## FUND EVALUATION REPORT

## **Dallas Police & Fire Pension System**

Private Markets Review As of June 30, 2019



MEKETA INVESTMENT GROUP

BOSTON MASSACHUSETTS

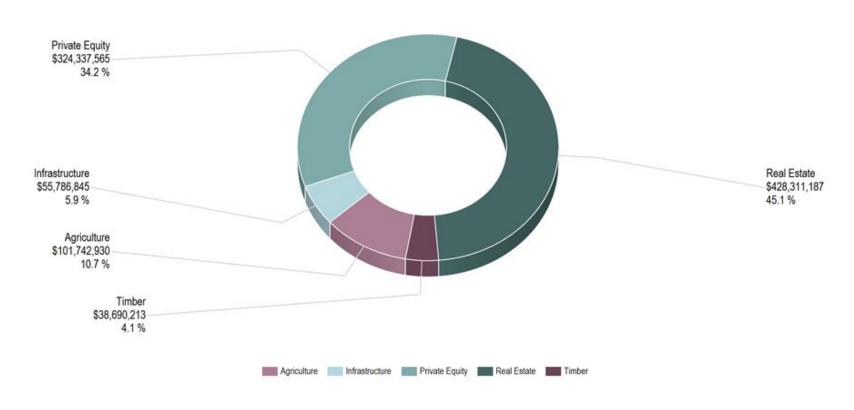
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## Private Markets Review

As of June 30, 2019

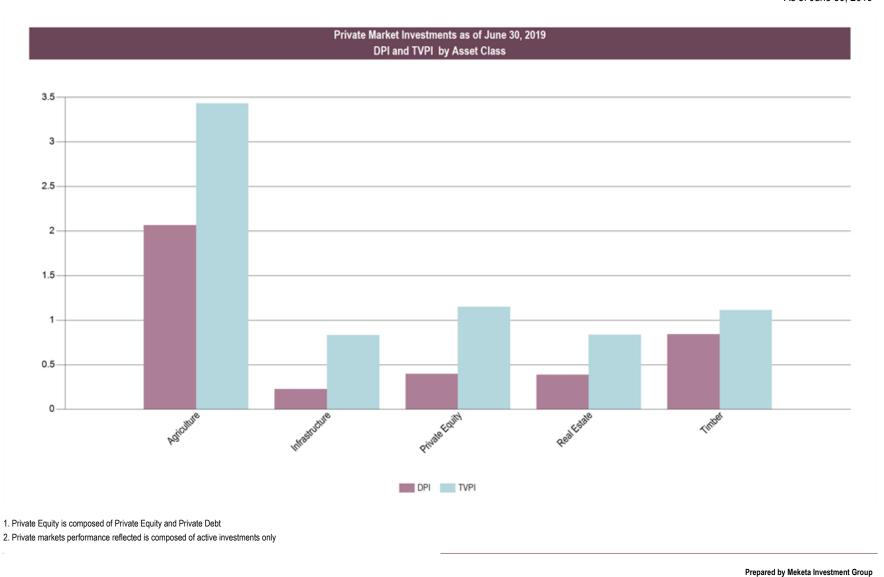




1. Private Equity is composed of Private Equity and Private Debt



## Private Markets Review



## Private Markets Review

As of June 30, 2019

	Private Market Investments Overview												
Active Funds	Commi	itments		Distribution	s & Valuations		Performance						
Asset Class	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)			
Total Agriculture	74,420,001	74,420,001	153,803,328	101,742,930	255,546,258	181,126,257	1.00	2.07	3.43	15.09			
Total Infrastructure	97,000,000	92,482,192	21,348,653	55,786,845	77,135,498	-15,346,694	0.95	0.23	0.83	-3.52			
Total Private Equity	414,034,369	443,969,452	171,614,966	324,337,565	495,952,531	51,983,078	1.07	0.39	1.12	1.92			
Total Real Estate	963,753,204	953,103,683	367,956,139	428,311,187	796,267,326	-156,836,358	0.99	0.39	0.84	-2.63			
Total Timber	141,765,343	141,765,343	119,030,209	38,690,213	157,720,422	15,955,079	1.00	0.84	1.11	1.97			
Total	1,690,972,917	1,705,740,671	833,753,294	948,868,740	1,782,622,034	76,881,362	1.01	0.49	1.05	0.72			

<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

	Active Funds with Unfunded (	Commitments							
Active Funds		Commitments							
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Unfunded Commitment (\$)					
Infrastructure		****	1000	******					
TRG AIRRO	2008	37,000,000	36,763,471	3,588,496					
TRG AIRRO II	2013	10,000,000	7,133,745	2,453,943					
JPM Maritime Fund, LP	2009	50,000,000	48,584,975	1,365,941					
Total Infrastructure		97,000,000	92,482,192	7,408,380					
Private Equity									
Huff Energy Fund LP	2006	100,000,000	98,932,684	119,979					
Industry Ventures Partnership IV	2016	5,000,000	3,200,000	1,800,000					
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	1,510,021					
Yellowstone Capital	2008	5,283,254	5,112,307	170,947					
Total Private Equity		136,283,254	146,047,381	5,840,947					
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	1,278,554					
Total Real Estate		20,000,000	9,194,504	2,286,685					
Total		253,283,254	247,724,077	15,536,012					

<sup>3.</sup> Lone Star valuations as directed by Dallas Police and Fire investment staff

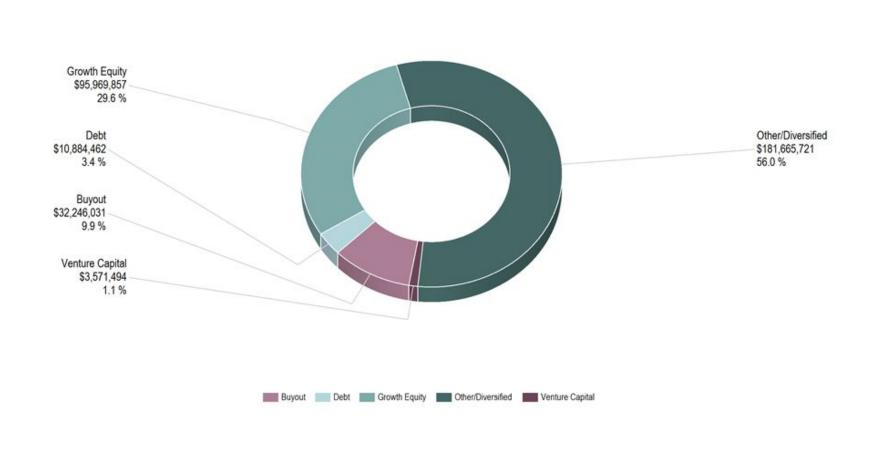


<sup>1.</sup> Private markets performance reflected is composed of active investments only

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

## Private Equity and Debt



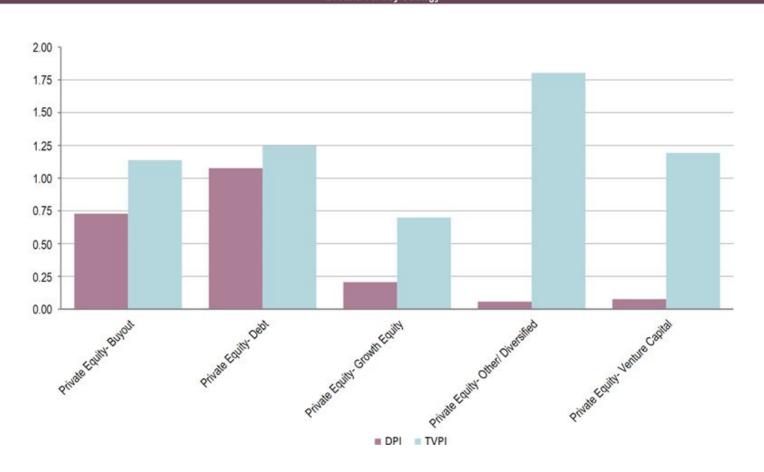




## Private Equity and Debt

As of June 30, 2019

## Private Equity and Debt Investments as of June 30, 2019 DPI and TVPI by Strategy



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



## Private Equity and Debt

As of June 30, 2019

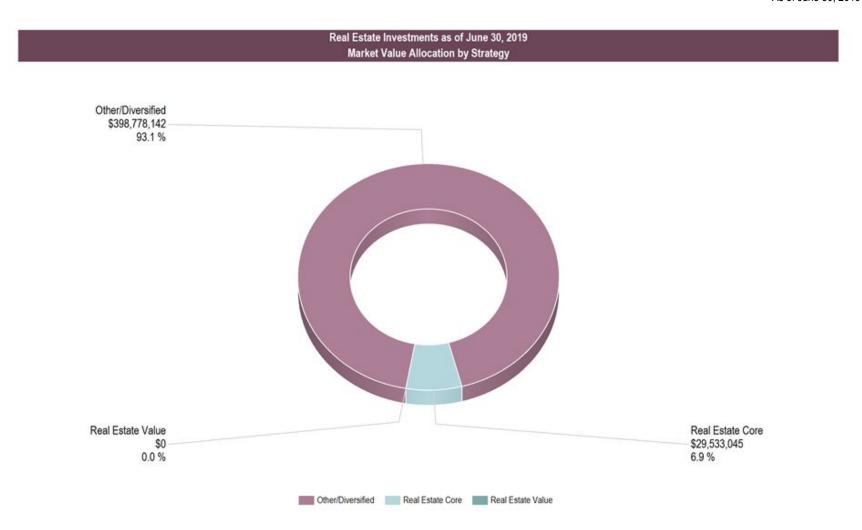
		Pr	ivate Equity and De	ebt Investments	Overview						
Active Funds		Commi	tments		Distributions 8	Valuations		F	erforn	nance	
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
Buyout					0.34000						- CONTRACT
Huff Alternative Fund	2000	66,795,718	78,818,394	57,386,716	32,246,031	89,632,747	10,814,353	1.18	0.73	1.14	1.61
Total Buyout		66,795,718	78,818,394	57,386,716	32,246,031	89,632,747	10,814,353	1.18	0.73	1.14	1.61
Debt											
Highland Crusader Fund	2003	50,955,397	50,955,397	62,263,032	2,464,559	64,727,591	13,772,194	1.00	1.22	1.27	4.19
Riverstone Credit Partners LP	2016	10,000,000	12,242,390	5,707,992	8,419,903	14,127,895	1,885,505	1.22	0.47	1.15	9.85
Total Debt		60,955,397	63,197,787	67,971,024	10,884,462	78,855,486	15,657,699	1.04	1.08	1.25	4.42
Growth Equity											
Hudson Clean Energy	2009	25,000,000	24,994,470	4,688,958	2,885,789	7,574,747	-17,419,723	1.00	0.19	0.30	-17.93
Lone Star CRA	2008	50,000,000	57,956,053	12,928,698	59,026,786	71,955,484	13,999,431	1.16	0.22	1.24	7.99
Lone Star Growth Capital	2006	16,000,000	26,560,000	12,800,000	13,266,322	26,066,322	-493,678	1.66	0.48	0.98	-0.59
Lone Star Opportunities V	2012	75,000,000	75,000,000	531,444	19,291,765	19,823,209	-55,176,791	1.00	0.01	0.26	-41.89
North Texas Opportunity Fund	2000	10,000,000	10,000,000	9,127,239	1,499,195	10,626,434	626,434	1.00	0.91	1.06	0.69
Total Growth Equity		176,000,000	194,510,523	40,076,339	95,969,857	136,046,196	-58,464,327	1.11	0.21	0.70	-12.61
Other/Diversified											
Huff Energy Fund LP	2006	100,000,000	98,932,684	4,477,394	181,665,721	186,143,115	87,210,431	0.99	0.05	1.88	6.92
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	104,044,991	5,935,966	181,665,721	187,601,687	83,556,696	0.99	0.06	1.80	6.50
Venture Capital											
Industry Ventures Partnership IV	2016	5,000,000	3,200,000	244,921	3,571,494	3,816,415	616,415	0.64	0.08	1.19	14.34
Total Venture Capital		5,000,000	3,200,000	244,921	3,571,494	3,816,415	616,415	0.64	0.08	1.19	14.34
Unclassified		-									
Miscellaneous Private Equity Expenses	2016		197,758								
Total Unclassified			197,758								
Total		414,034,369	443,969,452	171,614,966	324,337,565	495,952,531	51,983,078	1.07	0.39	1.12	1.92

Private Markets performance reflected is composed of active investments only.
 Lone Star valuations directed by Dallas Police and Fire investment staff.



## Real Estate

As of June 30, 2019

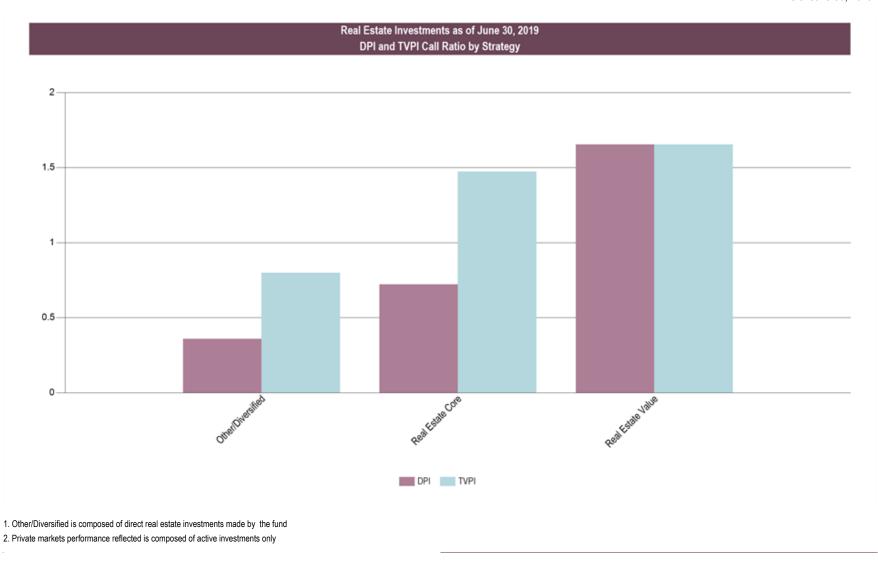


1. Other/Diversified is composed of direct real estate investments made by the fund



## Real Estate

As of June 30, 2019



## Real Estate

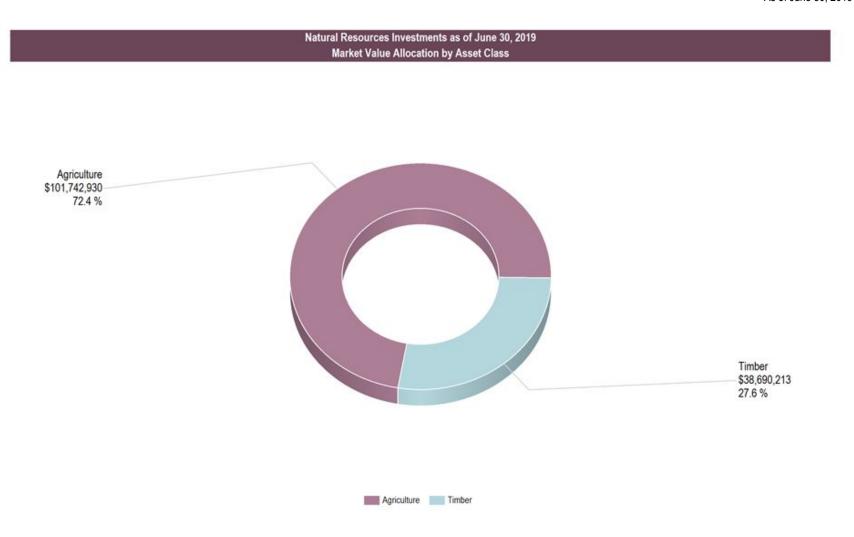
	Real Estate Investments Overview													
Active Funds	Commi	tments			Performance									
Investment Name	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)				
Total Other/Diversified	904,387,008	904,387,008	323,674,789	398,778,142	722,452,931	-181,934,077	1.00	0.36	0.80	-3.20				
Real Estate Core														
Total Real Estate Core	39,366,196	39,366,196	28,406,265	29,533,045	57,939,310	18,573,114	1.00	0.72	1.47	5.79				
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	963,753,204	953,103,683	367,956,139	428,311,187	796,267,326	-156,836,358	0.99	0.39	0.84	-2.63				

Private markets performance reflected is composed of active investments only
 Commitment value is equal to paid in capital for direct investments made outside of a traditional Limited Partnership fund structure



## Natural Resources

As of June 30, 2019

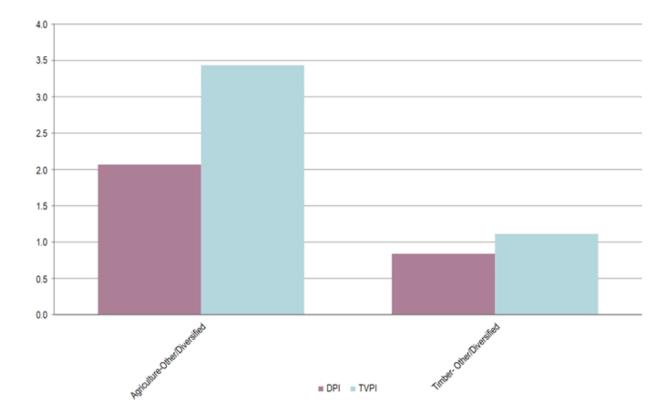




## Natural Resources

As of June 30, 2019





Agriculture 'Other/Diversified' is composed of permanent and row crops exposure.
 Timber 'Other/Diversified' is composed of domestic and global timber exposure.
 Private markets performance reflected is composed of active investments only

## Natural Resources

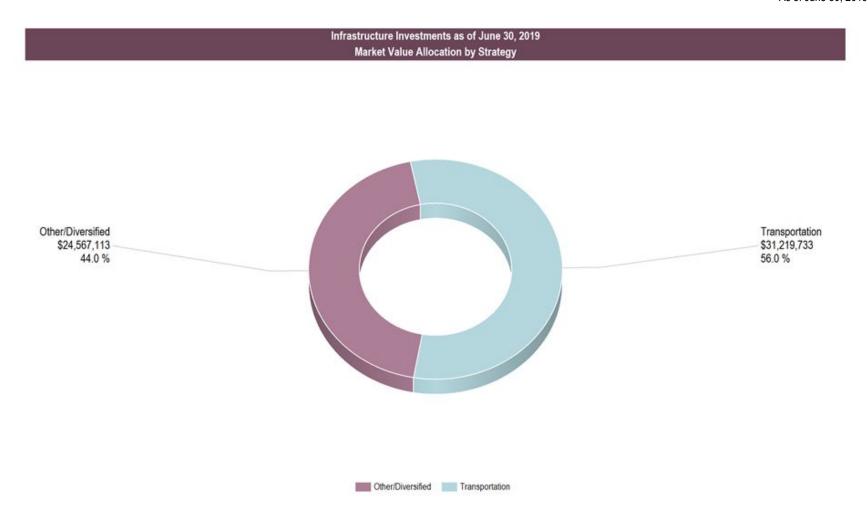
	Natural Resource Investments Overview												
Active Funds		Commit	ments		Valuat	ions		Performance					
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Unrealized Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)		
Agriculture													
Hancock Agricultural	1998	74,420,001	74,420,001	153,803,328	101,742,930	255,546,258	181,126,257	1.00	2.07	3.43	15.09		
Total Agriculture		74,420,001	74,420,001	153,803,328	101,742,930	255,546,258	181,126,257	1.00	2.07	3.43	15.09		
Timber													
BTG Pactual	2006	82,115,647	82,115,647	18,300,000	29,982,683	48,282,683	-33,832,964	1.00	0.22	0.59	-7.74		
Forest Investment Associates	1992	59,649,696	59,649,696	100,730,209	8,707,530	109,437,739	49,788,043	1.00	1.69	1.83	7.72		
Total Timber		141,635,229	141,635,229	119,030,209	38,690,213	157,720,422	15,955,079	1.00	0.84	1.11	1.97		
Total		216,185,344	216,185,344	272,833,537	140,433,143	413,266,680	197,081,336	1.00	1.26	1.91	9.02		

<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 June 30, 2019

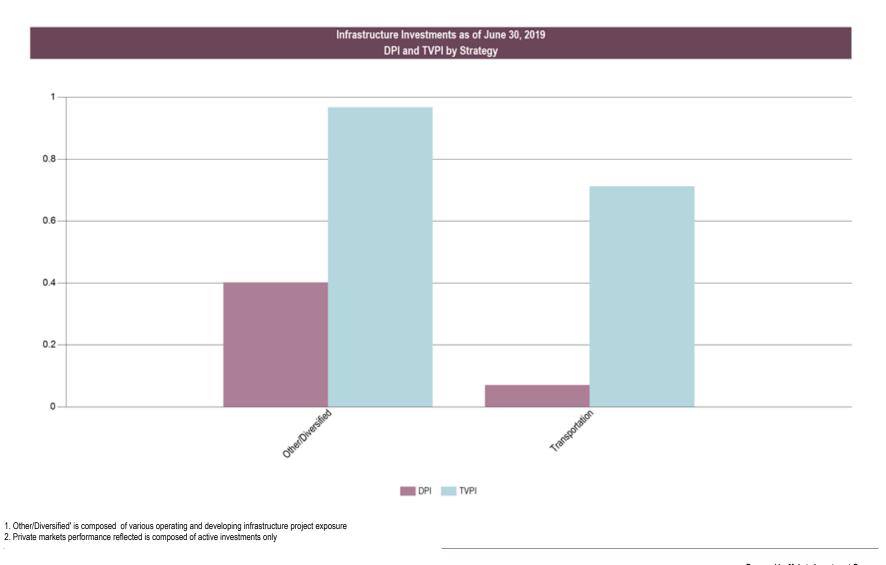


1.'Other/Diversified' is composed of various operating and developing infrastructure project exposure



## Infrastructure

As of June 30, 2019



Prepared by Meketa Investment Group

## Infrastructure

		1	Infrastructure In	vestments Ov	erview						
Active Fund	Comn	nitments	ı	Distributions	& Valuations		Performance				
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
Infrastructure					3000.00	0.000000					
TRG AIRRO	2008	37,000,000	36,763,471	17,873,234	19,912,900	37,786,134	1,022,663	0.99	0.49	1.03	0.43
TRG AIRRO II	2013	10,000,000	7,133,745	58,731	4,654,212	4,712,943	-2,420,802	0.71	0.01	0.66	-7.37
JPM Maritime Fund, LP	2009	50,000,000	48,584,975	3,416,688	31,219,733	34,636,421	-13,948,555	0.97	0.07	0.71	-7.55
Total Infrastructure		97,000,000	92,482,192	21,348,653	55,786,845	77,135,498	-15,346,694	0.95	0.23	0.83	-3.52

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



# **Private Markets Review**List of Completed Funds

## Private Markets Review

				Total Rea	l Assets Pr	ogram						
Completed Funds	Vintage Year	Commitment Amount	Paid in Capital	Capital to be Funded	Addtnl Fees	Cummulative Distributions	Valuation	Total Value	Gain/Loss	DPI Ratio	TVPI Ratio	IRF
AEW Creative Holdings	2007	13,035,849	13,035,849	0	0	0	0	0	-13,035,849	0.00	0.00	N/A
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	4.82%
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	-1.99%
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%
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	-15.04%
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	19.33%
Olympus II-Hyphen Solutions	2007	836,511	836,511	0	0	1,418,149	0	1,418,149	581,638	1.70	1.70	5.96%
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	12.59%
Sungate	2005	6,481,568	6,481,568	0	0	308,624	0	308,624	-6,172,944	0.05	0.05	-22.30%
Tucson Loan	2014	4,500,000	4,500,000	0	0	5,082,785	0	5,082,785	582,785	1.13	1.13	5.75%
Total Completed Funds		799,597,134	737,700,320	0	840,631	791,922,000	0	791,922,000	53,381,049	1.07	1.07	



## Private Markets Review

				Private E	quity & Debt	Funds						
Completed Funds	Vintage Year	Commitment Amount	Paid in Capital	Capital to be Funded	Addtnl 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.F.	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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