

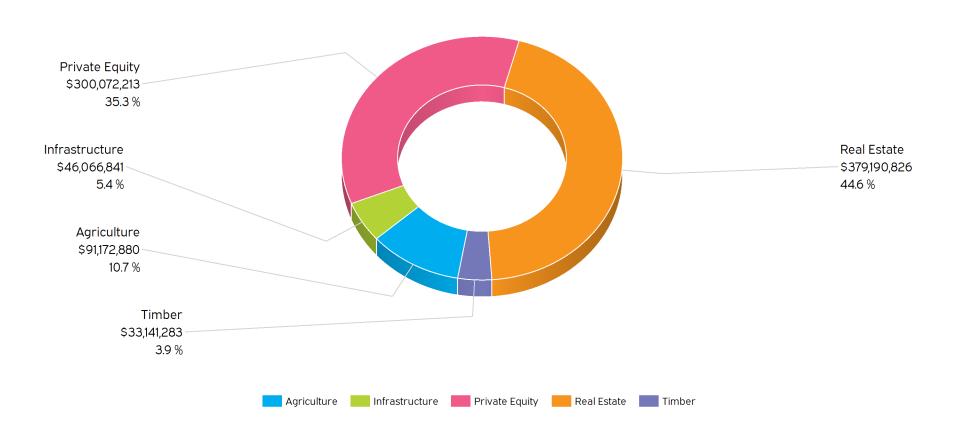
As of March 31, 2020

Private Markets Review



Private Markets Review | As of March 31, 2020

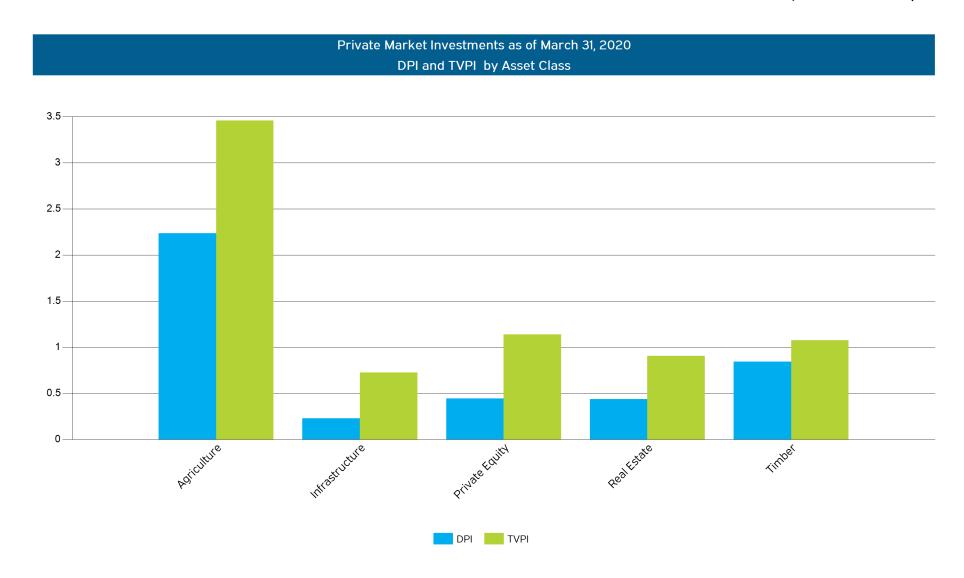
Private Market Investments as of March 31, 2020 Market Value Allocation by Asset Class



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



#### Private Markets Review | As of March 31, 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 March 31, 2020

	Private Market Investments Overview												
Active Funds	Commi	tments		Distributions & Valuations									
Asset Class	Commitment (\$)	Paid In Capital (\$)	Distributions Valuation Tota (\$) (\$)		Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)			
Total Agriculture	74,420,001	74,420,001	166,342,840	91,172,880	257,515,720	183,095,719	1.00	2.24	3.46	14.90			
Total Infrastructure	97,000,000	93,204,236	21,669,031	46,066,841	67,735,872	-25,468,363	0.96	0.23	0.73	-5.74			
Total Private Equity	414,034,369	444,470,384	192,481,165	300,072,213	492,553,377	48,082,994	1.07	0.43	1.11	1.66			
Total Real Estate	822,976,052	812,326,532	354,408,024	379,190,826	733,598,850	-78,727,682	0.99	0.44	0.90	-1.47			
Total Timber	141,956,240	141,956,240	119,330,209	33,141,283	152,471,492	10,515,252	1.00	0.84	1.07	1.33			
Total	1,550,386,662	1,566,377,392	854,231,268	849,644,042	1,703,875,310	137,497,919	1.01	0.55	1.09	1.32			

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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 March 31, 2020

	Active Funds with U	Infunded Commitments								
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	99,001,404	119,979						
Industry Ventures Partnership IV	2016	5,000,000	3,327,842	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	554,343						
Yellowstone Capital	2008	5,283,254	5,112,307	170,947						
Total Private Equity		136,283,254	146,243,943	4,550,269						
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	248,642,682	14,217,877						

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

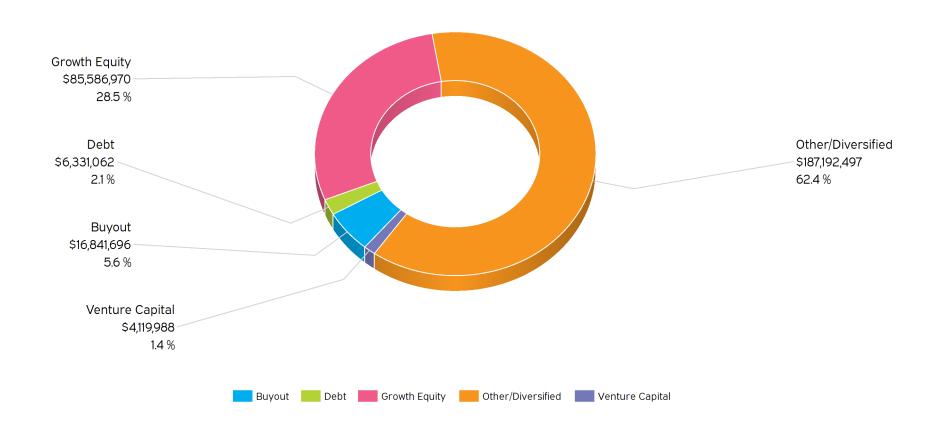
<sup>2.</sup> The funds and figures above represent investments with unfunded capital commitments

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



Private Equity and Debt | As of March 31, 2020

Private Equity and Debt Investments as of March 31, 2020 Market Value Allocation by Strategy



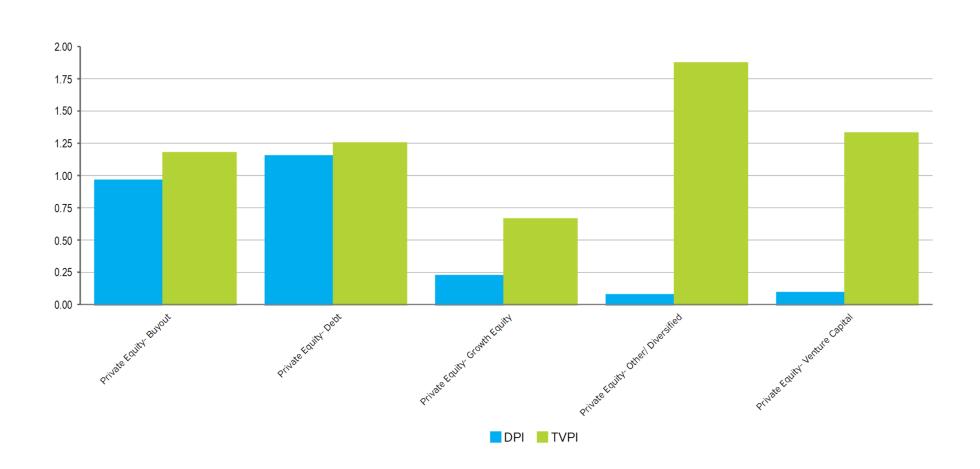
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Private Equity and Debt | As of March 31, 2020

# Private Equity and Debt Investments as of March 31, 2020 DPI and TVPI by Strategy



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



## Private Equity and Debt | As of March 31, 2020

		Private E	quity and Deb	t Investment	s Overvie	N					
Active Funds		Comm	itments	Di	Distributions & Valuations						
Investment Name	Vintage Year	Commitment (\$)			Distributions Valuation (\$) (\$)		Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
Buyout											
Huff Alternative Fund	2000	66,795,718	78,833,017	74,493,789	16,841,696	91,335,485	12,502,468	1.18	0.94	1.16	1.79
Total Buyout		66,795,718	78,833,017	74,493,789	16,841,696	91,335,485	12,502,468	1.18	0.94	1.16	1.79
Debt											
Highland Crusader Fund	2003	50,955,397	50,955,397	63,561,006	1,040,468	64,601,474	13,646,077	1.00	1.25	1.27	4.16
Riverstone Credit Partners LP	2016	10,000,000	12,242,390	8,125,750	5,290,594	13,416,344	1,173,954	1.22	0.66	1.10	5.44
Total Debt		60,955,397	63,197,787	71,686,756	6,331,062	78,017,818	14,820,031	1.04	1.13	1.23	4.22
Growth Equity											
Hudson Clean Energy	2009	25,000,000	24,994,470	4,732,352	1,915,764	6,648,116	-18,346,354	1.00	0.19	0.27	-19.51
Lone Star CRA	2008	50,000,000	58,243,084	12,928,698	59,026,786	71,955,484	13,712,400	1.16	0.22	1.24	6.58
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	-8.53
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	-39.93
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	194,797,554	40,119,733	85,586,970	125,706,703	-69,090,851	1.11	0.21	0.65	-13.00
Other/Diversified											
Huff Energy Fund LP	2006	100,000,000	99,001,404	4,477,394	187,192,497	191,669,891	92,668,487	0.99	0.05	1.94	6.71
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	104,113,711	5,935,966	187,192,497	193,128,463	89,014,752	0.99	0.06	1.85	6.32
Venture Capital											
Industry Ventures Partnership IV	2016	5,000,000	3,327,842	244,921	4,119,988	4,364,909	1,037,067	0.67	0.07	1.31	12.03
Total Venture Capital		5,000,000	3,327,842	244,921	4,119,988	4,364,909	1,037,067	0.67	0.07	1.31	12.03
Unclassified											
Miscellaneous Private Equity Expense	s 2016		200,473								
Total Unclassified Total		414,034,369	200,473 444,470,384	192,481,165	300,072,213	492,553,377	48,082,994	1.07	0.43	1.11	1.66

<sup>1.</sup> Private Markets performance reflected is composed of active investments only. 2. Lone Star valuations directed by Dallas Police and Fire investment staff.

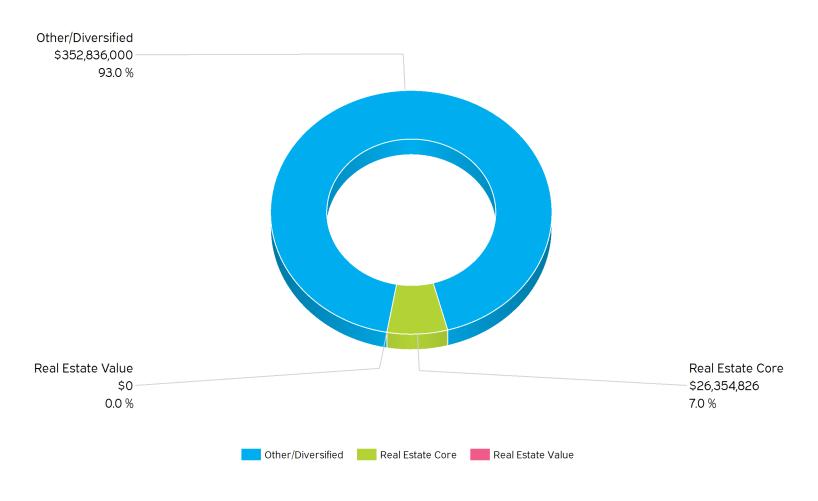
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<sup>3.</sup> Huff Alternative Fund valuation shown represents 12/31/19 NAV adjusted for Q120 cash flows.



Real Estate | As of March 31, 2020



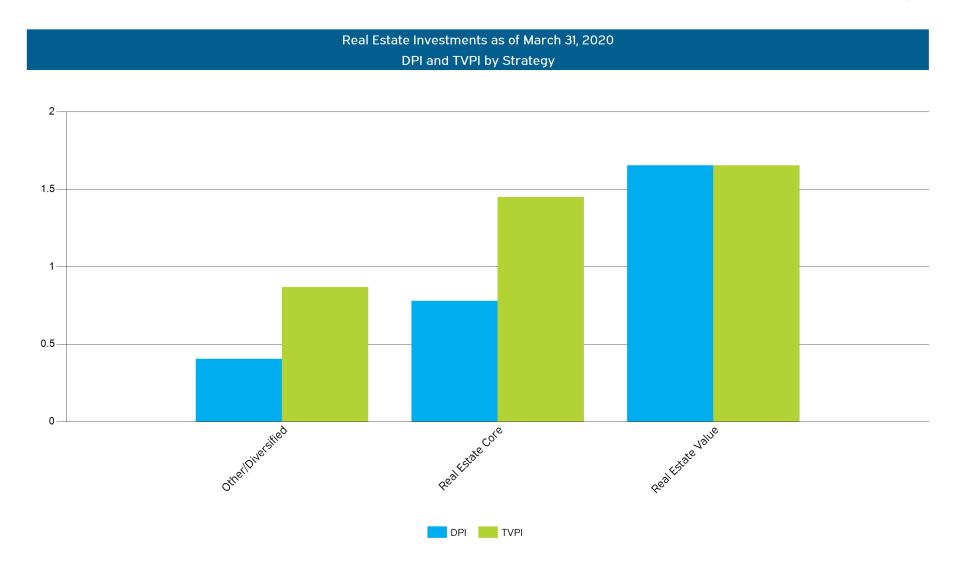


1. Other/Diversified is composed of direct real estate investments made by the fund

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Real Estate | As of March 31, 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 March 31, 2020

	Real Estate Investments Overview												
Active Funds	Active Funds Commitments			Valuations						è			
Investment Name	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)			
Total Other/Diversified Real Estate Core	763,532,792	763,532,792	307,872,447	352,836,000	660,708,447	-102,824,345	1.00	0.40	0.87	-2.03			
Total Real Estate Core Real Estate Value	39,443,260	39,443,260	30,648,535	26,354,826	57,003,361	17,560,101	1.00	0.78	1.45	5.31			
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	822,976,052	812,326,532	354,408,024	379,190,826	733,598,850	-78,727,682	0.99	0.44	0.90	-1.47			

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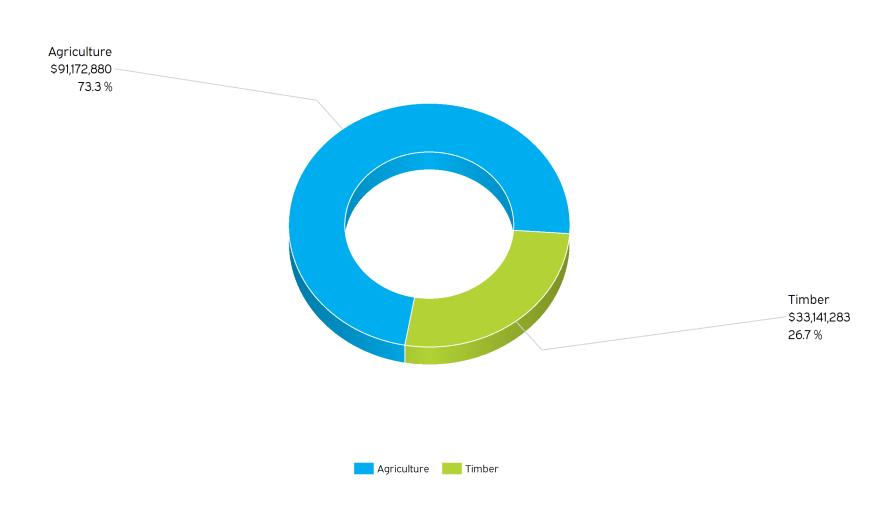
<sup>1.</sup> Private markets performance reflected is composed of active investments only

<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 March 31, 2020

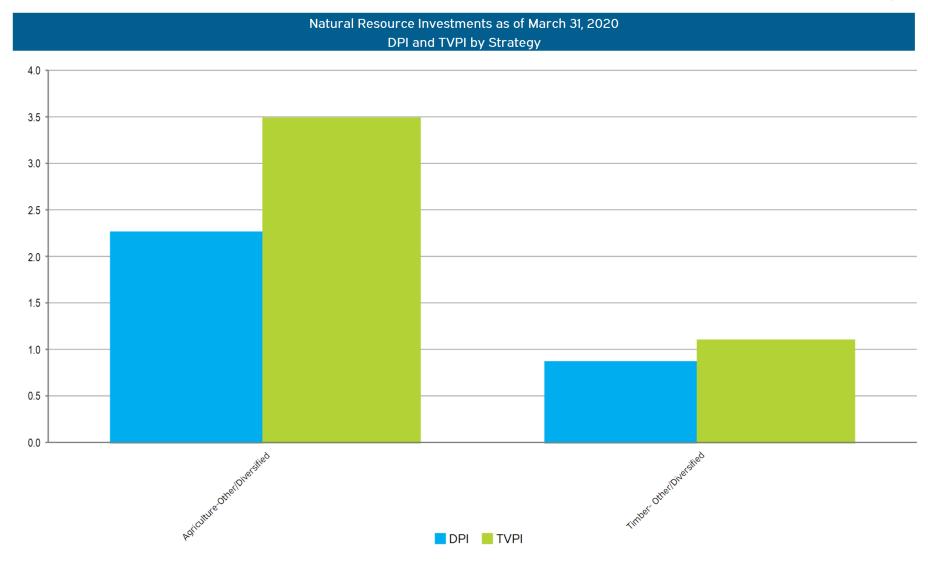




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Natural Resources | As of March 31, 2020



<sup>1.</sup> 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 March 31, 2020

	Natural Resource Investments Overview													
Active Funds		Commitr	ments		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	166,342,840	91,172,880	257,515,720	183,095,719	1.00	2.24	3.46	14.90			
Total Agriculture		74,420,001	74,420,001	166,342,840	91,172,880	257,515,720	183,095,719	1.00	2.24	3.46	14.90			
Timber														
BTG Pactual	2006	82,306,544	82,306,544	18,300,000	24,366,166	42,666,166	-39,640,377	1.00	0.22	0.52	-9.12			
Forest Investment Associates	1992	59,649,696	59,649,696	101,030,209	8,775,117	109,805,326	50,155,630	1.00	1.69	1.84	7.71			
Total Timber		141,956,240	141,956,240	119,330,209	33,141,283	152,471,492	10,515,253	1.00	0.84	1.08	1.33			
Total		216,376,241	216,376,241	285,673,049	124,314,163	409,987,212	193,610,972	1.00	1.32	1.90	8.78			

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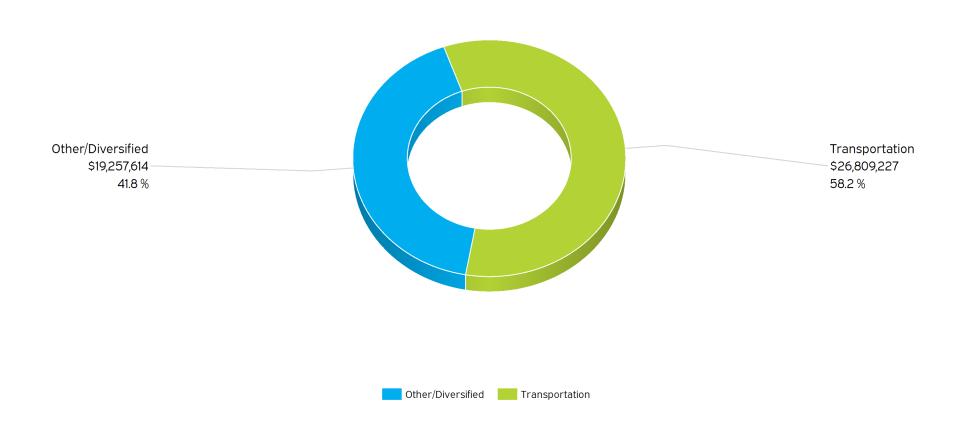
<sup>1.</sup> Private markets performance reflected is composed of active investments only

<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 March 31, 2020

Infrastructure Investments as of March 31, 2020 Market Value Allocation by Strategy



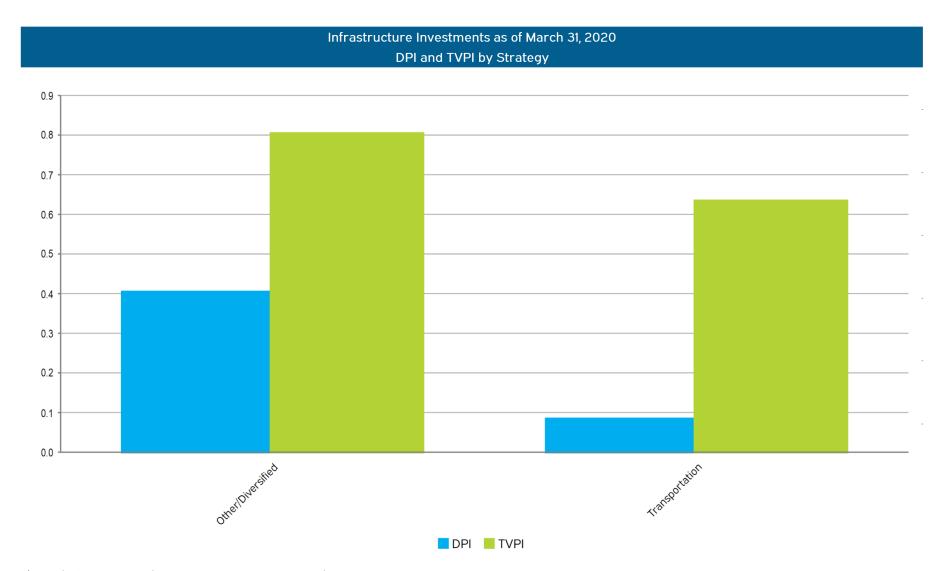
1.'Other/Diversified' is composed of various operating and developing infrastructure project exposure

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Infrastructure | As of March 31, 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 March 31, 2020

	Infrastructure Investments Overview											
Active Funds		Comm	itments	Dis	Performance							
Investment Name	Vintage Year	Commitment (\$)			Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)	
Infrastructure												
TRG AIRRO	2008	37,000,000	37,400,186	17,873,234	16,059,318	33,932,552	-3,467,634	1.01	0.48	0.91	-1.51	
TRG AIRRO II	2013	10,000,000	7,219,074	58,731	3,198,296	3,257,027	-3,962,047	0.72	0.01	0.45	-12.40	
JPM Maritime Fund, LP	2009	50,000,000	48,584,975	3,737,066	26,809,227	30,546,293	-18,038,683	0.97	0.08	0.63	-8.95	
Total Infrastructure		97,000,000	93,204,236	21,669,031	46,066,841	67,735,872	-25,468,363	0.96	0.23	0.73	-5.74	

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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 March 31, 2020

			Tota	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	-1.99%
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%
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	-15.04%
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		942,664,487	880,767,673	0	840,631	861,161,062	0	861,161,062	-20,447,242	0.98	0.98	

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## Private Markets Review | As of March 31, 2020

			Pri	vate Equity 8	Debt Fund	ds						
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	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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