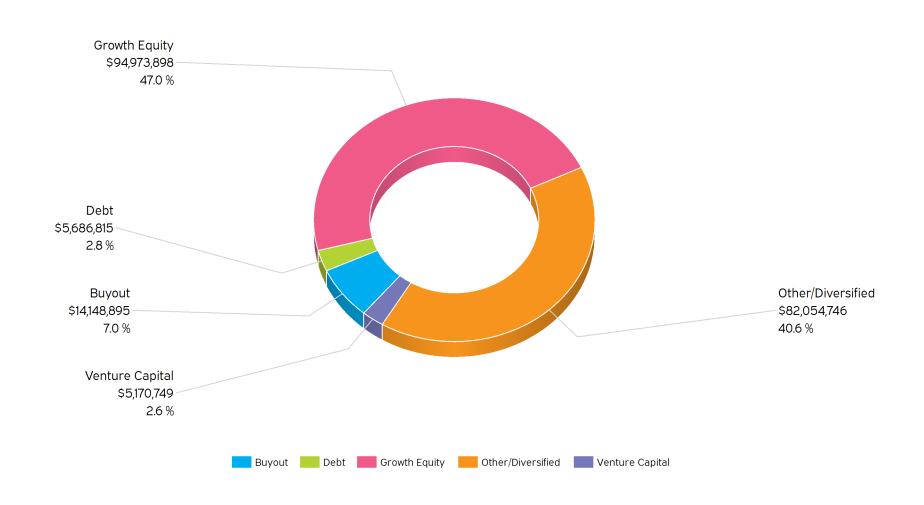
<sup>1.</sup> Private markets performance reflected is composed of active investments only

<sup>2.</sup> The funds and figures above represent investments with unfunded capital commitments



#### Private Equity and Debt | As of September 30, 2020

#### Private Equity and Debt Investments as of September 30, 2020 Market Value Allocation by Strategy

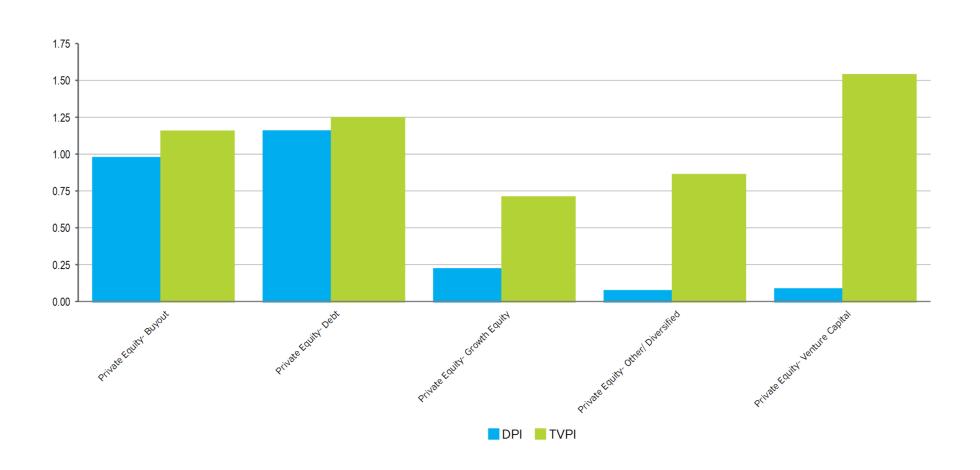






#### Private Equity and Debt | As of September 30, 2020

#### Private Equity and Debt Investments as of September 30, 2020 DPI and TVPI by Strategy



<sup>1.</sup> Private markets performance reflected is composed of active investments only



Private Equity and Debt | As of September 30, 2020

		Private E	quity and Deb			/					
Active Funds		Comm	itments	D		Performance					
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
Buyout											
Huff Alternative Fund	2000	66,795,718	78,833,017	75,678,933	14,148,895	89,827,828	10,994,811	1.18	0.96	1.14	1.59
Total Buyout		66,795,718	78,833,017	75,678,933	14,148,895	89,827,828	10,994,811	1.18	0.96	1.14	1.59
Debt											
Highland Crusader Fund	2003	50,955,397	50,955,397	63,561,006	1,154,452	64,715,458	13,760,061	1.00	1.25	1.27	4.18
Riverstone Credit Partners LP	2016	10,000,000	12,242,390	8,517,304	4,532,363	13,049,667	807,277	1.22	0.70	1.07	3.74
Total Debt		60,955,397	63,197,787	72,078,310	5,686,815	77,765,125	14,567,338	1.04	1.14	1.23	4.15
Growth Equity											
Hudson Clean Energy	2009	25,000,000	24,994,470	4,732,352	1,351,103	6,083,455	-18,911,015	1.00	0.19	0.24	-20.88
Lone Star CRA	2008	50,000,000	58,469,425	12,928,698	78,230,000	91,158,698	32,689,273	1.17	0.22	1.56	11.38
Lone Star Growth Capital	2006	16,000,000	26,560,000	12,800,000	9,995,307	22,795,307	-3,764,693	1.66	0.48	0.86	-5.00
Lone Star Opportunities V	2012	75,000,000	75,000,000	531,444	3,839,000	4,370,444	-70,629,556	1.00	0.01	0.06 -	-55.9
North Texas Opportunity Fund	2000	10,000,000	10,000,000	9,127,239	1,558,488	10,685,727	685,727	1.00	0.91	1.07	0.74
Total Growth Equity		176,000,000	195,023,895	40,119,733	94,973,898	135,093,631	-59,930,264	1.11	0.21	0.69	-9.3
Other/Diversified											
Huff Energy Fund LP	2006	100,000,000	99,039,897	4,477,394	82,054,746	86,532,140	-12,507,757	0.99	0.05	0.87	-1.30
Yellowstone Capital	2008	5,283,254	5,112,307	1,458,572	0	1,458,572	-3,653,735	0.97	0.29	0.29	-32.45
Total Other/Diversified		105,283,254	104,152,204	5,935,966	82,054,746	87,990,712	-16,161,492	0.99	0.06	0.84	-1.64
Venture Capital											
Industry Ventures Partnership IV	2016	5,000,000	3,557,842	244,921	5,170,749	5,415,670	1,857,828	0.71	0.07	1.52	17.44
Total Venture Capital		5,000,000	3,557,842	244,921	5,170,749	5,415,670	1,857,828	0.71	0.07	1.52	17.44
Unclassified											
Miscellaneous Private Equity Expense	es 2016		200,473								
Total Unclassified Total		414,034,369	200,473 444,965,218	194,057,863	202,035,103	396,092,965	-48,872,253	1.07	0.44	0.89	-1.98

<sup>1.</sup> Private Markets performance reflected is composed of active investments only.

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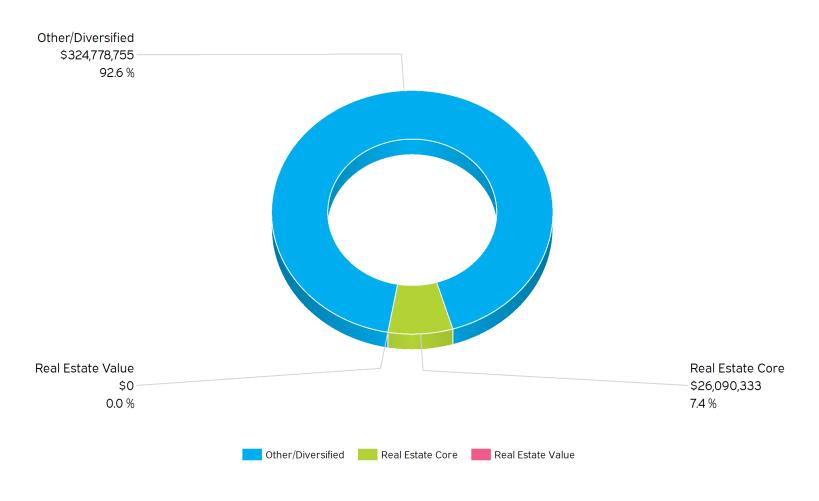
<sup>2.</sup> North Texas Opportunity Fund valuation represents 3/31/20 NAV.

<sup>3.</sup> LSGC valuation from LSGC 12/31/19 audited financials. Other Lone Star valuations are as of 12/31/19, providedby Conway Mackenzie.



Real Estate | As of September 30, 2020

#### Real Estate Investments as of September 30, 2020 Market Value Allocation by Strategy

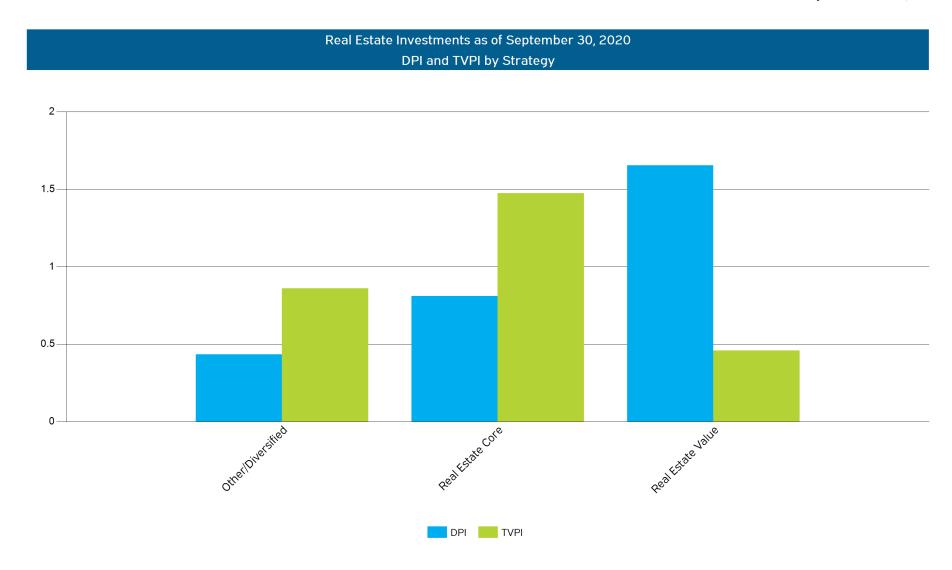


1. Other/Diversified is composed of direct real estate investments made by the fund

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#### Real Estate | As of September 30, 2020



1. Other/Diversified is composed of direct real estate investments made by the fund

2. Private markets performance reflected is composed of active investments only



Real Estate | As of September 30, 2020

Real Estate Investments Overview												
Active Funds	Commit	ments		Valuations								
Investment Name	Commitment F (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)		
Total Other/Diversified	764,903,924	764,903,924	329,882,447	324,778,755	654,661,202	-110,242,722	1.00	0.43	0.86	-2.11		
Real Estate Core												
Total Real Estate Core	39,490,886	39,490,886	31,874,757	26,090,333	57,965,090	18,474,204	1.00	0.81	1.47	5.36		
Real Estate Value												
Total Real Estate Value	20,000,000	9,194,504	15,206,576	0	15,206,576	6,012,072	0.46	1.65	1.65	25.93		
Total	824,394,810	813,754,769	377,645,903	350,869,088	728,514,991	-85,239,778	0.99	0.46	0.90	-1.55		

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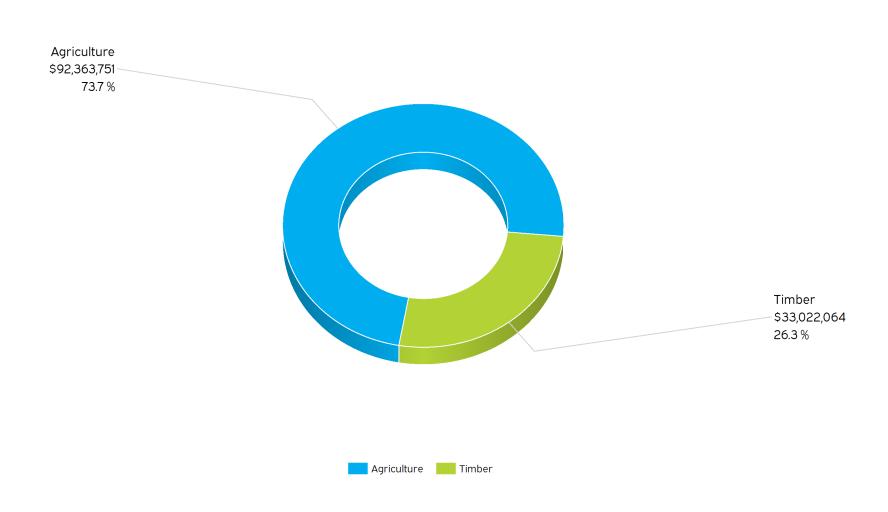
<sup>1.</sup> Private markets performance reflected is composed of active investments only.

<sup>2.</sup> Commitment value is equal to paid in capital for direct investments made outside of a traditional limited partnership fund structure.



Natural Resources | As of September 30, 2020

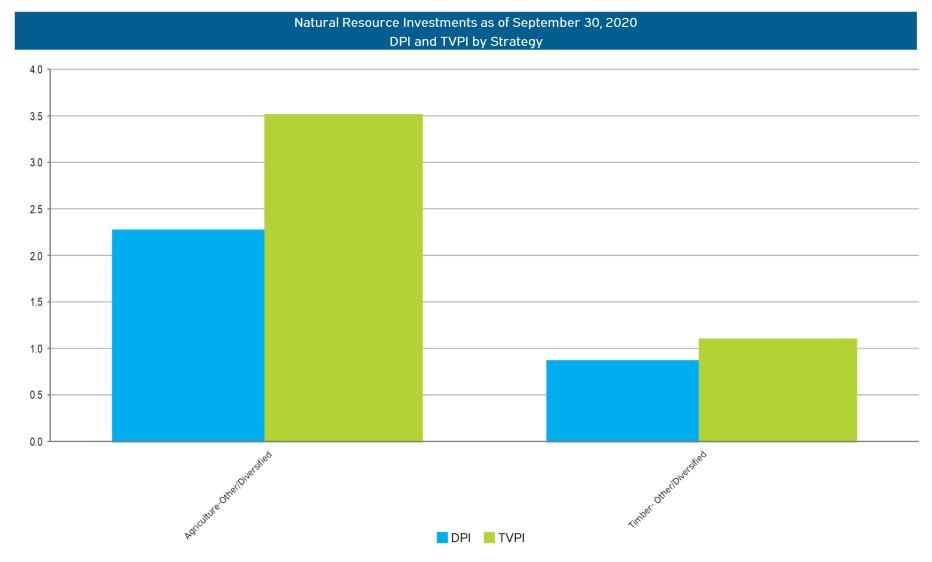




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#### Natural Resources | As of September 30, 2020



1. Agriculture 'Other/Diversified' is composed of permanent and row crops exposure.

<sup>2.</sup>Timber 'Other/Diversified' is composed of domestic and global timber exposure.

<sup>3.</sup> Private markets performance reflected is composed of active investments only



Natural Resources | As of September 30, 2020

	Natural Resource Investments Overview												
Active Funds		Commite	ments		Valuations								
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Unrealized Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)		
Agriculture													
Hancock Agricultural	1998	74,420,001	74,420,001	167,092,840	92,363,751	259,456,591	185,036,590	1.00	2.25	3.49	14.79		
Total Agriculture		74,420,001	74,420,001	167,092,840	92,363,751	259,456,591	185,036,590	1.00	2.25	3.49	14.79		
Timber													
BTG Pactual	2006	82,418,539	82,418,539	18,300,000	24,273,366	42,573,366	-39,845,173	1.00	0.22	0.52	-8.78		
Forest Investment Associates	1992	59,649,696	59,649,696	101,230,209	8,748,698	109,978,907	50,329,211	1.00	1.70	1.84	7.70		
Total Timber		142,068,235	142,068,235	119,530,209	33,022,064	152,552,273	10,484,038	1.00	0.84	1.07	1.30		
Total		216,488,236	216,488,236	286,623,049	125,385,815	412,008,864	195,520,628	1.00	1.33	1.91	8.72		

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<sup>1.</sup> Private markets performance reflected is composed of active investments only

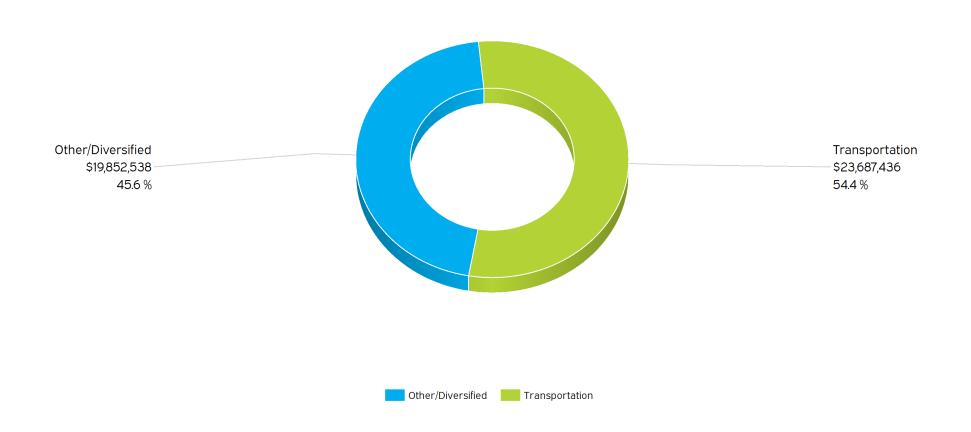
<sup>2.</sup> Commitment value is equal to paid in capital for direct investments made outside of a traditional limited partnership fund structure.



Infrastructure | As of September 30, 2020

Infrastructure Investments as of September 30, 2020

Market Value Allocation by Strategy



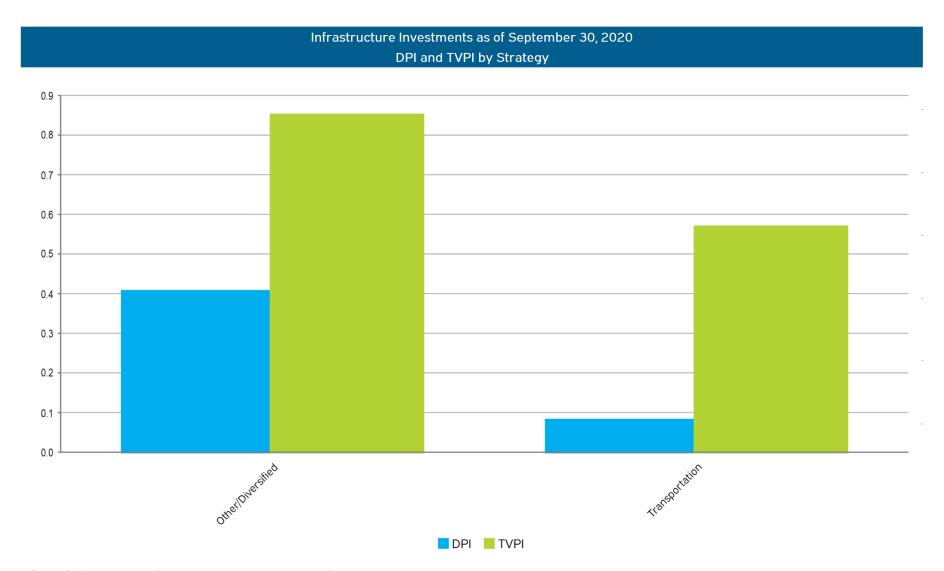
1. Other/Diversified is composed of various operating and developing infrastructure project exposure

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Infrastructure | As of September 30, 2020



<sup>1.</sup> Other/Diversified' is composed of various operating and developing infrastructure project exposure

<sup>2.</sup> Private markets performance reflected is composed of active investments only



Infrastructure | As of September 30, 2020

	Infrastructure Investments Overview												
Active Funds	Comm	itments	Dis	F	Performance								
Investment Name	Vintage Year	Commitment (\$)	Commitment Paid In Capital Dist		Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)		
Infrastructure													
TRG AIRRO	2008	37,000,000	37,400,186	17,873,234	16,431,190	34,304,424	-3,095,762	1.01	0.48	0.92	-1.29		
TRG AIRRO II	2013	10,000,000	7,219,074	58,731	3,421,347	3,480,078	-3,738,995	0.72	0.01	0.48	-10.58		
JPM Maritime Fund, LP	2009	50,000,000	48,584,975	3,737,066	23,687,436	27,424,502	-21,160,474	0.97	0.08	0.56	-10.13		
Total Infrastructure		97,000,000	93,204,236	21,669,031	43,539,974	65,209,004	-27,995,231	0.96	0.23	0.70	-6.06		

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<sup>1.</sup> Private markets performance reflected is composed of active investments only

# Private Markets Review List of Completed Funds



## Private Markets Review | As of September 30, 2020

			Total	Real Assets	s Progra	m						
Completed Funds	Vintage Year	Commitment Amount	Paid in Capital	Capital to be Funded		Cummulative Distributions	Valuation	Total Value	Gain/Loss	DPI Ratio	TVPI Ratio	IRI
AEW Creative Holdings	2007	13,035,849	13,035,849	0	0	0	0	0	-13,035,849	0.00	0.00	N/A
Barings Lake Luciana	2006	95,025,191	95,025,191	0	0	17,872,293	0	17,872,293	-77,152,898	0.19	0.19	-19.899
Barings Lake P&F Real Estate	2010	18,112,486	18,112,486	0	0	4,227,991	0	4,227,991	-13,884,495	0.23	0.23	-15.799
BTG U.S. Timberland	2007	22,230,000	22,230,000	0	0	33,065,920	0	33,065,920	10,835,920	1.49	1.49	4.829
CDK Multifamily I	2014	10,559,876	10,617,376	0	0	10,025,434	0	10,025,434	-591,942	0.94	0.94	-1.999
Clarion 1210 South Lamar	2014	10,500,000	10,201,489	0	0	13,214,065	0	13,214,065	3,012,576	1.30	1.30	12.85%
Clarion 4100 Harry Hines Land	2006	3,088,810	3,092,788	0	0	3,641,946	0	3,641,946	549,158	1.18	1.18	1.69%
Clarion Beat Lofts	2005	8,729,783	8,730,183	0	0	1,137,817	0	1,137,817	-7,592,366	0.13	0.13	-30.76%
Clarion Bryan Street Lofts	2005	5,112,048	5,112,048	0	0	4,163,659	0	4,163,659	-948,389	0.81	0.81	-2.23%
Clarion Four Leaf	2005	16,892,767	16,892,767	0	0	3,733,148	0	3,733,148	-13,159,619	0.22	0.22	-39.69%
Clarion The Tribute	2007	29,929,676	29,929,676	0	0	47,138,778	0	47,138,778	17,209,102	1.57	1.57	4.84%
Hearthstone Dry Creek	2005	52,303,043	52,303,043	0	0	8,973,059	0	8,973,059	-43,329,984	0.17	0.17	-38.78%
Hearthstone Nampa	2006	11,666,284	11,666,284	0	0	2,562,654	0	2,562,654	-9,103,630	0.22	0.22	-31.90%
JP Morgan Infrastructure Investments Fund	2007	37,000,000	37,000,000	0	-5,658	44,302,131	0	44,302,131	7,307,789	1.20	1.20	2.48%
L&B Realty Advsiors Beach Walk	2006	33,013,796	33,013,796	0	0	36,752,690	0	36,752,690	3,738,894	1.11	1.11	2.19%
L&B Realty Advisors KO Olina	2008	28,609,658	28,609,658	0	0	30,529,136	0	30,529,136	1,919,478	1.07	1.07	1.11%
L&B Realty Advisors West Bay Villas	2007	8,712,411	8,712,411	0	0	3,785,480	0	3,785,480	-4,926,931	0.43	0.43	-8.29%
LBJ Infrastructure Group Holdings, LLC (LBJ)	2009	50,000,000	44,346,229	0	0	77,892,000	0	77,892,000	33,545,771	1.76	1.76	12.77%
Lone Star Fund III (U.S.), L.P.	2000	20,000,000	19,827,576	0	0	40,701,250	0	40,701,250	20,873,674	2.05	2.05	31.88%
Lone Star Fund IV (U.S.), L.P.	2001	20,000,000	19,045,866	0	0	43,898,442	0	43,898,442	24,852,576	2.30	2.30	30.15%
Lone Star Fund V (U.S.), L.P.	2005	22,500,000	22,275,229	0	0	20,605,895	0	20,605,895	-1,669,334	0.93	0.93	-1.41%
Lone Star Fund VI (U.S.), L.P.	2008	25,000,000	20,034,018	0	0	31,712,968	0	31,712,968	11,678,950	1.58	1.58	21.76%
Lone Star Real Estate Fund (U.S.), L.P.	2008	25,000,000	20,743,769	0	0	25,403,707	0	25,403,707	4,659,938	1.22	1.22	5.15%
Lone Star Real Estate Fund II	2011	25,000,000	22,169,907	0	0	32,789,371	0	32,789,371	10,619,464	1.48	1.48	24.73%
Lone Star Real Estate Fund III	2014	25,000,000	23,490,784	0	0	26,638,028	0	26,638,028	3,147,244	1.13	1.13	8.20%
M&G Real Estate Debt Fund II	2013	29,808,841	21,523,663	0	0	17,088,107	0	17,088,107	-4,435,556	0.79	0.79	-15.049
NTE 3a-3b	2012	50,000,000	23,794,565	0	0	28,186,978	0	28,186,978	4,392,413	1.18	1.18	16.03%
NTE Mobility Partners Holding, LLC (NTE)	2009	50,000,000	43,397,054	0	0	105,890,000	0	105,890,000	62,492,946	2.44	2.44	19.339
Olympus II-Hyphen Solutions	2007	836,511	836,511	0	0	1,418,149	0	1,418,149	581,638	1.70	1.70	5.969
P&F Housing IV	2006	134,015,889	134,015,889	0	0	83,179,802	0	83,179,802	-50,836,087	0.62	0.62	-8.44%
RREEF North American Infrastructure Fund	2007	50,000,000	50,000,000	0	846,289	55,238,755	0	55,238,755	4,392,466	1.09	1.09	12.599
Sungate	2005	6,481,568	6,481,568	0	0	308,624	0	308,624	-6,172,944	0.05	0.05	-22.309
Tucson Loan	2014	4,500,000	4,500,000	0	0	5,082,785	0	5,082,785	582,785	1.13	1.13	5.759
Total Completed Funds		942.664.487	880,767,673	0	840,631	861,161,062	0	861.161.062	-20,447,242	0.98	0.98	



## Private Markets Review | As of September 30, 2020

			Pri	vate Equity (	Debt Fund	ds						
Completed Funds	Vintage Year	Commitment Amount	Paid in Capital	Capital to be Funded	Addtni Fees	Cummulative Distributions	Valuation	Total Value	Gain/Loss	DPI Ratio	TVPI Ratio	IRF
Ashmore Global Special Situations Fund IV	2007	70,000,000	70,012,300	0	0	39,652,711	0	39,652,711	-30,359,589	0.57	0.57	-10.12%
BankCap Partners Fund I	2007	20,000,000	20,000,000	0	0	24,960,986	0	24,960,986	4,960,986	1.25	1.25	2.58%
BankCap Partners Opportunity Fund, LP	2013	20,000,000	19,587,052	0	0	18,266,454	0	18,266,454	-1,320,598	0.93	0.93	-5.69%
CDK Southern Cross	2008	1,535,316	1,535,316	0	0	0	0	0	-1,535,316	0.00	0.00	-20.08%
Highland Credit Ops	2006	35,348,165	35,348,165	0	0	29,994,190	0	29,994,190	-5,353,975	0.85	0.85	-2.06%
HM Capital Sector Performance Fund	2008	47,300,000	44,354,248	0	1,933,378	39,792,545	0	39,792,545	-6,495,081	0.86	0.86	-4.01%
Huff Alternative Income Fund	1994	40,000,000	40,000,000	0	2,018,676	66,940,198	0	66,940,198	24,921,522	1.59	1.59	17.82%
Kainos Capital Partners, L.P.	2013	35,000,000	30,316,015	0	0	43,263,688	0	43,263,688	12,947,673	1.43	1.43	24.76%
Levine Leichtman Capital Partners IV	2008	50,000,000	38,009,085	0	0	78,916,788	0	78,916,788	40,907,703	2.08	2.08	20.12%
Levine Leichtman Capital Partners V, L.P.	2013	25,000,000	19,181,272	0	-4,405	24,506,336	0	24,506,336	5,329,469	1.28	1.28	15.26%
Levine Leichtman Deep Value Fund	2006	75,000,000	75,000,000	0	11,025,662	88,688,224	0	88,688,224	2,662,562	1.03	1.03	0.73%
Levin Leichtman Private Capital Solutions II, L.P.	2012	25,000,000	17,961,807	0	-175	18,691,764	0	18,691,764	730,132	1.04	1.04	1.30%
Lone Star Fund IX (U.S.), L.P.	2014	35,000,000	24,241,467	0	0	23,459,730	0	23,459,730	-781,737	0.97	0.97	-3.28%
Lone Star Fund VII (U.S.), L.P.	2011	25,000,000	23,469,024	0	0	41,624,566	0	41,624,566	18,155,542	1.77	1.77	47.54%
Lone Star Fund VIII (U.S.), L.P.	2013	25,000,000	22,564,537	0	0	28,017,551	0	28,017,551	5,453,014	1.24	1.24	16.26%
Merit Energy Partners E-I	2004	7,018,930	7,031,052	0	-1,741	14,975,776	0	14,975,776	7,946,465	2.13	2.13	14.48%
Merit Energy Partners F-I	2005	8,748,346	8,749,275	0	0	3,801,206	0	3,801,206	-4,948,069	0.43	0.43	-17.19%
Merit Energy Partners G, LP	2008	39,200,000	39,320,050	0	0	26,756,651	0	26,756,651	-12,563,399	0.68	0.68	-9.96%
Merit Energy Partners H, LP	2010	10,000,000	10,033,415	0	0	6,870,451	0	6,870,451	-3,162,964	0.68	0.68	-13.78%
Oaktree Fund IV	2001	50,000,000	50,000,000	0	0	82,516,590	0	82,516,590	32,516,590	1.65	1.65	28.36%
Oaktree Loan Fund 2X	2007	60,000,000	60,004,628	0	0	65,066,951	0	65,066,951	5,062,323	1.08	1.08	2.24%
Oaktree Power Fund III	2011	30,000,000	16,167,147	0	0	23,839,959	0	23,839,959	7,672,812	1.47	1.47	12.35%
Pharos Capital Co-Investment, LLC	2007	20,000,000	20,000,000	0	0	10,019,157	0	10,019,157	-9,980,843	0.50	0.50	-9.92%
Pharos Capital Co-Investment, LP	2008	40,000,000	40,000,000	0	0	67,459,271	0	67,459,271	27,459,271	1.69	1.69	8.42%
Pharos Capital Partners IIA, L.P.	2005	20,000,000	20,080,306	0	0	17,715,199	0	17,715,199	-2,365,107	0.88	0.88	-2.39%
Pharos Capital Partners III, LP	2012	50,000,000	28,397,038	0	-54,286	20,196,932	0	20,196,932	-8,145,820	0.71	0.71	-19.95%
Total Completed Funds		864,150,757	781,363,199	0	14,917,109	905,993,874	0	905,993,874	109,713,566	1.14	1.14	

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