

MEKETA

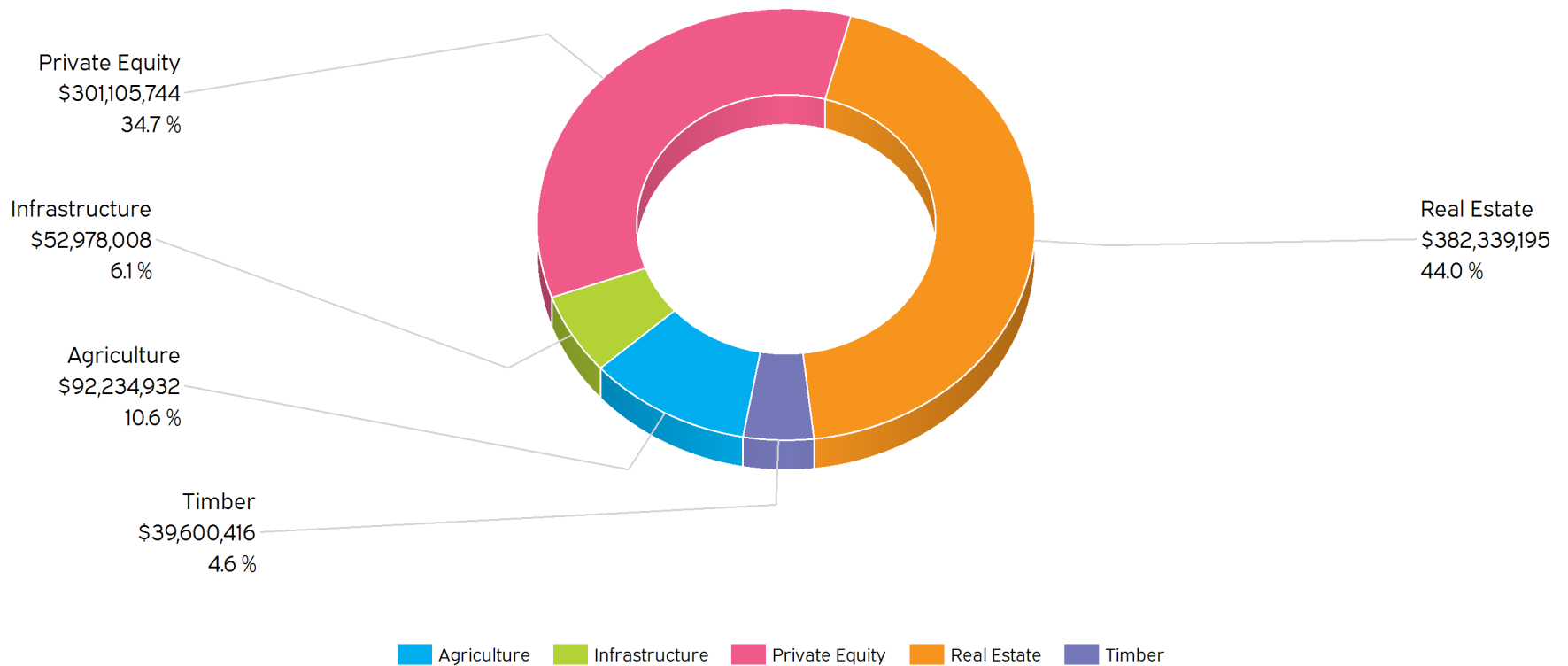
INVESTMENT GROUP

Dallas Police & Fire Pension System

As of December 31, 2019

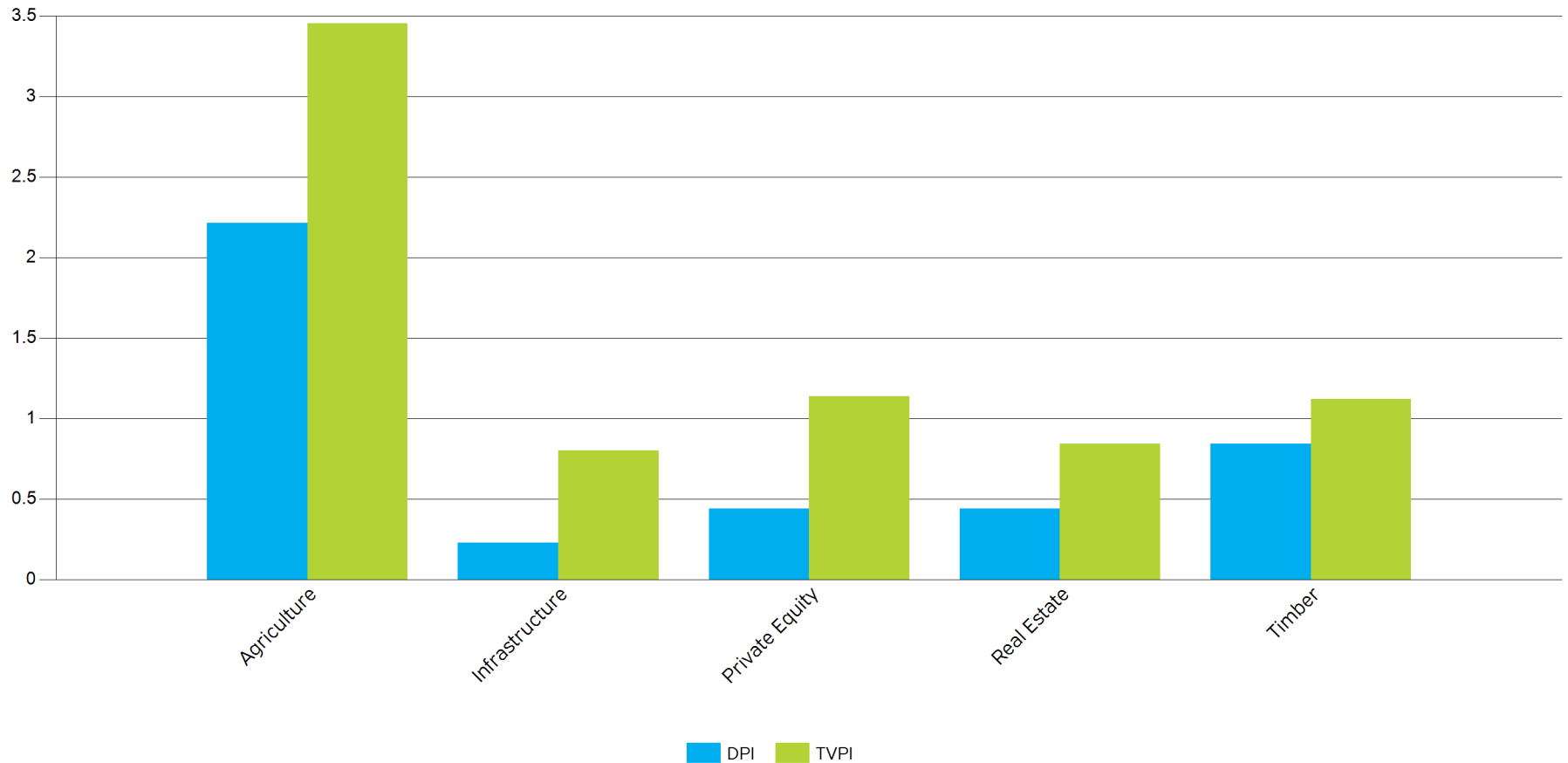
Private Markets Review

Private Market Investments as of December 31, 2019 Market Value Allocation by Asset Class



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

Private Market Investments as of December 31, 2019
DPI and TVPI by Asset Class



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

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

Private Market Investments Overview										
Active Funds	Commitments		Distributions & 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	164,842,840	92,234,932	257,077,772	182,657,771	1.00	2.22	3.45	14.96
Total Infrastructure	97,000,000	92,851,580	21,669,031	52,978,008	74,647,038	-18,204,542	0.96	0.23	0.80	-3.98
Total Private Equity	414,034,369	444,587,777	190,716,602	301,105,744	491,822,346	47,234,568	1.07	0.43	1.11	1.68
Total Real Estate	964,944,350	954,294,829	421,121,307	382,339,195	803,460,502	-150,834,328	0.99	0.44	0.84	-2.43
Total Timber	141,886,372	141,886,372	119,330,209	39,600,416	158,930,625	17,044,253	1.00	0.84	1.12	2.04
Total	1,692,285,092	1,708,040,560	917,679,989	868,258,294	1,785,938,283	77,897,723	1.01	0.54	1.05	0.70

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

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

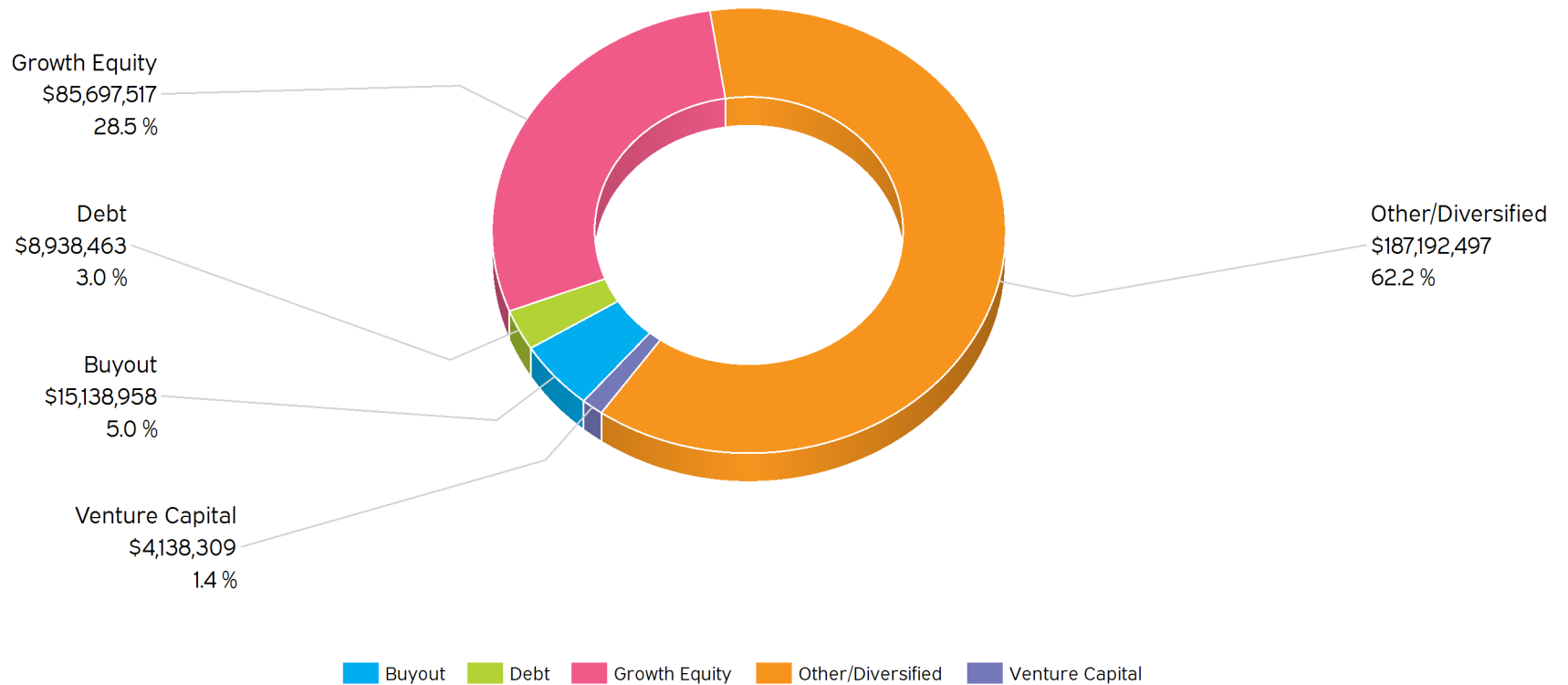
3. Commitment value is equal to paid in capital for direct investments made outside of a traditional limited partnership fund structure.

Active Funds with Unfunded Commitments Overview | As of December 31, 2019

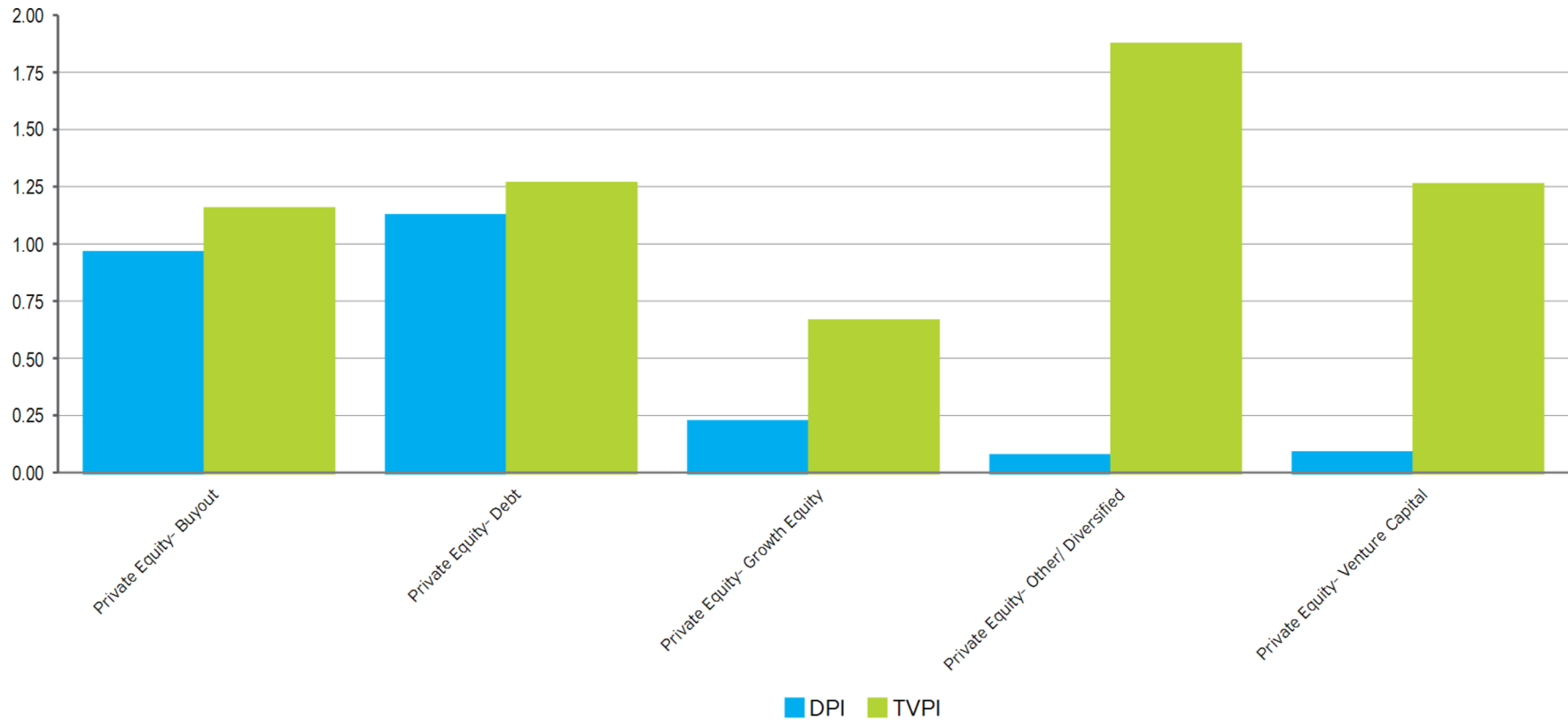
Active Funds with Unfunded Commitments				
Active Funds		Commitments		
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Unfunded Commitment (\$)
Infrastructure				
TRG AIRRO	2008	37,000,000	37,132,859	3,194,573
TRG AIRRO II	2013	10,000,000	7,133,745	2,453,943
JPM Maritime Fund, LP	2009	50,000,000	48,584,975	1,365,941
Total Infrastructure		97,000,000	92,851,580	7,014,457
Private Equity				
Huff Energy Fund LP	2006	100,000,000	98,942,837	119,979
Industry Ventures Partnership IV	2016	5,000,000	3,528,911	1,465,000
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	639,444
Yellowstone Capital	2008	5,283,254	5,112,307	170,947
Total Private Equity		136,283,254	146,386,445	4,635,370
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	248,432,530	14,655,633

1. Private markets performance reflected is composed of active investments only
2. The funds and figures above represent investments with unfunded capital commitments
3. Lone Star valuations as directed by Dallas Police and Fire investment staff

Private Equity and Debt Investments as of December 31, 2019 Market Value Allocation by Strategy



Private Equity and Debt Investments as of December 31, 2019
DPI and TVPI by Strategy



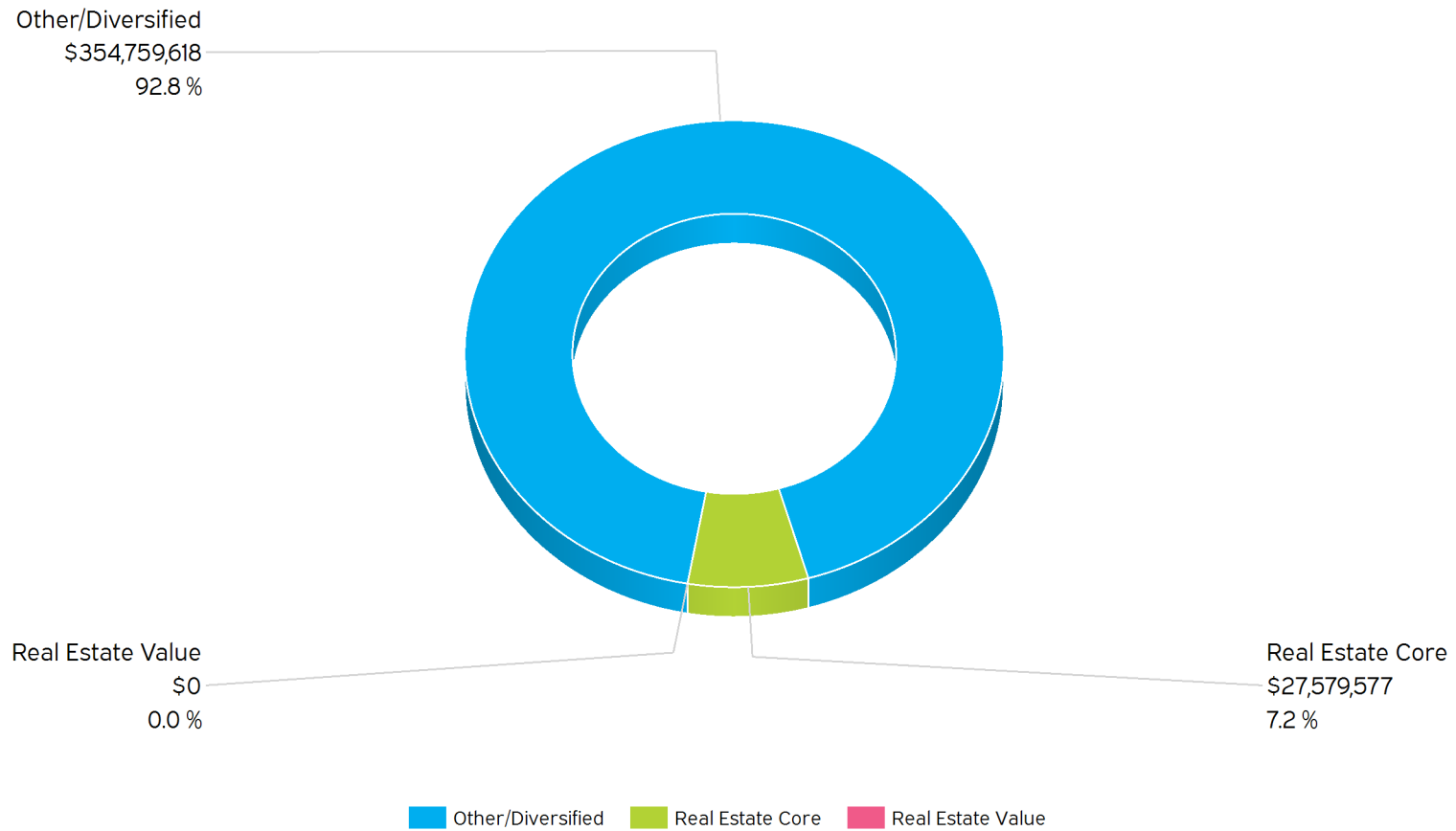
1. Private markets performance reflected is composed of active investments only

Private Equity and Debt | As of December 31, 2019

Private Equity and Debt Investments Overview											
Active Funds		Commitments		Distributions & Valuations				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	78,826,594	74,493,789	15,138,958	89,632,747	10,806,153	1.18	0.95	1.14	1.58
Total Buyout		66,795,718	78,826,594	74,493,789	15,138,958	89,632,747	10,806,153	1.18	0.95	1.14	1.58
Debt											
Highland Crusader Fund	2003	50,955,397	50,955,397	63,168,765	1,568,296	64,737,061	13,781,664	1.00	1.24	1.27	4.19
Riverstone Credit Partners LP	2016	10,000,000	12,242,390	6,753,428	7,370,167	14,123,595	1,881,205	1.22	0.55	1.15	8.44
Total Debt		60,955,397	63,197,787	69,922,193	8,938,463	78,860,656	15,662,869	1.04	1.11	1.25	4.39
Growth Equity											
Hudson Clean Energy	2009	25,000,000	24,994,470	4,732,352	2,073,363	6,805,715	-18,188,755	1.00	0.19	0.27	-19.35
Lone Star CRA	2008	50,000,000	58,224,398	12,928,698	59,026,786	71,955,484	13,731,086	1.16	0.22	1.24	6.97
Lone Star Growth Capital	2006	16,000,000	26,560,000	12,800,000	8,937,751	21,737,751	-4,822,249	1.66	0.48	0.82	-9.32
Lone Star Opportunities V	2012	75,000,000	75,000,000	531,444	14,148,181	14,679,625	-60,320,375	1.00	0.01	0.20	-42.67
North Texas Opportunity Fund	2000	10,000,000	10,000,000	9,127,239	1,511,436	10,638,675	638,675	1.00	0.91	1.06	0.70
Total Growth Equity		176,000,000	194,778,868	40,119,733	85,697,517	125,817,250	-68,961,618	1.11	0.21	0.65	-13.88
Other/Diversified											
Huff Energy Fund LP	2006	100,000,000	98,942,837	4,477,394	187,192,497	191,669,891	92,727,054	0.99	0.05	1.94	6.88
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	104,055,144	5,935,966	187,192,497	193,128,463	89,073,319	0.99	0.06	1.86	6.48
Venture Capital											
Industry Ventures Partnership IV	2016	5,000,000	3,528,911	244,921	4,138,309	4,383,230	854,318	0.71	0.07	1.24	14.06
Total Venture Capital		5,000,000	3,528,911	244,921	4,138,309	4,383,230	854,318	0.71	0.07	1.24	14.06
Unclassified											
Miscellaneous Private Equity Expenses	2016		200,473								
Total Unclassified			200,473								
Total		414,034,369	444,587,777	190,716,602	301,105,744	491,822,346	47,234,568	1.07	0.43	1.11	1.68

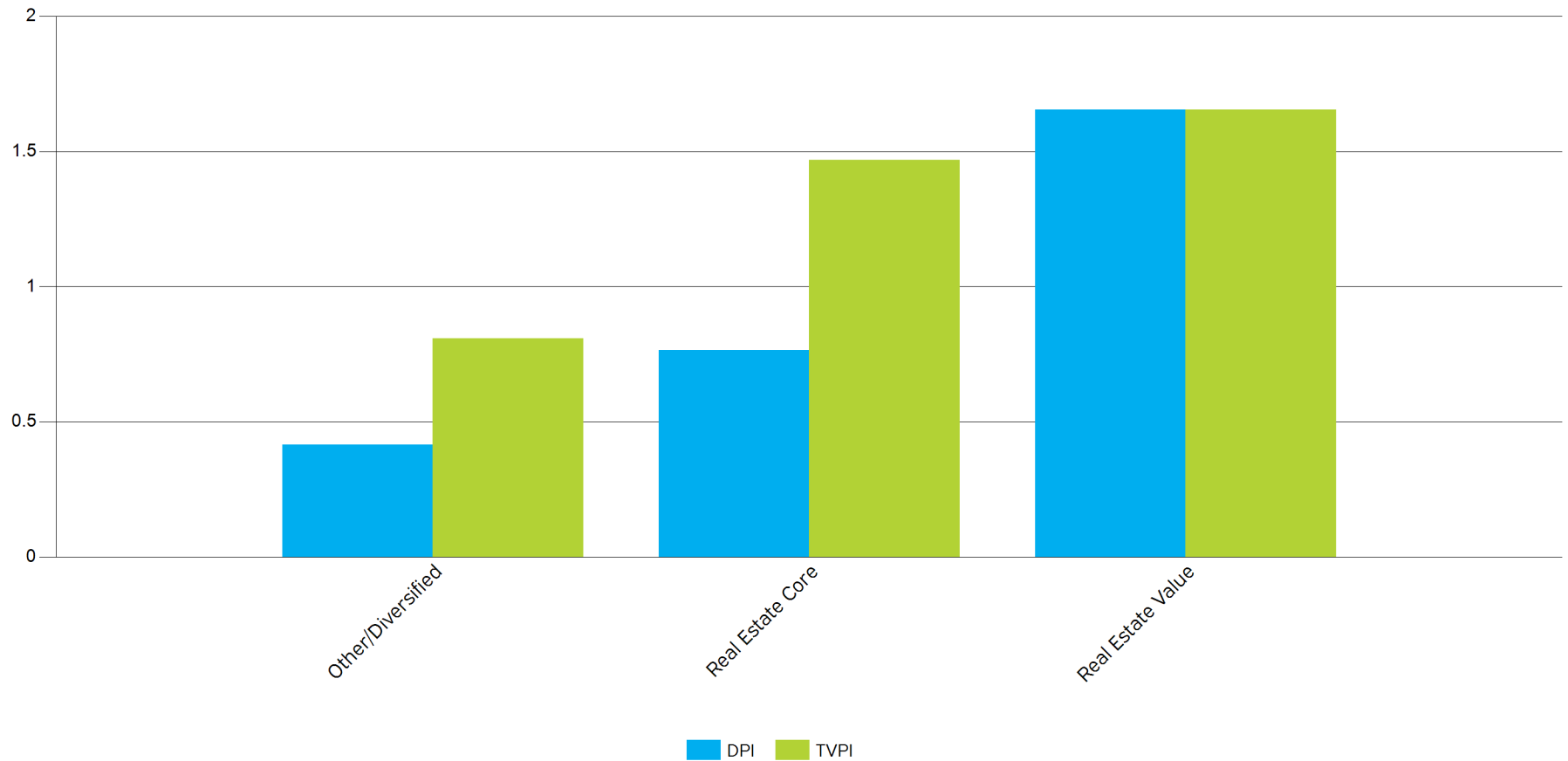
1. Private Markets performance reflected is composed of active investments only.
2. Lone Star valuations directed by Dallas Police and Fire investment staff.
3. Huff Alternative Fund valuation shown represents 6/30/19 NAV adjusted for Q3 and Q4 cash flows.

Real Estate Investments as of December 31, 2019 Market Value Allocation by Strategy



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

Real Estate Investments as of December 31, 2019 DPI and TVPI by Strategy



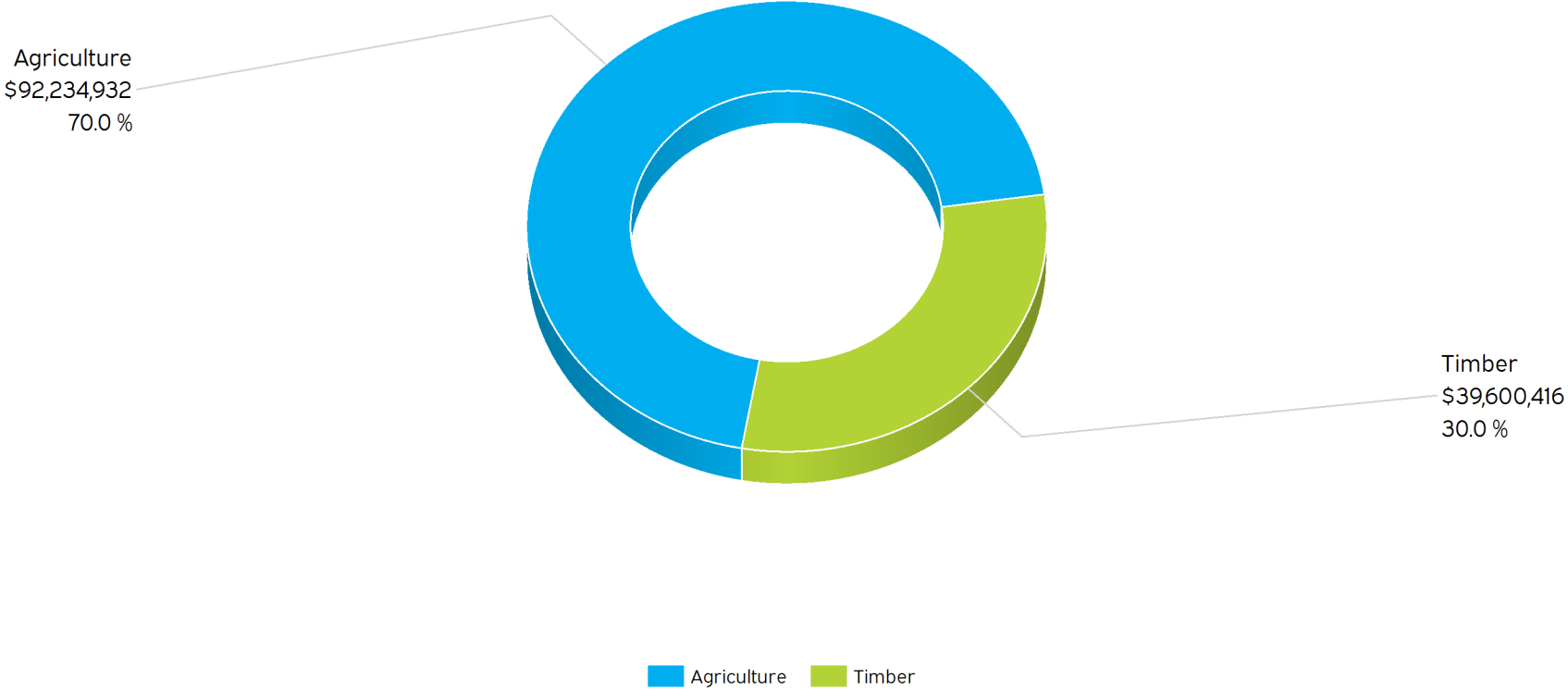
- 1. Other/Diversified is composed of direct real estate investments made by the fund
- 2. Private markets performance reflected is composed of active investments only

Real Estate Investments Overview										
Active Funds		Commitments		Valuations			Performance			
Investment Name	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
Total Other/Diversified	905,526,778	905,526,778	375,111,509	354,759,618	729,871,127	-175,655,651	1.00	0.41	0.81	-2.96
Real Estate Core										
Total Real Estate Core	39,417,572	39,417,572	30,123,535	27,579,577	57,703,112	18,285,540	1.00	0.76	1.46	5.55
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	964,944,350	954,294,829	421,121,307	382,339,195	803,460,502	-150,834,328	0.99	0.44	0.84	-2.43

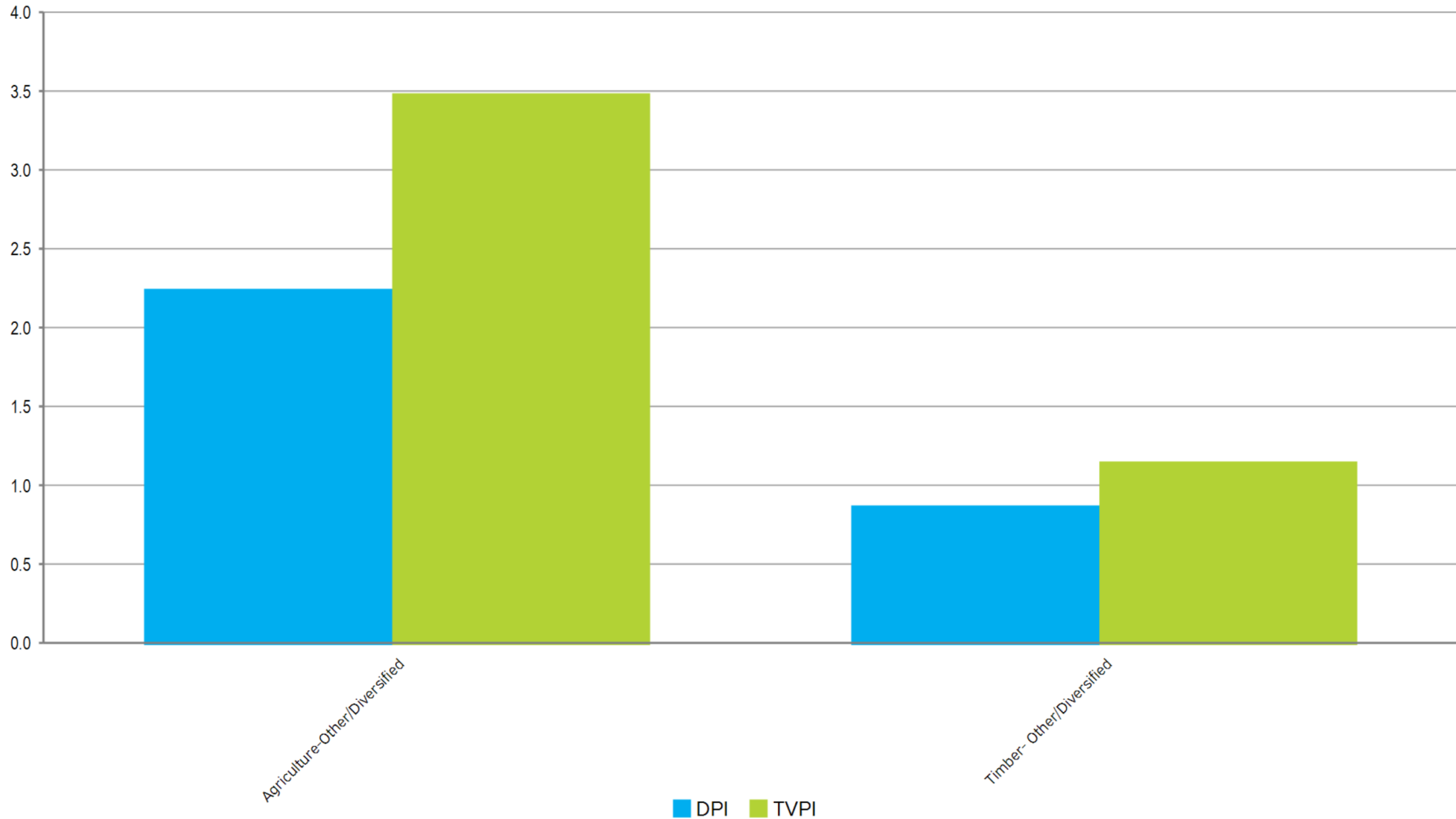
1. Private markets performance reflected is composed of active investments only

2. Commitment value is equal to paid in capital for direct investments made outside of a traditional Limited Partnership fund structure

Natural Resources Investments as of December 31, 2019
Market Value Allocation by Asset Class



Natural Resource Investments as of December 31, 2019
DPI and TVPI by Strategy



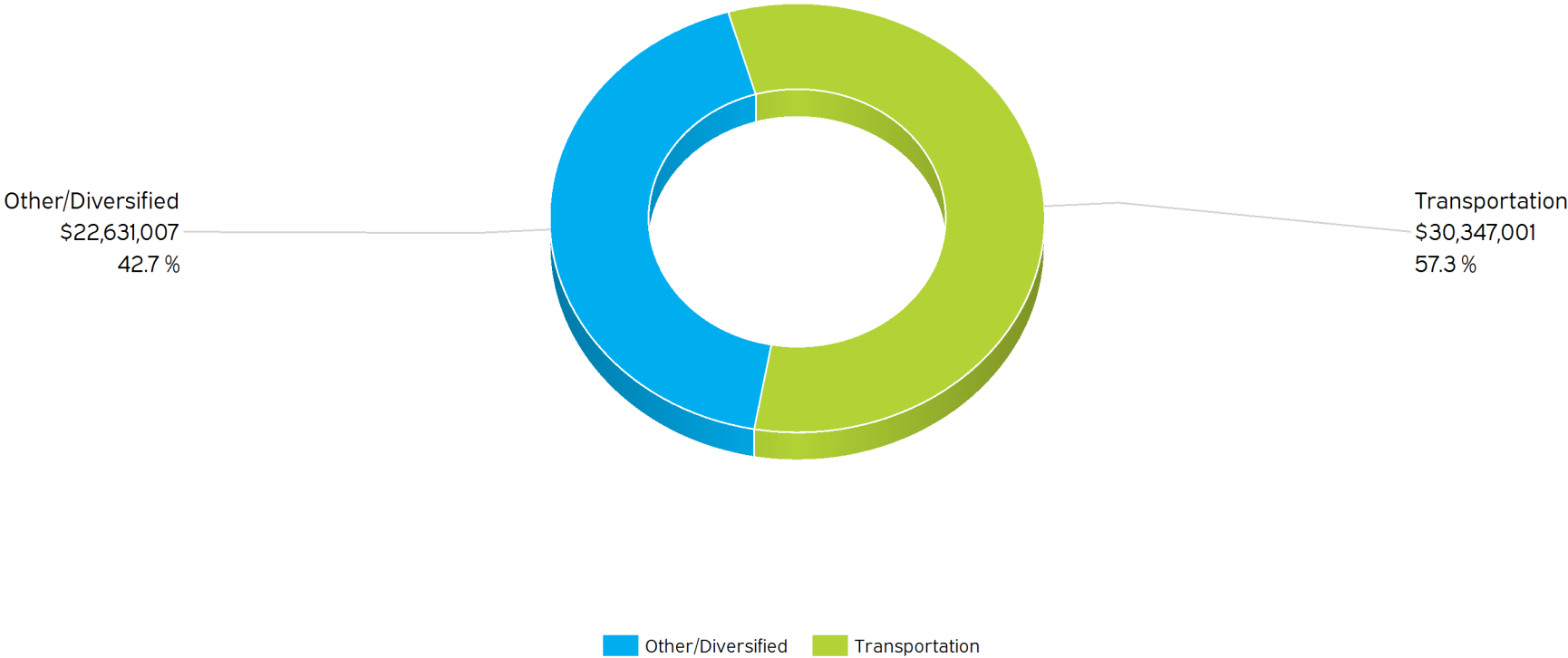
1. Agriculture 'Other/Diversified' is composed of permanent and row crops exposure.
2. Timber 'Other/Diversified' is composed of domestic and global timber exposure.
3. Private markets performance reflected is composed of active investments only

Natural Resource Investments Overview											
Active Funds		Commitments		Valuations				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	164,842,840	92,234,932	257,077,772	182,657,771	1.00	2.22	3.45	14.96
Total Agriculture		74,420,001	74,420,001	164,842,840	92,234,932	257,077,772	182,657,771	1.00	2.22	3.45	14.96
Timber											
BTG Pactual	2006	82,236,676	82,236,676	18,300,000	30,829,069	49,129,069	-33,107,606	1.00	0.22	0.60	-7.14
Forest Investment Associates	1992	59,649,696	59,649,696	101,030,209	8,771,347	109,801,556	50,151,860	1.00	1.69	1.84	7.72
Total Timber		141,886,372	141,886,372	119,330,209	39,600,416	158,930,625	17,044,254	1.00	0.84	1.12	2.04
Total		216,306,373	216,306,373	284,173,049	131,835,348	416,008,397	199,702,025	1.00	1.32	1.93	8.96

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

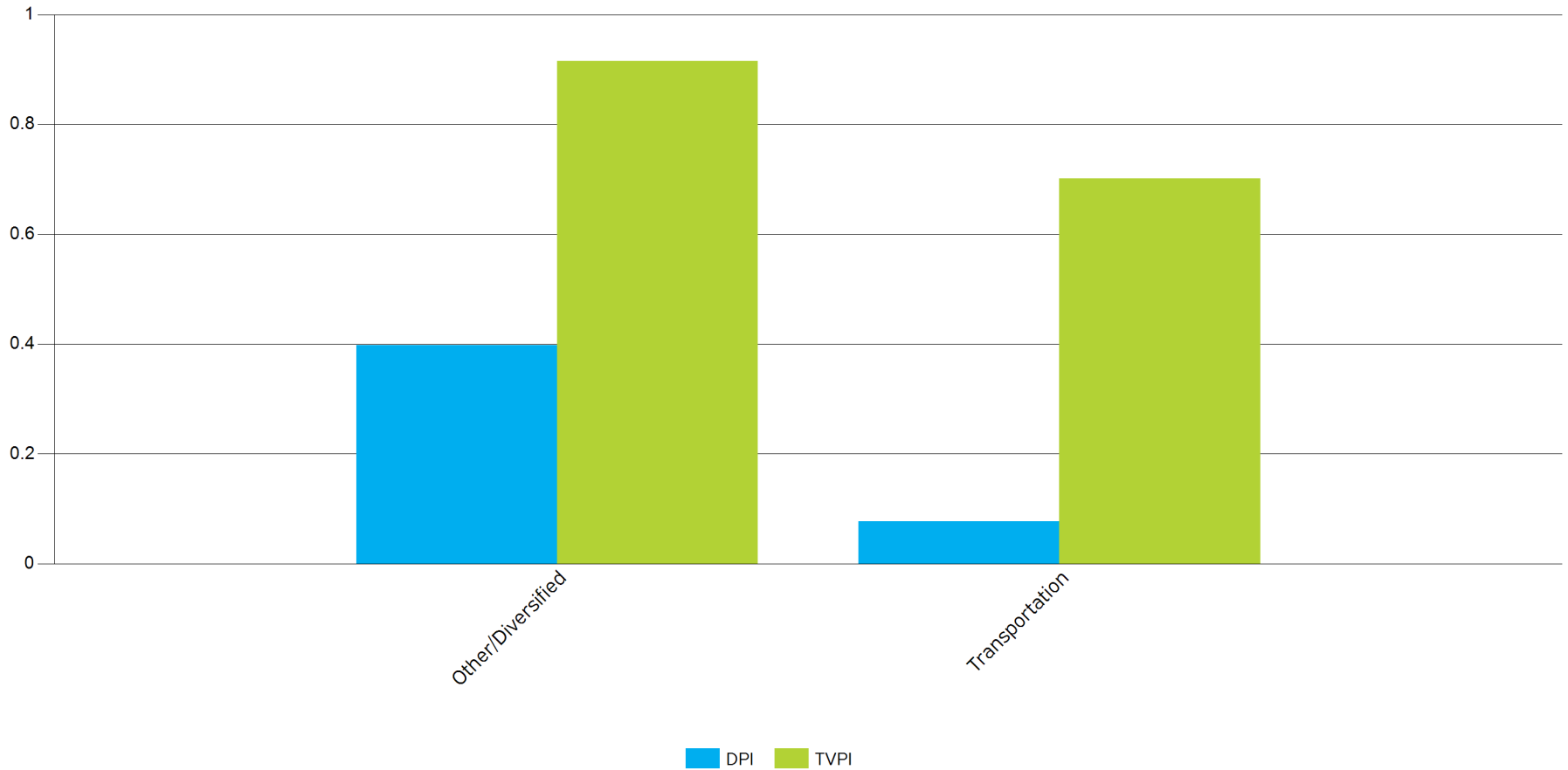
2. Commitment value is equal to paid in capital for direct investments made outside of a traditional limited partnership fund structure.

Infrastructure Investments as of December 31, 2019
Market Value Allocation by Strategy



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

Infrastructure Investments as of December 31, 2019
DPI and TVPI by Strategy



1. Other/Diversified' is composed of various operating and developing infrastructure project exposure
2. Private markets performance reflected is composed of active investments only

Infrastructure Investments Overview											
Active Funds		Commitments		Distributions & Valuations				Performance			
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
Infrastructure											
TRG AIRRO	2008	37,000,000	37,132,859	17,873,234	18,837,806	36,711,040	-421,819	1.00	0.48	0.99	-0.18
TRG AIRRO II	2013	10,000,000	7,133,745	58,731	3,793,201	3,851,932	-3,281,814	0.71	0.01	0.54	-9.93
JPM Maritime Fund, LP	2009	50,000,000	48,584,975	3,737,066	30,347,001	34,084,067	-14,500,909	0.97	0.08	0.70	-7.16
Total Infrastructure		97,000,000	92,851,580	21,669,031	52,978,008	74,647,038	-18,204,542	0.96	0.23	0.80	-3.98

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

Private Markets Review List of Completed Funds

Total Real Assets Program												
Completed Funds	Vintage Year	Commitment Amount	Paid in Capital	Capital to be Funded	Addtl Fees	Cummulative Distributions	Valuation	Total Value	Gain/Loss	DPI Ratio	TVPI Ratio	IRR
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 Advisors 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 Equity & Debt Funds												
Completed Funds	Vintage Year	Commitment Amount	Paid in Capital	Capital to be Funded	Addtl Fees	Cummulative Distributions	Valuation	Total Value	Gain/Loss	DPI Ratio	TVPI Ratio	IRR
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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