

Teachers' Retirement System of Oklahoma

First Quarter 2024

Private Markets Program

Total Program Performance

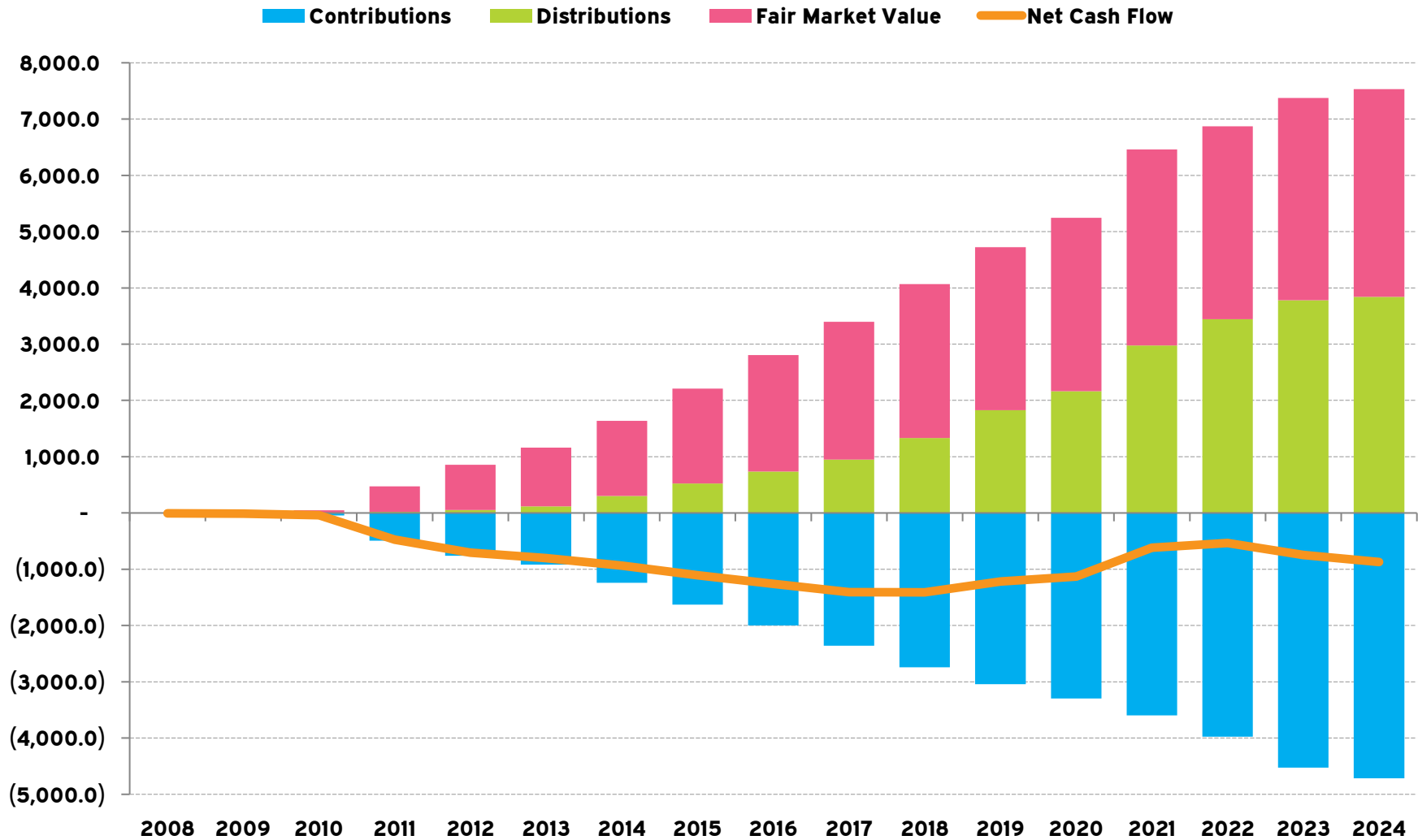
	Committed Capital (\$M)	Total Contributions (\$M)	Total Distributions (\$M)	Market Value (\$M)	Total Distribution to Paid-In Multiple (x)	Total Value Multiple (x)	Net IRR (%)
Total Alternatives Account¹	6,591.1	4,712.7	3,839.0	3,691.7	0.81	1.6	11.5%
Private Equity ¹	2,721.5	1,989.9	2,299.5	1,571.5	1.16	1.9	17.3%
Private Debt	1,525.0	830.0	550.7	578.4	0.66	1.4	12.9%
Real Estate	2,344.6	1,892.8	988.8	1,541.7	0.52	1.3	5.8%

Total Program Capital Activity

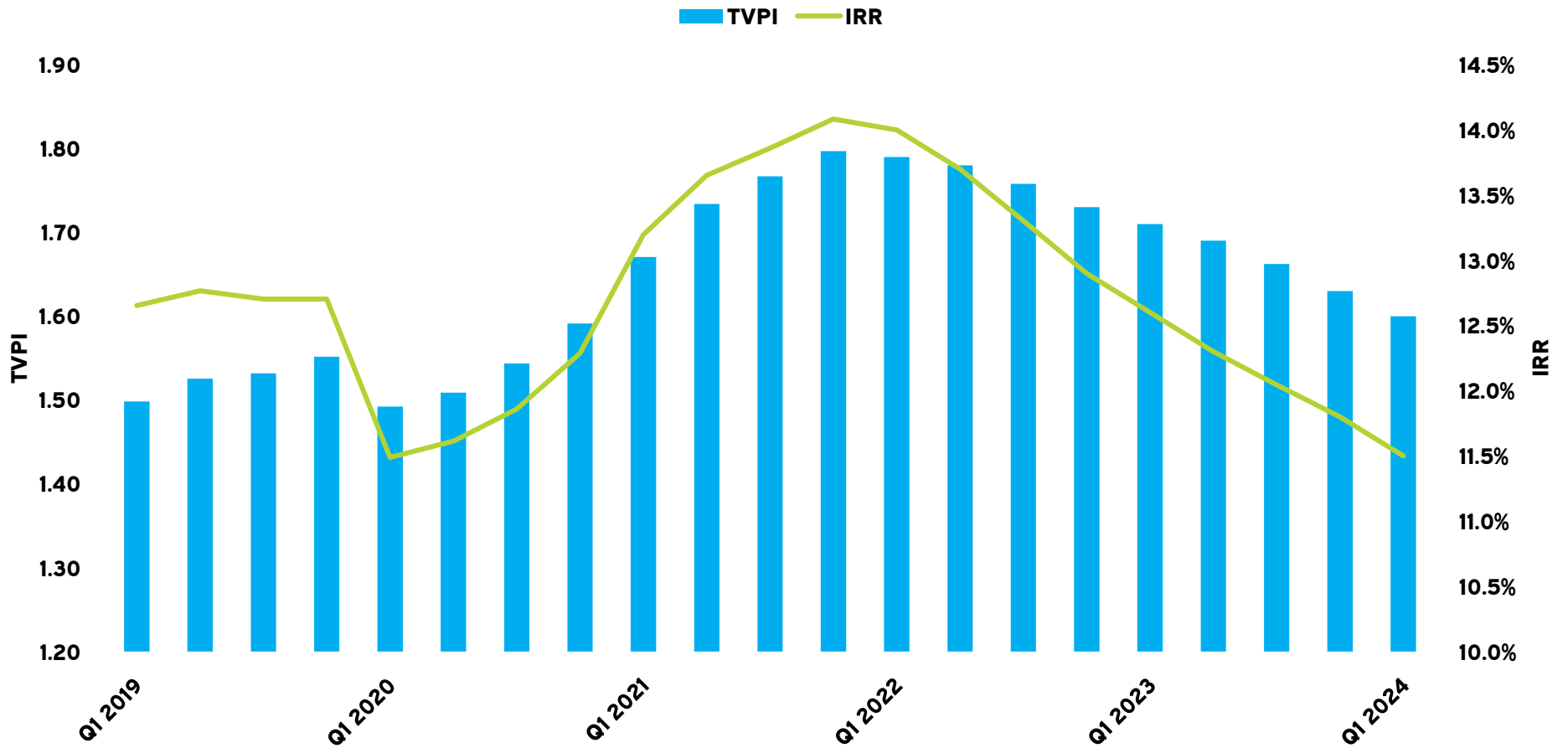
	Capital Calls			Distributions		
	Quarter to Date (\$M)	Trailing 12-Months (\$M)	Since Inception (\$M)	Quarter to Date (\$M)	Trailing 12-Months (\$M)	Since Inception (\$M)
Total Alternatives Account¹	185.9	663.5	4,712.7	56.8	298.9	3,839.0
Private Equity ¹	41.5	171.6	1,989.9	36.9	210.5	2,299.5
Private Debt	120.5	311.3	830.0	5.9	15.2	550.7
Real Estate	24.0	180.5	1,892.8	14.1	73.3	988.8

¹ Private Equity underlying data was provided by Franklin Park.

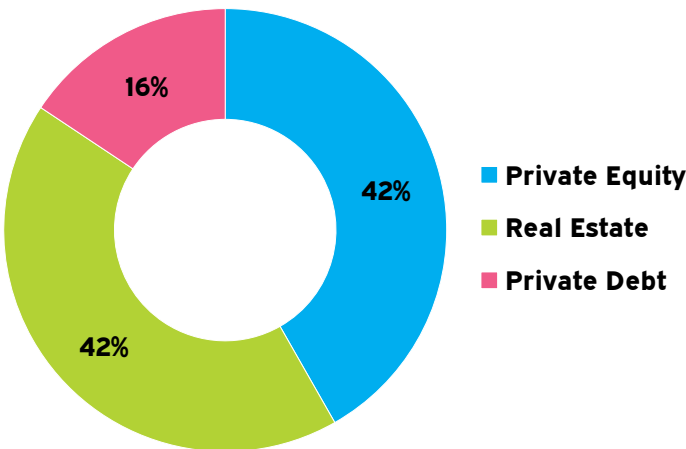
Total Program - Net Cash Flows (\$ millions)



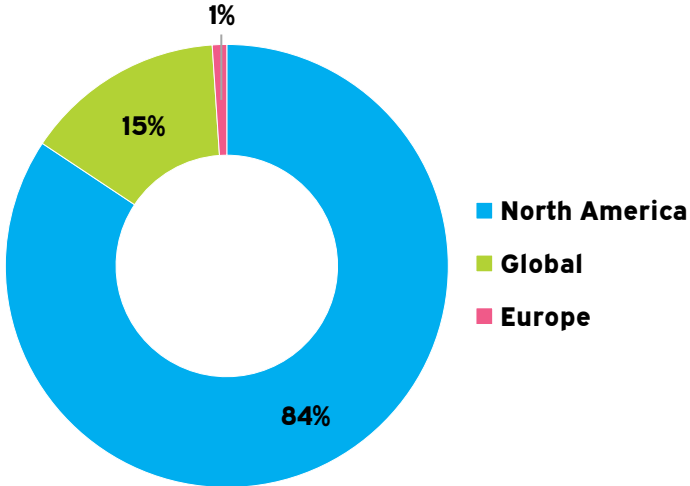
Since Inception Performance Over Time



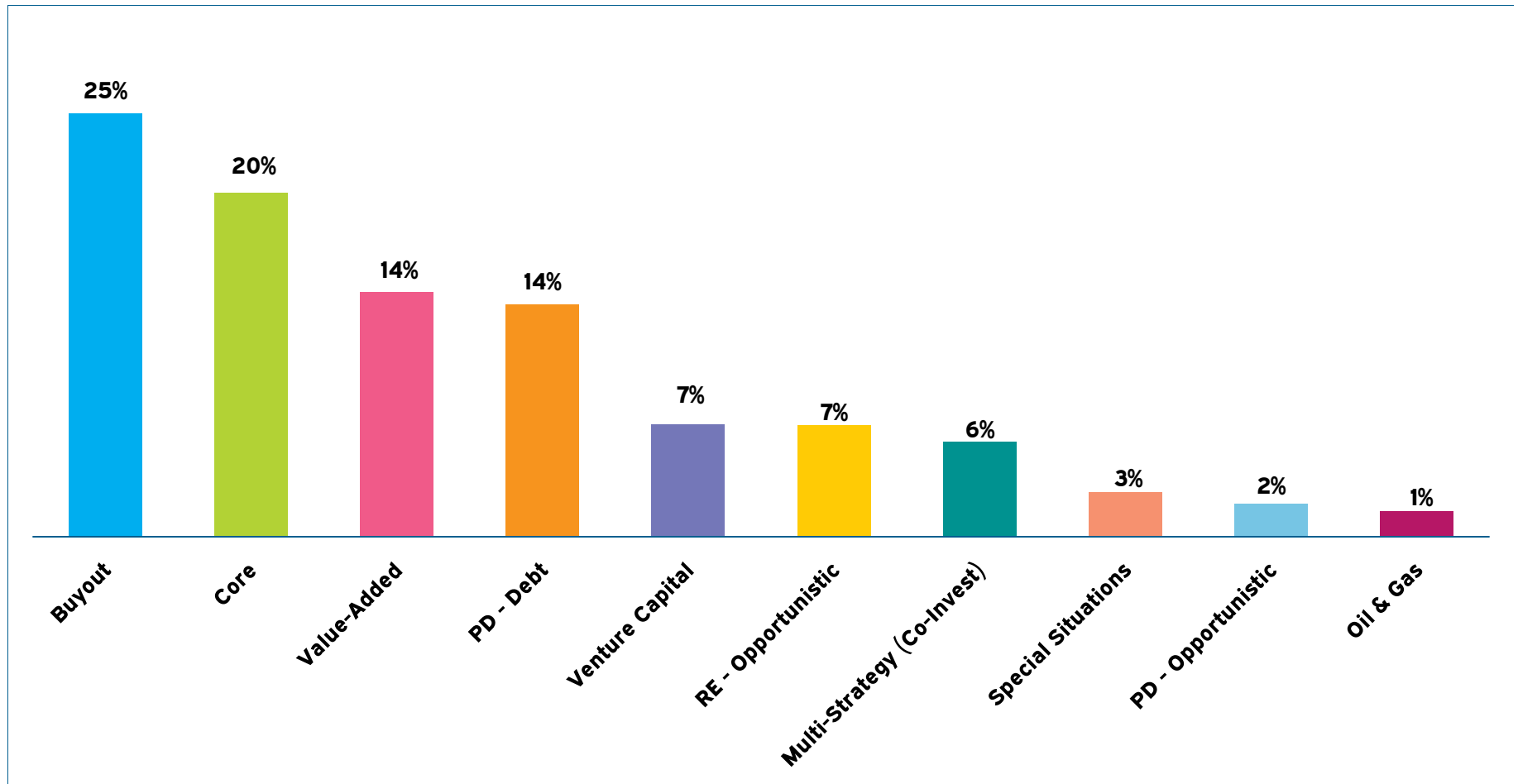
Diversification by Asset Class – Reported Fair Value



Diversification by Geography – Reported Fair Value

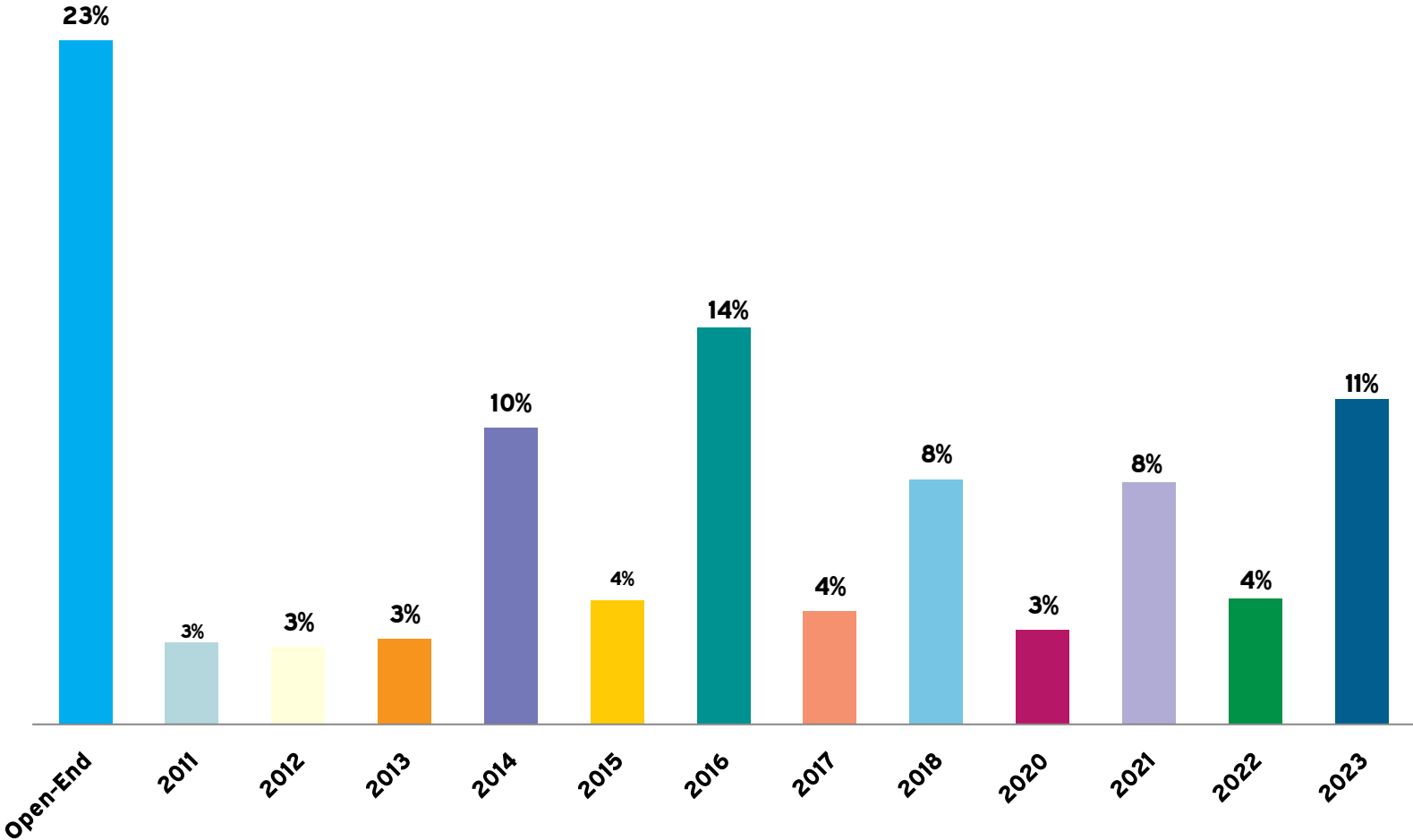


Diversification by Investment Strategy – Reported Fair Value*



* Strategies with market value exposure of less than 1% has been omitted from the chart.

Diversification by Vintage Year – Reported Fair Value¹

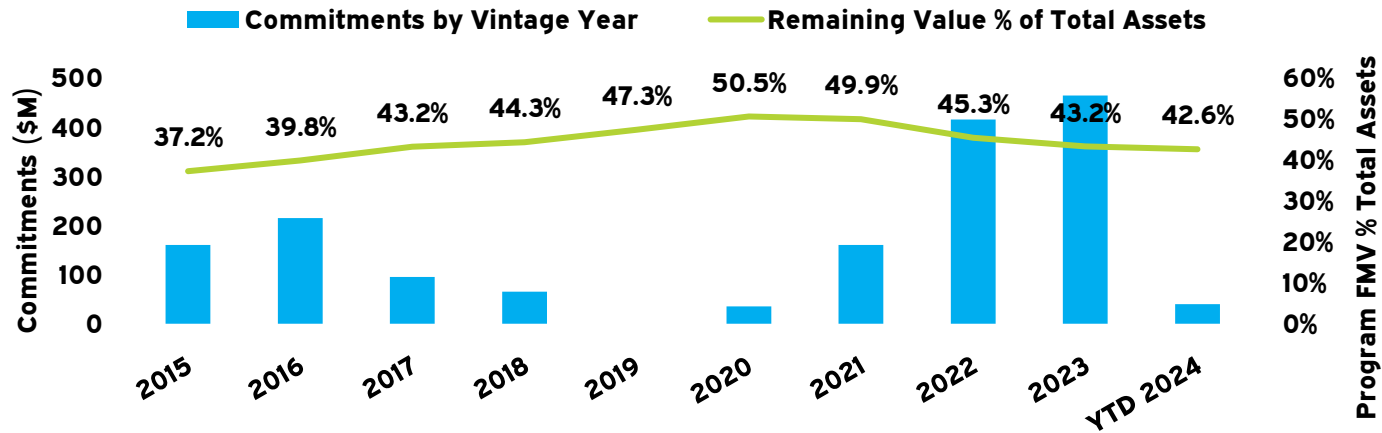


¹ Vintage Years with market value exposure of less than 1% has been omitted from the chart.

Private Equity Program

Introduction

As of March 31, 2024, OTRS had committed \$2,721.5 million to 88 partnerships (54 Buyout, 12 Venture Capital, 6 Special Situations, 4 Oil & Gas, 3 Private Debt, 3 Distressed, 2 Secondary, 2 Growth Equity, and 2 Multi-Strategy Co-investment). The reported fair value of the aggregate Private Equity Program was \$1,571.5 million at the end of the first quarter.



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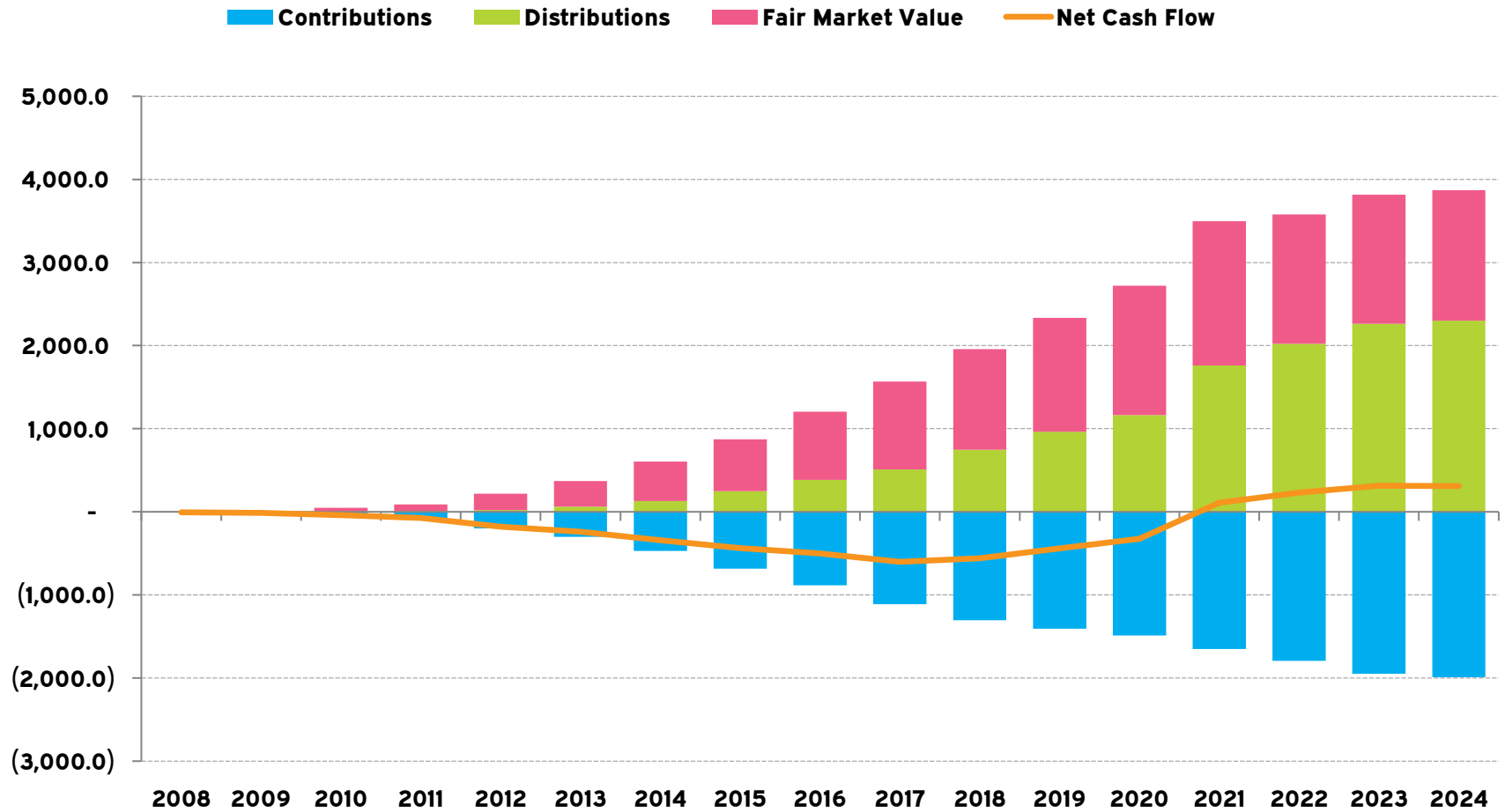
Program Status

No. of Investments	88
Committed (\$M)	2,721.5
Contributed (\$M)	1,989.9
Distributed (\$M)	2,299.5
Remaining Value (\$M)	1,571.5

Performance Since Inception

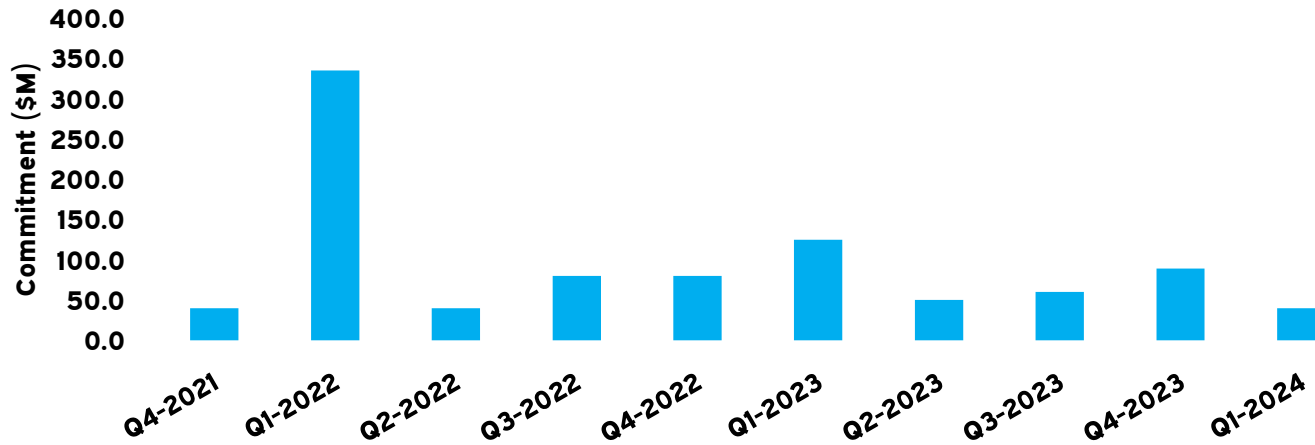
	Program
DPI	1.16x
TVPI	1.95x
IRR	17.3%

Private Equity - Net Cash Flows (\$ millions)



Commitments

Recent Quarterly Commitments

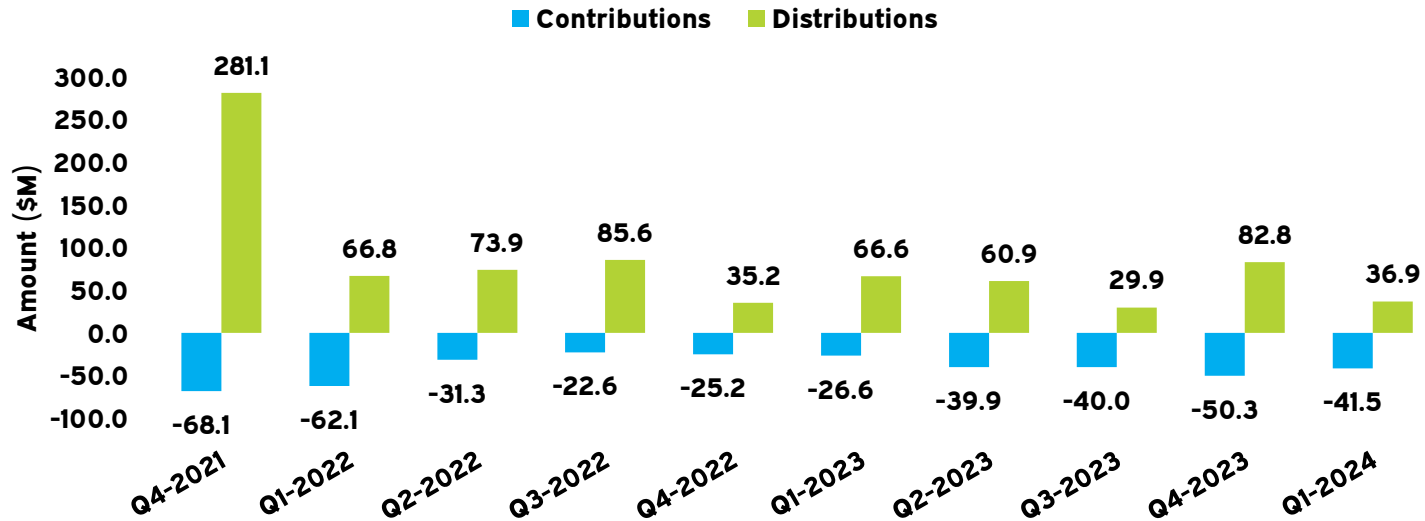


Commitments This Quarter

Fund	Strategy	Region	Amount (\$M)
Franklin Park Ven XV	Venture Capital	Global: All	40.00

Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

Fund	Vintage	Strategy	Region	Amount (\$M)
FP Co-Investment VI	2023	Multi-strategy	North America	16.50
JFL VI	2023	Buyout	North America	4.81
Greenbriar VI	2022	Buyout	North America	4.31

Largest Distributions This Quarter

Fund	Vintage	Strategy	Region	Amount (\$M)
Court Square III	2012	Buyout	North America	8.18
Thoma Bravo XI	2014	Buyout	North America	6.27
FP Intl 2013	2013	Buyout	Global: All	2.68

By Strategy

Group	Number	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	Exposure (\$M)	DPI (X)	TVPI (X)	IRR (%)
Buyout	54	1,555.5	1,126.0	575.9	1,420.2	924.6	1,500.5	1.26	2.08	19.2
Distressed	3	95.0	89.3	6.0	102.7	23.0	29.0	1.15	1.41	5.9
Oil and Gas	4	141.0	148.1	3.7	169.9	54.4	58.1	1.15	1.52	9.3
Growth Equity	2	45.0	13.9	31.1	0.0	15.5	46.6	0.00	1.12	7.9
Multi-strategy	2	250.0	170.5	88.2	9.4	206.7	294.9	0.05	1.27	14.9
Private Debt	3	60.0	78.1	8.2	137.9	3.1	11.3	1.77	1.81	16.4
Secondary	2	25.0	23.2	2.6	33.4	1.7	4.3	1.44	1.52	11.9
Special Situations	6	185.0	156.6	52.5	186.6	97.4	149.9	1.19	1.81	18.0
Venture Capital	12	365.0	184.2	176.8	239.3	245.1	421.9	1.30	2.63	21.8
Total	88	2,721.5	1,989.9	944.9	2,299.5	1,571.5	2,516.5	1.16	1.95	17.3

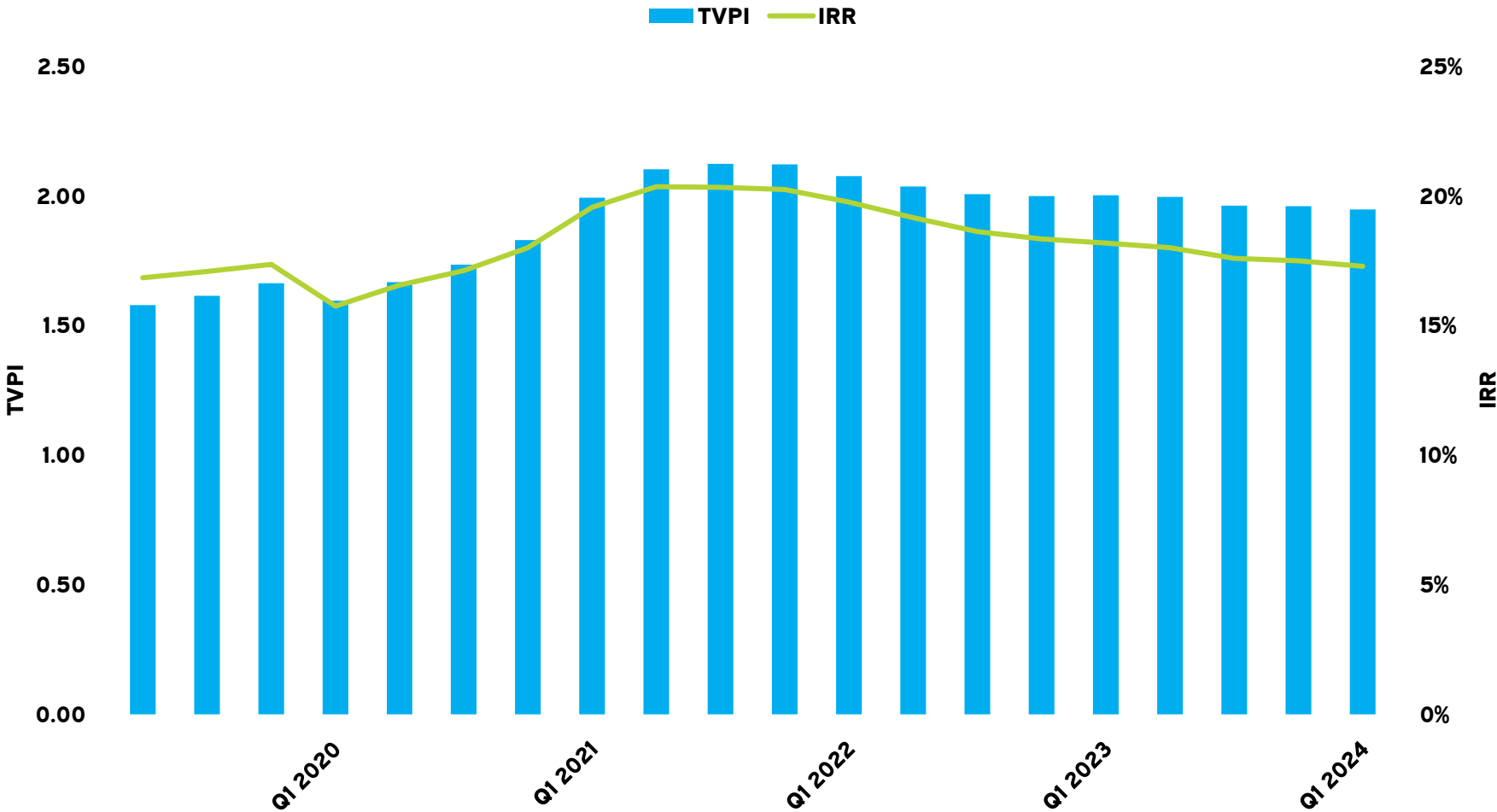
By Vintage

Group	Number	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	Exposure (\$M)	DPI (X)	TVPI (X)	Peer TVPI (X) ¹	IRR (%)	Peer IRR (%) ¹
2007	1	15.0	14.4	2.6	23.5	0.7	3.2	1.63	1.68	1.69	13.3	11.3
2008	3	30.0	30.3	2.1	42.4	1.3	3.4	1.40	1.44	1.67	12.1	12.1

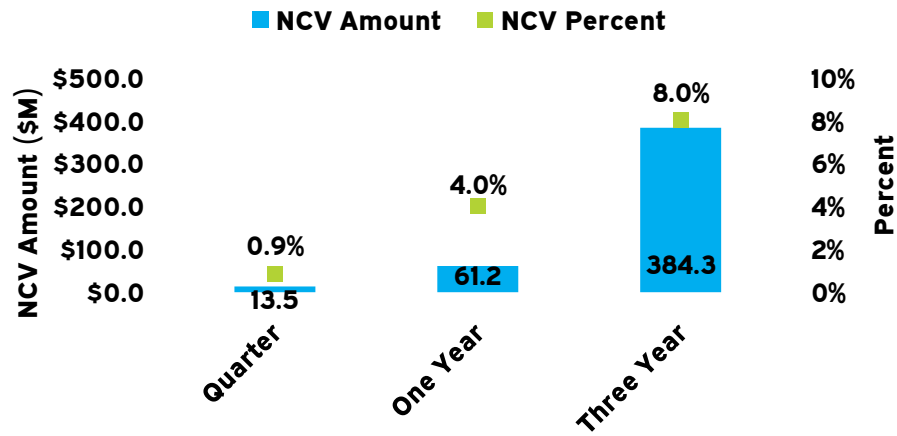
¹ Preqin; Private Equity – All, Net Median, as of March 31, 2024.

Group	Number	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	Exposure (\$M)	DPI (X)	TVPI (X)	Peer TVPI (X) ¹	IRR (%)	Peer IRR (%) ¹
2009	2	27.5	25.9	2.3	41.0	2.0	4.3	1.58	1.66	1.94	12.5	17.5
2010	5	90.0	83.8	1.7	156.0	23.8	25.5	1.86	2.15	1.92	14.8	14.8
2011	6	199.0	217.2	11.8	395.8	103.3	115.2	1.82	2.30	1.89	17.9	15.1
2012	7	216.0	218.7	16.3	342.8	97.3	113.6	1.57	2.01	1.86	16.4	15.2
2013	6	165.0	179.6	20.4	298.7	77.2	97.6	1.66	2.09	2.03	16.4	15.4
2014	9	310.0	316.3	26.2	407.4	307.5	333.8	1.29	2.26	1.88	17.8	16.9
2015	5	160.0	175.3	8.0	168.9	156.5	164.5	0.96	1.86	1.92	14.4	17.6
2016	9	215.0	207.1	33.7	280.5	208.7	242.5	1.35	2.36	1.97	25.4	18.6
2017	5	95.0	92.3	14.5	98.6	105.7	120.2	1.07	2.21	1.73	28.1	18.2
2018	3	65.0	67.8	19.7	29.9	92.4	112.1	0.44	1.80	1.69	21.6	18.4
2020	2	35.0	30.3	5.6	1.0	34.7	40.3	0.03	1.18	1.28	9.5	14.7
2021	3	160.0	137.5	33.1	12.0	169.7	202.8	0.09	1.32	1.17	14.2	10.7
2022	9	415.0	120.0	295.7	0.0	118.1	413.8	0.00	0.98	1.02	-1.4	NM
2023	12	484.0	73.2	411.2	0.8	72.7	483.9	0.01	1.00	1.00	NM	NM
2024	1	40.0	0.0	40.0	0.0	0.0	40.0	0.00	NM	1.07	NM	NM
Total	88	2,721.5	1,989.9	944.9	2,299.5	1,571.5	2,516.5	1.16	1.95		17.3	

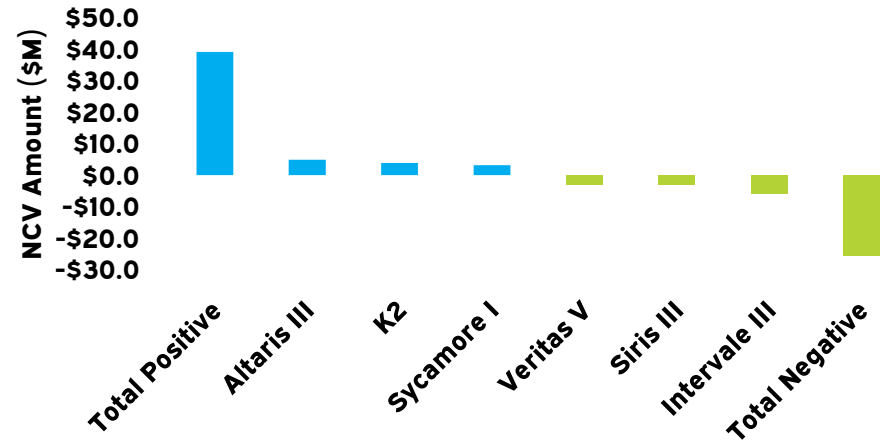
Since Inception Performance Over Time



Periodic NCV



1 Quarter Drivers Of NCV



U.S. Private Equity: 67 Funds, \$2.2B commitments (80% of total), \$1.4B reported fair value (89% of total)

	3-Year Return (%)	5-Year Return (%)	Since Inception (%)
OTRS/FP – U.S. Private Equity	7.5	20.7	20.1
Russell 2000 PME	0.2	8.7	9.4
Russell 2000 PME + 400 bps	4.2	12.7	13.4

Energy: 4 funds, \$141M commitments (5% of total), \$54.4M reported fair value (3% of total)

	3-Year Return (%)	5-Year Return (%)	Since Inception (%)
OTRS/FP – Energy	39.8	9.8	9.3
Alerian MLP PME	28.6	7.3	3.4
Alerian MLP PME + 400 bps	32.6	11.3	7.4

Non-U.S. Private Equity: 9 Funds, \$215M commitments (8% of total), \$96.5M reported fair value (6% of total)

	3-Year Return (%)	5-Year Return (%)	Since Inception (%)
OTRS/FP – Non-U.S. Private Equity	3.5	8.4	9.2
MSCI All Country ex USA PME	2.2	6.7	5.8
MSCI All Country ex USA PME + 400 bps	6.2	10.7	9.8

Private Debt: 8 funds, \$180M commitments (7% of total), \$27.9M reported fair value (2% of total)

	3-Year Return (%)	5-Year Return (%)	Since Inception (%)
OTRS/FP – Private Debt	9.8	12.1	10.0
Barclays U.S. Corporate High Yield PME	0.4	4.1	5.7
Barclays U.S. Corporate High Yield PME + 400 bps	4.4	8.1	9.7

Fund Performance: Sorted By Vintage And Strategy

By Investment	Vintage	Strategy	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	TVPI (X)	IRR (%)
Platinum II	2007	Special Situations	15.0	14.4	2.6	23.5	0.7	1.68	13.3
Levine Leichtman IV	2008	Private Debt	10.0	10.0	1.8	16.2	1.0	1.72	18.0
TowerBrook III	2008	Buyout	10.0	10.5	0.0	13.5	0.0	1.29	8.3
Landmark XIV	2008	Secondary	10.0	9.8	0.3	12.6	0.3	1.32	8.9
WCAS XI	2009	Buyout	12.5	12.5	0.0	20.2	0.6	1.66	11.5
Lexington VII	2009	Secondary	15.0	13.4	2.3	20.8	1.4	1.65	13.6
Altus Capital II	2010	Buyout	20.0	20.2	0.0	31.9	4.1	1.78	13.3
Mason Wells III	2010	Buyout	25.0	23.8	0.0	71.9	0.0	3.02	20.6
Newstone II	2010	Private Debt	10.0	11.8	0.4	14.1	0.5	1.23	9.2
AG Recovery VII	2010	Distressed	15.0	15.0	0.0	18.4	0.0	1.23	4.9
FP Venture 2010	2010	Venture Capital	20.0	12.9	1.3	19.9	19.2	3.02	15.2
FP Intl 2011	2011	Buyout	20.0	18.6	1.8	24.1	7.0	1.68	9.1
JFL III	2011	Buyout	39.0	48.4	1.1	52.3	24.8	1.59	10.7
Wicks IV	2011	Buyout	40.0	42.9	3.9	88.1	7.8	2.24	21.0
Castlelake II	2011	Distressed	40.0	37.3	3.0	44.4	8.6	1.42	5.9
Sycamore I	2011	Special Situations	40.0	50.1	1.6	77.2	31.9	2.18	25.6
FP Venture 2011	2011	Venture Capital	20.0	19.9	0.3	109.6	23.3	6.67	34.3
Court Square III	2012	Buyout	40.0	44.9	1.3	75.8	30.3	2.36	20.9

By Investment	Vintage	Strategy	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining		
							Value (\$M)	TVPI (X)	IRR (%)
DW Healthcare III	2012	Buyout	40.0	37.1	2.9	71.5	5.7	2.08	18.8
FP Intl 2012	2012	Buyout	20.0	14.1	6.2	14.6	4.9	1.38	7.1
Riverside V	2012	Buyout	40.0	43.1	1.5	53.0	26.0	1.84	12.2
Thoma Bravo X	2012	Buyout	15.0	18.6	2.2	54.2	3.3	3.09	37.9
NGP X	2012	Oil and Gas	41.0	42.9	0.1	39.0	3.5	0.99	-0.3
FP Venture 2012	2012	Venture Capital	20.0	18.0	2.2	34.7	23.6	3.24	19.7
FP Intl 2013	2013	Buyout	20.0	14.5	5.7	9.3	14.6	1.65	8.1
Water Street III	2013	Buyout	25.0	30.3	3.3	78.5	11.0	2.95	35.4
Castlelake III	2013	Distressed	40.0	37.0	3.0	39.9	14.5	1.47	6.4
EnCap IX	2013	Oil and Gas	20.0	23.0	0.8	30.3	4.6	1.52	11.0
Levine Leichtman V	2013	Private Debt	40.0	56.3	5.9	107.7	1.7	1.94	17.2
FP Venture 2013	2013	Venture Capital	20.0	18.5	1.7	33.1	30.8	3.45	22.8
Altaris III	2014	Buyout	40.0	46.7	0.1	66.7	57.4	2.66	27.3
FP Intl 2014	2014	Buyout	20.0	14.7	5.5	13.7	11.3	1.70	12.8
Intervale III	2014	Buyout	35.0	37.7	4.8	18.1	11.1	0.77	-5.2
K2	2014	Buyout	35.0	42.4	0.0	50.6	93.2	3.39	20.4
Thoma Bravo XI	2014	Buyout	40.0	41.6	4.3	113.8	34.5	3.57	26.6
NGP XI	2014	Oil and Gas	40.0	40.5	1.3	43.8	21.8	1.62	10.4
KPS IV	2014	Special Situations	40.0	35.5	5.6	56.4	18.8	2.12	23.7

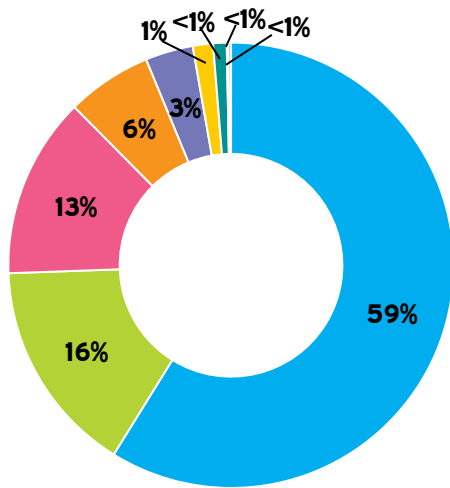
By Investment	Vintage	Strategy	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining		
							Value (\$M)	TVPI (X)	IRR (%)
Sycamore II	2014	Special Situations	40.0	38.0	3.8	21.9	24.5	1.22	4.8
FP Venture 2014	2014	Venture Capital	20.0	19.2	1.0	22.4	35.0	2.99	18.6
FP Intl 2015	2015	Buyout	20.0	16.9	3.2	9.2	15.7	1.47	9.3
Siris III	2015	Buyout	40.0	54.8	1.4	40.9	30.9	1.31	8.9
Veritas V	2015	Buyout	40.0	42.8	0.8	52.5	61.6	2.67	18.5
EnCap X	2015	Oil and Gas	40.0	41.7	1.6	56.9	24.5	1.96	15.7
FP Venture 2015	2015	Venture Capital	20.0	19.2	1.0	9.4	23.7	1.73	10.2
Altaris Const III	2016	Buyout	20.0	16.3	5.5	26.0	22.4	2.96	24.7
CenterGate I	2016	Buyout	30.0	24.3	7.4	17.3	22.8	1.65	20.5
DW Healthcare IV	2016	Buyout	25.0	25.5	0.8	23.5	20.0	1.70	17.6
FP Intl 2016	2016	Buyout	15.0	12.3	2.8	3.8	12.6	1.33	6.6
JFL IV	2016	Buyout	40.0	39.8	0.2	90.8	18.9	2.75	35.4
K3	2016	Buyout	25.0	25.0	6.0	24.5	47.6	2.89	29.7
Thoma Bravo Disc I	2016	Buyout	20.0	22.8	3.4	59.2	11.5	3.10	35.3
Thoma Bravo XII	2016	Buyout	25.0	27.3	6.2	28.3	31.4	2.19	16.7
FP Venture 2016	2016	Venture Capital	15.0	13.7	1.5	7.2	21.6	2.11	17.7
Altaris IV	2017	Buyout	25.0	24.5	2.3	25.0	24.1	2.01	26.8
BVIP IX	2017	Buyout	20.0	20.2	3.8	18.1	27.5	2.25	29.2
FP Intl 2017	2017	Buyout	15.0	14.1	1.0	7.1	16.2	1.65	15.7

By Investment	Vintage	Strategy	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining		
							Value (\$M)	TVPI (X)	IRR (%)
Veritas VI	2017	Buyout	20.0	22.9	3.0	45.5	21.5	2.93	37.6
FP Venture 2017	2017	Venture Capital	15.0	10.6	4.5	2.9	16.4	1.83	17.3
Thoma Bravo Disc II	2018	Buyout	20.0	21.4	5.6	14.4	29.1	2.03	24.1
Water Street IV	2018	Buyout	25.0	27.8	5.2	8.0	41.7	1.79	20.1
Sycamore III	2018	Special Situations	20.0	18.6	8.9	7.5	21.6	1.56	20.3
Greenbriar V	2020	Buyout	20.0	20.3	0.6	0.9	23.0	1.18	10.3
Franklin Park XIII	2020	Venture Capital	15.0	10.0	5.1	0.2	11.7	1.18	8.3
FP Intl X	2021	Buyout	15.0	7.7	7.4	0.7	8.3	1.16	10.8
Revelstoke III	2021	Buyout	20.0	13.3	8.6	2.0	11.4	1.01	0.7
Franklin Co-Invest V	2021	Multi-strategy	125.0	116.6	17.1	9.4	150.1	1.37	15.1
Aldrich Fund II	2022	Buyout	20.0	6.4	13.6	0.0	5.9	0.92	-8.6
FP Intl XI	2022	Buyout	70.0	8.1	62.1	0.0	6.0	0.73	NM
Greenbriar VI	2022	Buyout	40.0	10.1	29.9	0.0	9.5	0.94	NM
Kainos Capital III	2022	Buyout	20.0	7.5	12.5	0.0	9.0	1.20	17.3
Veritas VIII	2022	Buyout	40.0	22.4	17.6	0.0	24.9	1.11	NM
Water Street V	2022	Buyout	40.0	9.4	30.6	0.0	7.6	0.81	NM
FTV VII	2022	Growth Equity	25.0	13.9	11.1	0.0	15.5	1.12	7.9
Franklin Park XIV	2022	Venture Capital	60.0	8.8	51.5	0.0	7.7	0.87	-14.6
Franklin Venture Opp	2022	Venture Capital	100.0	33.4	66.8	0.0	32.1	0.96	-2.8

By Investment	Vintage	Strategy	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining		
							Value (\$M)	TVPI (X)	IRR (%)
Alpine IX	2023	Buyout	40.0	3.8	36.2	0.0	4.2	1.11	NM
Ascend Fund II	2023	Buyout	30.0	0.0	30.0	0.0	0.0	NM	NM
CenterGate II	2023	Buyout	40.0	0.0	40.0	0.0	NM	NM	NM
Clearlake CP VIII	2023	Buyout	32.0	0.0	32.0	0.0	0.0	NM	NM
Edgewater V	2023	Buyout	30.0	4.3	25.8	0.1	2.0	0.49	NM
Graycliff PE Part V	2023	Buyout	27.0	0.0	27.0	0.0	0.0	NM	NM
JFL VI	2023	Buyout	40.0	10.8	29.5	0.7	11.1	1.09	NM
Main Post III	2023	Buyout	40.0	0.1	39.9	0.0	NM	NM	NM
Rock Island IV	2023	Buyout	30.0	0.4	29.6	0.0	NM	NM	NM
Long Ridge IV	2023	Growth Equity	20.0	0.0	20.0	0.0	0.0	NM	NM
FP Co-Investment VI	2023	Multi-strategy	125.0	53.9	71.1	0.0	56.6	1.05	NM
KPS Mid-Cap II	2023	Special Situations	30.0	0.0	30.0	0.0	0.0	NM	NM
Franklin Park Ven XV	2024	Venture Capital	40.0	0.0	40.0	0.0	0.0	NM	NM
Total			2,721.5	1,989.9	944.9	2,299.5	1,571.5	1.95	17.3

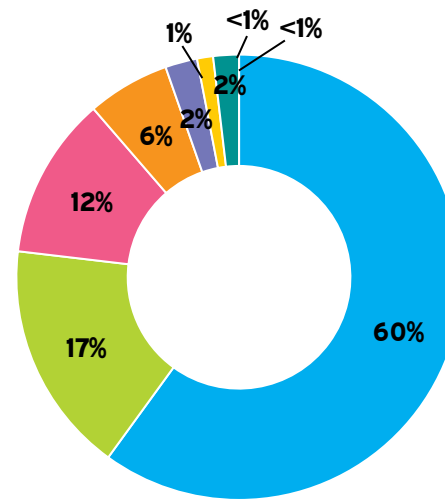
By Strategy

Percent of FMV



- Buyout
- Venture Capital
- Multi-strategy
- Special Situations
- Oil and Gas
- Distressed
- Growth Equity
- Secondary
- Private Debt

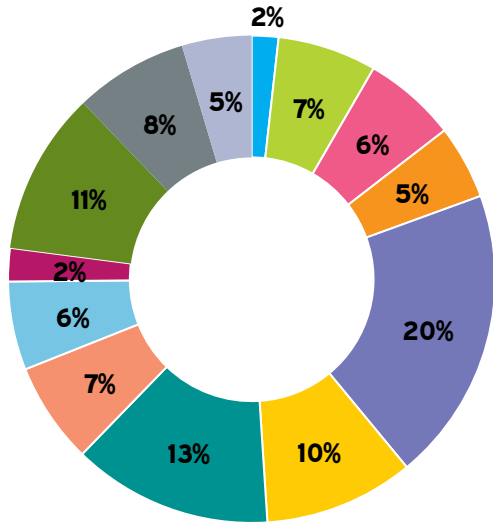
Percent of Exposure



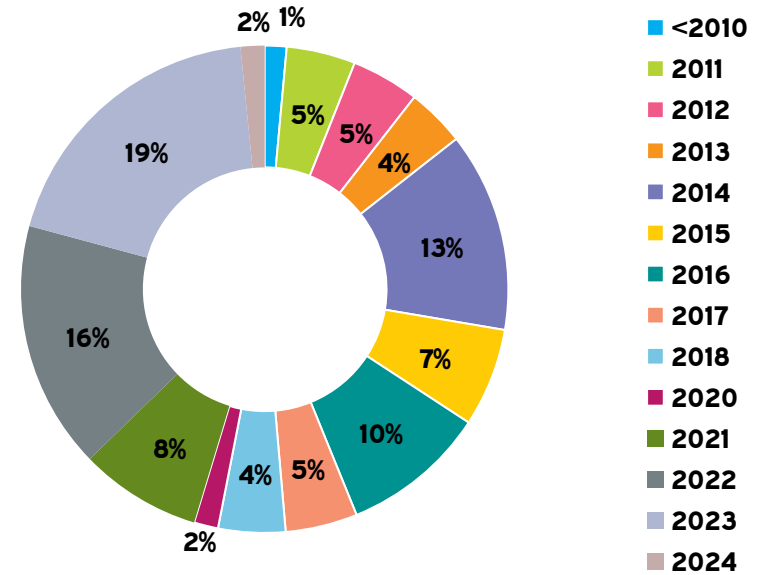
- Buyout
- Venture Capital
- Multi-strategy
- Special Situations
- Oil and Gas
- Distressed
- Growth Equity
- Secondary
- Private Debt

By Vintage

Percent of FMV



Percent of Exposure

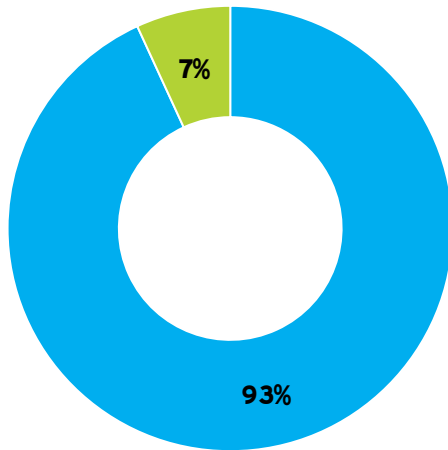


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- 2011
- 2012
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- 2014
- 2015
- 2016
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- 2018
- 2020
- 2021
- 2022
- 2023
- 2024

- <2010
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- 2024

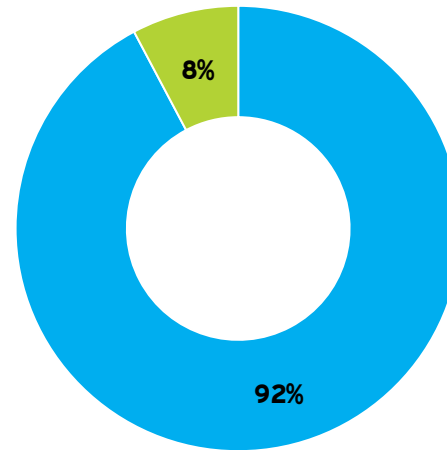
By Geographic Focus

Percent of FMV



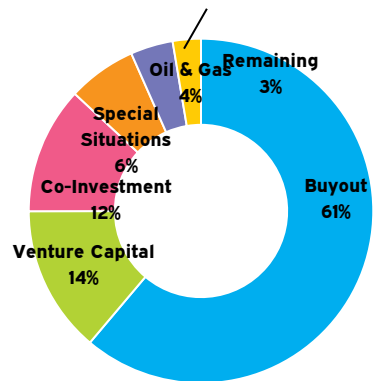
■ North America
■ Global

Percent of Exposure

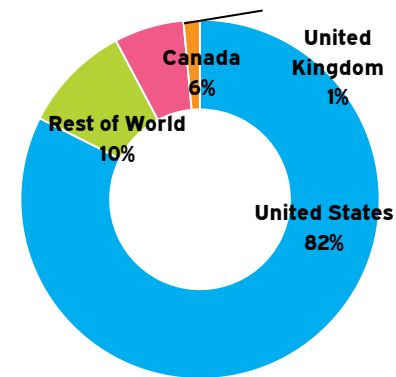


■ North America
■ Global

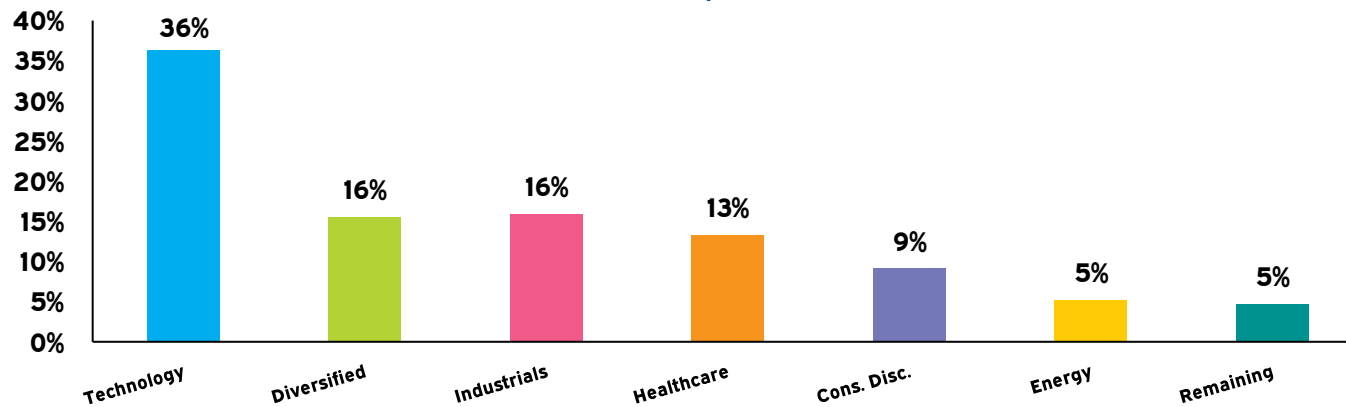
Reported Fair Value¹



Geography¹



Industry¹

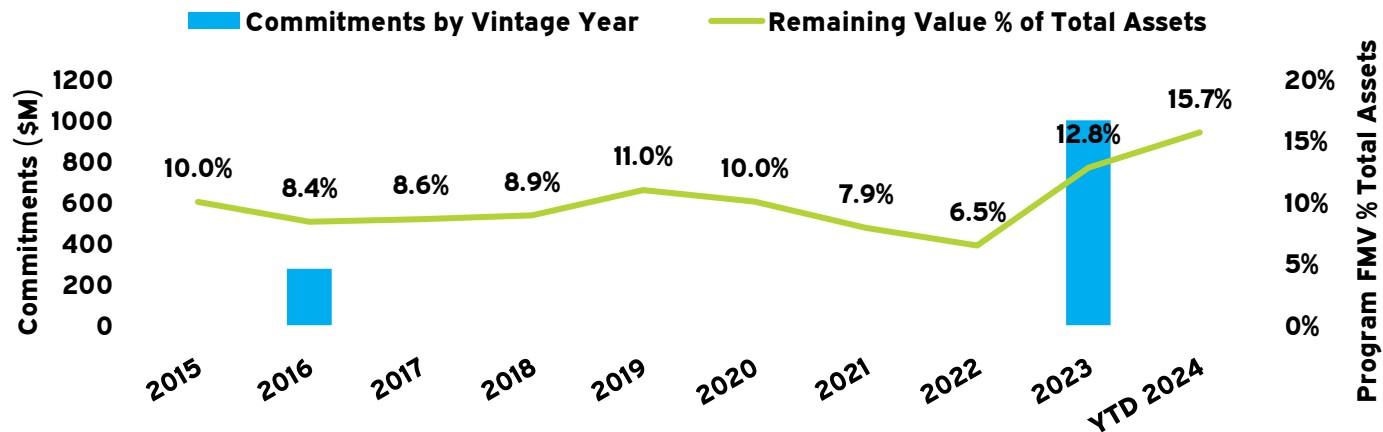


¹ These charts were created using the fair value of OTRS's private equity investments as of 12/31/2023.

Private Debt Program

Introduction

As of March 31, 2024, OTRS had committed \$1,525.0 million to six partnerships (four debt and two opportunistic investments). The reported fair value of the aggregate Private Debt Program was \$578.4 million at the end of the first quarter of 2024.



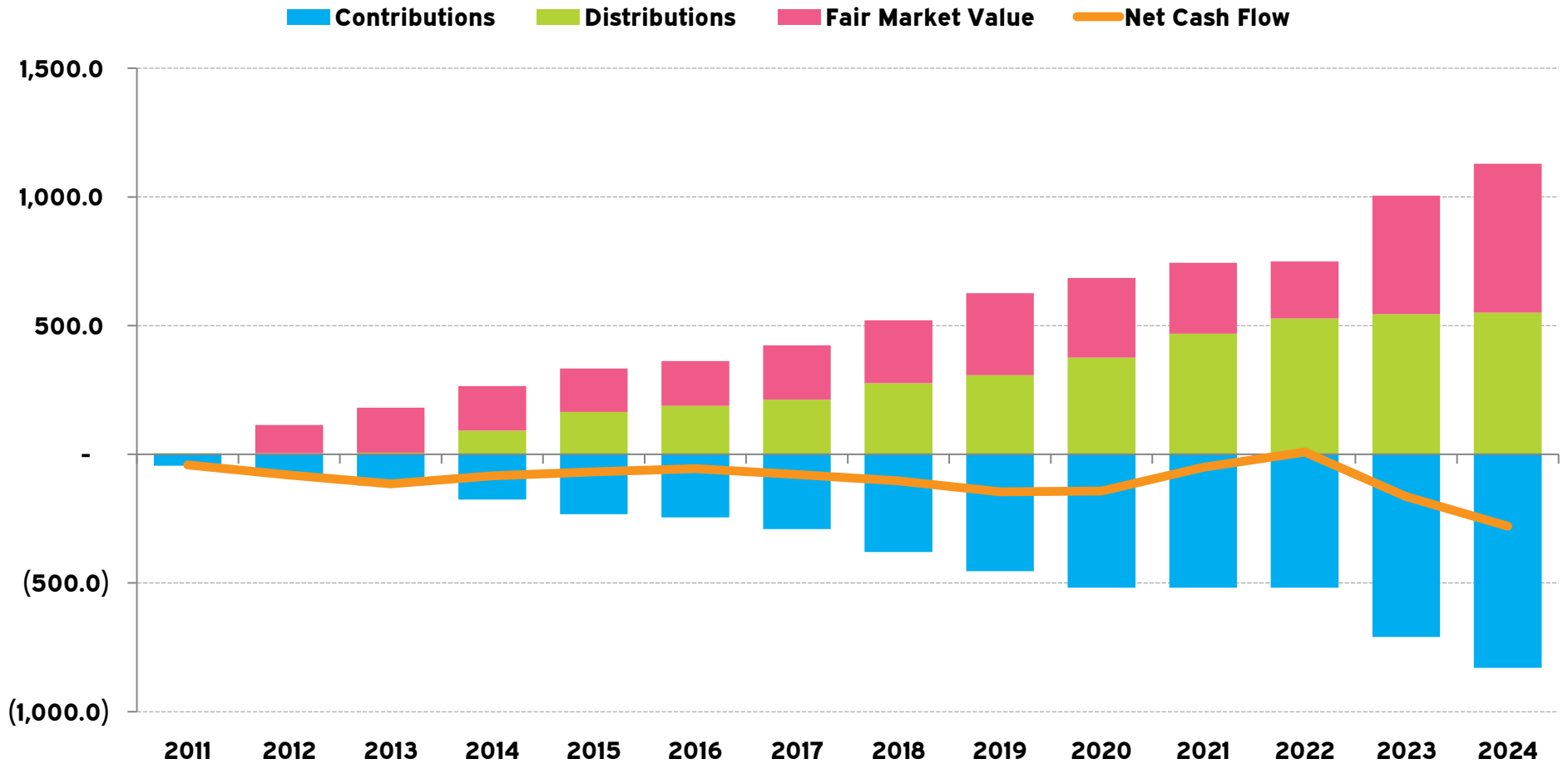
Program Status

No. of Investments	6
Committed (\$M)	1,525.0
Contributed (\$M)	830.0
Distributed (\$M)	550.7
Remaining Value (\$M)	578.4

Performance Since Inception

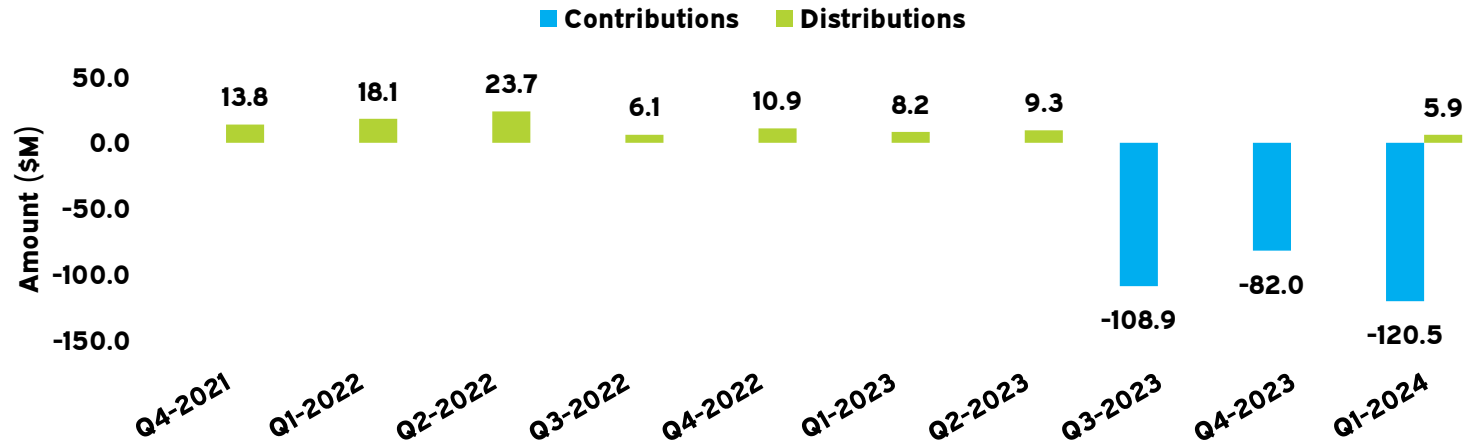
	Program
DPI	0.66x
TVPI	1.36x
IRR	12.9%

Private Debt – Net Cash Flows (\$ millions)



Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

Fund	Vintage	Strategy	Region	Amount (\$M)
Private Credit O	2023	Opportunistic	North America	63.77
KKR Scissor Tail	2023	Debt	North America	56.70

Largest Distributions This Quarter

Fund	Vintage	Strategy	Region	Amount (\$M)
KKR Scissor Tail	2023	Debt	North America	5.87

By Strategy

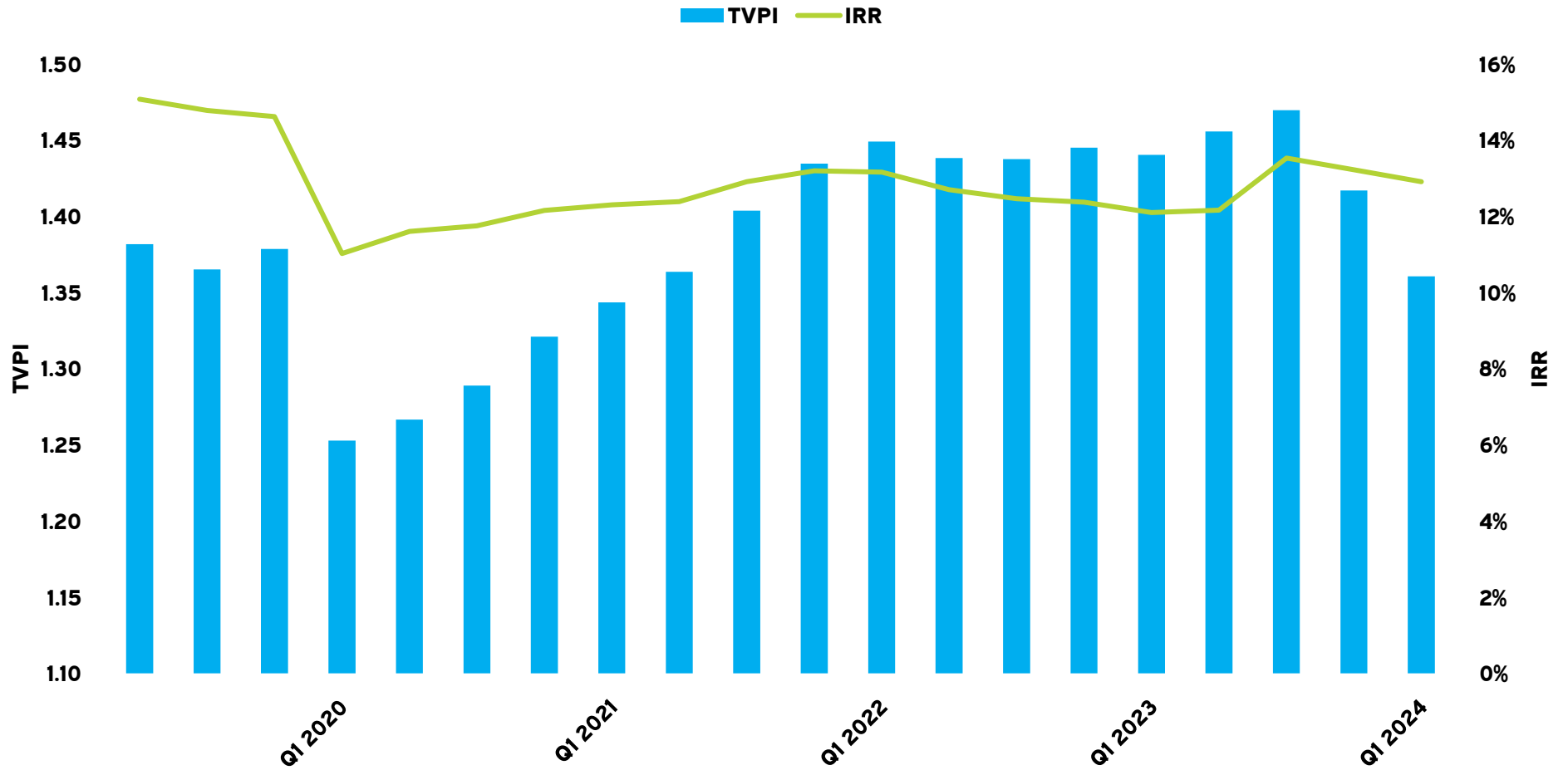
Group	Number	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	Exposure (\$M)	DPI (X)	TVPI (X)	IRR (%)
Debt	4	925.0	597.7	418.9	470.0	355.2	774.1	0.79	1.38	12.5
Opportunistic	2	600.0	232.3	448.6	80.8	223.2	671.8	0.35	1.31	14.9
Total	6	1,525.0	830.0	867.5	550.7	578.4	1,445.9	0.66	1.36	12.9

By Vintage

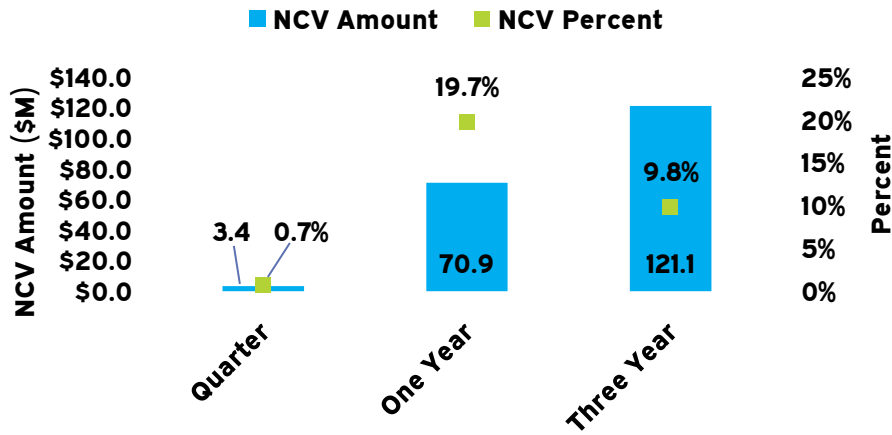
Group	Number	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	Exposure (\$M)	DPI (X)	TVPI (X)	Peer TVPI (X) ¹	IRR (%)	Peer IRR (%) ¹
2011	1	100.0	104.0	0.0	186.6	0.0	0.0	180	180	1.46	6.8	9.70
2013	1	150.0	139.7	0.0	179.8	7.5	7.5	1.29	1.34	1.30	11.0	7.89
2016	2	275.0	274.9	178.2	178.4	240.6	418.8	0.65	1.52	1.32	23.0	8.50
2023	2	1,000.0	311.3	689.3	5.9	330.4	1,019.7	0.02	1.08	1.04	NM	10.90
Total	6	1,525.0	830.0	867.5	550.7	578.4	1,445.9	0.66	1.36		12.9	

¹ Preqin; Real Estate – All, Net Median, as of March 31, 2024.

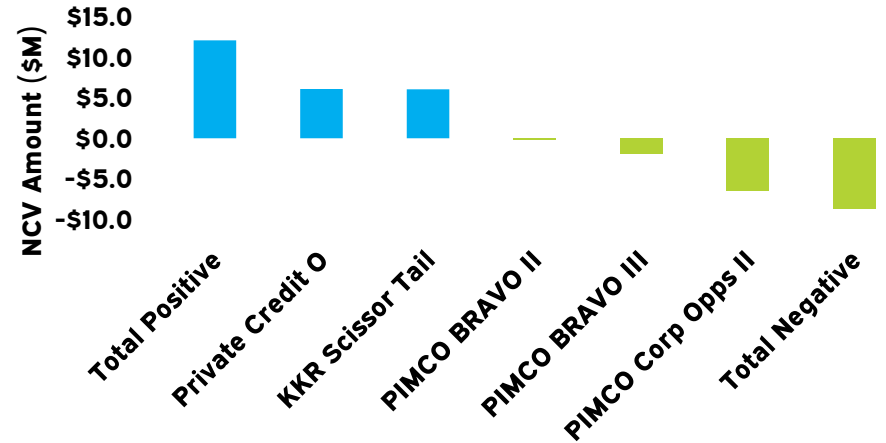
Since Inception Performance Over Time



Periodic NCV



1 Quarter Drivers Of NCV



Private Debt: 6 Funds, \$1,525M commitments, \$578M reported fair value

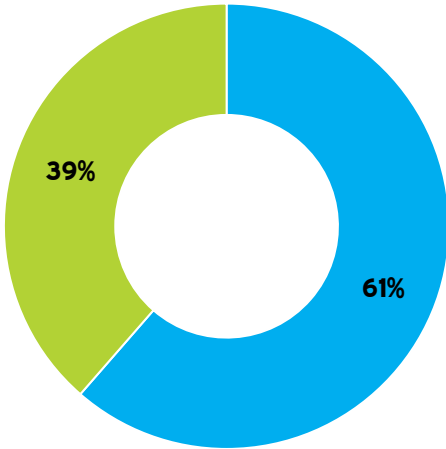
	3-Year Return (%)	5-Year Return (%)	Since Inception (%)
Private Debt	15.1%	9.8%	12.9%
Barclays U.S. Corporate High Yield PME	3.6%	5.5%	5.9%
Barclays U.S. Corporate High Yield PME + 400 bps	7.6%	9.5%	9.9%

Fund Performance: Sorted By Vintage And Strategy

By Investment	Vintage	Strategy	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	TVPI (X)	IRR (%)
PIMCO BRAVO	2011	Debt	100.0	104.0	0.0	186.6	0.0	1.80	21.9
PIMCO BRAVO II	2013	Debt	150.0	139.7	0.0	179.8	7.5	1.34	6.8
PIMCO BRAVO III	2016	Debt	175.0	184.6	87.7	97.6	169.6	1.45	9.2
PIMCO Corp Opps II	2016	Opportunistic	100.0	90.3	90.5	80.8	71.0	1.68	14.5
KKR Scissor Tail	2023	Debt	500.0	169.4	331.3	5.9	178.1	1.09	NM
Private Credit O	2023	Opportunistic	500.0	142.0	358.0	0.0	152.3	1.07	NM
Total			1,525.0	830.0	867.5	550.7	578.4	1.36	12.9

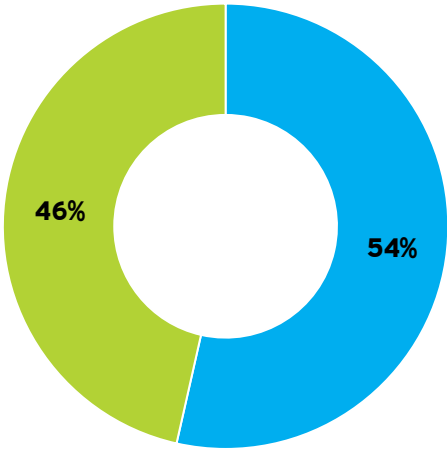
By Strategy

Percent of FMV



■ Debt
■ Opportunistic

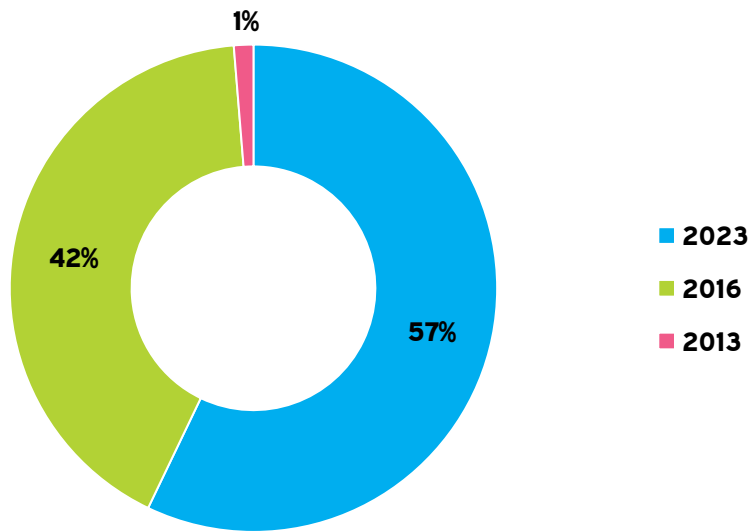
Percent of Exposure



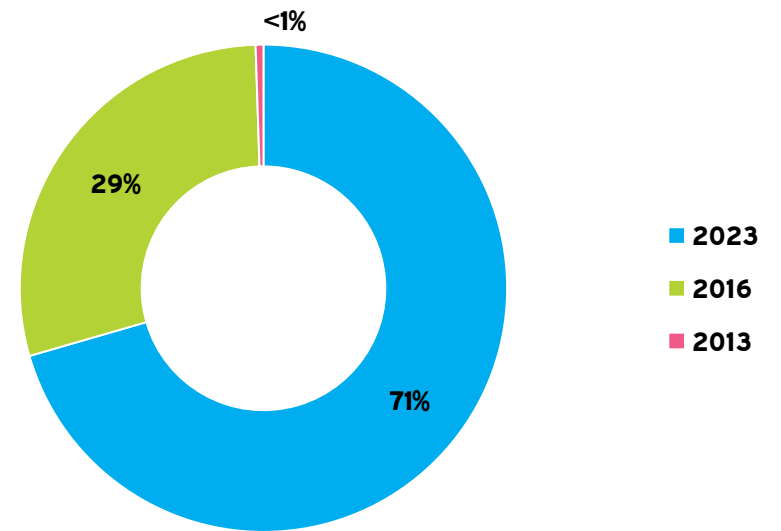
■ Debt
■ Opportunistic

By Vintage

Percent of FMV

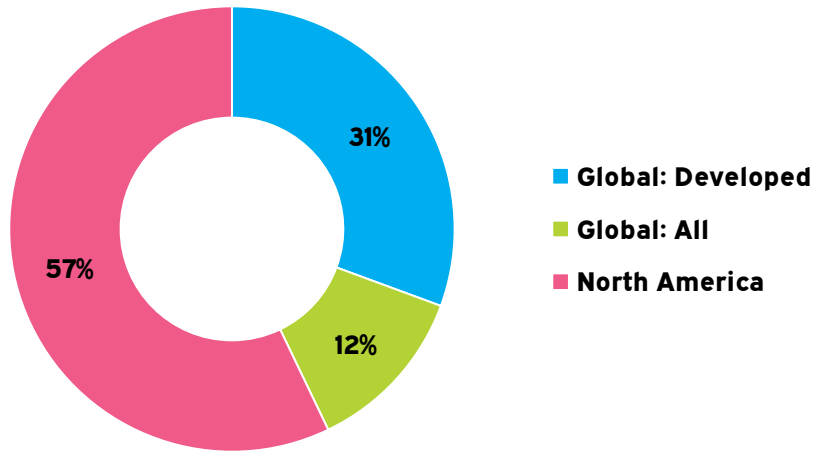


Percent of Exposure

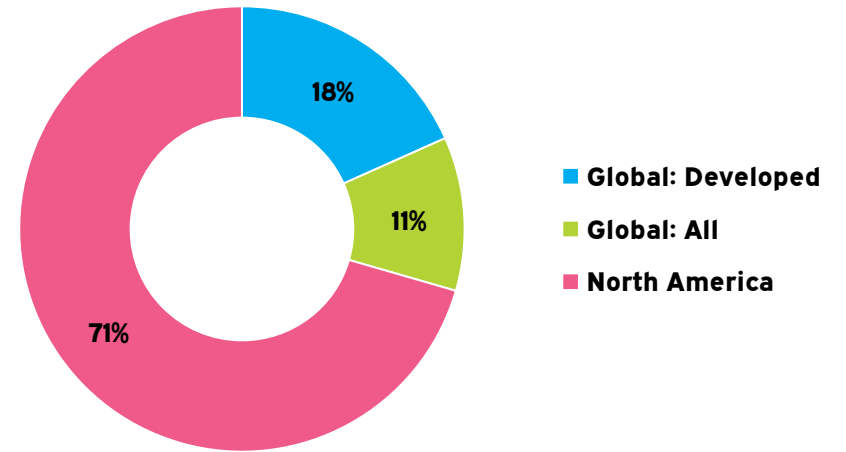


By Geographic Focus

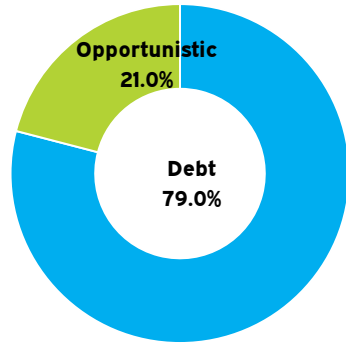
Percent of FMV



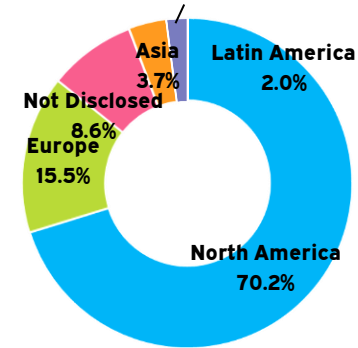
Percent of Exposure



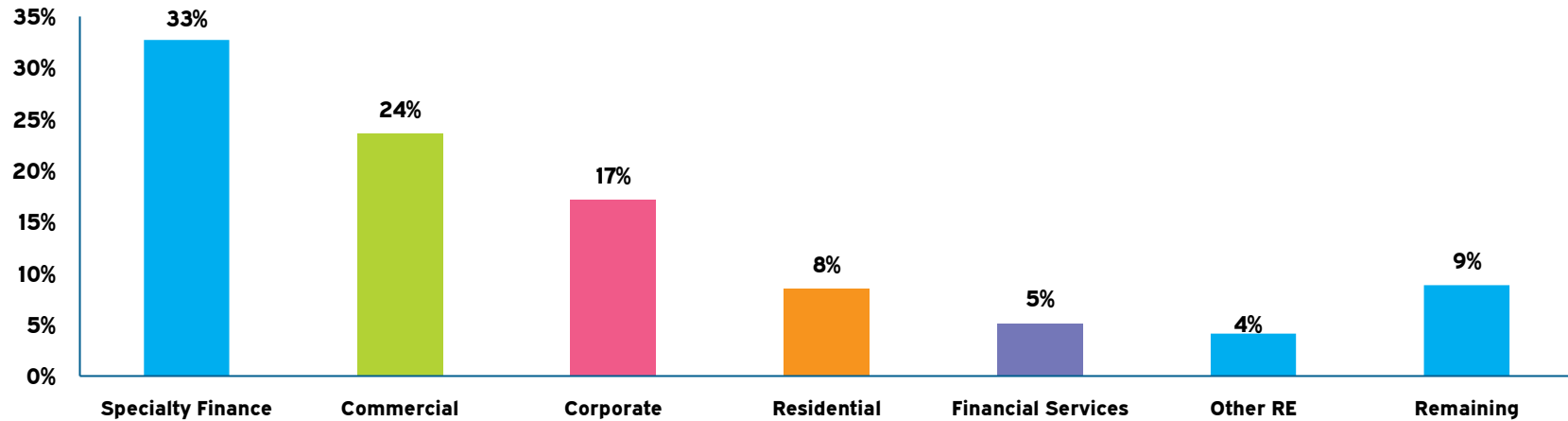
Reported Fair Value¹



Geography



Industry¹

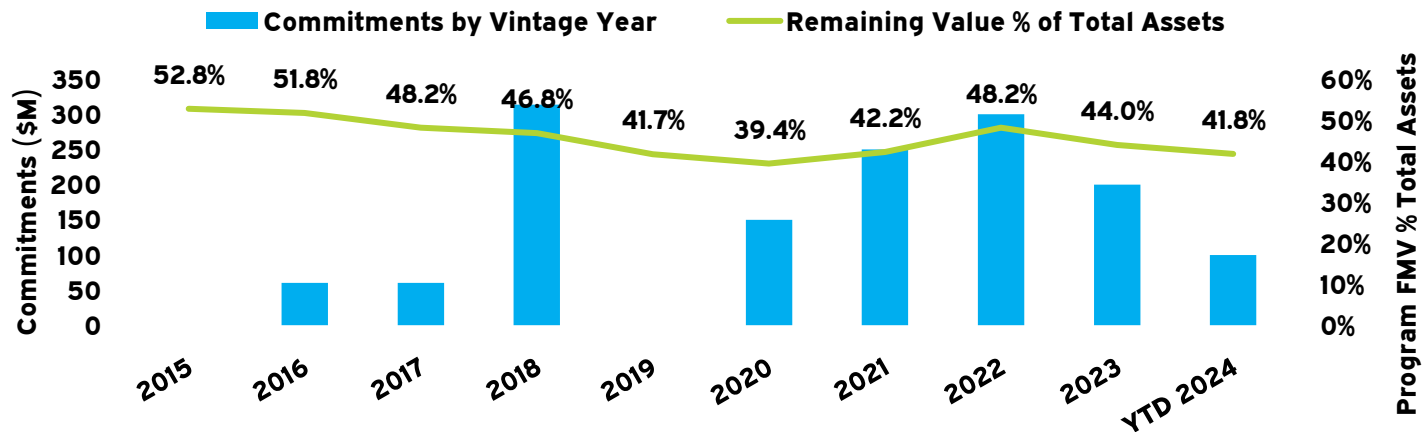


¹ These charts were created using the fair value of OTRS's private debt investments as of 3/31/2024

Real Estate Program

Introduction

As of March 31, 2024, OTRS had committed \$2,344.6 million to twenty-nine partnerships (fourteen value-added, nine opportunistic, three core funds, two secondary, and one direct investment). The reported fair value of the aggregate Real Estate Program was \$1,541.7 million at the end of the first quarter.



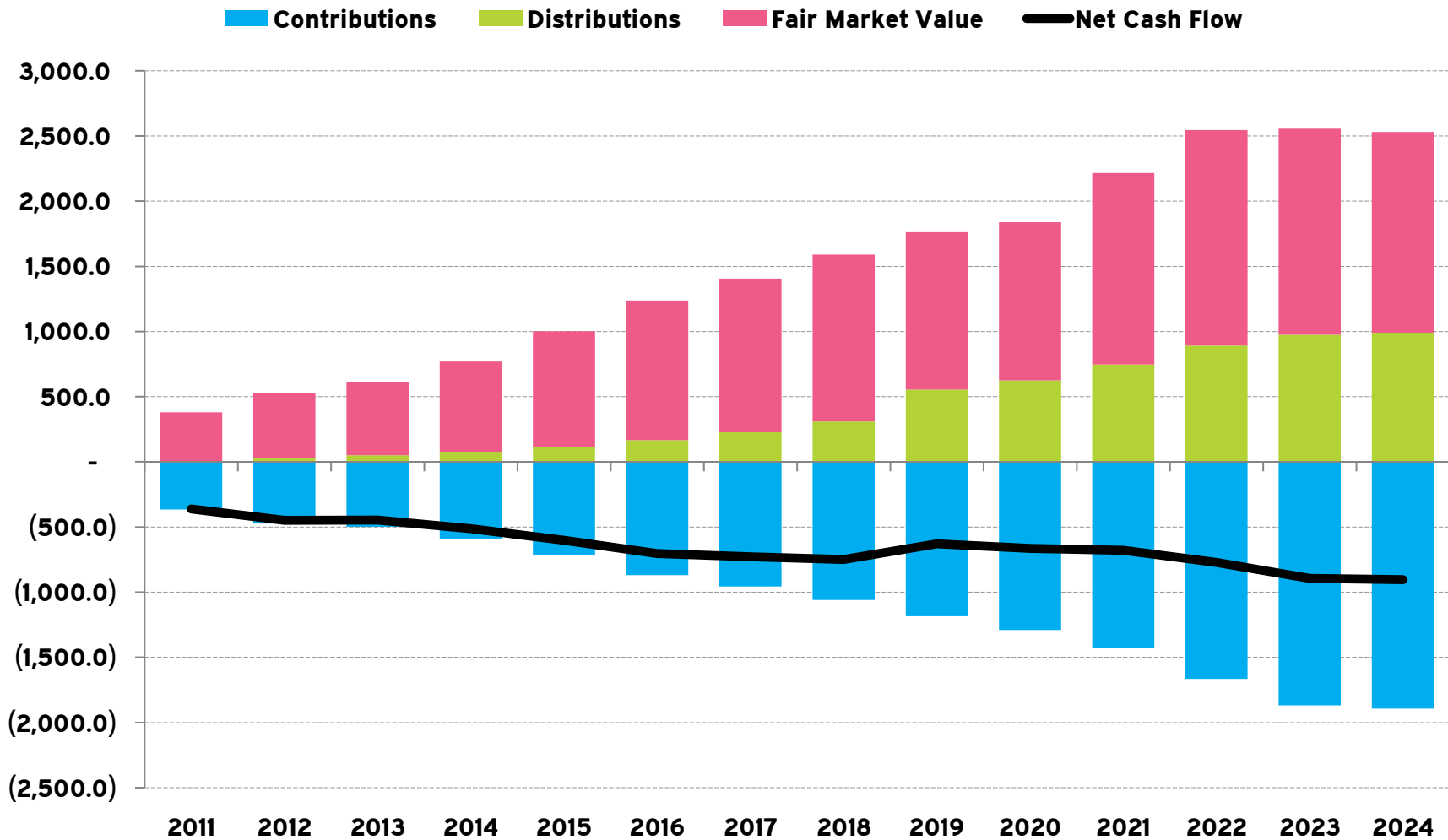
Program Status

No. of Investments	29
Committed (\$M)	2,344.6
Contributed (\$M)	1,892.8
Distributed (\$M)	988.8
Remaining Value (\$M)	1,541.7

Performance Since Inception

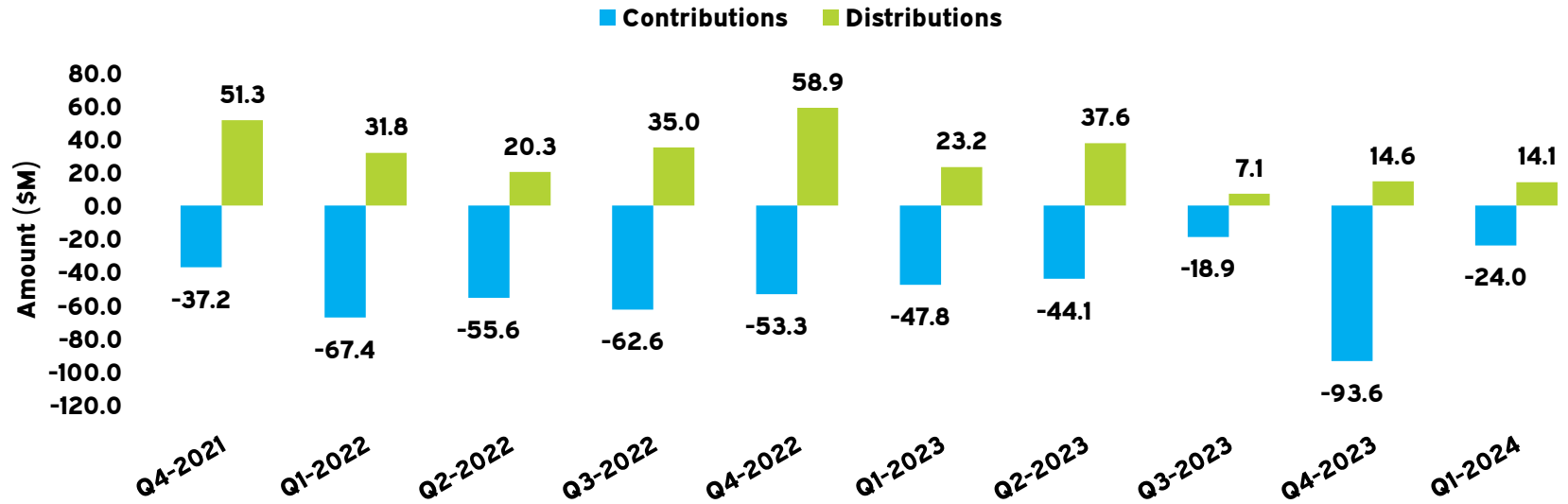
	Program
DPI	0.52x
TVPI	1.34x
IRR	5.8%

Real Estate - Net Cash Flows (\$ millions)



Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

Fund	Vintage	Strategy	Region	Amount (\$M)
TPG IV	2022	Opportunistic	North America	8.80
Landmark RE IX	2024	Secondary	North America	2.91
AG Realty XI	2022	Value-Added	Global: All	2.50

Largest Distributions This Quarter

Fund	Vintage	Strategy	Region	Amount (\$M)
Invesco Opps III	2018	Opportunistic	Global: All	3.82
Heitman RE Trust	Open-end	Core	North America	3.78
AEW Core Property	Open-end	Core	North America	3.70

By Strategy

Group	Number	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	Exposure (\$M)	DPI (X)	TVPI (X)	IRR (%)
Core	3	472.9	807.4	0.0	608.3	750.6	750.6	0.75	1.68	7.0
Opportunistic	9	737.5	322.3	428.4	154.8	242.2	670.5	0.48	1.23	8.6
Real Estate	1	14.1	18.7	0.0	6.4	9.8	9.8	0.34	0.87	-3.7
Secondary	2	135.0	35.2	99.8	33.5	5.2	105.0	0.95	1.10	4.1
Value-Added	14	985.2	709.2	302.4	185.7	534.0	836.4	0.26	1.01	0.4
Total	29	2,344.6	1,892.8	830.6	988.8	1,541.7	2,372.3	0.52	1.34	5.8

By Vintage

Group	Number	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	Exposure (\$M)	DPI (X)	TVPI (X)	Peer TVPI (X) ¹	IRR (%)	Peer IRR (%) ¹
Open-end Fund	4	566.7	901.1	0.0	611.9	864.7	864.7	0.68	1.64	N/A	6.9	N/A
Direct Investment	1	14.1	18.7	0.0	6.4	9.8	9.8	0.34	0.87	N/A	-3.7	N/A
2013	2	103.8	106.7	0.0	70.8	23.3	23.3	0.66	0.88	1.46	-2.7	15.32
2014	4	226.3	218.0	8.3	157.1	67.5	75.9	0.72	1.03	1.42	0.7	13.60
2016	1	60.0	52.8	12.0	17.2	51.9	63.9	0.33	1.31	1.37	10.2	10.10
2017	1	60.0	51.6	8.4	5.7	36.9	45.3	0.11	0.83	1.33	-5.8	9.45

¹ Preqin; Real Estate – All, Net Median, as of March 31, 2024.

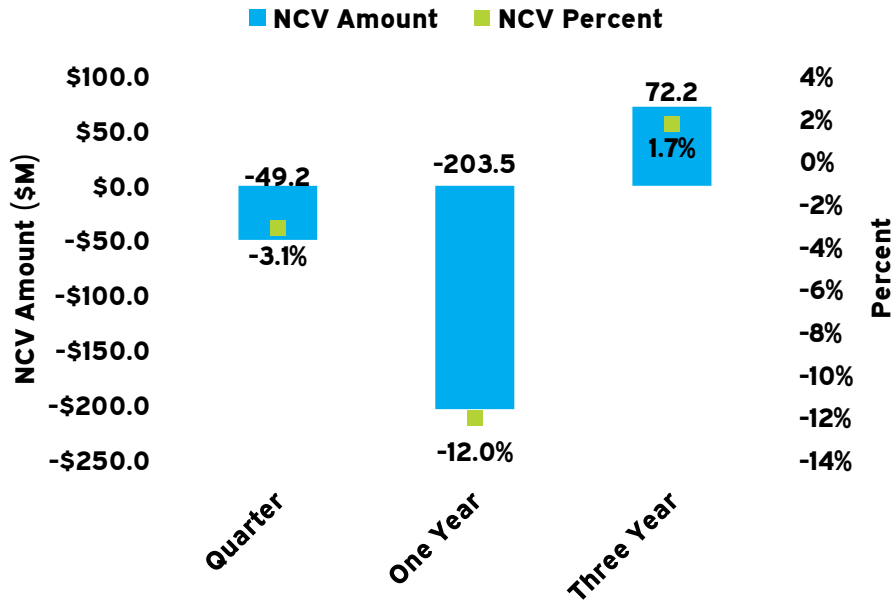
Group	Number	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining		DPI (X)	TVPI (X)	Peer TVPI (X) ¹	IRR (%)	Peer IRR (%) ¹
						Value (\$M)	Exposure (\$M)					
2018	6	313.9	258.7	85.3	119.5	217.4	302.7	0.46	1.30	1.33	12.2	9.90
2020	1	150.0	75.0	75.0	0.0	84.2	159.2	0.00	1.12	1.14	10.5	10.60
2021	3	250.0	151.3	98.7	0.1	136.6	235.3	0.00	0.90	1.12	-7.9	9.20
2022	3	300.0	46.0	255.7	0.0	40.6	296.3	0.00	0.88	0.95	NM	N/A
2023	2	200.0	10.0	190.0	0.0	8.2	198.2	0.00	0.82	0.98	NM	N/A
2024	1	100.0	2.9	97.1	0.0	0.6	97.7	0.00	0.21	N/A	NM	N/A
Total	29	2,344.6	1,892.8	830.6	988.8	1,541.7	2,372.3	0.52	1.34		5.8	

	QTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	Since Inception (%)
AEW Core Property Trust (US), Inc.	-1.0%	-8.1%	4.4%	3.8%	6.4%	7.2%
Heitman America Real Estate Trust, L.P.	-1.8%	-9.9%	4.9%	3.2%	6.3%	7.4%
L&B Core Income Partners, L.P.	71.5%	194.5%	32.3%	14.1%	11.9%	10.9%
Core	-1.3%	-9.0%	3.8%	2.2%	5.7%	6.8%
NCREIF ODCE Value Weighted (Net)	-2.6%	-12.0%	2.5%	2.6%	5.8%	7.1%
American Strategic Value Realty Fund, L.P.	-2.6%	-10.5%	2.6%	3.7%	N/A	7.2%
AG Realty Value Fund X, L.P.	-1.3%	-6.3%	10.7%	N/A	N/A	10.4%
AG Realty Value Fund XI, L.P.	-3.0%	6.2%	N/A	N/A	N/A	-1.2%
Artemis Real Estate Partners Fund III, L.P.	0.1%	-0.2%	20.1%	19.2%	N/A	19.2%
Artemis Real Estate Partners IV, L.P.	-3.4%	-12.5%	N/A	N/A	N/A	N/A
EQT Exeter Industrial Value Fund VI	-1.7%	N/A	N/A	N/A	N/A	-1.7%
FCP Realty Fund IV, L.P.	1.6%	-3.8%	10.9%	8.6%	N/A	5.6%
FCP Realty Fund V, L.P.	1.2%	-8.4%	N/A	N/A	N/A	-5.3%
Golden Driller, L.P.	-99.9%	-99.9%	-91.6%	-75.9%	N/A	-52.9%
GreenOak US II, L.P.	-6.0%	-37.8%	-24.5%	-23.8%	N/A	-11.2%
GreenOak US III, L.P.	-0.5%	-18.4%	0.5%	-4.9%	N/A	-5.5%
Harbert European Real Estate Fund V (Scotland), L.P.	-1.4%	4.5%	7.6%	10.2%	N/A	8.2%
Invesco Real Estate US Fund VI, L.P.	2.9%	-15.0%	N/A	N/A	N/A	-13.4%
Lyrical-OTRS Realty Partners IV, L.P.	-3.1%	-0.8%	4.2%	6.0%	N/A	5.9%
Value-Added	-7.1%	-19.7%	-2.1%	1.5%	N/A	3.0%

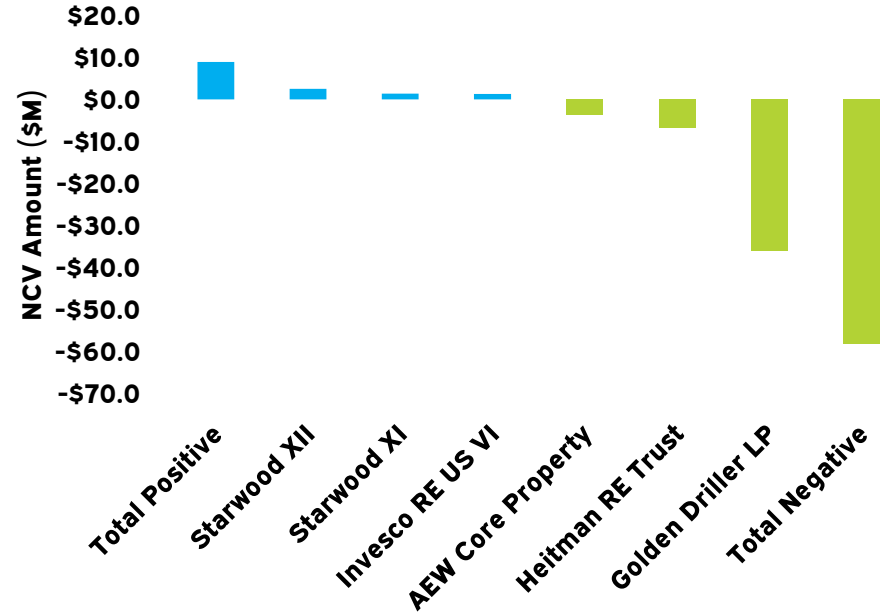
	QTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	Since Inception (%)
NCREIF ODCE Value Weighted (Net) + 100 bp	-2.3%	-11.1%	3.5%	3.6%	6.9%	8.1%
Blackstone Real Estate Partners X	-2.5%	-20.5%	N/A	N/A	N/A	-20.5%
Dune Real Estate Fund III, L.P.	-2.6%	-27.4%	-6.6%	-8.2%	N/A	1.3%
Dune Real Estate Fund IV, L.P.	1.8%	0.1%	21.3%	N/A	N/A	3.0%
Invesco Strategic Opportunities III, L.P.	-4.3%	-0.9%	18.6%	N/A	N/A	22.2%
Oaktree Real Estate Opportunities Fund IX, L.P.	N/A	N/A	N/A	N/A	N/A	N/A
Starwood Distressed Opportunity Fund XII	3.1%	3.2%	N/A	N/A	N/A	2.9%
Starwood Opportunity Fund X Global, L.P.	-6.7%	-19.8%	4.5%	4.0%	N/A	7.9%
Starwood Opportunity Fund XI Global, L.P.	2.8%	10.7%	8.3%	10.8%	N/A	15.1%
TPG Real Estate Partners IV	11.8%	-45.6%	N/A	N/A	N/A	-43.9%
Opportunistic	1.8%	-1.8%	9.1%	4.7%	N/A	10.3%
NCREIF ODCE Value Weighted (Net) + 100 bp	-2.3%	-11.1%	3.5%	3.6%	6.9%	8.1%
Landmark Real Estate Partners VII, L.P.	0.6%	-2.6%	-1.9%	-2.7%	N/A	6.0%
Landmark Real Estate Partners IX, L.P.	N/A	N/A	N/A	N/A	N/A	N/A
Secondary	0.6%	-2.6%	-1.9%	-2.7%	N/A	6.0%
NCREIF ODCE Value Weighted (Net) + 100 bp	-2.3%	-11.1%	3.5%	3.6%	6.9%	8.1%
Non-Core	-4.5%	-15.0%	0.8%	2.2%	N/A	6.0%
NCREIF ODCE Value Weighted (Net) + 100 bp	-2.3%	-11.1%	3.5%	3.6%	6.9%	8.1%

	QTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	Since Inception (%)
Total Real Estate	-3.0%	-12.0%	2.4%	1.9%	5.6%	6.7%
OKTRS Real Estate Policy Benchmark	-2.5%	-11.6%	3.0%	3.1%	6.3%	7.6%

Periodic NCV



1 Quarter Drivers Of NCV

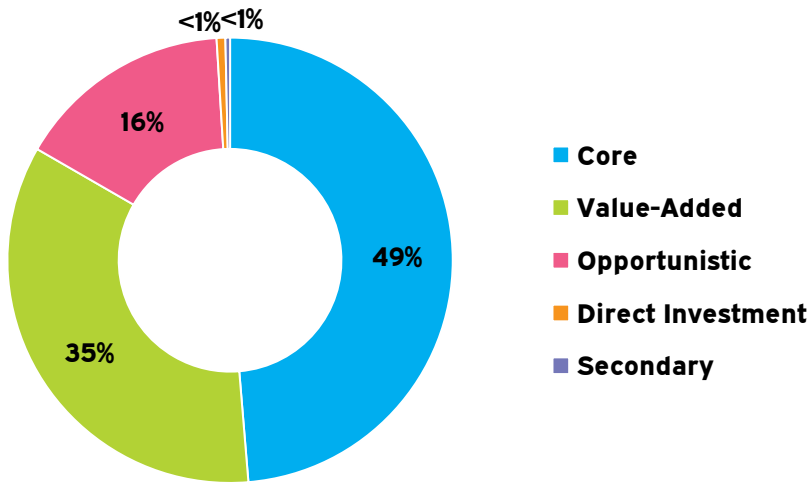


Real Estate: 29 Funds, \$2.3B commitments, \$1.5B reported fair value

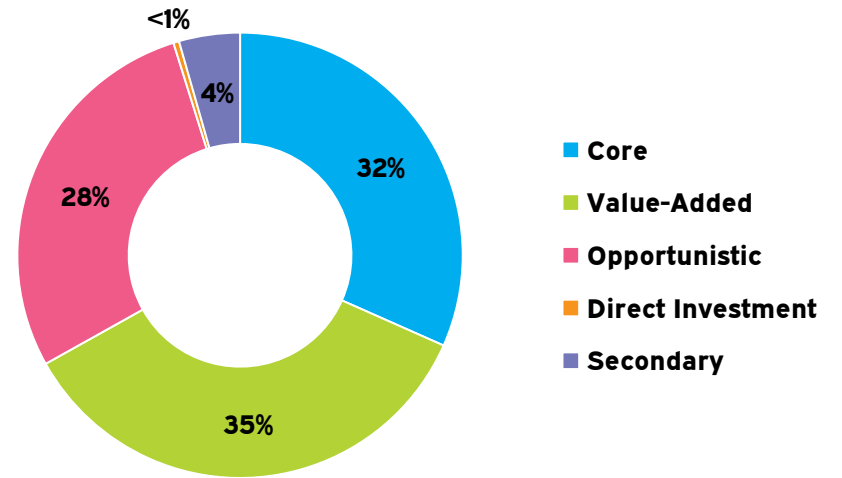
	3-Year Return (%)	5-Year Return (%)	Since Inception (%)
Real Estate	1.8%	1.4%	5.8%
FTSE NAREIT All REIT PME	4.3%	4.6%	7.6%
FTSE NAREIT All REIT PME + 400 bps	8.3%	8.6%	11.6%

By Strategy

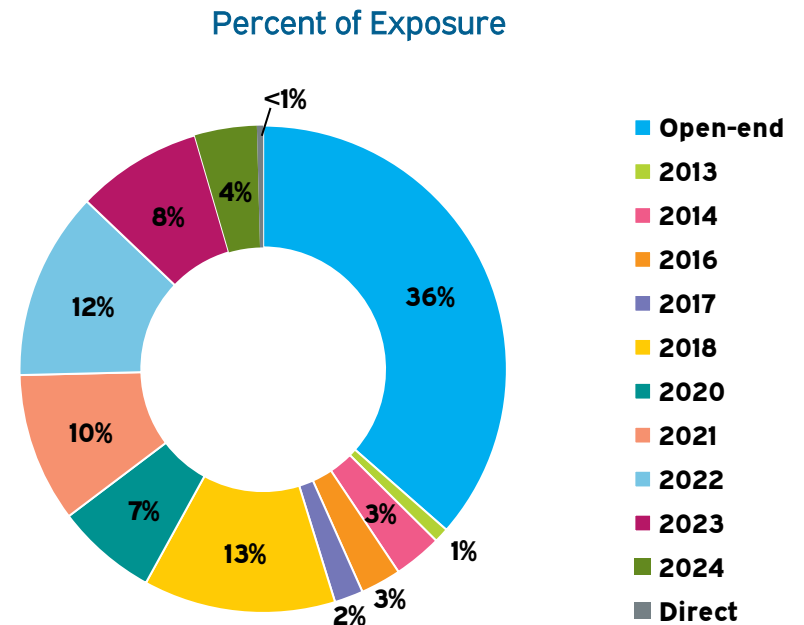
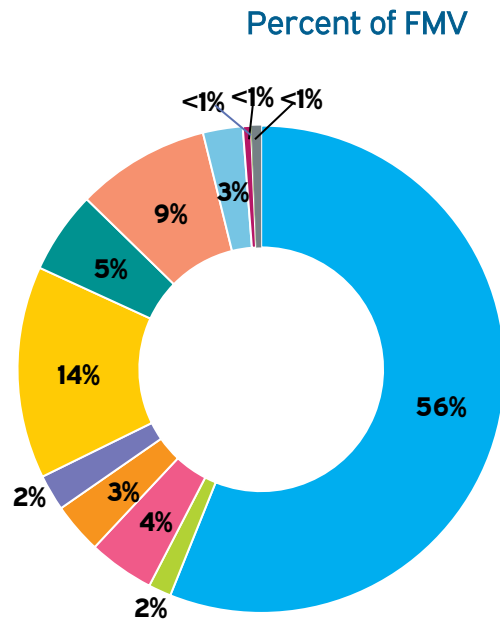
Percent of FMV



Percent of Exposure

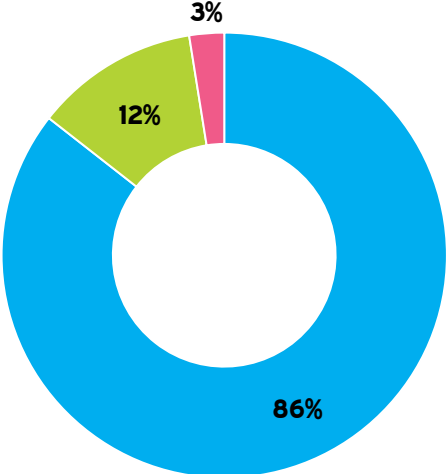


By Vintage



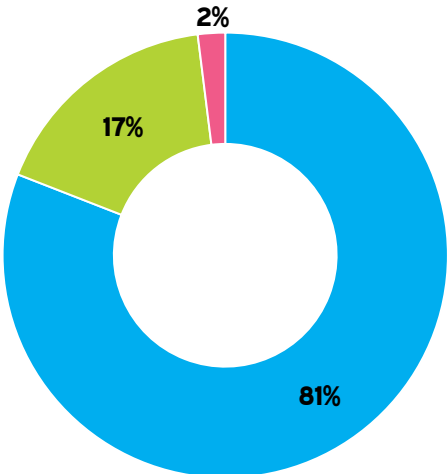
By Geographic Focus

Percent of FMV

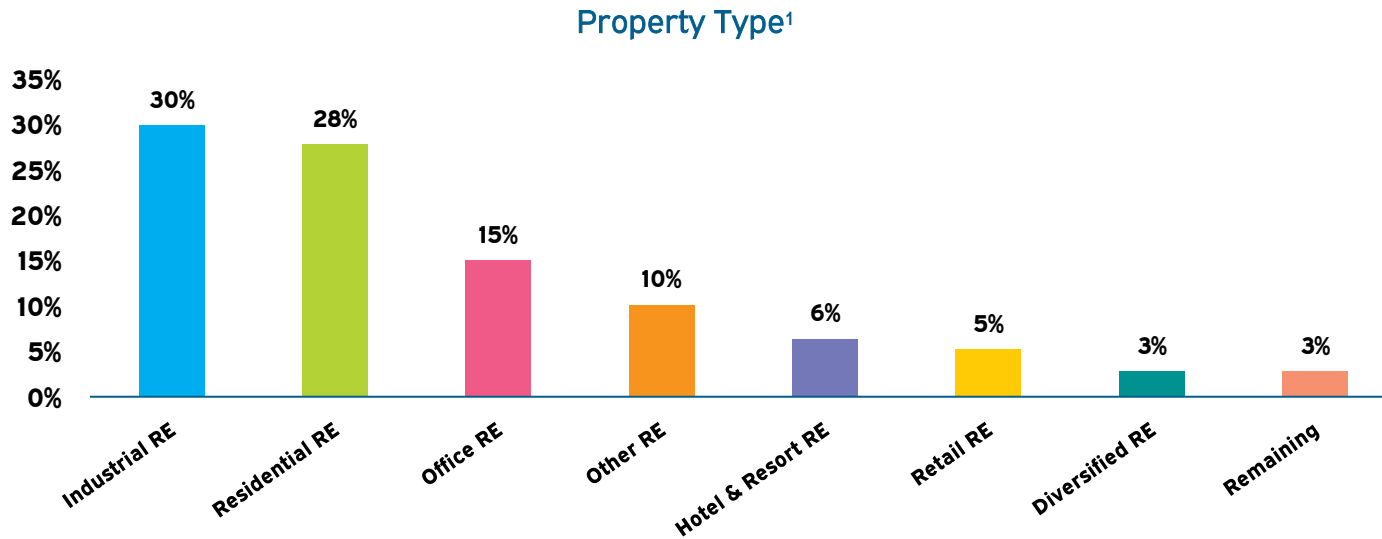
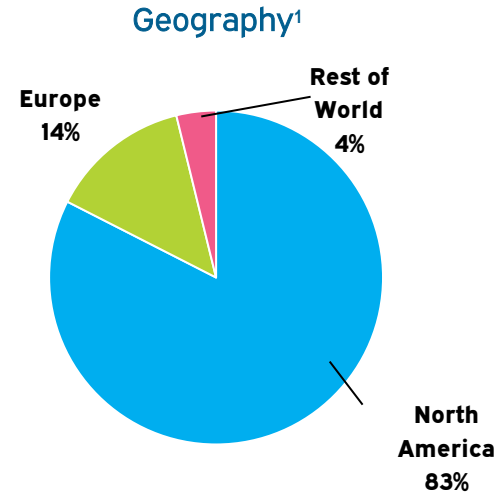
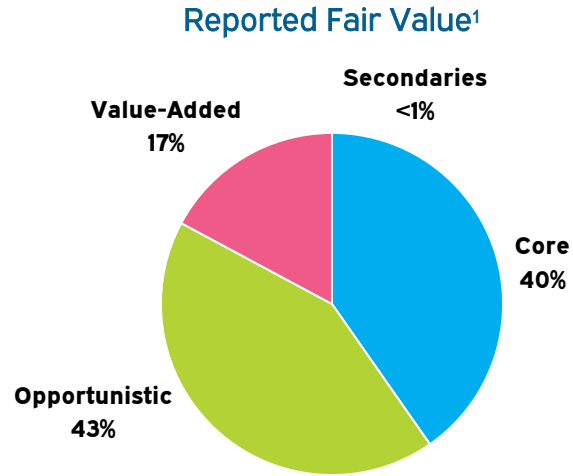


- North America
- Global
- Europe

Percent of Exposure

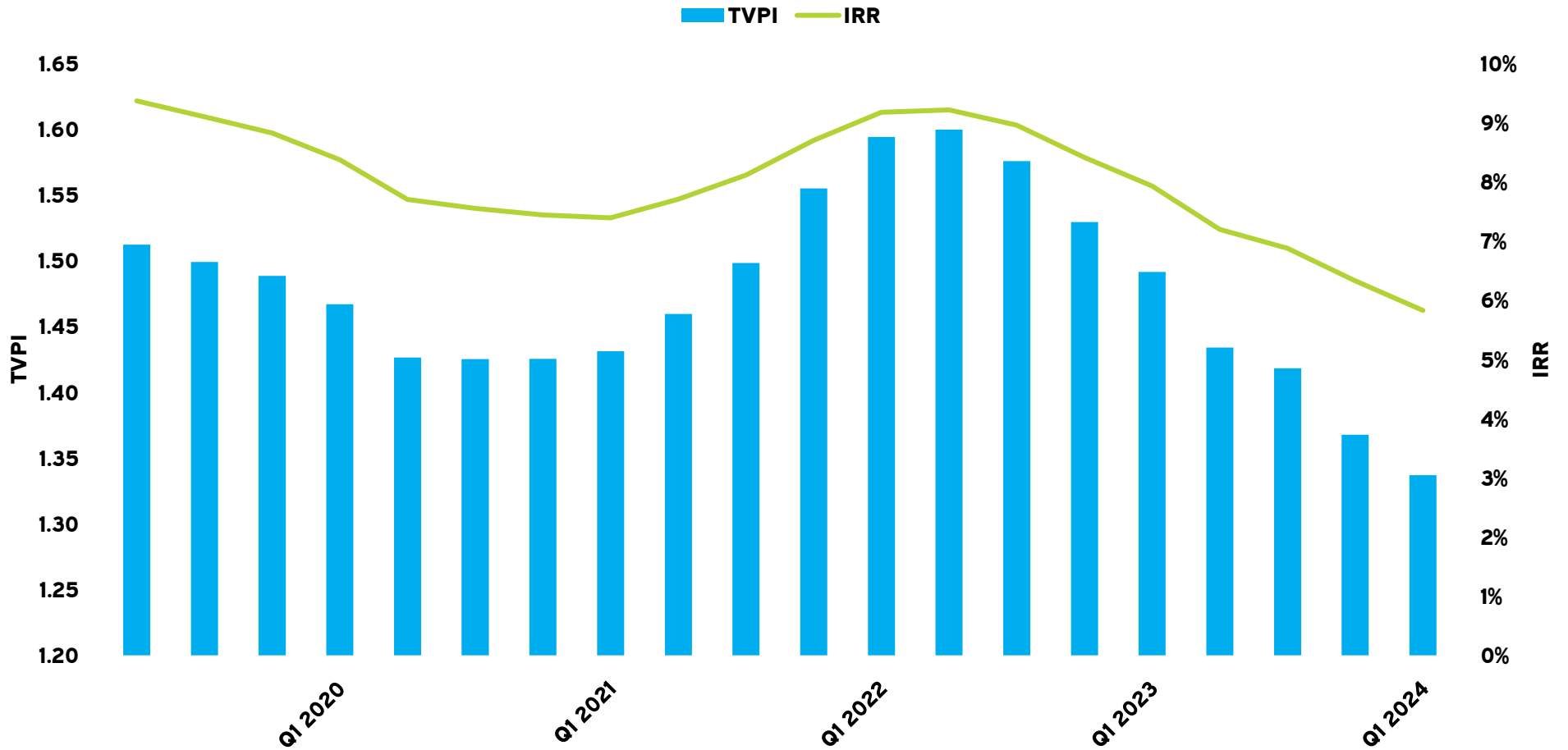


- North America
- Global
- Europe



¹ These charts were created using the *estimated* fair value of OTRS's real estate investments as of 12/31/2023.

Since Inception Performance Over Time



Fund Performance: Sorted By Vintage And Strategy

By Investment	Vintage	Strategy	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	TVPI (X)	IRR (%)
AEW Core Property	Open-end	Core	165.5	295.7	0.0	141.0	376.0	1.75	7.1
Heitman RE Trust	Open-end	Core	157.4	295.0	0.0	146.2	374.5	1.76	7.4
L&B Core Income	Open-end	Core	150.0	216.6	0.0	321.1	0.2	1.48	6.2
American Strategic	Open-end	Value-Added	93.8	93.8	0.0	3.6	114.1	1.26	4.6
Harvey Parkway	Direct Investment	Direct Investment	14.1	18.7	0.0	6.4	9.8	0.87	-3.7
Dune III	2013	Opportunistic	53.8	55.6	0.0	53.6	11.3	1.17	3.2
GreenOak II	2013	Value-Added	50.0	51.1	0.0	17.3	12.0	0.57	-12.8
Starwood X	2014	Opportunistic	53.8	48.4	5.4	60.5	8.8	1.43	14.5
Landmark RE VII	2014	Secondary	35.0	32.3	2.7	33.5	4.6	1.18	6.1
Golden Driller LP	2014	Value-Added	83.8	83.5	0.2	30.4	0.0	0.36	-89.2
Lyrical-OTRS IV	2014	Value-Added	53.8	53.8	0.0	32.7	54.1	1.62	7.0
Starwood XI	2016	Opportunistic	60.0	52.8	12.0	17.2	51.9	1.31	10.2
GreenOak III	2017	Value-Added	60.0	51.6	8.4	5.7	36.9	0.83	-5.8
Dune IV	2018	Opportunistic	60.0	52.6	8.3	3.1	54.9	1.10	4.3
Invesco Opps III	2018	Opportunistic	60.0	14.4	49.5	20.5	12.3	2.27	37.2
AG Realty Value X	2018	Value-Added	60.0	56.4	14.9	31.7	39.9	1.27	11.0
Artemis III	2018	Value-Added	50.0	59.2	4.1	44.6	30.9	1.27	18.6
FCP Realty IV	2018	Value-Added	35.0	35.2	0.5	7.9	40.4	1.37	10.9

By Investment	Vintage	Strategy	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining		
							Value (\$M)	TVPI (X)	IRR (%)
Harbert Euro RE V	2018	Value-Added	48.9	40.9	8.0	11.6	38.9	1.24	7.6
Starwood XII	2020	Opportunistic	150.0	75.0	75.0	0.0	84.2	1.12	10.5
Artemis IV	2021	Value-Added	50.0	7.6	42.3	0.0	6.4	0.84	NM
FCP Realty V	2021	Value-Added	100.0	89.9	10.1	0.0	83.7	0.93	-5.2
Invesco RE US VI	2021	Value-Added	100.0	53.7	46.3	0.1	46.5	0.87	NM
BREP X	2022	Opportunistic	100.0	6.5	95.2	0.0	5.4	0.84	NM
TPG IV	2022	Opportunistic	100.0	17.0	83.0	0.0	13.3	0.78	NM
AG Realty XI	2022	Value-Added	100.0	22.5	77.5	0.0	21.9	0.97	NM
Oaktree RE IX	2023	Opportunistic	100.0	0.0	100.0	0.0	0.0	NM	NM
Exeter Industrial VI	2023	Value-Added	100.0	10.0	90.0	0.0	8.2	0.82	NM
Landmark RE IX	2024	Secondary	100.0	2.9	97.1	0.0	0.6	0.21	NM
Total			2,344.6	1,892.8	830.6	988.8	1,541.7	1.34	5.8

Below are details on specific terminology and calculation methodologies used throughout this report:

Committed	The original commitment amount made to a given fund. Some funds may be denominated in non-USD currencies, and such commitment amounts represent the sum of fund contributions translated to USD at their daily conversion rates plus the unfunded balance translated at the rate as of the date of this report.
Contributed	The amount of capital called by a fund manager against the commitment amount. Contributions may be used for new or follow-on investments, fees, and expenses, as outlined in each fund's limited partnership agreement. Some capital distributions from funds may reduce contributed capital balances. Some funds may be denominated in non-USD currencies, and such aggregate contributions represent the sum of each fund contribution translated to USD at its daily conversion rate.
Distributed	The amount of capital returned from a fund manager for returns of invested capital, profits, interest, and other investment related income. Some distributions may be subject to re-investment, as outlined in each fund's limited partnership agreement. Some funds may be denominated in non-USD currencies, and such aggregate distributions represent the sum of each fund distribution translated to USD at its daily conversion rate.
DPI	Acronym for "Distributed-to-Paid-In", which is a performance measurement for Private Market investments. The performance calculation equals Distributed divided by Contributed. DPIs for funds and groupings of funds are net of all fund fees and expenses as reported to by fund managers to Meketa.
Exposure	Represents the sum of the investor's Unfunded and Remaining Value.
IRR	Acronym for "Internal Rate of Return", which is a performance measurement for Private Market investments. IRRs are calculated by Meketa based on daily cash flows and Remaining Values as of the date of this report. IRRs for funds and groupings of funds are net of all fund fees and expenses as reported by fund managers to Meketa.
NCV	Acronym for "Net Change in Value", which is a performance measurement for Private Market investments. The performance calculation equals the appreciation or depreciation over a time period neutralized for the impact of cash flows that occurred during the time period.
NM	Acronym for "Not Meaningful", which indicates that a performance calculation is based on data over too short a timeframe to yet be meaningful or not yet possible due to inadequate data. Meketa begins reporting IRR calculations for investments once they have reached more than two years since first capital call. NM is also used within this report in uncommon cases where the manager has reported a negative Remaining Value for an investment.

Peer Universe	<p>The performance for a set of comparable private market funds. The peer returns used in this report are provided by Preqin as of March 31, 2024. Fund-level peer performance represents the median return for a set of funds of the same vintage and the program's set of corresponding strategies across all regions globally. Data sets that include less than five funds display performance as "NM."</p>
Public Market Equivalent ("PME")	<p>A calculation methodology that seeks to compare the performance of a portfolio of private market investments with public market indices. The figures presented in this report are based on the PME+ framework, which represents a net IRR value based on the actual timing and size of the private market program's daily cash flows and the daily appreciation or depreciation of an equivalent public market index.</p>
Remaining Value	<p>The investor's value as reported by a fund manager on the investor's capital account statement. All investor values in this report are as of the date of this report, unless otherwise noted. Some funds may be denominated in non-USD currencies, and such remaining values represent the fund's local currency value translated to USD at the rate as of the date of this report.</p>
TVPI	<p>Acronym for "Total Value-to-Paid-In", which is a performance measurement for Private Market investments. The performance calculations represents Distributed plus Remaining Value, then divided by Contributed. TVPIs for funds and groupings of funds are net of all fund fees and expenses as reported to by fund managers to Meketa.</p>
Unfunded	<p>The remaining balance of capital that a fund manager has yet to call against a commitment amount. Meketa updates unfunded balances for funds to reflect all information provided by fund managers provided in their cash flow notices. Some funds may be denominated in non-USD currencies, and such unfunded balances represent the fund's local currency unfunded balance translated to USD at the rate as of the date of this report.</p>

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Meketa Investment Group has prepared this report on the basis of sources believed to be reliable. The data are based on matters as they are known as of the date of preparation of the report, and not as of any future date, and will not be updated or otherwise revised to reflect information that subsequently becomes available.

If we manage your assets on a discretionary basis, please contact us if there are any changes in your financial situation or investment objectives, or if you want to impose any reasonable restrictions on our management of your account or reasonably modify existing restrictions.

In general, the valuation numbers presented in this report are prepared by the custodian bank for listed securities, and by the fund manager or appropriate General Partner in the case of unlisted securities. The data used in the market comparison sections of this report are sourced from various databases. These data are continuously updated and are subject to change.

This report does not contain all the information necessary to fully evaluate the potential risks of any of the investments described herein. Because of inherent uncertainties involved in the valuations of investments that are not publicly traded, any estimated fair values shown in this report may differ significantly from the values that would have been used had a ready market for the underlying securities existed, and the differences could be material.

This document may contain certain forward-looking statements, forecasts, estimates, projections, and opinions ("Forward Statements"). No representation is made or will be made that any Forward Statements will be achieved or will prove to be correct. A number of factors, in addition to any risk factors stated in this material, could cause actual future results to vary materially from the Forward Statements. No representation is given that the assumptions disclosed in this document upon which Forward Statements may be based are reasonable. There can be no assurance that the investment strategy or objective of any fund or investment will be achieved, or that the client will receive a return of the amount invested.

In some cases Meketa Investment Group assists the client in handling capital calls or asset transfers among investment managers. In these cases we do not make any representations as to the managers' use of the funds, but do confirm that the capital called or transferred is within the amounts authorized by the client.

Because there is no readily accessible market for private markets assets (companies and partnerships), the values placed on private markets assets are calculated by General Partners using conservative and industry standard pricing procedures. Annually, an independent auditor reviews the pricing procedures employed by the General Partner of each partnership.

The values of companies and partnerships are audited at year-end, and are not audited at other quarter-end periods. While financial information may be audited, there is some discretion as to the method employed to price private companies and, therefore, private markets partnerships. At all times, Meketa Investment Group expects General Partners to utilize conservative and industry standard pricing procedures, and requires the General Partners to disclose those procedures in their reports. However, because of the inherent uncertainty of valuation, these estimated values may differ from the values that would be used if a ready market for the investments existed, and the differences could be significant.