

FIREFIGHTERS' RETIREMENT SYSTEM OF LOUISIANA

REAL ESTATE REPORT

Quarter Ending September 30, 2018

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Rhett Humphreys, Partner

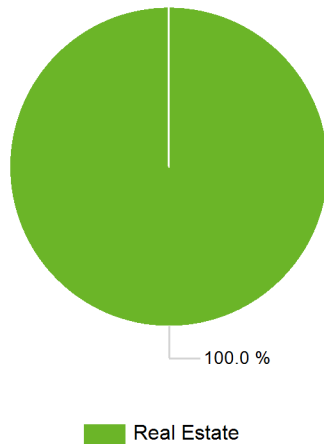


BOSTON | ATLANTA | CHARLOTTE | CHICAGO | DETROIT | LAS VEGAS | PORTLAND | SAN FRANCISCO

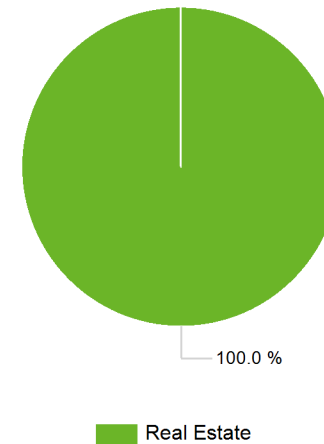
Firefighters' Retirement System of Louisiana

EXECUTIVE SUMMARY

Valuation by Asset Class



Fund Exposure by Asset Class



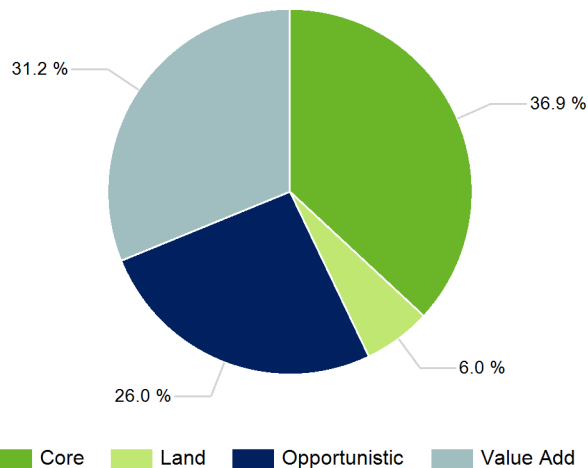
| Asset Class | Investments \$ | | | | Trailing Period Performance (IRR) | | | | | | | Multiples | |
|-------------------|----------------------|--------------------------|---------------------|----------------------|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|
| | Commitment | Cumulative Contributions | Unfunded Commitment | Valuation | (QTR) | (YTD) | (1 YR) | (3 YRS) | (5 YRS) | (10 YRS) | SI IRR | DPI | TVPI |
| Total Real Estate | \$169,021,485 | \$165,831,421 | \$3,190,064 | \$120,268,948 | 1.71% | 4.41% | 4.96% | 5.05% | 5.72% | 2.07% | 1.96% | 0.41 | 1.14 |
| Total | \$169,021,485 | \$165,831,421 | \$3,190,064 | \$120,268,948 | 1.71% | 4.41% | 4.96% | 5.05% | 5.72% | 2.07% | 1.96% | 0.41 | 1.14 |



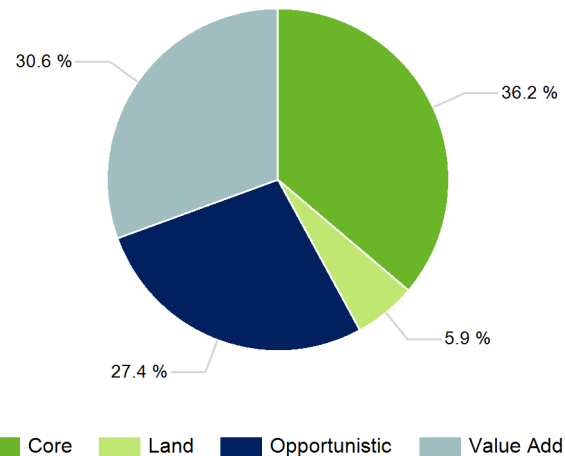
Firefighters' Retirement System of Louisiana

ANALYSIS BY STRATEGY

Private Equity Valuation by Strategy



Private Equity Fund Exposure by Strategy



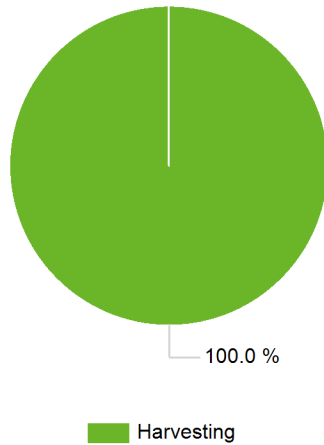
| Investments | Commitments | | | Contributions & Distributions | | | Valuations | | | | Performance | | |
|---------------------|----------------------|--------------------|---------------------|-------------------------------|--------------------------|---------------------|--------------------------|----------------------|---------------------|----------------------|---------------|-------------|--------------|
| | Investment Strategy | Commitment | Unfunded Commitment | Call Ratio | Cumulative Contributions | Additional Fees | Cumulative Distributions | Valuation | Total Value | Net Benefit | Fund Exposure | DPI | TVPI |
| Total Core | \$36,000,000 | \$0 | 1.00 | \$36,000,000 | \$34,085 | \$0 | \$44,372,575 | \$44,372,575 | \$8,338,490 | \$44,372,575 | 0.00 | 1.23 | 7.42% |
| Total Land | \$16,000,000 | \$0 | 1.00 | \$16,000,000 | \$0 | \$7,688,000 | \$7,200,170 | \$14,888,170 | -\$1,111,830 | \$7,200,170 | 0.48 | 0.93 | -1.15% |
| Total Opportunistic | \$73,821,485 | \$2,371,438 | 0.97 | \$71,450,047 | \$0 | \$27,676,740 | \$31,213,979 | \$58,890,719 | -\$12,559,328 | \$33,585,417 | 0.39 | 0.82 | -2.73% |
| Total Value Add | \$43,200,000 | \$818,626 | 0.98 | \$42,381,374 | \$0 | \$33,127,649 | \$37,482,224 | \$70,609,873 | \$28,228,499 | \$38,300,850 | 0.78 | 1.67 | 5.65% |
| Total | \$169,021,485 | \$3,190,064 | 0.98 | \$165,831,421 | \$34,085 | \$68,492,389 | \$120,268,948 | \$188,761,337 | \$22,895,830 | \$123,459,012 | 0.41 | 1.14 | 1.96% |



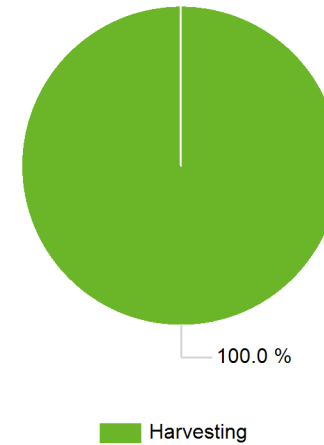
Firefighters' Retirement System of Louisiana

ANALYSIS BY LIFECYCLE

Commitment by Lifecycle



Unfunded Commitment by Lifecycle



| Lifecycle | Investments | | | Commitments | | | Contributions & Distributions | | | Valuations | | | Performance | | |
|------------------|----------------------|---------------------|-------------|--------------------------|-----------------|--------------------------|-------------------------------|----------------------|---------------------|-------------|-------------|--------------|-------------|--|--|
| | Commitment | Unfunded Commitment | Call Ratio | Cumulative Contributions | Additional Fees | Cumulative Distributions | Valuation | Total Value | Net Benefit | DPI | TVPI | IRR | | | |
| Total Harvesting | \$152,042,485 | \$2,371,438 | 0.98 | \$149,671,047 | \$34,085 | \$52,338,079 | \$120,268,948 | \$172,607,027 | \$22,901,895 | 0.35 | 1.15 | 2.14% | | | |
| Total Completed | \$16,979,000 | \$818,626 | 0.95 | \$16,160,374 | \$0 | \$16,154,309 | \$0 | \$16,154,309 | -\$6,065 | 1.00 | 1.00 | -0.01% | | | |
| Total | \$169,021,485 | \$3,190,064 | 0.98 | \$165,831,421 | \$34,085 | \$68,492,389 | \$120,268,948 | \$188,761,337 | \$22,895,830 | 0.41 | 1.14 | 1.96% | | | |



Firefighters' Retirement System of Louisiana

ANALYSIS BY VINTAGE YEAR



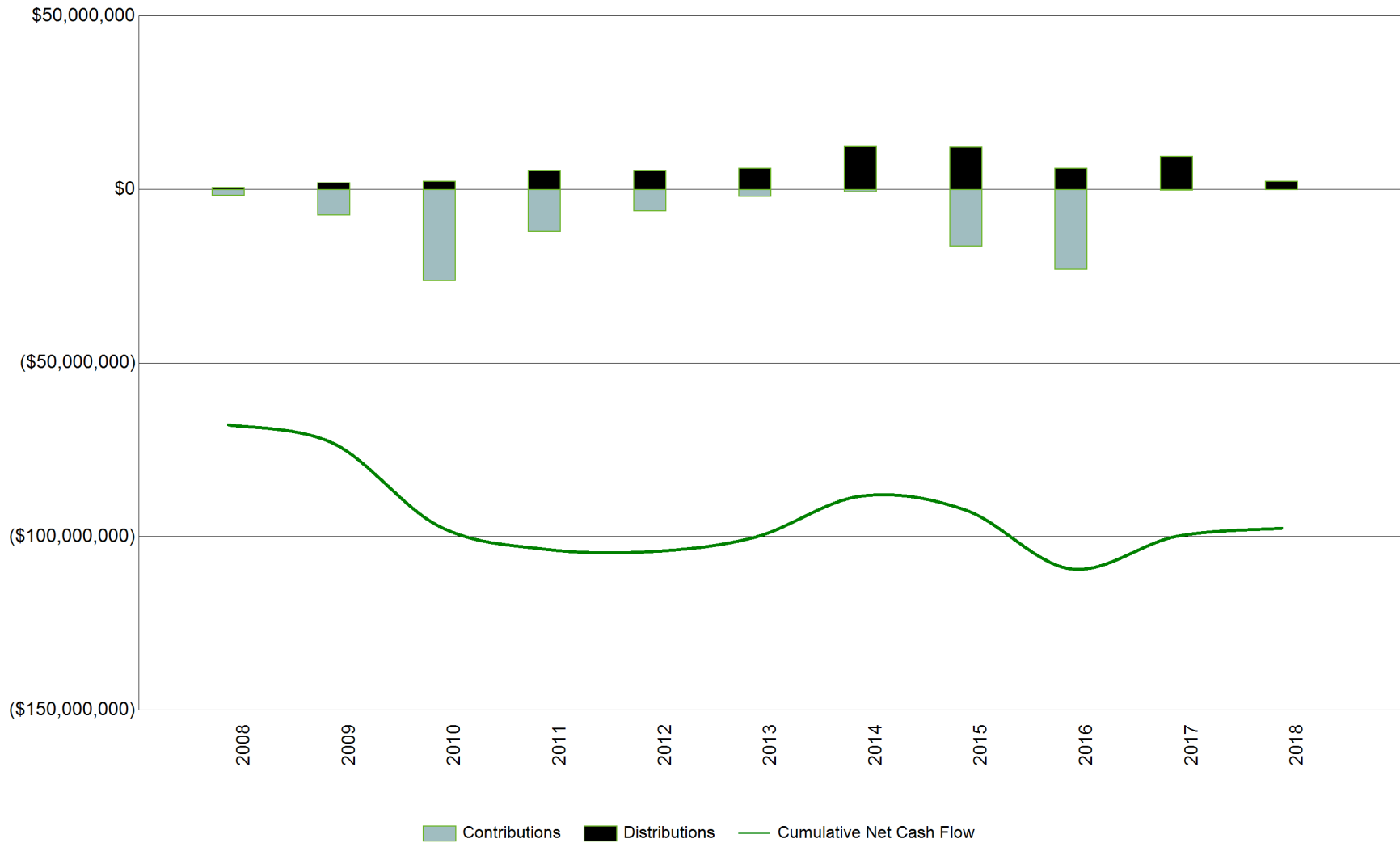
| Vintage Year | Commitments | | | Contributions & Distributions | | | Valuations | | | Performance | | |
|--------------|----------------------|---------------------|-------------|-------------------------------|-----------------|--------------------------|----------------------|----------------------|---------------------|-------------|-------------|--------------|
| | Commitment | Unfunded Commitment | Call Ratio | Cumulative Contributions | Additional Fees | Cumulative Distributions | Valuation | Total Value | Net Benefit | DPI | TVPI | IRR |
| Total 2005 | \$13,200,000 | \$818,626 | 0.94 | \$12,381,374 | \$0 | \$16,154,309 | \$0 | \$16,154,309 | \$3,772,935 | 1.30 | 1.30 | 4.49% |
| Total 2006 | \$30,000,000 | \$0 | 1.00 | \$30,000,000 | \$0 | \$16,973,340 | \$37,482,224 | \$54,455,564 | \$24,455,564 | 0.57 | 1.82 | 5.90% |
| Total 2007 | \$33,890,208 | \$508,231 | 0.99 | \$33,381,977 | \$0 | \$4,452,289 | \$9,343,582 | \$13,795,871 | -\$19,586,107 | 0.13 | 0.41 | -10.20% |
| Total 2008 | \$35,931,277 | \$0 | 1.00 | \$35,931,277 | \$0 | \$7,688,000 | \$19,952,100 | \$27,640,100 | -\$8,291,177 | 0.21 | 0.77 | -3.34% |
| Total 2010 | \$20,000,000 | \$1,863,207 | 0.91 | \$18,136,793 | \$0 | \$23,224,451 | \$9,118,467 | \$32,342,918 | \$14,206,125 | 1.28 | 1.78 | 15.34% |
| Total 2015 | \$36,000,000 | \$0 | 1.00 | \$36,000,000 | \$34,085 | \$0 | \$44,372,575 | \$44,372,575 | \$8,338,490 | 0.00 | 1.23 | 7.42% |
| Total | \$169,021,485 | \$3,190,064 | 0.98 | \$165,831,421 | \$34,085 | \$68,492,389 | \$120,268,948 | \$188,761,337 | \$22,895,830 | 0.41 | 1.14 | 1.96% |



Firefighters' Retirement System of Louisiana

CASH FLOW ANALYSIS

Private Markets Cash Flow Analysis



APPENDIX

Firefighters' Retirement System of Louisiana

September 30, 2018



Firefighters' Retirement System of Louisiana

RETURN SUMMARY

| Investments | | | Trailing Period Returns (IRR) % | | | | | | |
|---|--------------|----------------------|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Investment Name | Vintage Year | Commitment | (Qtr) | (YTD) | (1 Yr) | (3 Yrs) | (5 Yrs) | (10 Yrs) | SI IRR |
| AEW Core Property Trust (U.S.), Inc. | 2015 | \$12,000,000 | 1.45% | 5.01% | 6.92% | 7.51% | | | 8.24% |
| AEW Partners VI, L.P. | 2010 | \$20,000,000 | 11.02% | 13.67% | 17.16% | 18.22% | 19.12% | | 15.34% |
| Americus Real Estate Fund II | 2005 | \$13,200,000 | | | | | | | 4.49% |
| ASB Allegiance Real Estate Fund, L.P. | 2015 | \$12,000,000 | 1.96% | 6.07% | 8.26% | | | | 5.88% |
| FRS-GA (Georgia) | 2008 | \$9,273,354 | 0.00% | -0.77% | -0.77% | -10.01% | -8.67% | -9.47% | -9.26% |
| FRS-LB I (NLTP AZ) | 2007 | \$24,900,208 | 0.00% | -0.26% | -0.26% | 18.07% | 11.46% | -12.81% | -12.42% |
| FRS-LB II (SMT AZ) | 2008 | \$3,779,000 | | | | | | | |
| FRS-LB III (ST Georgia UT) | 2008 | \$6,878,923 | 0.00% | 0.02% | 0.02% | 8.03% | 5.20% | 3.97% | 3.88% |
| Heitman America Real Estate Trust, L.P. | 2015 | \$12,000,000 | 1.96% | 5.83% | 7.73% | | | | 7.70% |
| India Property Fund, L.P. | 2007 | \$8,990,000 | -6.07% | -24.20% | -27.50% | -10.20% | -4.73% | -2.70% | -4.05% |
| Sentinel Real Estate Fund, L.P. | 2006 | \$30,000,000 | 1.58% | 5.65% | 7.98% | 8.37% | 9.96% | 6.93% | 5.90% |
| Timbervest Crossover Partners II, L.P. | 2008 | \$16,000,000 | -1.38% | 4.08% | -9.00% | -6.12% | -3.99% | -1.03% | -1.15% |
| Total | | \$169,021,485 | 1.71% | 4.41% | 4.96% | 5.05% | 5.72% | 2.07% | 1.96% |



Firefighters' Retirement System of Louisiana

ANALYSIS BY FUND

| Investments | | Commitments | | Contributions & Distributions | | | Valuations | | | Performance | | |
|---|--------------|----------------------|---------------------|-------------------------------|-----------------|--------------------------|----------------------|----------------------|---------------------|-------------|-------------|--------------|
| Investment Name | Vintage Year | Commitment | Unfunded Commitment | Paid In Capital | Additional Fees | Cumulative Distributions | Valuation | Total Value | Net Benefit | DPI | TVPI | IRR |
| AEW Core Property Trust (U.S.), Inc. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$0 | \$0 | \$15,783,387 | \$15,783,387 | \$3,783,387 | 0.00 | 1.32 | 8.24% |
| AEW Partners VI, L.P. | 2010 | \$20,000,000 | \$1,863,207 | \$18,136,793 | \$0 | \$23,224,451 | \$9,118,467 | \$32,342,918 | \$14,206,125 | 1.28 | 1.78 | 15.34% |
| Americus Real Estate Fund II | 2005 | \$13,200,000 | \$818,626 | \$12,381,374 | \$0 | \$16,154,309 | \$0 | \$16,154,309 | \$3,772,935 | 1.30 | 1.30 | 4.49% |
| ASB Allegiance Real Estate Fund, L.P. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$34,085 | \$0 | \$13,890,262 | \$13,890,262 | \$1,856,177 | 0.00 | 1.16 | 5.88% |
| FRS-GA (Georgia) | 2008 | \$9,273,354 | \$0 | \$9,273,354 | \$0 | \$0 | \$3,463,900 | \$3,463,900 | -\$5,809,454 | 0.00 | 0.37 | -9.26% |
| FRS-LB I (NLTP AZ) | 2007 | \$24,900,208 | \$0 | \$24,900,208 | \$0 | \$0 | \$7,380,981 | \$7,380,981 | -\$17,519,227 | 0.00 | 0.30 | -12.42% |
| FRS-LB II (SMT AZ) | 2008 | \$3,779,000 | \$0 | \$3,779,000 | \$0 | \$0 | \$0 | \$0 | -\$3,779,000 | 0.00 | 0.00 | |
| FRS-LB III (ST Georgia UT) | 2008 | \$6,878,923 | \$0 | \$6,878,923 | \$0 | \$0 | \$9,288,030 | \$9,288,030 | \$2,409,107 | 0.00 | 1.35 | 3.88% |
| Heitman America Real Estate Trust, L.P. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$0 | \$0 | \$14,698,926 | \$14,698,926 | \$2,698,926 | 0.00 | 1.22 | 7.70% |
| India Property Fund, L.P. | 2007 | \$8,990,000 | \$508,231 | \$8,481,769 | \$0 | \$4,452,289 | \$1,962,601 | \$6,414,890 | -\$2,066,880 | 0.52 | 0.76 | -4.05% |
| Sentinel Real Estate Fund, L.P. | 2006 | \$30,000,000 | \$0 | \$30,000,000 | \$0 | \$16,973,340 | \$37,482,224 | \$54,455,564 | \$24,455,564 | 0.57 | 1.82 | 5.90% |
| Timbervest Crossover Partners II, L.P. | 2008 | \$16,000,000 | \$0 | \$16,000,000 | \$0 | \$7,688,000 | \$7,200,170 | \$14,888,170 | -\$1,111,830 | 0.48 | 0.93 | -1.15% |
| Total | | \$169,021,485 | \$3,190,064 | \$165,831,421 | \$34,085 | \$68,492,389 | \$120,268,948 | \$188,761,337 | \$22,895,830 | 0.41 | 1.14 | 1.96% |



Firefighters' Retirement System of Louisiana

ANALYSIS BY LIFECYCLE

| Investments | | Commitments | | Contributions & Distributions | | | Valuations | | | Performance | | |
|---|--------------|----------------------|---------------------|-------------------------------|-----------------|--------------------------|----------------------|----------------------|---------------------|-------------|-------------|---------------|
| Investment Name | Vintage Year | Commitment | Unfunded Commitment | Paid In Capital | Additional Fees | Cumulative Distributions | Valuation | Total Value | Net Benefit | DPI | TVPI | IRR |
| Harvesting | | | | | | | | | | | | |
| AEW Core Property Trust (U.S.), Inc. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$0 | \$0 | \$15,783,387 | \$15,783,387 | \$3,783,387 | 0.00 | 1.32 | 8.24% |
| AEW Partners VI, L.P. | 2010 | \$20,000,000 | \$1,863,207 | \$18,136,793 | \$0 | \$23,224,451 | \$9,118,467 | \$32,342,918 | \$14,206,125 | 1.28 | 1.78 | 15.34% |
| ASB Allegiance Real Estate Fund, L.P. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$34,085 | \$0 | \$13,890,262 | \$13,890,262 | \$1,856,177 | 0.00 | 1.16 | 5.88% |
| FRS-GA (Georgia) | 2008 | \$9,273,354 | \$0 | \$9,273,354 | \$0 | \$0 | \$3,463,900 | \$3,463,900 | -\$5,809,454 | 0.00 | 0.37 | -9.26% |
| FRS-LB I (NLTP AZ) | 2007 | \$24,900,208 | \$0 | \$24,900,208 | \$0 | \$0 | \$7,380,981 | \$7,380,981 | -\$17,519,227 | 0.00 | 0.30 | -12.42% |
| FRS-LB III (ST Georgia UT) | 2008 | \$6,878,923 | \$0 | \$6,878,923 | \$0 | \$0 | \$9,288,030 | \$9,288,030 | \$2,409,107 | 0.00 | 1.35 | 3.88% |
| Heitman America Real Estate Trust, L.P. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$0 | \$0 | \$14,698,926 | \$14,698,926 | \$2,698,926 | 0.00 | 1.22 | 7.70% |
| India Property Fund, L.P. | 2007 | \$8,990,000 | \$508,231 | \$8,481,769 | \$0 | \$4,452,289 | \$1,962,601 | \$6,414,890 | -\$2,066,880 | 0.52 | 0.76 | -4.05% |
| Sentinel Real Estate Fund, L.P. | 2006 | \$30,000,000 | \$0 | \$30,000,000 | \$0 | \$16,973,340 | \$37,482,224 | \$54,455,564 | \$24,455,564 | 0.57 | 1.82 | 5.90% |
| Timbervest Crossover Partners II, L.P. | 2008 | \$16,000,000 | \$0 | \$16,000,000 | \$0 | \$7,688,000 | \$7,200,170 | \$14,888,170 | -\$1,111,830 | 0.48 | 0.93 | -1.15% |
| Total Harvesting | | \$152,042,485 | \$2,371,438 | \$149,671,047 | \$34,085 | \$52,338,079 | \$120,268,948 | \$172,607,027 | \$22,901,895 | 0.35 | 1.15 | 2.14% |
| Completed | | | | | | | | | | | | |
| Americus Real Estate Fund II | 2005 | \$13,200,000 | \$818,626 | \$12,381,374 | \$0 | \$16,154,309 | \$0 | \$16,154,309 | \$3,772,935 | 1.30 | 1.30 | 4.49% |
| FRS-LB II (SMT AZ) | 2008 | \$3,779,000 | \$0 | \$3,779,000 | \$0 | \$0 | \$0 | \$0 | -\$3,779,000 | 0.00 | 0.00 | |
| Total Completed | | \$16,979,000 | \$818,626 | \$16,160,374 | \$0 | \$16,154,309 | \$0 | \$16,154,309 | -\$6,065 | 1.00 | 1.00 | -0.01% |
| Total | | \$169,021,485 | \$3,190,064 | \$165,831,421 | \$34,085 | \$68,492,389 | \$120,268,948 | \$188,761,337 | \$22,895,830 | 0.41 | 1.14 | 1.96% |



Firefighters' Retirement System of Louisiana

ANALYSIS BY VINTAGE YEAR

| Investments | | Commitments | | Contributions & Distributions | | | Valuations | | | Performance | | |
|---|--------------|---------------|---------------------|-------------------------------|-----------------|--------------------------|---------------|---------------|---------------|-------------|------|---------|
| Investment Name | Vintage Year | Commitment | Unfunded Commitment | Paid In Capital | Additional Fees | Cumulative Distributions | Valuation | Total Value | Net Benefit | DPI | TVPI | IRR |
| 2005 | | | | | | | | | | | | |
| Americus Real Estate Fund II | 2005 | \$13,200,000 | \$818,626 | \$12,381,374 | \$0 | \$16,154,309 | \$0 | \$16,154,309 | \$3,772,935 | 1.30 | 1.30 | 4.49% |
| Total 2005 | | \$13,200,000 | \$818,626 | \$12,381,374 | \$0 | \$16,154,309 | \$0 | \$16,154,309 | \$3,772,935 | 1.30 | 1.30 | 4.49% |
| 2006 | | | | | | | | | | | | |
| Sentinel Real Estate Fund, L.P. | 2006 | \$30,000,000 | \$0 | \$30,000,000 | \$0 | \$16,973,340 | \$37,482,224 | \$54,455,564 | \$24,455,564 | 0.57 | 1.82 | 5.90% |
| Total 2006 | | \$30,000,000 | \$0 | \$30,000,000 | \$0 | \$16,973,340 | \$37,482,224 | \$54,455,564 | \$24,455,564 | 0.57 | 1.82 | 5.90% |
| 2007 | | | | | | | | | | | | |
| FRS-LB I (NLTP AZ) | 2007 | \$24,900,208 | \$0 | \$24,900,208 | \$0 | \$0 | \$7,380,981 | \$7,380,981 | -\$17,519,227 | 0.00 | 0.30 | -12.42% |
| India Property Fund, L.P. | 2007 | \$8,990,000 | \$508,231 | \$8,481,769 | \$0 | \$4,452,289 | \$1,962,601 | \$6,414,890 | -\$2,066,880 | 0.52 | 0.76 | -4.05% |
| Total 2007 | | \$33,890,208 | \$508,231 | \$33,381,977 | \$0 | \$4,452,289 | \$9,343,582 | \$13,795,871 | -\$19,586,107 | 0.13 | 0.41 | -10.20% |
| 2008 | | | | | | | | | | | | |
| FRS-GA (Georgia) | 2008 | \$9,273,354 | \$0 | \$9,273,354 | \$0 | \$0 | \$3,463,900 | \$3,463,900 | -\$5,809,454 | 0.00 | 0.37 | -9.26% |
| FRS-LB II (SMT AZ) | 2008 | \$3,779,000 | \$0 | \$3,779,000 | \$0 | \$0 | \$0 | \$0 | -\$3,779,000 | 0.00 | 0.00 | |
| FRS-LB III (ST Georgia UT) | 2008 | \$6,878,923 | \$0 | \$6,878,923 | \$0 | \$0 | \$9,288,030 | \$9,288,030 | \$2,409,107 | 0.00 | 1.35 | 3.88% |
| Timbervest Crossover Partners II, L.P. | 2008 | \$16,000,000 | \$0 | \$16,000,000 | \$0 | \$7,688,000 | \$7,200,170 | \$14,888,170 | -\$1,111,830 | 0.48 | 0.93 | -1.15% |
| Total 2008 | | \$35,931,277 | \$0 | \$35,931,277 | \$0 | \$7,688,000 | \$19,952,100 | \$27,640,100 | -\$8,291,177 | 0.21 | 0.77 | -3.34% |
| 2010 | | | | | | | | | | | | |
| AEW Partners VI, L.P. | 2010 | \$20,000,000 | \$1,863,207 | \$18,136,793 | \$0 | \$23,224,451 | \$9,118,467 | \$32,342,918 | \$14,206,125 | 1.28 | 1.78 | 15.34% |
| Total 2010 | | \$20,000,000 | \$1,863,207 | \$18,136,793 | \$0 | \$23,224,451 | \$9,118,467 | \$32,342,918 | \$14,206,125 | 1.28 | 1.78 | 15.34% |
| 2015 | | | | | | | | | | | | |
| AEW Core Property Trust (U.S.), Inc. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$0 | \$0 | \$15,783,387 | \$15,783,387 | \$3,783,387 | 0.00 | 1.32 | 8.24% |
| ASB Allegiance Real Estate Fund, L.P. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$34,085 | \$0 | \$13,890,262 | \$13,890,262 | \$1,856,177 | 0.00 | 1.16 | 5.88% |
| Heitman America Real Estate Trust, L.P. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$0 | \$0 | \$14,698,926 | \$14,698,926 | \$2,698,926 | 0.00 | 1.22 | 7.70% |
| Total 2015 | | \$36,000,000 | \$0 | \$36,000,000 | \$34,085 | \$0 | \$44,372,575 | \$44,372,575 | \$8,338,490 | 0.00 | 1.23 | 7.42% |
| Total | | \$169,021,485 | \$3,190,064 | \$165,831,421 | \$34,085 | \$68,492,389 | \$120,268,948 | \$188,761,337 | \$22,895,830 | 0.41 | 1.14 | 1.96% |



Firefighters' Retirement System of Louisiana

ANALYSIS BY INVESTMENT STRATEGY

| Investments | | Commitments | | Contributions & Distributions | | | Valuations | | | Performance | | |
|---|--------------|----------------------|---------------------|-------------------------------|-----------------|--------------------------|----------------------|----------------------|----------------------|-------------|-------------|---------------|
| Investment Name | Vintage Year | Commitment | Unfunded Commitment | Paid In Capital | Additional Fees | Cumulative Distributions | Valuation | Total Value | Net Benefit | DPI | TVPI | IRR |
| Core | | | | | | | | | | | | |
| AEW Core Property Trust (U.S.), Inc. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$0 | \$0 | \$15,783,387 | \$15,783,387 | \$3,783,387 | 0.00 | 1.32 | 8.24% |
| ASB Allegiance Real Estate Fund, L.P. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$34,085 | \$0 | \$13,890,262 | \$13,890,262 | \$1,856,177 | 0.00 | 1.16 | 5.88% |
| Heitman America Real Estate Trust, L.P. | 2015 | \$12,000,000 | \$0 | \$12,000,000 | \$0 | \$0 | \$14,698,926 | \$14,698,926 | \$2,698,926 | 0.00 | 1.22 | 7.70% |
| Total Core | | \$36,000,000 | \$0 | \$36,000,000 | \$34,085 | \$0 | \$44,372,575 | \$44,372,575 | \$8,338,490 | 0.00 | 1.23 | 7.42% |
| Land | | | | | | | | | | | | |
| Timbervest Crossover Partners II, L.P. | 2008 | \$16,000,000 | \$0 | \$16,000,000 | \$0 | \$7,688,000 | \$7,200,170 | \$14,888,170 | -\$1,111,830 | 0.48 | 0.93 | -1.15% |
| Total Land | | \$16,000,000 | \$0 | \$16,000,000 | \$0 | \$7,688,000 | \$7,200,170 | \$14,888,170 | -\$1,111,830 | 0.48 | 0.93 | -1.15% |
| Opportunistic | | | | | | | | | | | | |
| AEW Partners VI, L.P. | 2010 | \$20,000,000 | \$1,863,207 | \$18,136,793 | \$0 | \$23,224,451 | \$9,118,467 | \$32,342,918 | \$14,206,125 | 1.28 | 1.78 | 15.34% |
| FRS-GA (Georgia) | 2008 | \$9,273,354 | \$0 | \$9,273,354 | \$0 | \$0 | \$3,463,900 | \$3,463,900 | -\$5,809,454 | 0.00 | 0.37 | -9.26% |
| FRS-LB I (NLTP AZ) | 2007 | \$24,900,208 | \$0 | \$24,900,208 | \$0 | \$0 | \$7,380,981 | \$7,380,981 | -\$17,519,227 | 0.00 | 0.30 | -12.42% |
| FRS-LB II (SMT AZ) | 2008 | \$3,779,000 | \$0 | \$3,779,000 | \$0 | \$0 | \$0 | \$0 | -\$3,779,000 | 0.00 | 0.00 | |
| FRS-LB III (ST Georgia UT) | 2008 | \$6,878,923 | \$0 | \$6,878,923 | \$0 | \$0 | \$9,288,030 | \$9,288,030 | \$2,409,107 | 0.00 | 1.35 | 3.88% |
| India Property Fund, L.P. | 2007 | \$8,990,000 | \$508,231 | \$8,481,769 | \$0 | \$4,452,289 | \$1,962,601 | \$6,414,890 | -\$2,066,880 | 0.52 | 0.76 | -4.05% |
| Total Opportunistic | | \$73,821,485 | \$2,371,438 | \$71,450,047 | \$0 | \$27,676,740 | \$31,213,979 | \$58,890,719 | -\$12,559,328 | 0.39 | 0.82 | -2.73% |
| Value Add | | | | | | | | | | | | |
| Americus Real Estate Fund II | 2005 | \$13,200,000 | \$818,626 | \$12,381,374 | \$0 | \$16,154,309 | \$0 | \$16,154,309 | \$3,772,935 | 1.30 | 1.30 | 4.49% |
| Sentinel Real Estate Fund, L.P. | 2006 | \$30,000,000 | \$0 | \$30,000,000 | \$0 | \$16,973,340 | \$37,482,224 | \$54,455,564 | \$24,455,564 | 0.57 | 1.82 | 5.90% |
| Total Value Add | | \$43,200,000 | \$818,626 | \$42,381,374 | \$0 | \$33,127,649 | \$37,482,224 | \$70,609,873 | \$28,228,499 | 0.78 | 1.67 | 5.65% |
| Total | | \$169,021,485 | \$3,190,064 | \$165,831,421 | \$34,085 | \$68,492,389 | \$120,268,948 | \$188,761,337 | \$22,895,830 | 0.41 | 1.14 | 1.96% |



Firefighters' Retirement System of Louisiana

QUARTERLY TRANSACTION SUMMARY

| Fund Name | Month Ended | Capital Call | Additional Fee | Temp Return of Capital | Distribution | Net Cash Flow |
|---|-------------|--------------|----------------|------------------------|--------------|---------------|
| Sentinel Real Estate Fund, L.P. | 7/31/2018 | | | | -358,936 | -358,936 |
| Total: Sentinel Real Estate Fund, L.P. | | | | | -358,936 | -358,936 |
| Timbervest Crossover Partners II, L.P. | 9/30/2018 | | | | -640,000 | -640,000 |
| Total: Timbervest Crossover Partners II, L.P. | | | | | -640,000 | -640,000 |
| Grand Total | | | | | -998,936 | -998,936 |



GLOSSARY OF TERMS

- **Commitment Amount** – The amount an investor has committed to invest with the General Partner
- **Paid In Capital** – The amount an investor has contributed for investments and management fees
- **Capital to be Funded** – The remaining amount an investor contractually has left to fund its commitments
- **Additional Fees** – Fees that are outside the capital commitment, also includes interest paid/received due from subsequent closings of the fund
- **Cumulative Distributions** – The amount an investor has received from realized and partially realized investments
- **Valuation** – Sum of the fair market value of all investments plus cash
- **Call Ratio** – Calculated by dividing Amount Funded by Capital Committed
- **DPI Ratio** - Calculated by dividing Amount Distributed by Amount Funded
- **Market Exposure** – Calculated by adding Reported Value plus Unfunded Commitments
- **Total Value** – Calculated by adding Amount Distributed and Reported Value. Represents the total amount an investor should expect to receive from their investments
- **Net Benefit** – Calculated by subtracting Total Value by Capital to be Funded plus Additional Fees
- **Total Value to Paid In Capital Ratio** – Calculated by dividing Total Value by Amount Funded. Represents the multiple of the overall cash invested that an investor is expected to receive
- **IRR** - The calculation of the IRR (Internal Rate of Return) takes into consideration the timing of cash contributions and distributions to and from the partnerships, the length of time the investments have been held and the sum of the Reported Value



Information Disclaimer

- Past performance is no guarantee of future results.
- All investments carry some level of risk. Diversification and other asset allocation techniques are not guaranteed to ensure profit or protect against losses.
- NEPC's source for portfolio pricing, calculation of accruals, and transaction information is the plan's custodian bank. Information on market indices and security characteristics is received from other sources external to NEPC. While NEPC has exercised reasonable professional care in preparing this report, we cannot guarantee the accuracy of all source information contained within.
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Reporting Methodology

- The client's custodian bank is NEPC's preferred data source unless otherwise directed. NEPC generally reconciles custodian data to manager data. If the custodian cannot provide accurate data, manager data may be used.
- Trailing time period returns are determined by geometrically linking the holding period returns, from the first full month after inception to the report date. Rates of return are annualized when the time period is longer than a year. Performance is presented gross and/or net of manager fees as indicated on each page.
- For managers funded in the middle of a month, the "since inception" return will start with the first full month, although actual inception dates and cash flows are taken into account in all Composite calculations.
- This report may contain forward-looking statements that are based on NEPC's estimates, opinions and beliefs, but NEPC cannot guarantee that any plan will achieve its targeted return or meet other goals.

