

As of March 31, 2021

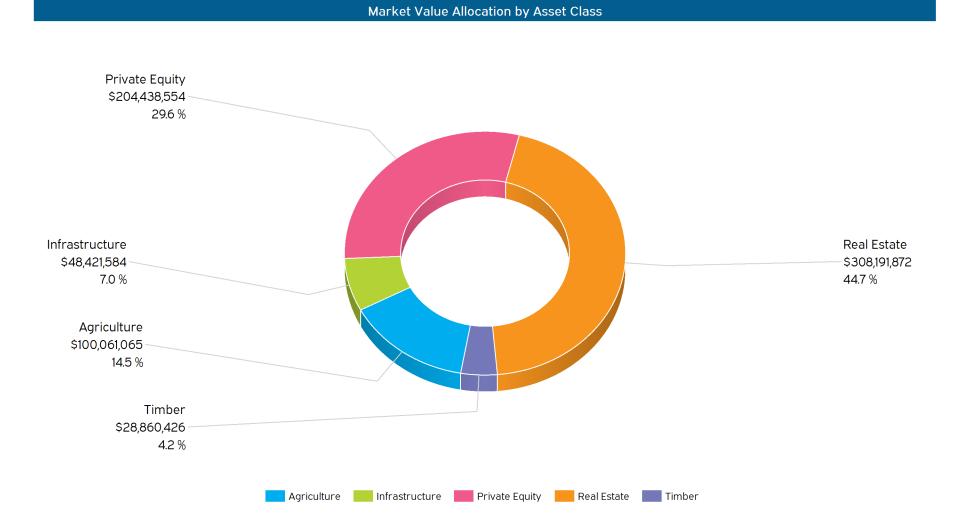
Private Markets Review

BOSTON CHICAGO LONDON MIAMI NEW YORK PORTLAND SAN DIEGO

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Private Markets Review | As of March 31, 2021

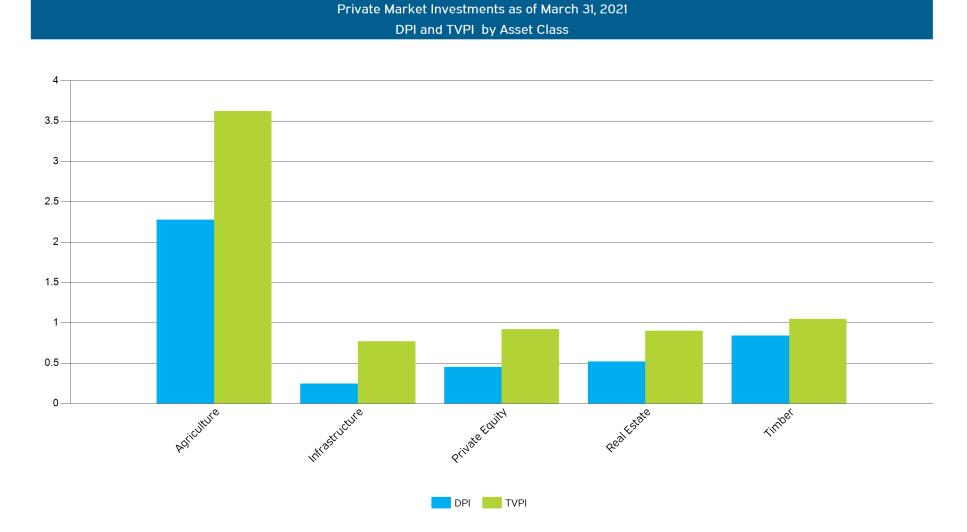


Private Market Investments as of March 31, 2021

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



Private Markets Review | As of March 31, 2021



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



Private Markets Review | As of March 31, 2021

		Private	e Market Invest	ments Overv	riew					
Active Funds	Commi		Distributions & Valuations							
Asset Class	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)			Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
Total Agriculture	74,420,001	74,420,001	169,592,840	100,061,065	269,653,905	195,233,904	1.00	2.28	3.62	14.87
Total Infrastructure	97,000,000	93,370,822	21,669,031	48,421,584	70,090,615	-23,280,207	0.96	0.23	0.75	-4.13
Total Private Equity	414,534,369	446,749,380	195,281,044	204,438,554	399,719,597	-47,029,782	1.08	0.44	0.89	-1.81
Total Real Estate	825,762,598	815,125,653	421,367,717	308,191,872	729,559,588	-85,566,065	0.99	0.52	0.90	-1.50
Total Timber	142,589,149	142,589,149	119,730,209	28,860,426	148,590,635	6,001,486	1.00	0.84	1.04	0.77
Total	1,554,306,117	1,572,255,005	927,640,840	689,973,500	1,617,614,340	45,359,336	1.01	0.59	1.03	0.45

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 March 31, 2021

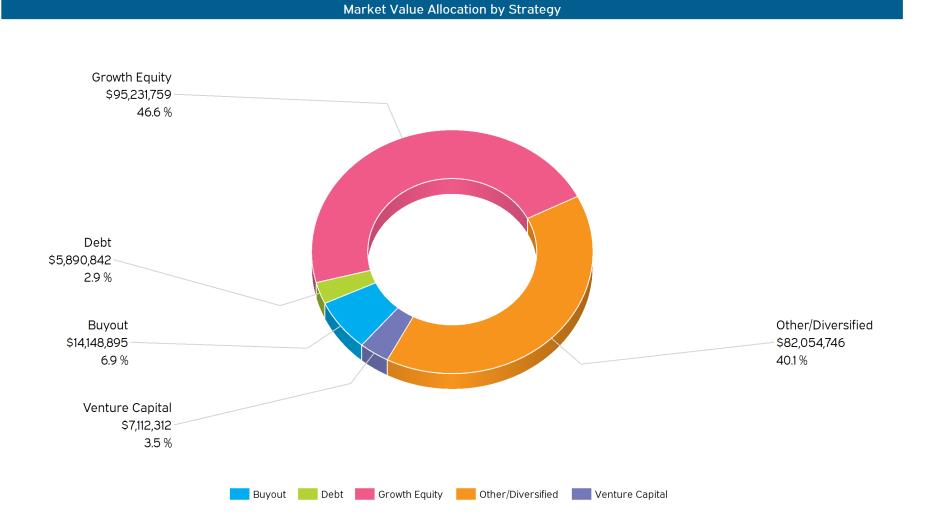
	Active Funds with	Unfunded Commitments	5							
Active Funds		Commitments								
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Unfunded Commitment (\$)						
Infrastructure										
TRG AIRRO	2008	37,000,000	37,566,772	2,760,659						
TRG AIRRO II	2013	10,000,000	7,219,074	2,368,615						
JPM Maritime Fund, LP	2009	50,000,000	48,584,975	1,365,941						
Total Infrastructure		97,000,000	93,370,822	6,495,215						
Private Equity										
Huff Energy Fund LP	2006	100,000,000	99,130,258	119,979						
Industry Ventures Partnership IV	2016	5,000,000	3,754,985	1,005,000						
Lone Star Growth Capital	2006	16,000,000	26,679,375	2,240,000						
Riverstone Credit Partners LP	2016	10,000,000	12,242,390	514,296						
Yellowstone Capital	2008	5,283,254	5,112,307	170,947						
Total Private Equity		136,283,254	146,919,315	4,050,222						
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	249,484,640	13,551,243						

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

2. The funds and figures above represent investments with unfunded capital commitments.



Private Equity and Debt | As of March 31, 2021

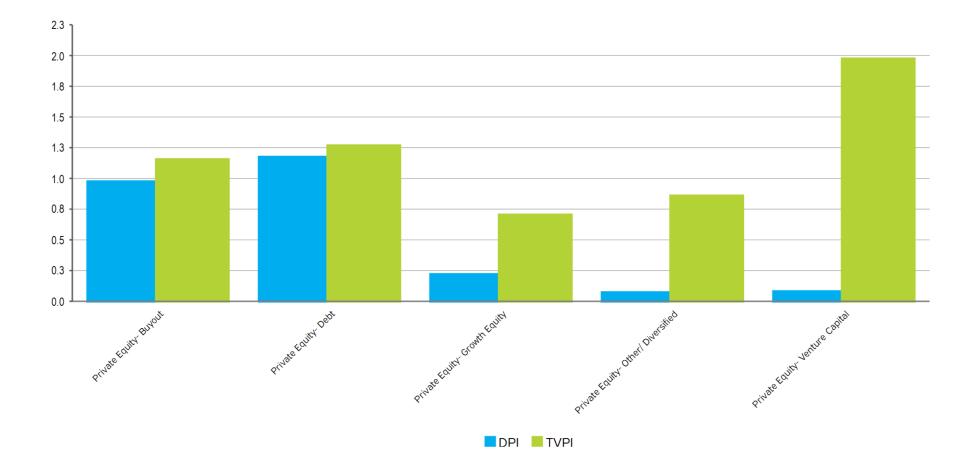


Private Equity and Debt Investments as of March 31, 2021



Private Equity and Debt | As of March 31, 2021





Private Equity and Debt | As of March 31, 2021

		Private Ed	quity and Deb	ot Investment	s Overview	1					
Active Funds		Comm	itments	D	Ρ	erforı	mance	2			
Investment Name	Vintage Year	Commitment (\$)	Commitment Paid In Capital Di (\$) (\$)		Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)
Buyout											
Huff Alternative Fund	2000	66,795,718	78,833,017	75,678,933	14,148,895	89,827,828	10,994,811	1.18	0.96	1.14	1.57
Total Buyout		66,795,718	78,833,017	75,678,933	14,148,895	89,827,828	10,994,811	1.18	0.96	1.14	1.57
Debt											
Highland Crusader Fund	2003	50,955,397	50,955,397	64,514,016	1,363,341	65,877,357	14,921,960	1.00	1.27	1.29	4.38
Riverstone Credit Partners LP	2016	10,000,000	12,242,390	8,735,122	4,527,501	13,262,623	1,020,233	1.22	0.71	1.08	4.15
Total Debt	_	60,955,397	63,197,787	73,249,138	5,890,842	79,139,980	15,942,193	1.04	1.16	1.25	4.37
Growth Equity											
Hudson Clean Energy	2009	25,000,000	24,994,470	4,732,352	1,002,871	5,735,223	-19,259,247	1.00	0.19	0.23	-21.81
Lone Star CRA	2008	50,000,000	59,191,160	12,928,698	78,230,000	91,158,698	31,967,538	1.18	0.22	1.54	10.30
Lone Star Growth Capital	2006	16,000,000	26,679,375	12,800,000	9,995,307	22,795,307	-3,884,068	1.67	0.48	0.85	-4.76
Lone Star Opportunities V	2012	75,000,000	75,153,125	531,444	3,839,000	4,370,444	-70,782,681	1.00	0.01	0.06	-51.38
Lone Star Bridge Loan	2020	500,000	500,000	0	568,369	568,369	68,369	1.00	0.00	1.14	3.34
North Texas Opportunity Fund	2000	10,000,000	10,000,000	9,127,239	1,596,212	10,723,451	723,451	1.00	0.91	1.07	0.77
Total Growth Equity		176,500,000	196,518,130	40,119,733	95,231,759	135,351,492	-61,166,638	1.11	0.20	0.69	-8.68
Other/Diversified											
Huff Energy Fund LP	2006	100,000,000	99,130,258	4,477,394	82,054,746	86,532,140	-12,598,118	0.99	0.05	0.87	-1.25
Yellowstone Capital	2008	5,283,254	5,112,307	1,465,725	0	1,465,725	-3,646,582	0.97	0.29	0.29	-31.26
Total Other/Diversified		105,283,254	104,242,565	5,943,119	82,054,746	87,997,865	-16,244,700	0.99	0.06	0.84	-1.60
Venture Capital											
Industry Ventures Partnership IV	2016	5,000,000	3,754,985	244,921	7,112,312	7,357,233	3,602,248	0.75	0.07	1.96	25.73
Total Venture Capital		5,000,000	3,754,985	244,921	7,112,312	7,357,233	3,602,248	0.75	0.07	1.96	25.73
Unclassified											
Miscellaneous Private Equity Expense	s 2016		202,896	45,200							
Total Unclassified Total		414,534,369	202,896 446,749,380	45,200 195,281,044	204,438,554	399,719,597	-47,029,782	1.08	0.44	0.89	-1.81

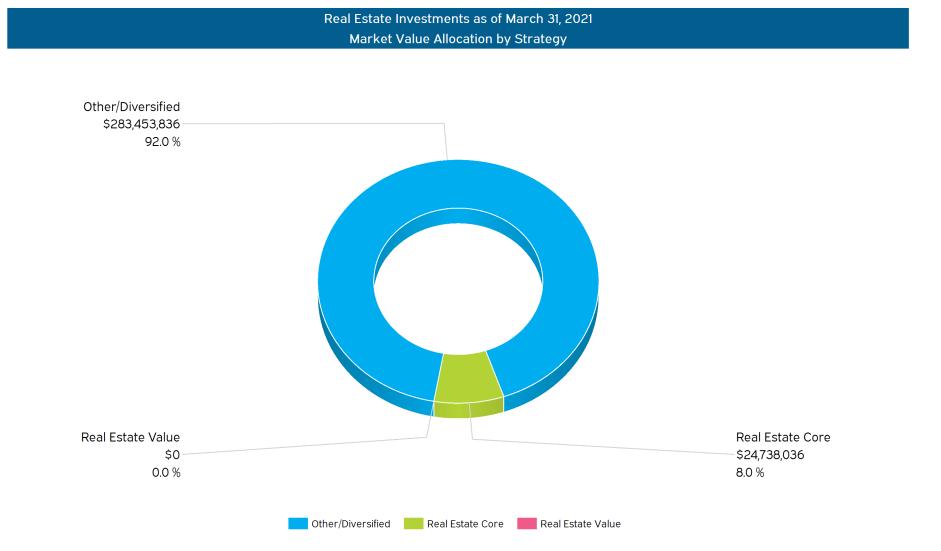
1. Private Markets performance reflected is composed of active investments only.

2. LSGC valuation from LSGC 12/31/19 audited financials. Other Lone Star valuations are as of 12/31/19, provided by Conway Mackenzie.

3. Huff Alternative Fund and Huff Energy Fund LP valuations are as of 9/30/2020.



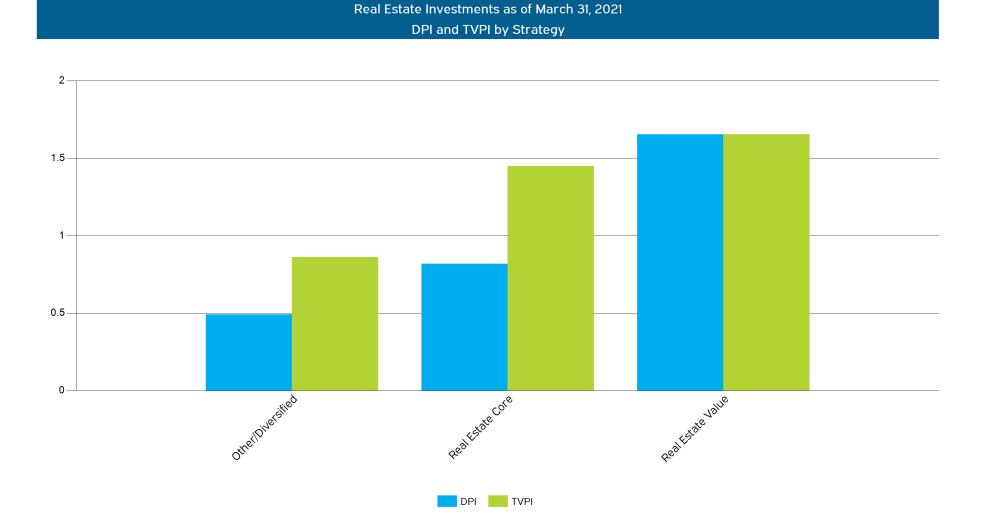
Real Estate | As of March 31, 2021



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



Real Estate | As of March 31, 2021



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Real Estate | As of March 31, 2021

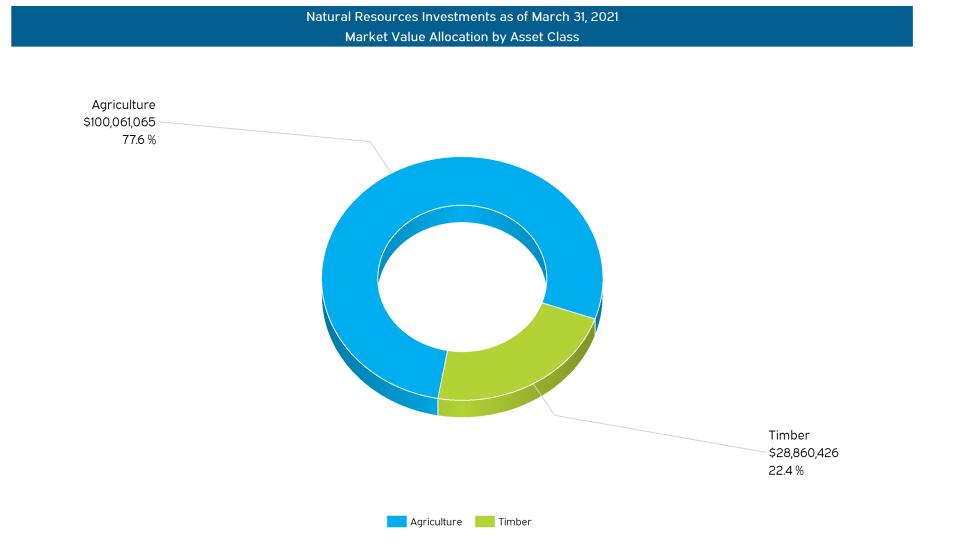
	Real Estate Investments Overview												
Active Funds	Comm	itments		Valuations									
Investment Name	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)			
Total Other/Diversified	766,220,619	766,220,619	373,196,702	283,453,836	656,650,538	-109,570,081	1.00	0.49	0.86	-2.03			
Real Estate Core													
Total Real Estate Core	39,541,979	39,541,979	32,212,353	24,738,036	56,950,389	17,408,410	1.00	0.81	1.44	5.00			
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	825,762,598	815,125,653	421,367,717	308,191,872	729,559,588	-85,566,065	0.99	0.52	0.90	-1.50			

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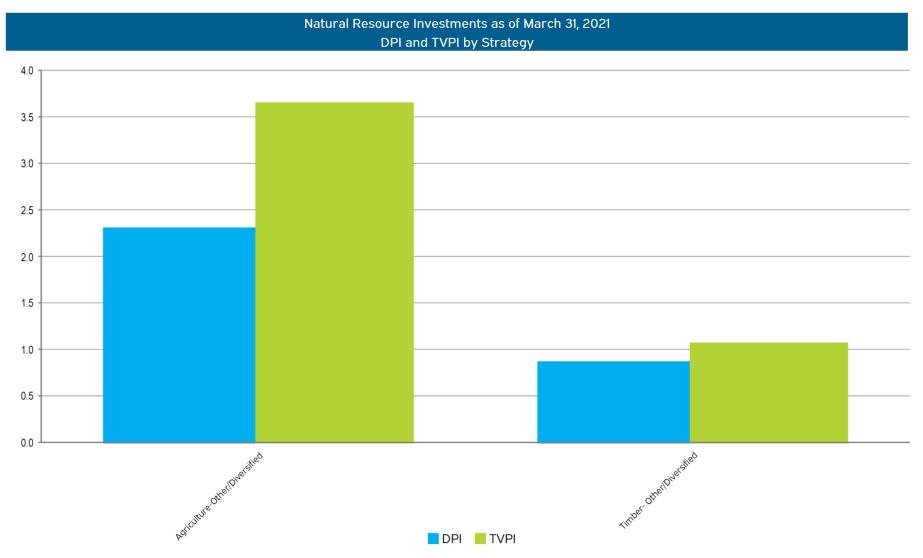


Natural Resources | As of March 31, 2021





Natural Resources | As of March 31, 2021



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 | As of March 31, 2021

	Natural Resource Investments Overview												
Active Funds		Commitr	nents		Performance								
Investment Name	Vintage Year	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Total Value (\$)	Unrealized Gain/Loss (\$)	Call Ratio	DPI	ΤΥΡΙ	IRR (%)		
Agriculture													
Hancock Agricultural	1998	74,420,001	74,420,001	169,592,840	100,061,065	269,653,905	195,233,904	1.00	2.28	3.62	14.87		
Total Agriculture		74,420,001	74,420,001	169,592,840	100,061,065	269,653,905	195,233,904	1.00	2.28	3.62	14.87		
Timber													
BTG Pactual	2006	82,381,533	82,381,533	18,300,000	25,055,935	43,355,935	-39,583,518	1.00	0.22	0.53	-8.31		
Forest Investment Associates	1992	59,649,696	59,649,696	101,430,209	3,804,491	105,234,700	45,585,004	1.00	1.70	1.76	7.43		
Total Timber		142,031,229	142,031,229	119,730,209	28,860,426	148,590,635	6,001,487	1.00	0.84	1.05	0.77		
Total		216,451,230	216,451,230	289,323,049	128,921,491	418,244,540	201,235,391	1.00	1.34	1.93	8.72		

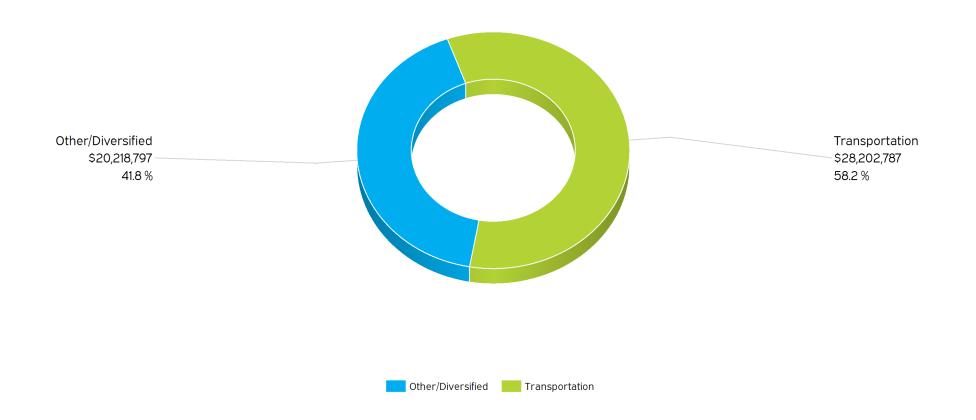
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Infrastructure | As of March 31, 2021

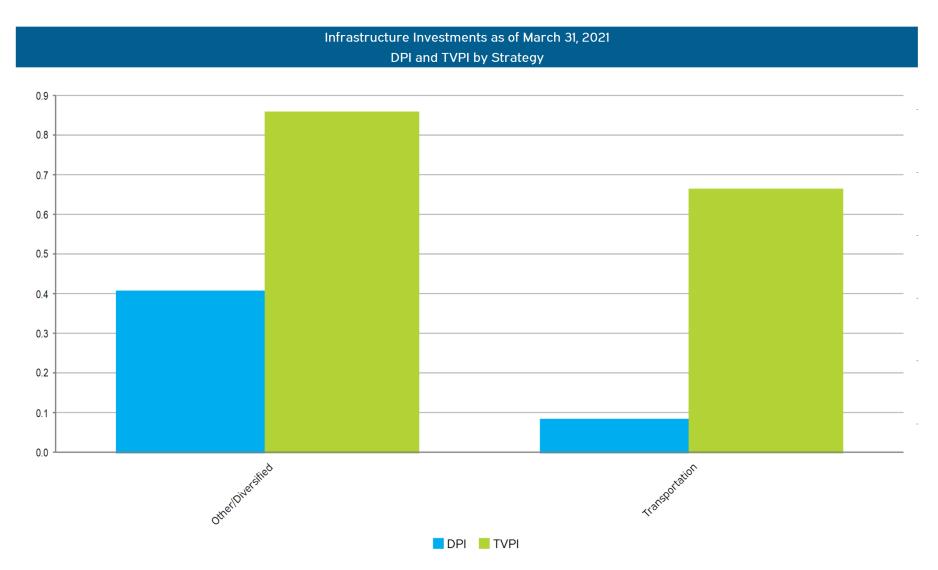
Infrastructure Investments as of March 31, 2021 Market Value Allocation by Strategy



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



Infrastructure | As of March 31, 2021



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



Infrastructure | As of March 31, 2021

	Infrastructure Investments Overview												
Active Funds	Comm	itments	Dis	Performance									
Investment Name	Vintage Year	Commitment Paid In Capital Dis (\$) (\$)		Distributions (\$)	Valuation (\$)	Total Value (\$)	Gain/Loss (\$)	Call Ratio	DPI	TVPI	IRR (%)		
Infrastructure													
TRG AIRRO	2008	37,000,000	37,566,772	17,873,234	16,128,288	34,001,522	-3,565,251	1.02	0.48	0.91	-1.45		
TRG AIRRO II	2013	10,000,000	7,219,074	58,731	4,090,509	4,149,240	-3,069,834	0.72	0.01	0.57	-7.56		
JPM Maritime Fund, LP	2009	50,000,000	48,584,975	3,737,066	28,202,787	31,939,853	-16,645,123	0.97	0.08	0.66	-5.99		
Total Infrastructure		97,000,000	93,370,822	21,669,031	48,421,584	70,090,615	-23,280,207	0.96	0.23	0.75	-4.13		

Private Markets Review List of Completed Funds

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Dallas Police & Fire Pension System

Private Markets Review | As of March 31, 2021

			Total	Real Asset	s Prograi	n						
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
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	-19.89%
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	-15.79%
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%
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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Dallas Police & Fire Pension System

Private Markets Review | As of March 31, 2021

			Pri	vate Equity &	🕯 Debt Fund	ls						
Completed Funds	Vintage Year	Commitment Amount	Paid in Capital	Capital to be Funded	Addtni 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.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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