



D A L L A S
POLICE & FIRE
PENSION SYSTEM



March 31, 2017
Board Monthly Investment Reports

Asset Allocation vs. Target

March 31, 2017

	Actual			Target	Target Range		
	\$ (M)	Gross %	Net %	\$ (M)	Low	%	High
EQUITY							
Global Equity	174.44	7.87%	8.28%	421.31	10%	20%	23%
Emerging Market Equity	-	0.00%	0.00%	105.33	0%	5%	8%
Private Equity	318.54	14.37%	15.12%	105.33	4%	5%	15%
TOTAL EQUITY	492.99	22.24%	23.40%	631.97	20%	30%	40%
FIXED INCOME							
Short Term Core Bonds	-	0.00%	0.00%	42.13	0%	2%	5%
Global Bonds	62.01	2.80%	2.94%	63.20	0%	3%	6%
High Yield	78.26	3.53%	3.72%	105.33	2%	5%	8%
Bank Loans	57.07	2.57%	2.71%	126.39	3%	6%	9%
Emerging Market Debt	18.65	0.84%	0.89%	126.39	0%	6%	9%
Absolute Return & Structured Credit	-	0.00%	0.00%	126.39	0%	6%	9%
Private Debt	14.42	0.65%	0.68%	105.33	2%	5%	7%
TOTAL FIXED INCOME	230.42	10.40%	10.94%	695.17	15%	33%	38%
GLOBAL ASSET ALLOCATION (GAA)							
Risk Parity	77.72	3.51%	3.69%	105.33	2%	5%	8%
GTAA	21.43	0.97%	1.02%	63.20	0%	3%	6%
Absolute Return	38.39	1.73%	1.82%	42.13	0%	2%	5%
TOTAL GAA	137.54	6.20%	6.53%	210.66	5%	10%	15%
REAL ASSETS							
Liquid Real Assets	-	0.00%	0.00%	63.20	0%	3%	6%
Natural Resources	262.99	11.86%	12.48%	105.33	3%	5%	10%
Infrastructure	171.69	7.75%	8.15%	105.33	3%	5%	10%
Real Estate	499.92	22.55%	23.73%	252.79	10%	12%	25%
TOTAL REAL ASSETS	934.61	42.16%	44.37%	526.64	20%	25%	45%
CASH	421.02	18.99%	19.99%	42.13	0%	2%	5%
GROSS INVESTMENT ASSETS	2,216.57	100%	105.22%				
DPPF DEBT	(110.00)		-5.22%	-	0%	0%	15%
NET ASSET VALUE	2,106.57		100%				

Asset Allocation vs. Target – Based on Liquidity

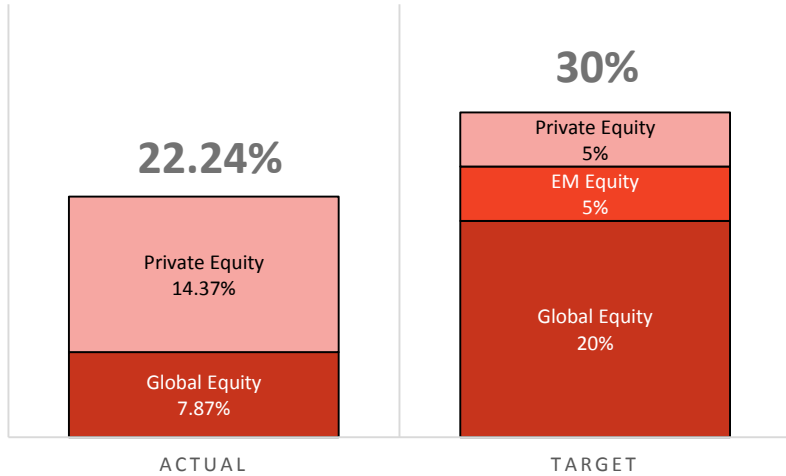
March 31, 2017

	Actual			Target	Target Range		
	\$ (M)	Gross %	Net %	\$ (M)	Low	%	High
EQUITY							
Global Equity	174.44	7.87%	8.28%	421.31	10%	20%	23%
Emerging Market Equity	-	0.00%	0.00%	105.33	0%	5%	8%
LIQUID EQUITY	174.44	7.87%	8.28%	526.64		25%	
FIXED INCOME							
Short Term Core Bonds	-	0.00%	0.00%	42.13	0%	2%	5%
Global Bonds	62.01	2.80%	2.94%	63.20	0%	3%	6%
High Yield	78.26	3.53%	3.72%	105.33	2%	5%	8%
Bank Loans	57.07	2.57%	2.71%	126.39	3%	6%	9%
Emerging Market Debt	18.65	0.84%	0.89%	126.39	0%	6%	9%
Absolute Return & Structured Credit	-	0.00%	0.00%	126.39	0%	6%	9%
LIQUID FIXED INCOME	216.00	9.74%	10.25%	589.84		28%	
GLOBAL ASSET ALLOCATION (GAA)							
Risk Parity	77.72	3.51%	3.69%	105.33	2%	5%	8%
GTAA	21.43	0.97%	1.02%	63.20	0%	3%	6%
Absolute Return	38.39	1.73%	1.82%	42.13	0%	2%	5%
TOTAL GAA	137.54	6.20%	6.53%	210.66		10%	
LIQUID REAL ASSETS	-	0.00%	0.00%	63.20	0%	3%	6%
CASH	421.02	18.99%	19.99%	42.13	0%	2%	5%
TOTAL LIQUID INVESTMENTS	949.00	42.81%	45.05%	1,432.47		68%	

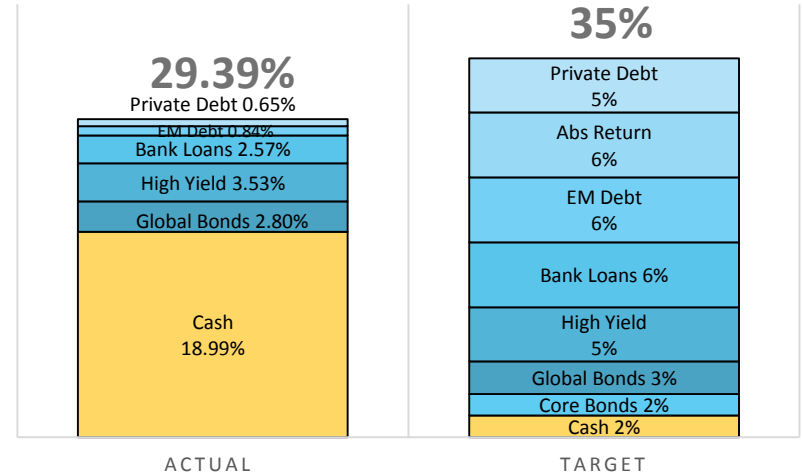
PRIVATE REAL ASSETS							
Natural Resources	262.99	11.86%	12.48%	105.33	3%	5%	10%
Infrastructure	171.69	7.75%	8.15%	105.33	3%	5%	10%
Real Estate	499.92	22.55%	23.73%	252.79	10%	12%	25%
TOTAL PRIVATE REAL ASSETS	934.61	42.16%	44.37%	463.45		22%	
PRIVATE MARKETS							
Private Equity	318.54	14.37%	15.12%	105.33	4%	5%	15%
Private Debt	14.42	0.65%	0.68%	105.33	2%	5%	7%
TOTAL PRIVATE MARKETS	332.97	15.02%	15.81%	210.66		10%	
TOTAL PRIVATE INVESTMENTS	1,267.58	57.19%	60.17%	674.10		32%	

GROSS INVESTMENT ASSETS	2,216.57	100%	105.22%				
DPFP DEBT	(110.00)		-5.22%	-	0%	0%	15%
NET ASSET VALUE	2,106.57		100%				

EQUITY



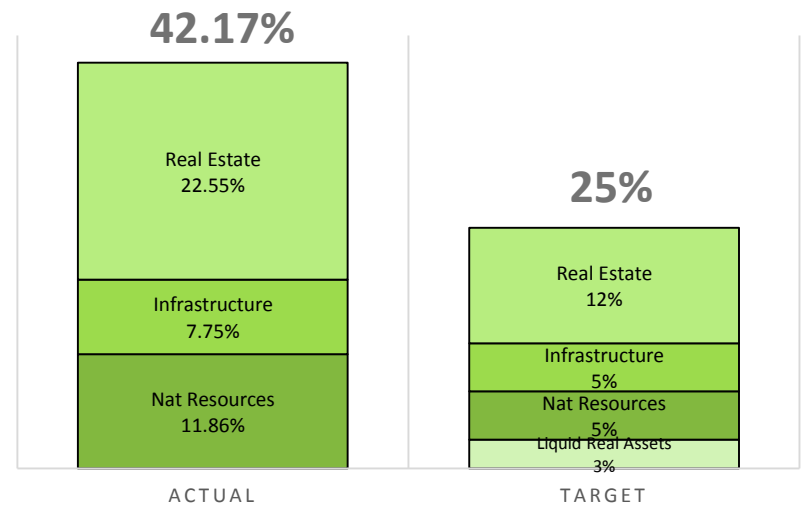
FIXED INCOME & CASH



GLOBAL ASSET ALLOCATION

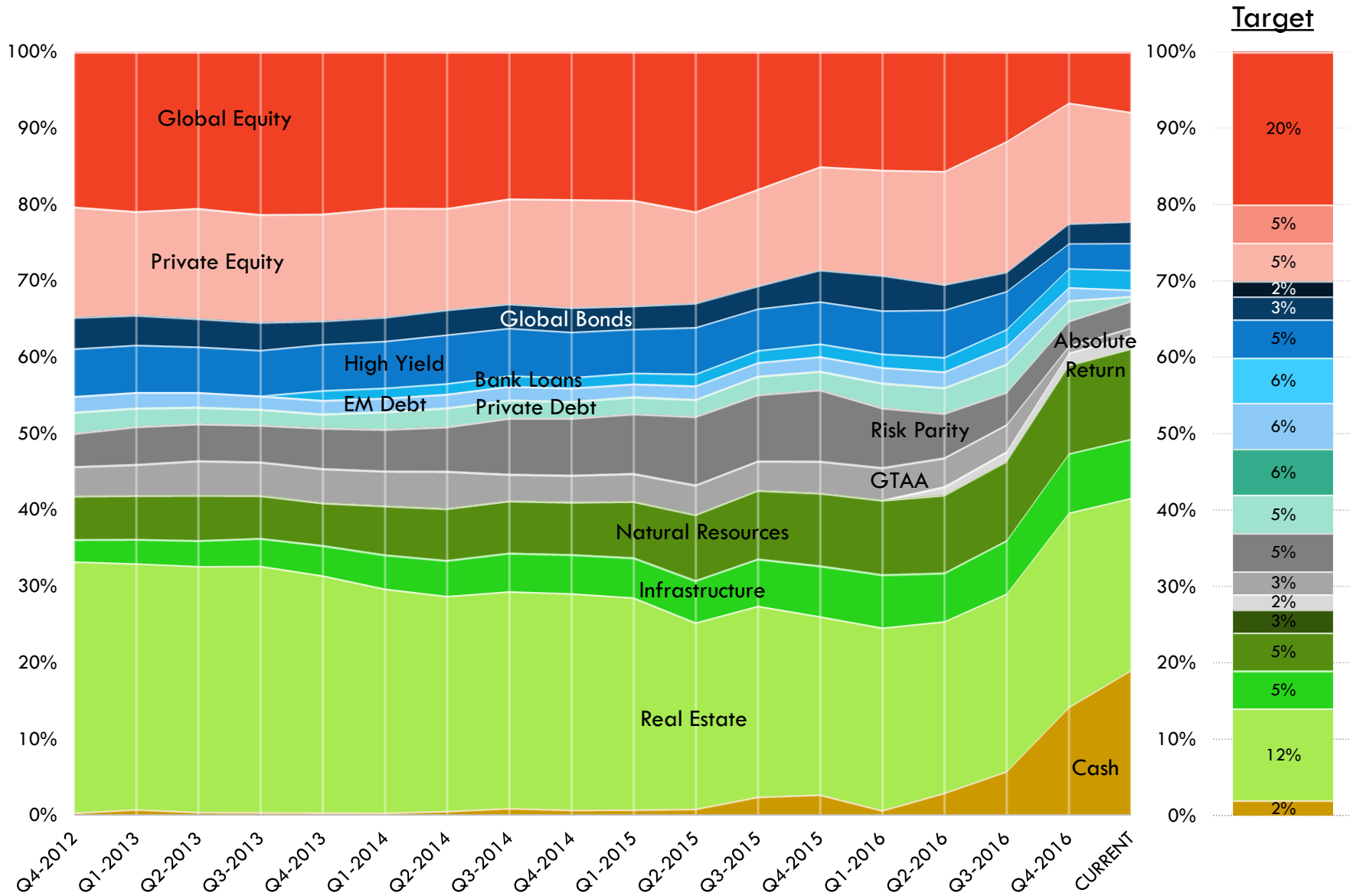


REAL ASSETS



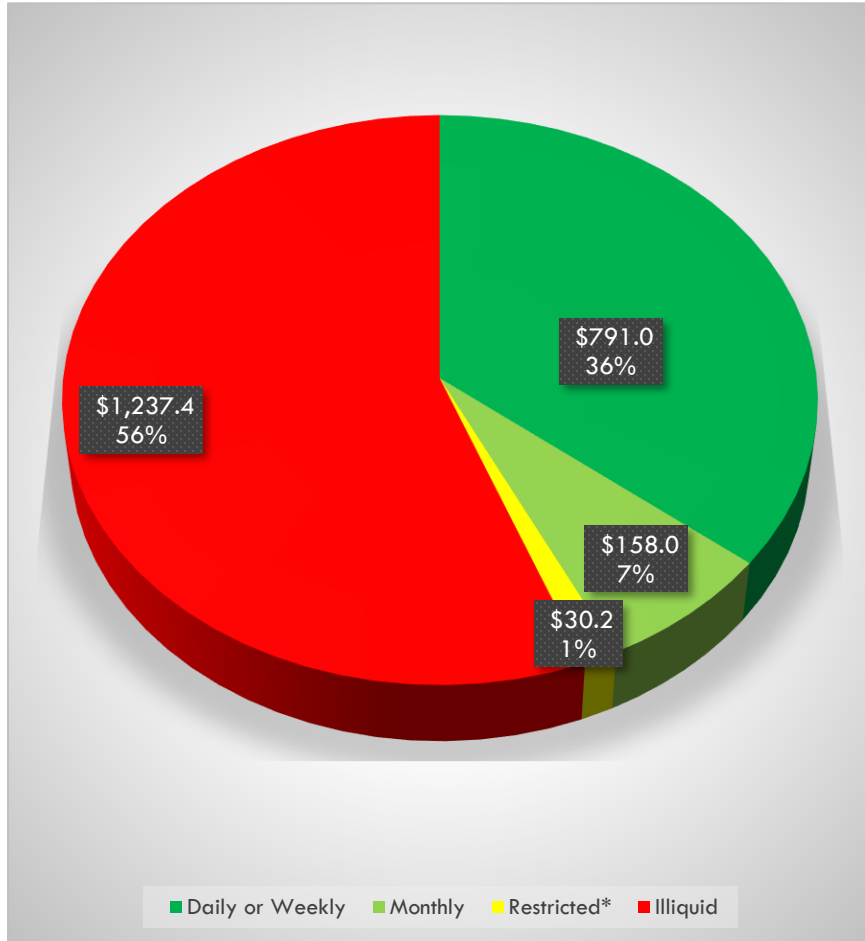
Asset Allocation History (Quarterly)

March 31, 2017

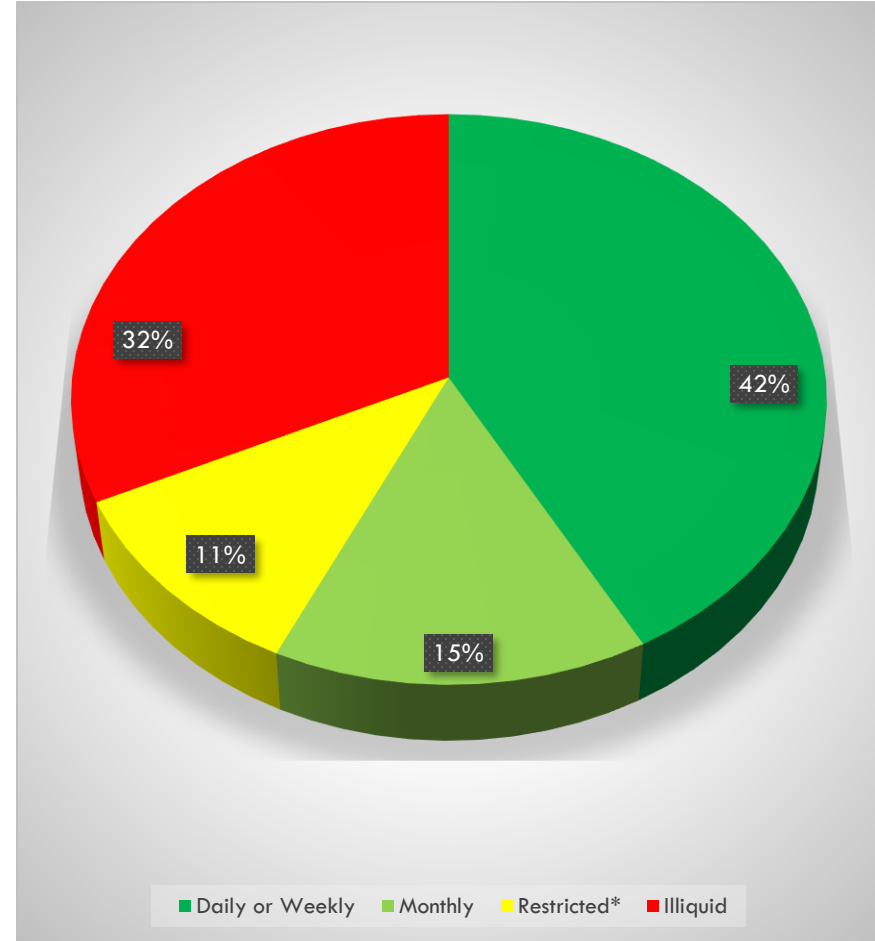


In Millions

ACTUAL – GROSS INVESTMENT ASSETS



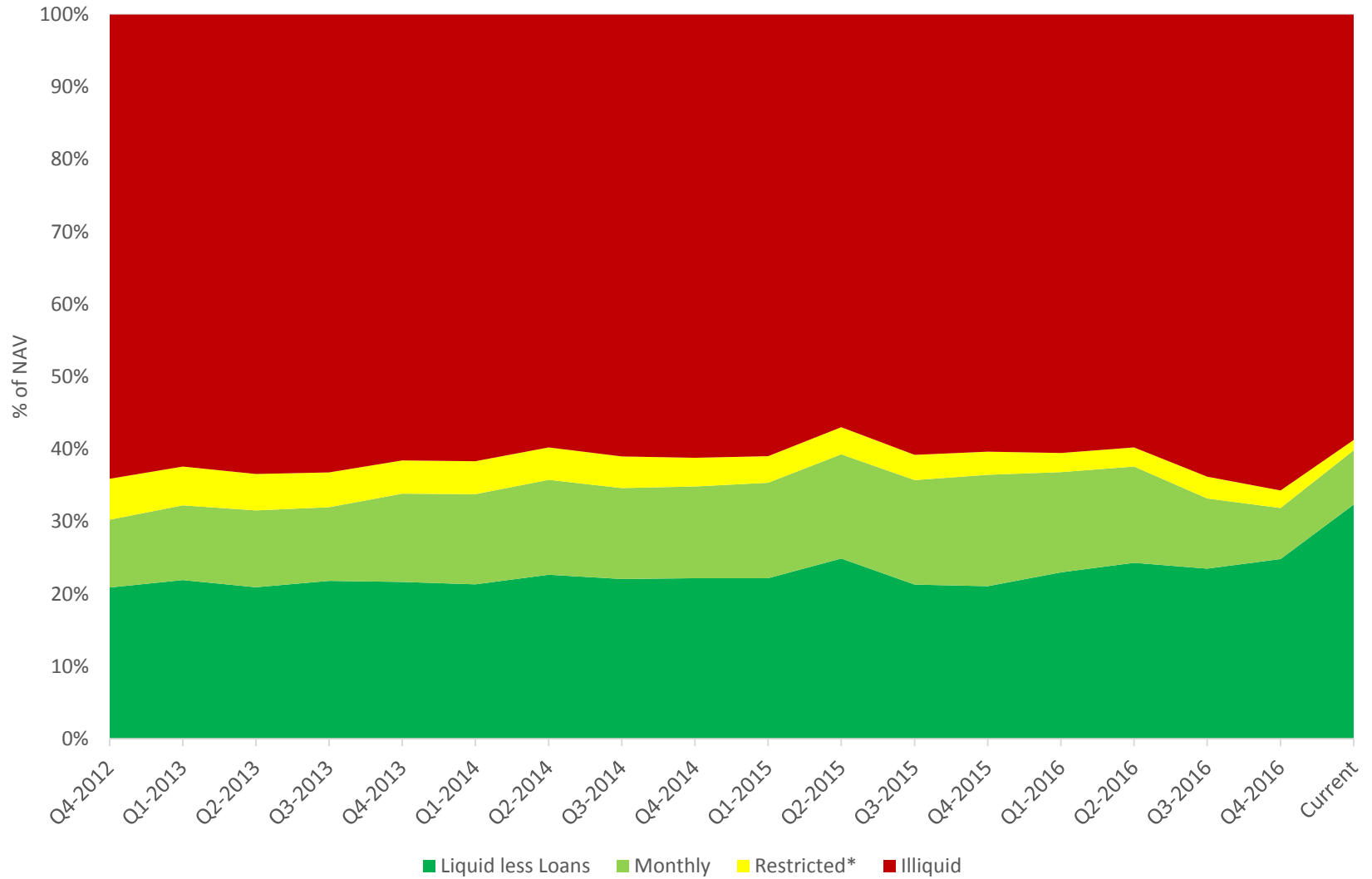
BASED ON TARGET ASSET ALLOCATION



* - Assets can be redeemed between monthly and annual basis often with gating, lock-ups or notice of more than 30 days required.

Liquidity History- As Percentage (Quarterly)

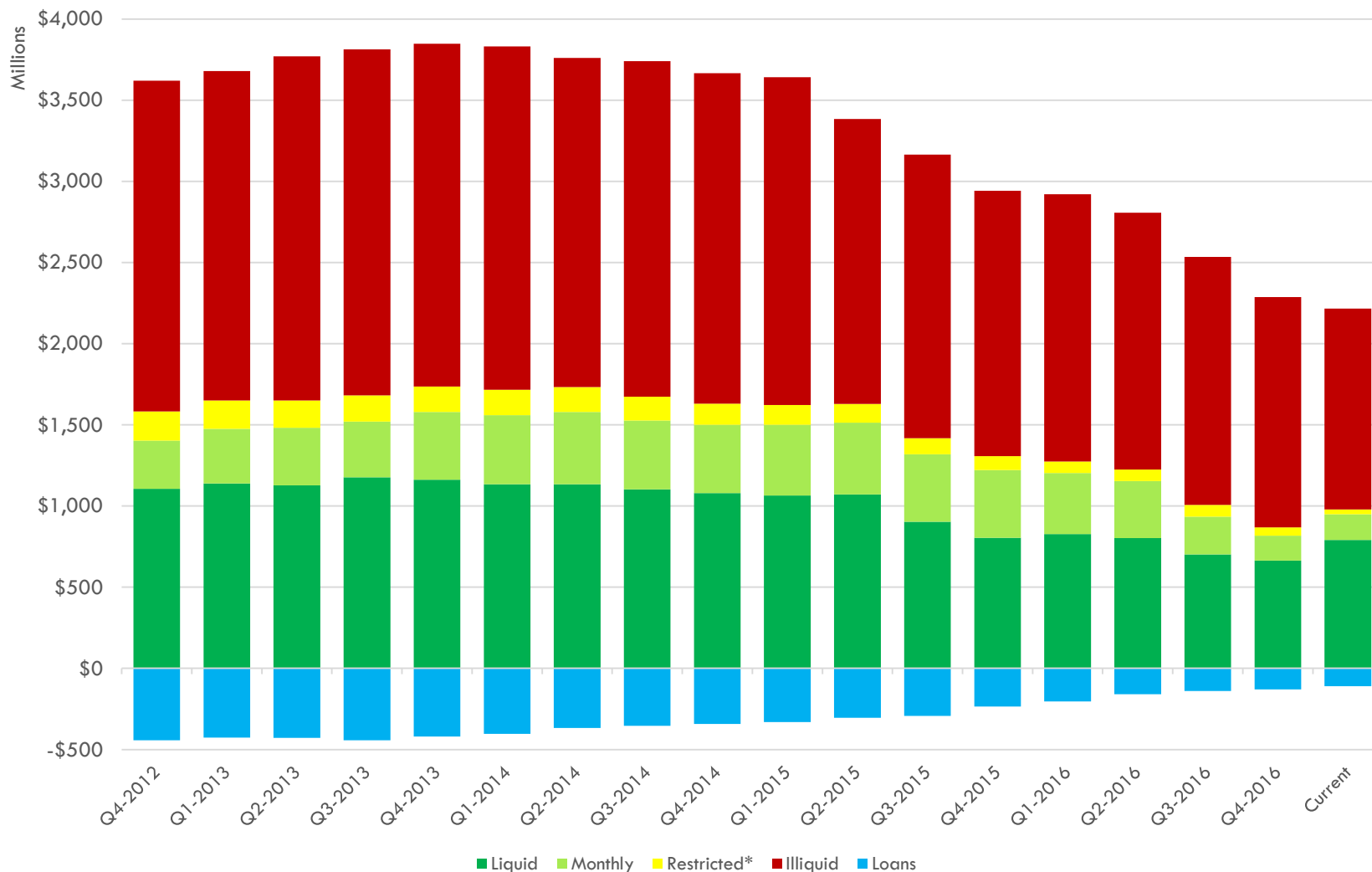
March 31, 2017



* - Assets can be redeemed between monthly and annual basis often with gating, lock-ups or notice of more than 30 days required.

Liquidity History – Investment Value (Quarterly)

March 31, 2017



* - Assets can be redeemed between monthly and annual basis often with gating, lock-ups or notice of more than 30 days required.

Unfunded Capital Commitments

March 31, 2017

Fund	Vintage	Asset Class	Total Commitment	Unfunded Capital
JPM AIRRO	2008	Infra	37,000,000	1,150,000
JPM AIRRO II	2013	Infra	40,000,000	32,563,999
JPM Maritime	2009	Infra	50,000,000	3,256,172
Hudson Clean Energy Partners	2009	PE	25,000,000	271,813
Huff Energy Fund	2006	PE	100,000,000	119,979
Industry Ventures	2016	PE	5,000,000	4,475,000
Lone Star Growth Capital	2006	PE	16,000,000	16,000,000
Lone Star Opportunities Fund V	2012	PE	75,000,000	18,750,000
Riverstone	2016	Private Debt	10,000,000	4,626,146
1210 South Lamar Bridge Loan	2014	RE	10,500,000	419,999
TOTAL PRIVATE PORTFOLIO				\$ 81,633,108

Real Estate Debt Obligations	Maturity	Total Commitment	Unfunded Capital
Commitment to repay RCH debt ¹	5/23/2017	171,400,000	171,400,000

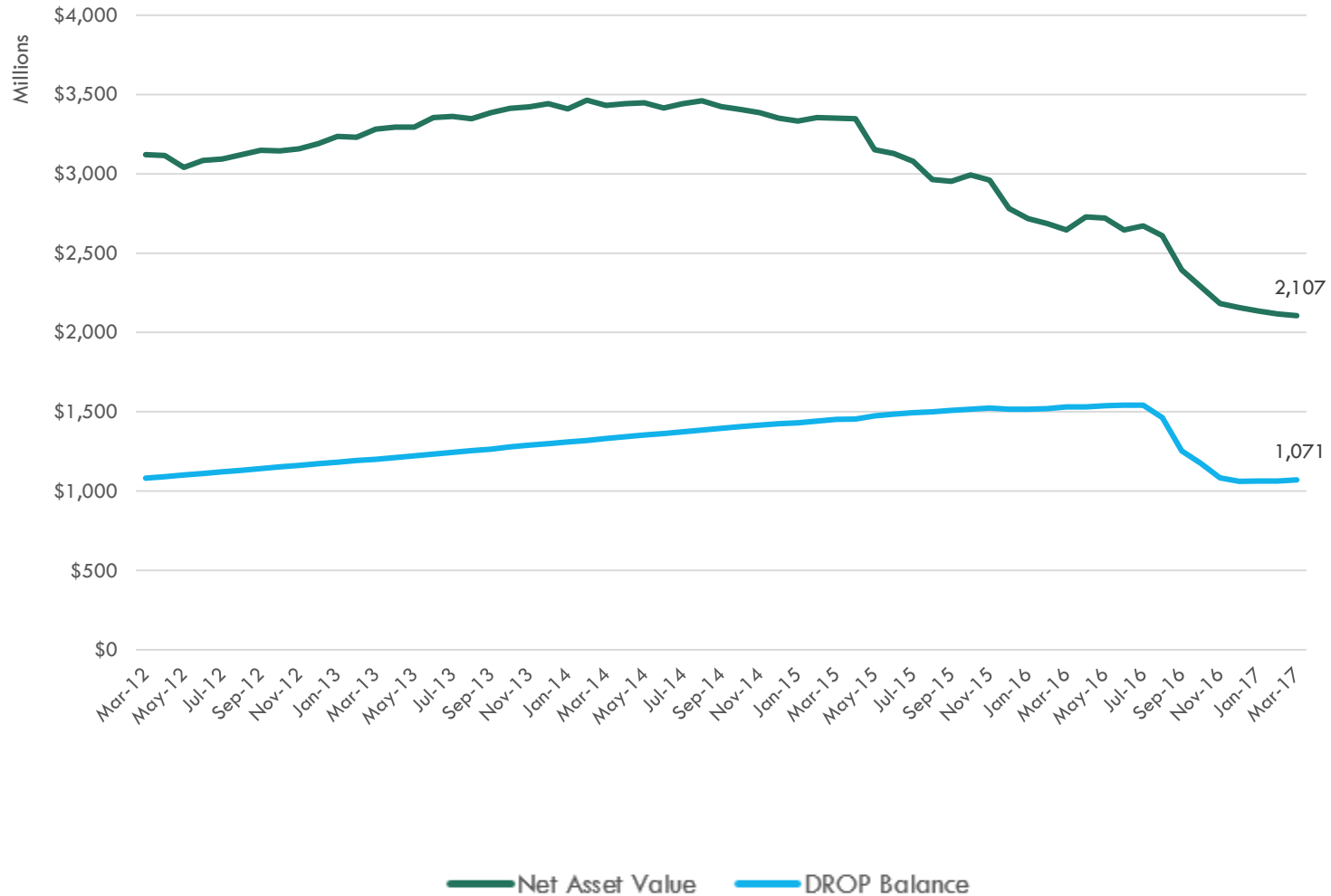
¹ DFPF has a capital commitment obligation to repay \$171.4m of company level debt of a real estate operating company investment, which matures in May 2017, but could be called if DFPF net plan assets drop below \$2 billion.

TOTAL CAPITAL CALLS & CONTRIBUTIONS		\$24,480,327
Outflows over \$1 m		
Bank of America - Revolver	Principal payment	\$10,000,000
Bank of America - Term	Principal payment	\$10,000,000
Lone Star Fund VIII	Capital call	\$2,126,305
Lone Star Fund IX	Capital call	\$1,985,870
TOTAL DISTRIBUTIONS		\$100,470,212
Inflows over \$1 m		
L&B	Ko Olina Sale	\$22,590,279
Lone Star Fund IX	Secondary Sale	\$18,662,705
Lone Star Real Estate Fund III	Secondary Sale	\$14,407,589
M&G Real Estate Debt Fund	Secondary Sale	\$11,587,050
Lone Star Fund VIII	Secondary Sale	\$10,141,036
Lone Star Fund VI	Secondary Sale	\$4,828,289
Lone Star Fund V	Secondary Sale	\$3,412,129
Lone Star Real Estate Fund II	Secondary Sale	\$2,939,071
Lone Star Real Estate Fund	Secondary Sale	\$2,586,121
L&B	Beachwalk Sale (Holdback)	\$1,965,600
Lone Star Fund VII	Secondary Sale	\$1,669,864
Lone Star Fund IX	Distribution	\$1,183,530

* Excludes funding, redemptions and distributions from public equity and public fixed income separate accounts

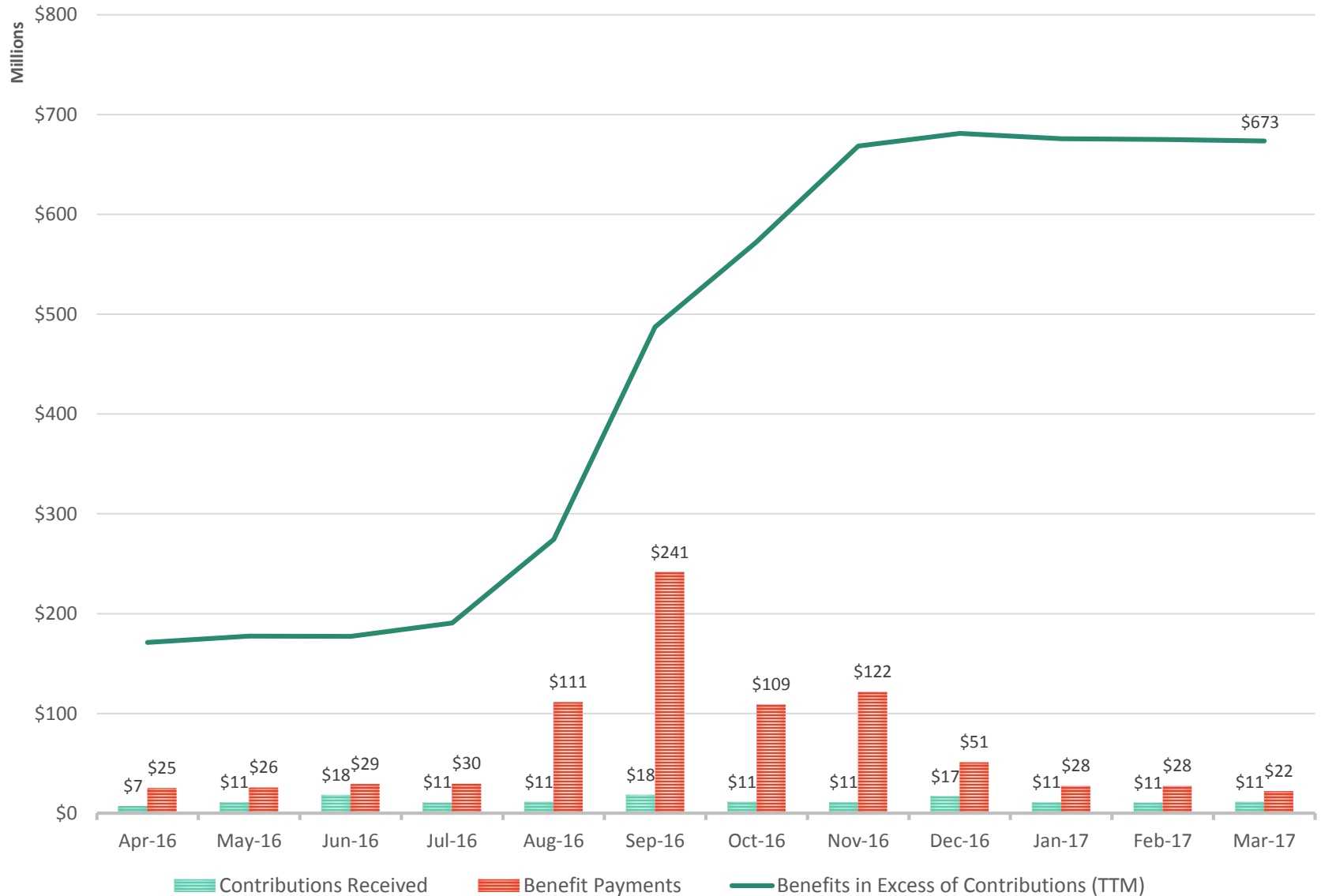
Monthly NAV & DROP Balances

March 31, 2017



Trailing 12-month Funding Gap

March 31, 2017



DROP Balance as % of NAV

March 31, 2017

In Millions

