

Oregon Public Employees Retirement Fund

Real Assets Portfolio

As of December 31, 2022

(\$ in millions)

Vintage Year	Partnership ¹	Capital Commitment	Total Capital Contributed	Total Capital Distributed	Fair Market Value	Total Value Multiple ²	TWR ²	IRR ²
2008	Alinda Infrastructure Fund II	\$129.6	\$256.8	\$279.0	\$0.5	1.09x	-1.6%	1.9%
2012	Alterna Core Capital Assets Fund II	\$100.0	\$166.1	\$117.9	\$70.2	1.13x	2.2%	4.1%
2011	Appian Natural Resources Fund	\$50.0	\$53.3	\$27.0	\$84.6	2.09x	9.4%	15.7%
2019	Appian Natural Resources Fund II	\$100.0	\$33.9	\$2.0	\$43.9	1.36x	-13.1%	14.3%
2021	BIF IV Co-Investment	\$50.0	\$0.0	\$0.0	\$0.0	0.00x	n.m.	n.m.
2020	Blackstone Energy Partners III	\$200.0	\$119.4	\$37.1	\$146.3	1.54x	n.m.	n.m.
2022	Blackstone Energy Partners IV	\$200.0	\$0.0	\$0.0	\$0.0	0.00x	n.m.	n.m.
2019	Bolt Energy LLC	\$61.1	\$60.8	\$0.0	\$140.9	2.31x	33.9%	38.9%
2015	Brookfield Agriculture Fund II	\$26.8	\$21.0	\$22.1	\$0.2	1.07x	-8.0%	1.3%
2016	Brookfield Infrastructure Fund III	\$400.0	\$374.5	\$197.1	\$370.4	1.52x	13.8%	12.4%
2019	Brookfield Infrastructure Fund IV	\$400.0	\$314.7	\$56.9	\$354.3	1.31x	12.9%	13.7%
2022	Brookfield Infrastructure Fund V	\$400.0	\$0.0	\$0.0	\$1.0	0.00x	n.m.	n.m.
2021	Brookfield Super-Core Infrastructure Partners	\$250.0	\$252.3	\$2.3	\$260.2	1.04x	n.m.	n.m.
2022	Brookfield Super-Core Infrastructure Partners Project Aether	\$50.0	\$50.7	\$0.7	\$52.3	1.05x	n.m.	n.m.
2022	Brookfield Super-Core Infrastructure Partners Project Kepler	\$48.7	\$49.2	\$1.1	\$46.7	0.97x	n.m.	n.m.
2022	Brookfield Super-Core Infrastructure Partners Project Volta	\$49.8	\$49.8	\$2.2	\$48.4	1.02x	n.m.	n.m.
2012	Brookfield Timberlands Fund V	\$12.5	\$11.1	\$16.3	\$0.3	1.49x	1.6%	6.4%
2021	Cube Infrastructure Fund III	\$200.0	\$92.3	\$0.0	\$91.0	0.99x	n.m.	n.m.
2022	Cube Salem Co-Investment	\$100.7	\$42.4	\$0.0	\$43.2	1.02x	n.m.	n.m.
2018	Digital Colony Partners	\$150.0	\$185.7	\$58.7	\$174.0	1.25x	2.3%	11.8%
2016	EMR Capital Resources Fund II	\$125.0	\$167.9	\$74.6	\$139.0	1.27x	-5.3%	8.5%
2014	EnCap Flatrock Midstream Fund III	\$50.0	\$59.2	\$40.4	\$42.6	1.40x	6.9%	11.4%
2018	EnCap Flatrock Midstream Fund IV	\$113.0	\$91.1	\$29.4	\$77.2	1.17x	3.1%	8.4%
2023	EnCap Flatrock Midstream Fund V	\$150.0	\$0.0	\$0.0	\$0.0	0.00x	n.m.	n.m.
2015	EnerVest Energy Institutional Fund XIV	\$150.0	\$151.7	\$155.2	\$105.3	1.72x	7.6%	12.3%
2020	EQT Infrastructure Fund V	\$350.0	\$188.9	\$14.6	\$181.9	1.04x	n.m.	n.m.
2021	EQT Infrastructure Fund V Co-Investment	\$100.0	\$92.9	\$0.3	\$94.3	1.02x	n.m.	n.m.
2017	EQT Infrastructure III	\$159.4	\$197.7	\$276.5	\$87.5	1.84x	12.0%	20.8%
2018	EQT Infrastructure IV - USD Fund	\$290.0	\$248.1	\$33.0	\$283.0	1.27x	-13.7%	11.0%
2021	GIP Aquarius Fund	\$50.0	\$51.8	\$0.0	\$59.1	1.14x	n.m.	n.m.
2014	Global Infrastructure Partners Capital Solutions Fund	\$200.0	\$251.2	\$152.2	\$161.7	1.25x	15.3%	7.0%
2012	Global Infrastructure Partners II	\$150.0	\$174.1	\$252.1	\$76.6	1.89x	16.5%	16.1%
2016	Global Infrastructure Partners III	\$400.0	\$399.4	\$188.3	\$413.3	1.51x	8.1%	11.3%
2018	Global Infrastructure Partners IV	\$400.0	\$306.3	\$1.0	\$323.1	1.06x	-19.5%	6.2%
2021	Harrison Street SIF Co-Investment I	\$150.0	\$100.3	\$0.8	\$105.0	1.06x	n.m.	n.m.
2021	Harrison Street Social Infrastructure Fund	\$200.0	\$203.4	\$5.0	\$226.8	1.14x	n.m.	n.m.
2010	Highstar Capital Fund IV	\$100.0	\$135.5	\$100.2	\$11.0	0.82x	-9.5%	-6.1%
2016	Homestead Capital USA Farmland Fund II	\$100.0	\$108.8	\$19.5	\$109.7	1.19x	2.1%	5.0%
2013	International Infrastructure Finance Company Fund	\$50.0	\$52.1	\$57.1	\$5.7	1.20x	0.4%	6.1%
2013	LS Power Equity Partners III	\$100.0	\$99.3	\$91.7	\$104.5	1.98x	15.7%	18.3%
2018	LS Power Equity Partners IV	\$200.0	\$139.0	\$9.0	\$257.6	1.92x	21.2%	43.3%
2014	NGP Agribusiness Follow-on Program	\$100.0	\$97.7	\$4.0	\$34.4	0.39x	-11.5%	-14.3%
2012	NGP Natural Resources X	\$100.0	\$104.3	\$91.3	\$12.7	1.00x	-2.4%	-0.1%
2014	NGP Natural Resources XI	\$200.0	\$205.0	\$153.6	\$170.9	1.58x	8.9%	11.1%
2017	NGP Natural Resources XII	\$250.0	\$180.6	\$78.3	\$204.8	1.57x	10.6%	15.2%
2020	NGP Royalty Partners	\$150.0	\$123.5	\$91.4	\$117.4	1.69x	n.m.	n.m.
2021	NGP Royalty Partners Co-Investment Side Car	\$50.0	\$29.5	\$19.1	\$35.3	1.85x	n.m.	n.m.
2022	NGP Royalty Partners Fund II	\$150.0	\$5.5	\$0.0	\$5.2	0.94x	n.m.	n.m.
2022	NGP Royalty Partners II Co-Investment Side Car	\$50.0	\$0.0	\$0.0	\$0.0	0.00x	n.m.	n.m.
2015	Northern Shipping Fund III	\$125.0	\$158.6	\$182.2	\$7.9	1.20x	8.3%	8.4%
2019	Northern Shipping Fund IV	\$150.0	\$197.3	\$114.6	\$99.0	1.08x	8.2%	9.8%
2012	Orion Mine Finance (Master) Fund I	\$75.0	\$78.8	\$54.3	\$26.3	1.02x	-1.1%	0.5%
2019	QL Capital Partners	\$150.0	\$66.0	\$27.4	\$74.3	1.54x	n.m.	n.m.

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2020	QLCP Co-Investment Fund	\$43.1	\$17.3	\$7.9	\$24.0	1.84x	n.m.	n.m.
2022	Quantum Energy Partners VIII	\$200.0	\$19.2	\$1.7	\$16.6	0.95x	n.m.	n.m.
2022	Quantum Energy Partners VIII Co-Investment Fund	\$40.0	\$3.6	\$0.3	\$3.2	0.99x	n.m.	n.m.
2013	Reservoir Resource Partners	\$100.0	\$34.8	\$39.4	\$0.0	1.13x	-15.4%	9.1%
2014	SailingStone Global Natural Resources Portfolio	\$250.0	\$250.0	\$55.7	\$0.0	0.22x	-23.1%	-23.0%
2007	Sheridan Production Partners I-B	\$10.5	\$150.6	\$63.3	\$0.0	0.42x	-10.7%	
2010	Sheridan Production Partners II-B	\$121.2	\$137.3	\$9.3	\$0.0	0.07x	-36.1%	
2014	Sheridan Production Partners III-B	\$250.0	\$85.9	\$77.0	\$83.9	1.87x	-77.7%	15.1%
2019	Silver Creek Aggregate Reserves Fund I	\$150.0	\$22.5	\$2.9	\$23.8	1.19x	2.4%	7.0%
2021	Sprott Streaming & Royalty Fund	\$100.0	\$58.5	\$2.1	\$56.6	1.00x	n.m.	n.m.
2022	Sprott Streaming & Royalty Fund Co-Investment Side Car	\$50.0	\$7.0	\$0.0	\$7.4	1.05x	n.m.	n.m.
2017	Starwood Energy Infrastructure Fund III	\$150.0	\$114.1	\$42.6	\$139.3	1.60x	59.7%	21.4%
2022	Stonepeak Core Fund (A)	\$250.0	\$250.0	\$0.0	\$258.7	1.03x	n.m.	n.m.
2020	Stonepeak Global Renewables Fund	\$150.0	\$21.0	\$6.6	\$26.4	1.57x	n.m.	n.m.
2012	Stonepeak Infrastructure Fund	\$100.0	\$99.9	\$103.8	\$43.2	1.47x	10.4%	9.4%
2016	Stonepeak Infrastructure Fund II	\$400.0	\$505.8	\$627.5	\$120.6	1.48x	11.8%	13.9%
2022	Stonepeak Infrastructure Fund II (AIV II Claremont)	\$0.0	\$0.0	\$0.0	\$52.5	0.00x	n.m.	n.m.
2018	Stonepeak Infrastructure Fund III	\$400.0	\$384.0	\$109.8	\$493.1	1.57x	12.3%	18.7%
2020	Stonepeak Infrastructure Fund IV	\$500.0	\$178.8	\$2.5	\$194.6	1.10x	n.m.	n.m.
2022	Stonepeak Trail Blazer Investment Partners	\$100.0	\$49.7	\$0.0	\$51.4	1.03x	n.m.	n.m.
2016	Taurus Mining Finance Annex Fund	\$50.0	\$47.1	\$57.6	\$2.3	1.27x	16.2%	17.8%
2014	Taurus Mining Finance Fund	\$100.0	\$105.6	\$114.9	\$8.5	1.17x	13.9%	7.5%
2020	Taurus Mining Finance Fund II	\$150.0	\$133.8	\$95.4	\$61.3	1.17x	20.9%	19.9%
2015	Teays River Investments	\$150.0	\$150.0	\$22.3	\$236.5	1.73x	8.0%	8.1%
2013	The Energy & Minerals Group Fund III	\$205.0	\$212.2	\$34.7	\$114.4	0.70x	-5.4%	-5.3%
2017	Tillridge Global Agribusiness Partners II	\$100.0	\$56.5	\$5.8	\$47.3	0.94x	-58.8%	-2.5%
2016	Twin Creeks Timber	\$200.0	\$200.3	\$31.2	\$198.4	1.15x	2.3%	2.8%
2015	Warwick Partners III	\$150.0	\$145.9	\$18.8	\$206.3	1.54x	10.3%	8.2%
2019	Warwick Partners IV	\$200.0	\$149.3	\$0.0	\$203.6	1.36x	-59.3%	24.5%
2022	Warwick Partners V	\$60.0	\$0.0	\$0.0	\$0.0	0.00x	n.m.	n.m.
2019	Westbourne Infrastructure Debt 6 (A)	\$230.0	\$223.2	\$76.4	\$128.3	0.92x	-1.9%	-4.9%
2019	Westbourne Infrastructure Debt 6 (C)	\$50.0	\$0.0	\$0.0	\$0.0	0.00x	n.m.	n.m.
Totals:		\$13,126.6	\$10,412.5	\$4,746.8	\$8,383.5	1.26x	4.3%	7.6%

¹ Alinda Infrastructure Partners II, Sheridan Production Partners I-B and Sheridan Production Partners II-B were initially part of the Opportunity Investment program, until July 1, 2011 when they were transferred to the Alternatives Investment Program.

² Investments held less than three years generally have TWRs and IRRs that are not meaningful, and are therefore labeled NM. Figures are net of fees.

Warning: Due to a number of factors, including most importantly a lack of valuation standards in the private equity industry, differences in the pace of investments across partnerships and the understatement of returns in the early years of a partnership's life, the IRR information in this report DOES NOT accurately reflect the current or expected future returns of the partnership. The IRRs SHOULD NOT be used to assess the investment success of a partnership or to compare returns across partnerships. The IRRs in this report HAVE NOT been approved by the individual general partners of the partnerships. The performance for a fund sold in the secondary market is not representative of the performance of that fund if it were held until its natural liquidation.