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SCOTT M. STRINGER  
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## MEMORANDUM

TO: Trustees  
Teachers' Retirement System of the City of New York

FROM: Scott C. Evans

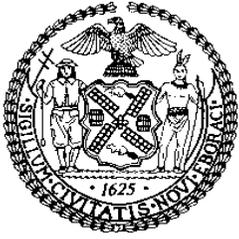
DATE: February 27, 2015

RE: Teachers' Retirement System of the City of New York Investment Meeting –  
March 5, 2015

Enclosed is a copy of the **public agenda** for the Thursday, March 5, 2015 Investment Meeting. *The meeting will be held at 55 Water Street – 16<sup>th</sup> Floor, New York, NY (beginning at 9:30am).*

Please remember to bring your Quarterly Performance Overview book with you to the meeting, it will be mailed to you.

If you have questions about any agenda item, please give me a call at 212-669-8318.



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Scott M. Stringer  
COMPTROLLER

TEACHERS' RETIREMENT SYSTEM OF  
THE CITY OF NEW YORK

INVESTMENT MEETING

MARCH 5, 2015

# TEACHERS' RETIREMENT SYSTEM OF THE CITY OF NEW YORK

## INVESTMENT MEETING

MARCH 5, 2015

### PUBLIC AGENDA

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I. Performance Reviews: (30 Minutes)	
• Quarterly Review/Annual Review – December 31, 2014 <b>(To be distributed)</b>	---
• ETI Quarterly Report – December 31, 2014	6
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III. Trustee Education Plan (Discussion): (5 Minutes)	---

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# PUBLIC AGENDA

## I. Performance Reviews:

**Quarterly Review/Annual Review**  
(To be distributed)

-ETI Quarterly Report-

# TRS Economically Targeted Investments Quarterly Report

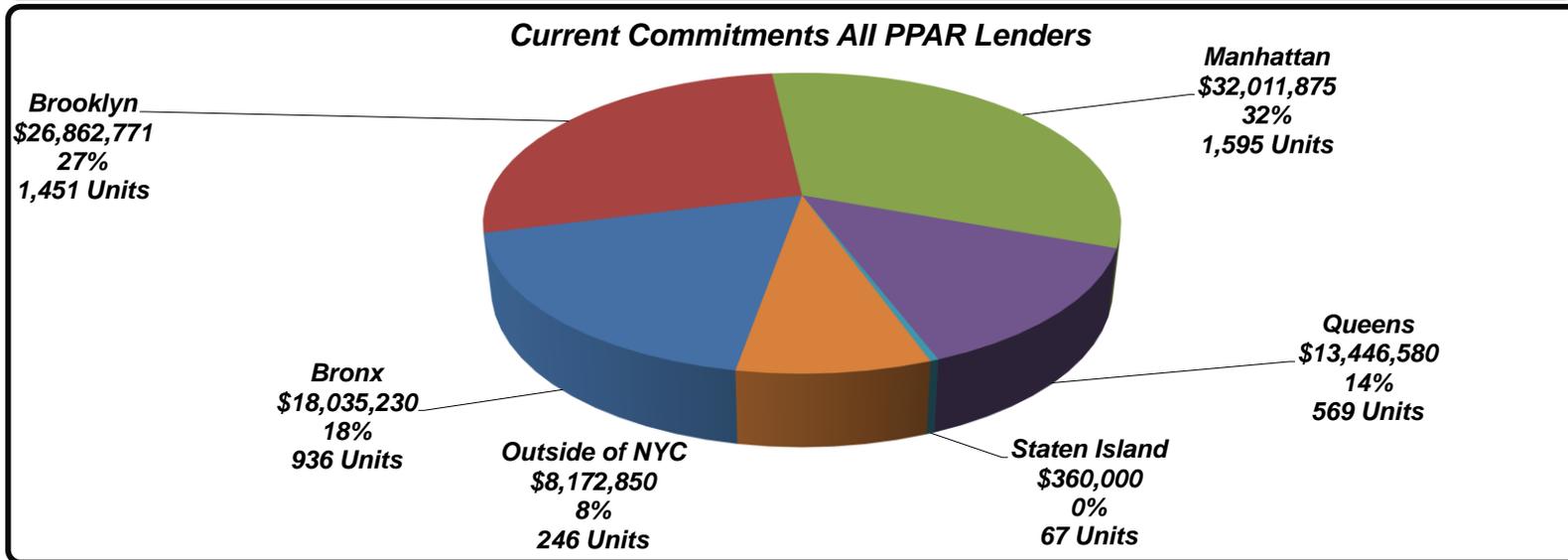
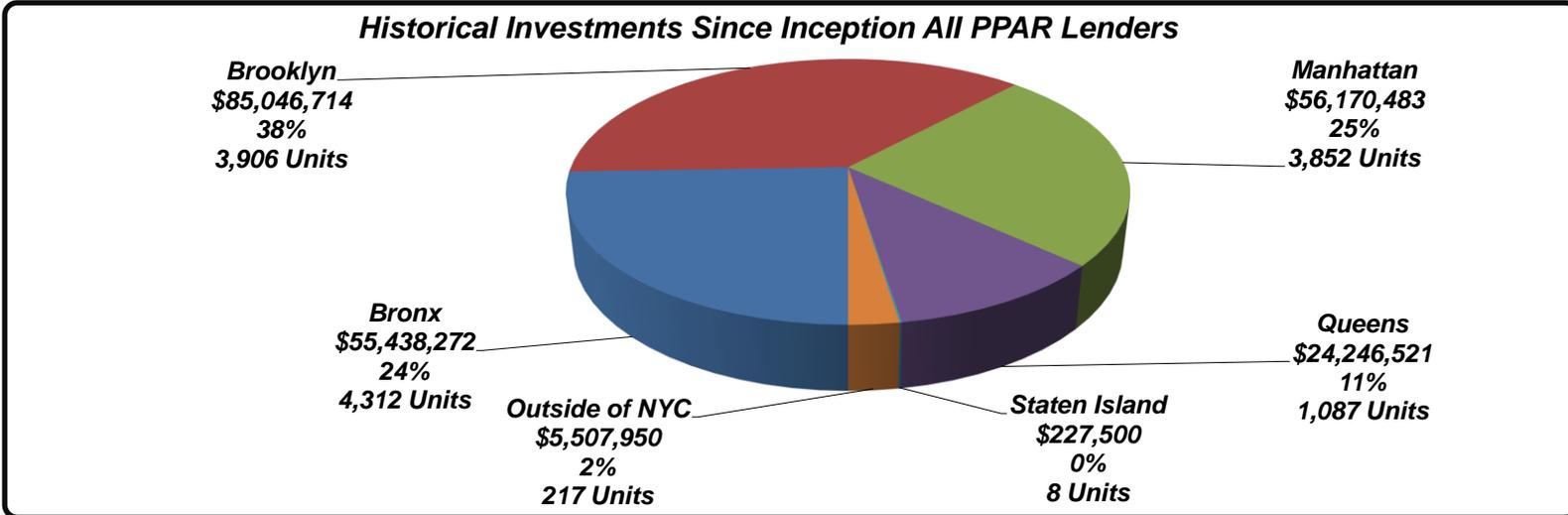
## Public/Private Apartment Rehabilitation Program (PPAR)

Lenders*	BOA		CCD		CFBSB		CPC		LIIF		NCBCI		NHS		Wells Fargo		All Lender Totals	
	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units
Contractual Commitments	\$30.00 MM	n/a	\$40.00 MM	n/a	\$9.00 MM	n/a	\$250.00 MM	n/a	\$25.00 MM	n/a	\$12.00 MM	n/a	\$3.00 MM	n/a	\$20.00 MM	n/a	\$389.00 MM	n/a
Current Market Value	\$1.53 MM		\$12.07 MM		\$2.29 MM		\$138.12 MM		\$5.46 MM		\$1.78 MM		\$0.64 MM		\$0.00 MM		\$322.25 MM	
<b>Commitments 4Q 14</b> <i>(included in total)</i>																		
Bronx	\$0	0	\$730,000	67	\$0	0	\$166,250	3	\$0	0	\$0	0	\$0	0	\$0	0	\$896,250	70
Brooklyn	670,000	58	0	0	0	0	2,834,348	260	0	0	0	0	0	0	0	0	3,504,348	318
Manhattan	0	0	0	0	0	0	8,078,000	399	0	0	0	0	0	0	0	0	8,078,000	399
Queens	600,000	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	600,000	54
Staten Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0	360,000	67	360,000	67
Outside of NYC	595,000	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	595,000	39
<b>Total</b>	<b>\$1,865,000</b>	<b>151</b>	<b>\$730,000</b>	<b>67</b>	<b>\$0</b>	<b>0</b>	<b>\$11,078,598</b>	<b>662</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$360,000</b>	<b>67</b>	<b>\$14,033,598</b>	<b>947</b>
<b>Delivered 4Q 14</b> <i>(included in total)</i>																		
Bronx	\$0	0	\$0	0	\$0	0	\$4,218,876	288	\$603,000	43	\$0	0	\$0	0	\$0	0	\$4,821,876	331
Brooklyn	0	0	2,340,000	128	0	0	273,350	10	0	0	0	0	0	0	0	0	2,613,350	138
Manhattan	0	0	0	0	0	0	7,203,875	422	0	0	0	0	0	0	0	0	7,203,875	422
Queens	861,400	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	861,400	65
Staten Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Outside of NYC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>\$861,400</b>	<b>65</b>	<b>\$2,340,000</b>	<b>128</b>	<b>\$0</b>	<b>0</b>	<b>\$11,696,101</b>	<b>720</b>	<b>\$603,000</b>	<b>43</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$15,500,501</b>	<b>956</b>
<b>Total Commitments</b>																		
Bronx	\$1,750,000	60	\$3,424,800	153	\$0	0	\$11,858,780	649	\$1,001,650	74	\$0	0	\$0	0	\$0	0	\$18,035,230	936
Brooklyn	2,526,901	112	0	0	0	0	20,397,956	1,127	3,937,913	212	0	0	0	0	0	0	26,862,771	1,451
Manhattan	2,240,000	100	0	0	0	0	23,674,134	1,149	5,827,187	338	270,554	8	0	0	0	0	32,011,875	1,595
Queens	4,158,280	163	0	0	0	0	9,288,300	406	0	0	0	0	0	0	0	0	13,446,580	569
Staten Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0	360,000	67	360,000	67
Outside of NYC	595,000	39	0	0	0	0	7,577,850	207	0	0	0	0	0	0	0	0	8,172,850	246
<b>Total</b>	<b>\$11,270,181</b>	<b>474</b>	<b>\$3,424,800</b>	<b>153</b>	<b>\$0</b>	<b>0</b>	<b>\$72,797,021</b>	<b>3,538</b>	<b>\$10,766,751</b>	<b>624</b>	<b>\$270,554</b>	<b>8</b>	<b>\$0</b>	<b>0</b>	<b>\$360,000</b>	<b>67</b>	<b>\$98,889,306</b>	<b>4,864</b>
<b>Historical Investments</b>																		
Bronx	\$0	0	\$3,242,750	366	\$0	0	\$51,592,522	3,903	\$603,000	43	\$0	0	\$0	0	\$0	0	\$55,438,272	4,312
Brooklyn	0	0	3,678,417	252	0	0	78,646,261	3,402	2,391,823	245	0	0	330,213	7	0	0	85,046,714	3,906
Manhattan	0	0	3,235,255	283	2,659,482	197	45,906,472	3,112	2,511,247	122	1,605,582	123	252,445	15	0	0	56,170,483	3,852
Queens	1,461,400	130	660,000	54	0	0	22,125,121	903	0	0	0	0	0	0	0	0	24,246,521	1,087
Staten Island	0	0	0	0	0	0	227,500	8	0	0	0	0	0	0	0	0	227,500	8
Outside of NYC	0	0	0	0	0	0	5,507,950	217	0	0	0	0	0	0	0	0	5,507,950	217
<b>Total</b>	<b>\$1,461,400</b>	<b>130</b>	<b>\$10,816,422</b>	<b>955</b>	<b>\$2,659,482</b>	<b>197</b>	<b>\$204,005,826</b>	<b>11,545</b>	<b>\$5,506,070</b>	<b>410</b>	<b>\$1,605,582</b>	<b>123</b>	<b>\$582,658</b>	<b>22</b>	<b>\$0</b>	<b>0</b>	<b>\$226,637,440</b>	<b>13,382</b>

\*Lenders : Bank of America      Citibank Community Development      Carver Federal Savings Bank      The Community Preservation Corporation      Low Income Investment Fund      NCB Capital Impact      Neighborhood Housing Service      Wells Fargo

# TRS Economically Targeted Investments Quarterly Report

## Public/Private Apartment Rehabilitation Program (PPAR)





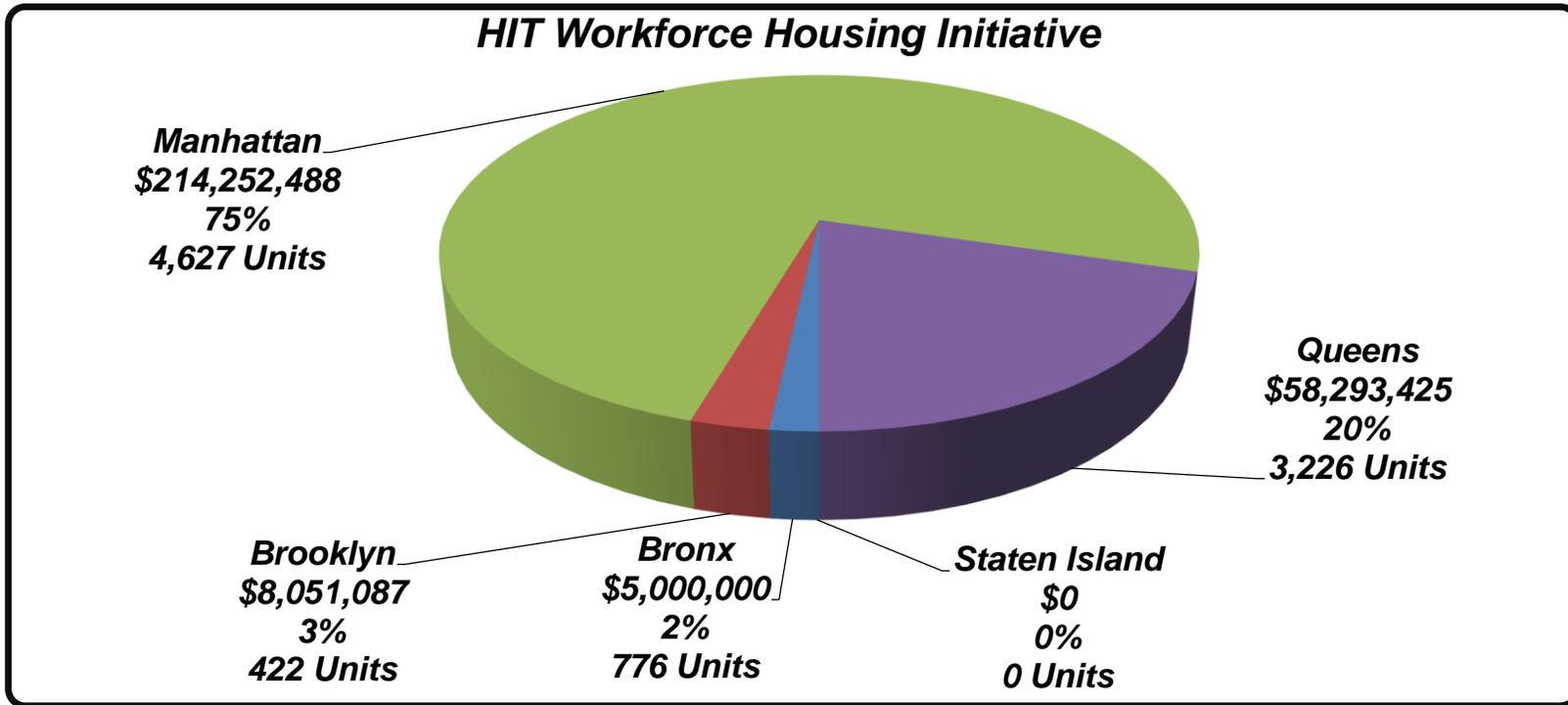
# TRS Economically Targeted Investments Quarterly Report

AFL-CIO Housing Investment Trust (HIT)  
 NYC Workforce Housing Initiative

Investments Through 12/31/2014

Workforce Investments Detail

Borough	4Q Investments	Investments		Housing Units	
		Since Inception	4Q Housing Units	Since Inception	
Bronx	\$0	\$5,000,000	0	776	
Brooklyn	0	8,051,087	0	422	
Manhattan	0	214,252,488	0	4,627	
Queens	8,265,000	58,293,425	619	3,226	
Staten Island	0	0	0	0	
<b>Total</b>	<b>\$8,265,000</b>	<b>\$285,597,000</b>	<b>0</b>	<b>9,051</b>	



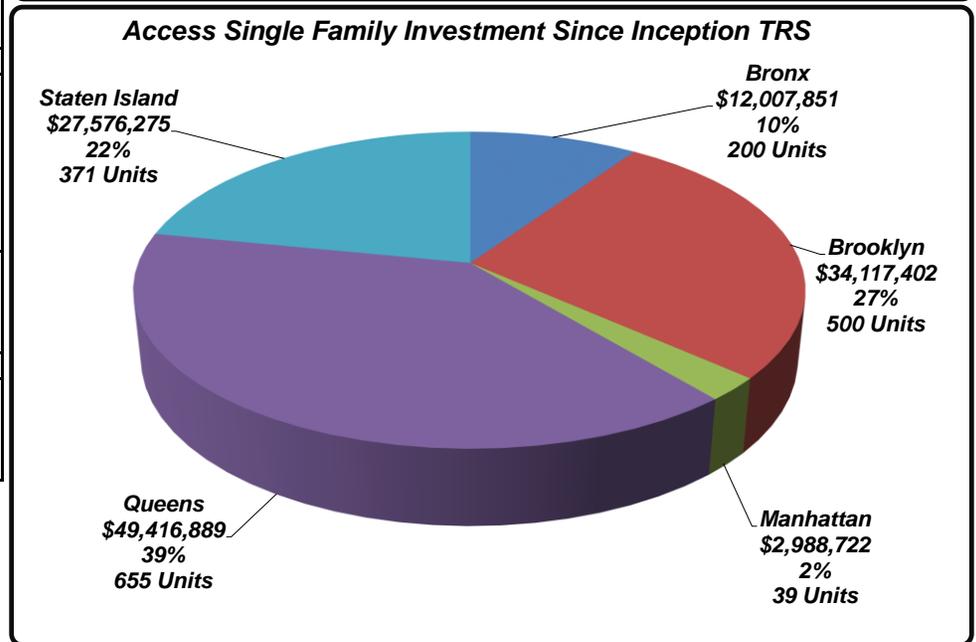
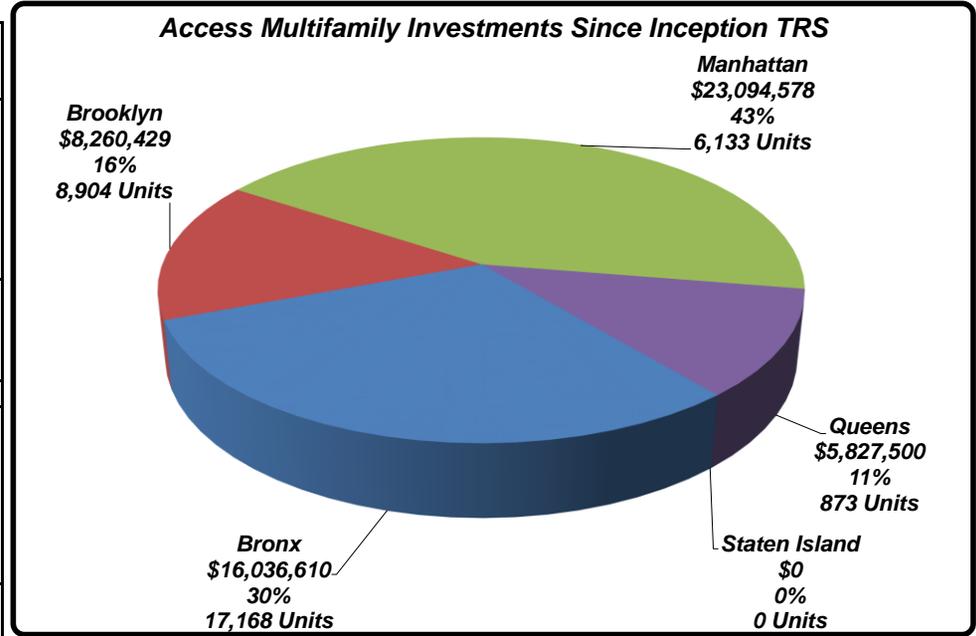
# TRS Economically Targeted Investments Quarterly Report

ACCESS CAPITAL STRATEGIES (Since Inception 2/1/07)

<b>\$105.0 million Allocated (35% of total account)</b>				
<b>Market Value \$110.76 million</b>				
<b>Multifamily Investments Detail</b>				
	<b>\$ Invested<sup>1</sup></b>		<b>Units<sup>2</sup></b>	
	4Q	Total	4Q	Total
Bronx	\$1,632,588	\$16,036,610	287	17,168
Brooklyn	542,620	\$8,260,429	271	8,904
Manhattan	790,904	\$23,094,578	395	6,133
Queens	0	\$5,827,500	0	873
Staten Island	0	\$0	0	0
<b>Total TRS Multifamily Investments</b>	<b>\$2,966,112</b>	<b>\$53,219,117</b>	<b>953</b>	<b>33,078</b>
<b>Multifamily Total All Systems</b>	<b>\$8,474,605</b>	<b>\$152,054,619</b>	<b>953</b>	<b>33,078</b>
<b>Single Family Investments Detail</b>				
	<b>\$ Invested</b>		<b>Units</b>	
	4Q	Total	4Q	Total
Bronx	0	\$12,007,851	0	200
Brooklyn	0	\$34,117,402	0	500
Manhattan	0	\$2,988,722	0	39
Queens	0	\$49,416,889	0	655
Staten Island	0	\$27,576,275	0	371
<b>Total TRS Single Family Investments</b>	<b>0</b>	<b>\$126,107,139</b>	<b>0</b>	<b>1,765</b>
<b>Single Family Total All Systems</b>	<b>0</b>	<b>\$360,306,112</b>	<b>0</b>	<b>1,765</b>
<b>Other Investments Detail</b>				
	<b>\$ Invested</b>		<b>Units</b>	
	4Q	Total	4Q	Total
Bronx	0	\$137,228	0	1
Brooklyn	0	\$1,095,869	0	8
Manhattan	0	\$494,610	0	5
Queens	0	\$110,480	0	3
Staten Island	0	\$0	0	0
<b>Total TRS Other Investments</b>	<b>0</b>	<b>\$1,838,186</b>	<b>0</b>	<b>17</b>
<b>Other Investments Total All Systems</b>	<b>0</b>	<b>\$9,041,740</b>	<b>0</b>	<b>17</b>
<b>Grand Total TRS</b>	<b>2,966,112</b>	<b>\$181,164,442</b>		
<b>Grand Total All Systems</b>	<b>8,474,605</b>	<b>\$521,402,471</b>		

<sup>1</sup> Certain bond investment amounts are allocated pro rata across boroughs based upon unit count.

<sup>2</sup> If not indicated otherwise, superintendent units are allocated based on building size.



-Private Equity Quarterly Report-



# Teachers' Retirement System of the City of New York

Third Quarter 2014 Report

## **Content**

Section 1 – Market Update

Section 2 – Portfolio Update

Section 3 – Portfolio Assessment

Appendix A – Glossary of Terms

Appendix B – Disclosure Statements

**Teachers' Retirement System of the City of New York**

Third Quarter 2014 Report



**Section 1:**

Market Update

# Teachers' Retirement System of the City of New York

## Third Quarter 2014 Report

# The Private Equity Market

### Introduction

The U.S. public markets continued positive growth throughout the third quarter of 2014, despite a less pronounced S&P 500 return of 1.1% compared to 5.2% during the second quarter. October 2014 signaled the end of the Federal Reserve's bond purchase program, with improving markets and a declining unemployment rate cited as the main factors that led to the decision to end quantitative easing. Although rates will remain low for the near future, the Fed is expected to raise the federal funds rate sometime in 2015 for the first time since the Global Financial Crisis. In September, the European Central Bank attempted to stimulate the economy by cutting interest rates to 0.05% and announcing a program to buy asset-backed securities. However, concerns with the volatile situation in Ukraine and the potential sanctions on Russia will continue to contribute to the lack of recovery in the Eurozone.<sup>1</sup>

The strong second quarter metrics in the private equity asset class saw a slight drawback as distributions slowed marginally, returning \$134 billion compared to \$137 billion in the previous quarter. However, the net cash inflow of \$47 billion outpaced the \$38 billion from the prior quarter.<sup>2</sup> The number of private equity-backed exits and aggregate value of these exits were both lower when compared to the second quarter, but still greater than the low first quarter numbers. Fundraising dipped in the third quarter, with only 199 funds closing, raising \$80 billion in aggregate capital; both decreases from the previous quarter. The number of buyout deals also decreased slightly from the prior quarter, from 816 to 803, but this comes with an increase in aggregate deal value from \$80 billion to \$84 billion which reflects the higher purchase price multiples and strong competition seen in the market.<sup>3</sup>

### Private Equity Performance

**Chart 1: Time Weighted Returns: Private Equity vs. MSCI World**

Time-Weighted Return	All PE	US Buyout	EU Buyout	US & EU Venture/Growth	Credit <sup>2</sup>	ROW Buyout/Growth	Public Market Benchmark <sup>1</sup>
1 Year	20.3%	21.6%	17.9%	29.4%	13.1%	13.5%	21.7%
5 Year	16.6%	17.7%	16.3%	16.0%	14.9%	14.2%	14.4%
10 Year	13.8%	14.6%	16.1%	9.8%	12.5%	13.9%	6.5%

Source: Hamilton Lane Fund Investment Database (October 2014). Return figures are geometric averages of time-weighted returns, in local fund currency.

<sup>1</sup> MSCI World, with reinvested dividends net of tax

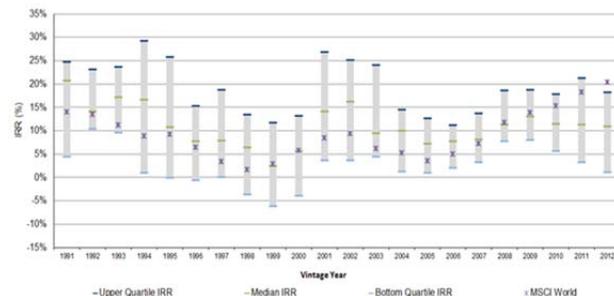
<sup>2</sup> Includes Mezzanine and Distressed Debt Strategies

Long-term investments in private equity have consistently outperformed public markets. As seen in Chart 1, each strategy has produced a greater return than the public market benchmark over the ten-year period. Looking at private equity as a whole, the ten-year return has more than doubled the MSCI World over the same period. This is significant as longer time horizon returns are a more meaningful measure for private equity, given the long-term nature of the asset class. The five-year private equity return of 16.6% is more than 200 basis points greater than the MSCI World return over the same period. The recent bull market has led to the strong one-year return of the MSCI

World Index of 21.7%, which is only slightly higher than the private equity one-year return of 20.3%.

The US & EU Venture/Growth strategy has outperformed the MSCI World returns in the one-year, five-year and ten-year time periods. In addition, the US & EU Venture/Growth strategy has produced the highest one-year return, 29.4%, of all other private equity strategies. This return is 770 basis points greater than the MSCI World's return for the same one-year period. US Buyout outperforms all other strategies over the five-year period at 17.7% and EU Buyout outperforms all other strategies over the ten-year period at 16.1%, both of which are significantly greater than the MSCI World returns over the same periods.

**Chart 2: Private Equity IRR Quartiles by Vintage Year**



Source: Hamilton Lane Fund Investment Database (October 2014) MSCI World, net reinvested dividends. Benchmark calculated as PME (Public Market Equivalent) using All Private Equity pooled cash flows.

As noted in Chart 1, the average private equity returns have consistently exceeded those of the public markets. This spread widens when comparing the average public returns to those produced by top quartile fund managers. As evidenced in Chart 2, investors in private equity have seen significantly greater returns than the public markets when investing with top quartile fund managers. The upper quartile IRRs averaged 19% compared to just 9% for the MSCI World. Additionally, over the same twenty-two year period, top quartile funds outperformed public markets in all but one year, 2012, while median quartile managers outperformed public markets in all but five years, with an average IRR of 11%. This helps to illustrate private equity's consistent historical performance over public markets, as well as the importance of selecting top tier managers.

### Decrease in Exit Activity

As noted in Chart 3, exit activity decreased quarter-over-quarter from 428 exits to 402 exits and from \$143 billion to \$105 billion in aggregate exit value. The number of exits represents a 6% decrease while the aggregate exit value represents a 27% decrease from the previous quarter. Although these amounts have come down from the high marks set in the second quarter, both the number of exits and the aggregate value of exits have increased substantially when compared to the third quarter of 2013; 10% and 37% respectively.

<sup>1</sup> Schroders Q3 Market Overview

<sup>2</sup> Hamilton Lane Fund Investment Database (October 2014)

<sup>3</sup> The Q3 2014 Preqin Quarterly Update Private Equity

# Teachers' Retirement System of the City of New York

## Third Quarter 2014 Report

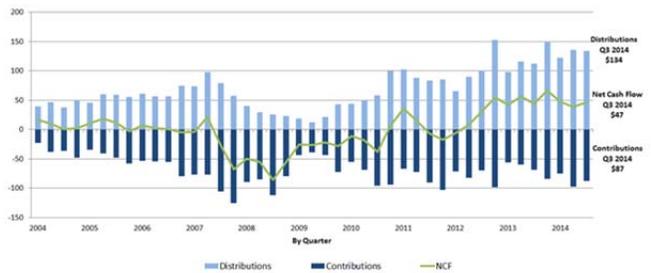
**Chart 3: Global Number of Private Equity-Backed Exits**



Trade sales remained the most popular exit method with 199 during the third quarter, accounting for about 50% of all exit activity. The only exit type that experienced an increase from the prior quarter was secondary buyouts, up 18%. On the other end, restructuring exits decreased 36% and IPOs decreased 33% when compared to the second quarter of 2014.

The decline in exit activity and aggregate value has led to a small decrease in distributions for the third quarter. According to the Hamilton Lane Fund Investment Database, General Partners distributed \$134 billion to Limited Partners in the third quarter of 2014. This resulted in positive net cash flow for investors of \$47 billion, compared to \$38 billion in the second quarter. As industry level net asset value continues to grow to record levels, distribution activity is expected to remain high, likely leading to another record year of distribution volume.

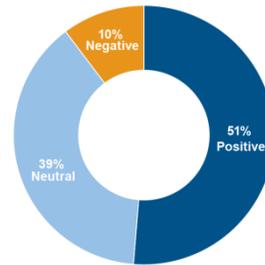
**Chart 4: Private Equity Industry Level Cash Flows (\$Billion)**



### Increasing Allocations

Current and target allocations to private equity portfolios are on the rise in the current year, aiding the growth of the industry as a whole. Based on Preqin's June 2014 survey, the mean allocation to the asset class is 10.5% of assets under management, but the average target allocation is 11.4%. In addition, Chart 5 indicates that 90% of investors surveyed have either a positive (51%) or a neutral (39%) perception of the current private equity industry. This is a good sign for private equity fund managers as it indicates that investors have a positive outlook on the industry and are open to increasing their private equity allocation in order to meet their desired target levels.

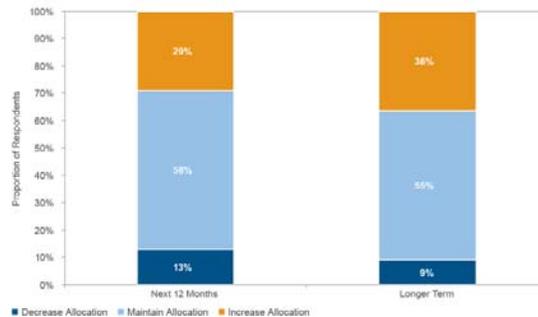
**Chart 5: Investors' Perception of the Current Private Equity Industry**



Source: Preqin Investor Outlook - Alternative Assets H2 2014

Consistent private equity outperformance of the public markets has been the most logical factor of increasing investor allocations. According to the Hamilton Lane Fund Investment Database, private equity returned about 14% to investors with observed volatility of about 10% over a ten year period. In contrast, the MSCI World Index returned just 6% with volatility of 16% over the same time period. As private equity returns continue to outperform the public market returns, coupled with lower risk metrics, investors will be looking to expand their private equity positions. Chart 6 is another indicator that illustrates investors are willing to increase their allocations to the private equity market. 87% of investors reported that they have intentions of maintaining or increasing their private equity allocation over the next 12 months, while 91% of investors have similar intentions over a longer term.

**Chart 6: Investors' Intentions for Their Private Equity Allocations**



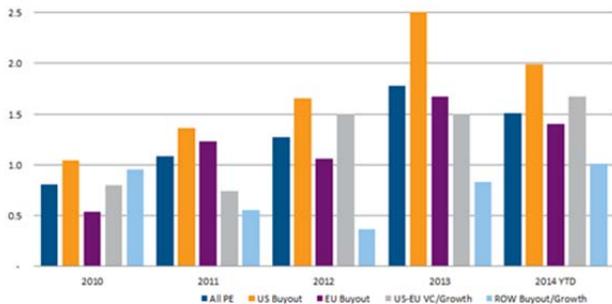
Source: Preqin Investor Outlook - Alternative Assets H2 2014

A strong liquidity ratio will generally draw more investors to the private equity asset class. The 2014 liquidity ratio for private equity is down from the high 2013 level, although it remains substantially higher than all years since before the Global Financial Crisis. Each private equity strategy maintains a ratio above 1.0, with ROW Buyout/Growth and US-EU VC/Growth having experienced the largest increases over the prior quarter at 23% and 11%, respectively. The total private equity annual liquidity ratio of 1.5 demonstrates that distributions are still back at a significantly high level, outpacing contributions.

# Teachers' Retirement System of the City of New York

## Third Quarter 2014 Report

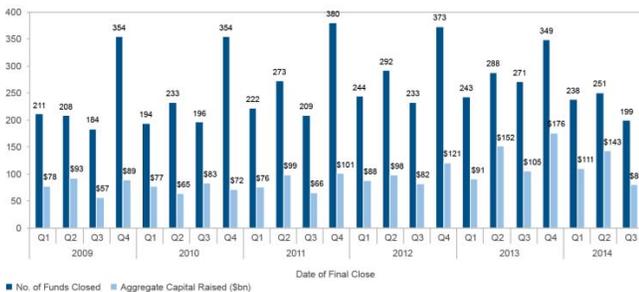
**Chart 7: Annual Liquidity Ratio by Strategy (Distributions/Contributions)**



Source: Hamilton Lane Fund Investment Database (October 2014)

### Private Equity Fundraising

**Chart 8: Global Private Equity Fundraising**

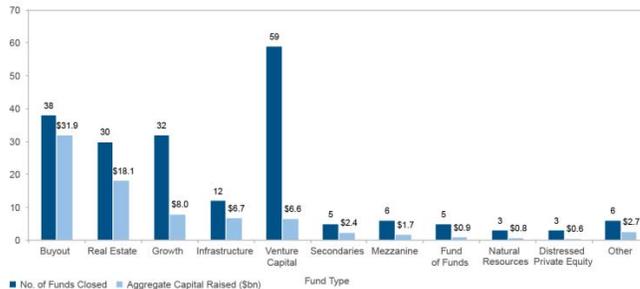


Source: The Q3 2014 Preqin Quarterly Update Private Equity

Fundraising dropped considerably in the third quarter of 2014 as 199 funds closed on just \$80 billion of capital raised. The 199 funds closed compared with 251 funds closed in the second quarter represents a decline of 21% and the lowest number of fund closings in a single quarter since the third quarter of 2010. Furthermore, the \$80 billion of capital raised in the quarter is a 44% decrease from the \$143 billion that was raised in the prior quarter. This represents the lowest aggregate capital raised for a single quarter since the third quarter of 2011. Despite the lower number of funds closed, the average fund size for the quarter was \$402 million, 9% greater than the average fund size of \$371 million from Q1 2009 – Q2 2014. This was driven by four established managers returning to market, closing on \$18 billion in capital, or 20% of aggregate capital raised.<sup>4</sup>

As presented in Chart 9, Venture Capital accounted for the greatest number of funds closed in the third quarter with 59, or 30% of the total private equity closings. Buyout and Real Estate funds raised the most capital with \$32 million and \$18 million respectively, representing over 62% of the total fundraising capital for the quarter. 69% of all private equity funds closed in the third quarter of 2014 either met or exceeded their target objective.<sup>5</sup>

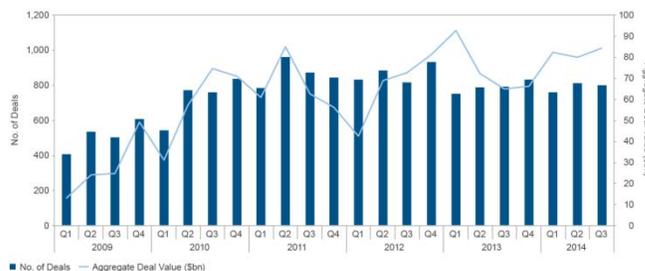
**Chart 9: Private Equity Fundraising in Q3 2014 by Fund Type**



Source: The Q3 2014 Preqin Quarterly Update Private Equity

### Deal Activity

**Chart 10: Quarterly Number and Aggregate Value of Private Equity-Backed Buyout Deals Globally**



Source: The Q3 2014 Preqin Quarterly Update Private Equity

Buyout deals stayed relatively consistent compared to the second quarter of 2014. While the number of deals decreased slightly quarter-over-quarter from 816 to 803, the aggregate deal value increased marginally from \$80 billion to \$84 billion. The \$84 billion in volume for the third quarter is however a substantial uptick of 30% from the \$65 billion in the third quarter of 2013. Private equity-backed buyout deals are on pace to see \$329 billion in deal value for 2014, which would be 11% higher than 2013 and the largest annual aggregate volume since the pre-financial crisis time period.

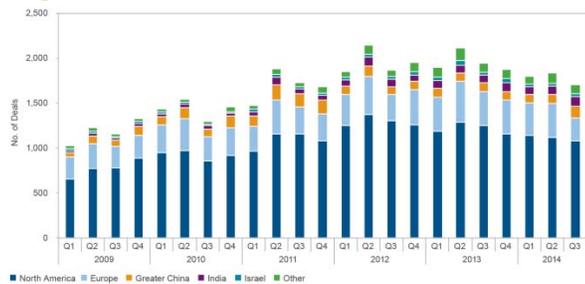
Looking at Venture Capital in Chart 11, there were 1,706 deals in the third quarter of 2014, a 7% decrease from the prior quarter's 1,834 deals. This quarter marked the lowest amount of Venture Capital deals since the fourth quarter of 2011. Europe is the main region driving this decline with 31% fewer deals when compared to the previous quarter. Conversely, China and India have seen spikes in Venture Capital deal volume, increasing 26% and 18%, respectively, over the second quarter of 2014. Geographically, North America represented 63% of the Venture Capital deals for the quarter. This is by far the region with the most activity as China was the second leading region, but accounted for just 7%.

<sup>4</sup> The Q3 2014 Preqin Quarterly Update Private Equity  
<sup>5</sup> The Q3 2014 Preqin Quarterly Update Private Equity

# Teachers' Retirement System of the City of New York

## Third Quarter 2014 Report

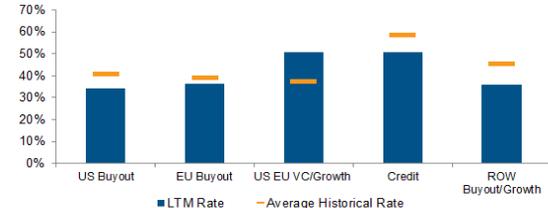
**Chart 11: Quarterly Number of Venture Capital Deals by Region**



Source: The Q3 2014 Preqin Quarterly Update Private Equity

Regardless of the overall increase in current year deal volume, contributions as a percentage of unfunded commitment are lagging the historical averages in all strategies except for US and EU VC/Growth, as seen in Chart 12. This demonstrates that managers are carefully spending capital and longer investment periods may be a result of lower spending, which could keep dry powder at its historical high level.

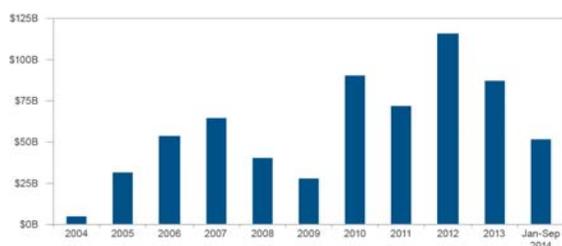
**Chart 12: Contributions as a Percentage of Unfunded Commitment**



Source: Hamilton Lane Fund Investment Database (October 2014). Average historical rate back to 2005. Data in report is extrapolated to industry level based on Hamilton Lane's known sample.

### Debt Markets

**Chart 13: Annual Volume of Sponsored High-Yield Bond Issuances**



Source: S&P Capital IQ M&A Stats September 2014

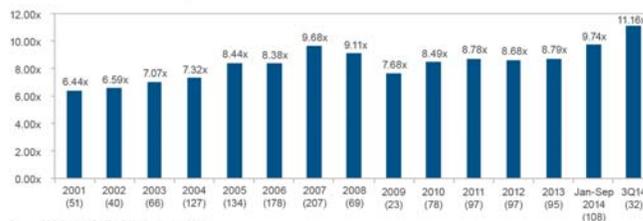
Through the first nine months of 2014, there was a total of \$52 billion sponsored high-yield bond issuances in the U.S., on pace for \$70 billion annually. If the current pace continues throughout the end of the year, we would see a 20% decrease from 2013 totals and it would mark the lowest annual volume since 2009. There were 156 new high-yield bond issuances totaling \$76.3 billion in the third quarter of 2014. September drove the third quarter volume with 83 new issues totaling \$43.8 billion, which is the largest single monthly total since September 2013.<sup>6</sup> Despite the strong month of September, the third quarter only accounts for 26% of the \$286 billion 2014 YTD volume. In addition,

<sup>6</sup> JP Morgan, KKR August, September, October 2014 Credit Markets

Europe is on pace for over €27 billion in issuances for 2014 which is a minimal increase from the €25 billion in 2013 but would continue the trend of increasing each year since 2008.<sup>7</sup>

### Deal Pricing

**Chart 14: LBO Purchase Price Multiples**

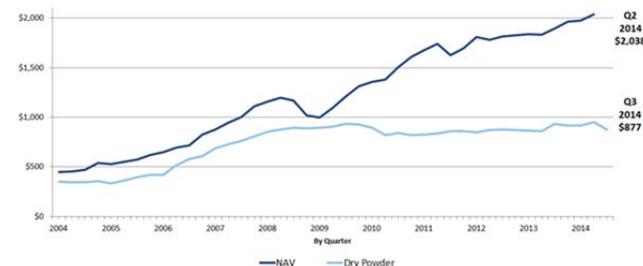


Source: S&P Capital IQ M&A Stats September 2014

The third quarter of 2014 saw a spike in prices as purchase price multiples rose to 11.16x. This increase is a result of tougher competition over attractive deals in the marketplace as dry powder is at an all-time high and GPs will remain cautious with their investment decisions. Healthcare and Technology are two of the more expensive sectors driving the increase in multiple while Chemicals and Food & Beverage are on the low end in terms of purchase price by industry.

### The Overhang Issue

**Chart 15: Industry Level NAV & Dry Powder**



Source: Hamilton Lane Fund Investment Database (October 2014)

Industry level dry powder has decreased 8% to \$877 million during the third quarter. While the increasing NAV can be seen as a positive that underlying portfolio performance has improved across the asset class, the overhang issue could pose a concern for Limited Partners' future returns if deal activity does not pick up in order to put this capital to use. The dry powder, which ballooned back in 2008, has not shown any signs of regression. Buyout and real estate funds have seen the highest percentage increase in dry powder during the first nine months of 2014, rising by 16.1% and 15.4% respectively.<sup>8</sup>

<sup>7</sup> S&P Capital IQ M&A Stats September 2014

<sup>8</sup> The Q3 2014 Preqin Quarterly Update Private Equity

# Teachers' Retirement System of the City of New York

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## Spotlight: Technology Overview

### Industry Overview

For the purpose of investing, technology is often viewed as the collection of industries including Media, Technology Hardware and Equipment, Semiconductors and Equipment, Software and Services, and Telecommunication Service. This group of sectors is commonly referred to as Technology, Media & Telecommunications ("TMT"). As technology becomes more widespread and standardized, automation, efficiency and connectivity continue to be a driving factor in how new technology impacts our lives.

Technology continues to represent a large portion of the public market with more than 7,300 publicly traded companies worldwide, representing more than \$12.2 trillion in market capitalization.<sup>9</sup> As seen in Chart 1, four of the ten largest companies, by market capitalization, are within the technology sector. On 9/19/14, Alibaba, an emerging markets e-commerce company, held the largest IPO in U.S. history with \$21.8 billion beating Visa, which raised \$17.9 billion in 2008. Alibaba has a market cap of \$221 billion, ranking 5<sup>th</sup> out of all Technology companies.<sup>10</sup>

**Chart 1: Top 10 Largest Companies**

Top 10 Largest Companies <sup>1</sup> (USD in Billions)	
Technology	All
Apple (\$595)	Apple (\$595)
Google (\$392)	Exxon Mobil (\$401)
Microsoft (\$378)	Google (\$392)
China Mobile (\$241)	Microsoft (\$378)
Alibaba (\$221)	Berkshire Hathaway (\$341)
Verizon (\$208)	Johnson & Johnson (\$296)
Facebook (\$200)	Wells Fargo (\$271)
IBM (\$188)	General Electric (\$252)
AT&T (\$184)	China Mobile (\$241)
Oracle (\$173)	Royal Dutch Shell (\$235)

<sup>1</sup>Public companies by market capitalization as of 10/7/14; Source: Capital IQ

Technology is becoming an increasing part of investment spending. Overall Information Technology ("IT") spending is expected to grow 3% to 4% in 2014. Software, infrastructure, and connectivity play a role in all companies today, which is evident by the 7% expected growth rate for software spending in 2014.<sup>11</sup>

### Key Themes

#### Software

As computer technology has become more widely adopted, an increasing amount of software has been developed to leverage computing power and connectivity. The entire stack of

databases and application layers are being redesigned across all enterprises. Chart 2 shows that software investment is at an all-time high, accounting for over 50% of the total business investment in Information Technology.

**Chart 2: Software Investment as a Percentage of Total Business IT Investment (As of April 1, 2014)**

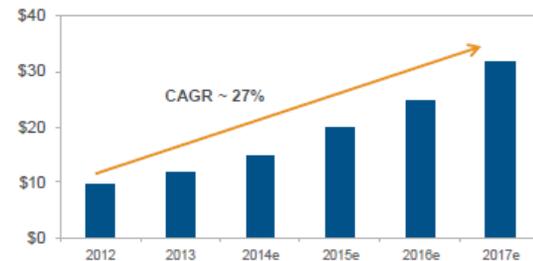


Source: St. Louis Federal Reserve Economic Data

On the consumer side, app sales, which consist of smaller software applications and media content, continue to increase, particularly for mobile phones and tablets. Globally in 2013, more than 102 billion apps were downloaded, generating over \$26 billion in sales.<sup>12</sup>

"Big Data" is a ubiquitous term with no commonly accepted definition on size or use. Big Data generally refers to databases so large and complex they create significant challenges for traditional data management and analysis tools in practical timeframes.<sup>13</sup> Today through means such as digital interactions, social websites, and search engines, data is more prevalent than ever and the possibilities of its use are endless with the right algorithms. Perfecting ways to analyze Big Data remains difficult, but the opportunities are present and the spending is growing rapidly, with an estimated Compound Annual Growth Rate ("CAGR") of 27%. Big Data will also enhance efficiency benefits, as studies estimate that the U.S. healthcare system could save \$300 billion annually through better integration of analysis and data.<sup>14</sup>

**Chart 3: Big Data Spending (\$Billions) As of March 18, 2014**



Source: IDC  
e= expected

<sup>9</sup> Capital IQ

<sup>10</sup> Capital IQ

<sup>11</sup> Gartner – IT Spending Worldwide Q4 2013 Update

<sup>12</sup> Gartner – IT Spending Worldwide Q4 2013 Update

<sup>13</sup> Deloitte Consulting LLP: The Insight Economy

<sup>14</sup> McKinsey Global Institute

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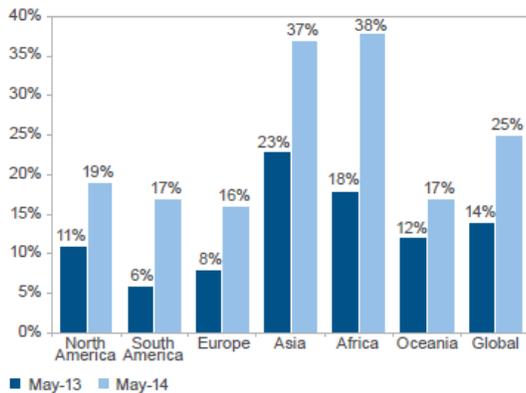
## Third Quarter 2014 Report

### Hardware

The number of devices connected to the internet is expanding exponentially. In 2000 there were an estimated 200 million connected devices. In 2008 the number of connected devices exceeded the global population and as of 10/10/14 this number has grown to more than 13.6 billion.<sup>15</sup> Historically only computers were connected; phones and tablets have followed suit and today, smart wearable devices (watches, bands, and glasses), smart TVs, smart cars, and connected homes are driving consumer spending. Simultaneously, business demand has been driven by connecting infrastructure, such as hospital file-sharing networks or remote access to traffic lights and / or signs.

Globally, smartphone use has grown to more than 30% of mobile phone users and is expected to increase at a rapid pace.<sup>16</sup> Demand for infrastructure and networks continues to increase as smartphones and other mobile devices become an increasingly preferred method for internet usage. This is particularly important in emerging markets, many of which have limited wired infrastructure. Chart 4 highlights the drastic increases in mobile usage across all geographic regions over just a one year time period. Most notably, Africa and Asia have the highest percentage of mobile usage at 38% and 37%, respectively.

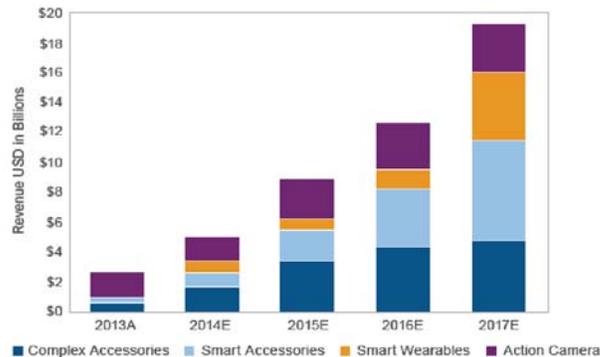
**Chart 4: Mobile Usage as % of Web Usage**



Source: KPCB – Internet Trends 2014 as of May 2014

Wearable technology has seen a dramatic increase in the market as there is an increasing demand to have mobile devices and data that is accessible at all times. The wearables segment is expected to increase from over \$2.5 billion in 2013 to nearly \$20 billion in 2017, representing a CAGR of over 60%. Smart Glasses and Smart Watches (broadly categorized as Smart Wearables and Smart Accessories) are likely to grow the most, at a CAGR of close to 200% and 100%, respectively.<sup>17</sup>

**Chart 5: Wearable Technology**



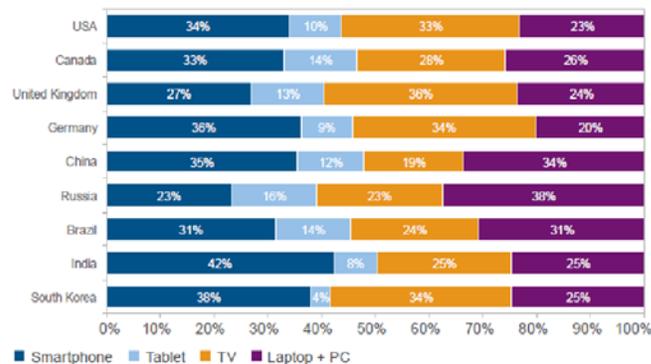
Source: IDC, Goldman Sachs Global Investment Research as of June 2014  
e=expected

### Social Impact

Today, consumers are always connected, creating new content and spreading information every second of every day. Expectations of information and the speed of delivery have radically changed, and data is updated in real time over various platforms. There are increasing online sales, new means to execute transactions (PayPal, Bitcoin, etc.), and an increasing number of consumer-to-consumer marketplaces (AirBnB, eBay, and Etsy). These examples along with social media, website cookies, and online preferences have increased the amount of personal data shared with others and used by businesses immensely.

Education is another avenue seeing tremendous growth and opportunity due to technology. Massive open online courses are increasing in popularity. In 2014, Coursera.org had more than 7 million registered users around the world and introduced 428 different courses from 62 different universities. Additionally, an increasing number of free or low-cost software and video related education is being made available to the public.

**Chart 6: Daily Distribution of Screen Hours across Countries in 2014**



Source: KPCB – Internet Trends 2014 as of May 2014

Media consumption continues to evolve with the addition of new technology. Despite prior predictions, TV sets are still a primary means of media consumption. However, alternative screens are beginning to capture more and more of our attention for a

<sup>15</sup> Cisco Connections Counter  
<sup>16</sup> KPCB – Internet Trends 2014  
<sup>17</sup> IDC

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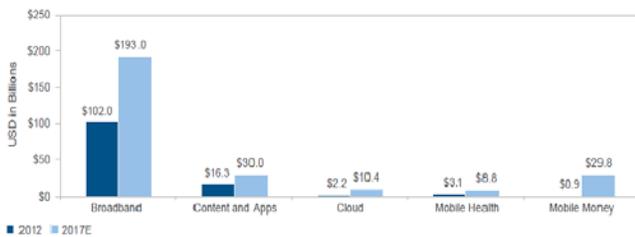
## Third Quarter 2014 Report

mixture of TV related and other content. By the end of 2014, it is expected that up to 50 million households world-wide will have two or more pay-TV subscriptions to stream content across devices. These additional subscriptions will generate \$5 billion+ in revenues.<sup>18</sup>

In the U.S., smartphone usage, in terms of daily distribution of screen hours, accounts for 34%, which has surpassed the 33% of TV usage. In fact, smart phones are the leaders in terms of daily distribution of screen hours in all countries depicted in Chart 6 above, except for the UK and Russia.

### Emerging Markets

**Chart 7: Revenues from Consumer Sales of Five Technology Trends in Emerging Markets**



Source: Linklaters – TMT Generation Next Report – 2013. Includes data and estimates for Brazil, China, India, Indonesia and Russia  
E= Expected

As noted in Chart 7, emerging markets continue to represent a large opportunity for technology growth. Five key trends: Broadband, Content and Apps, Cloud, Mobile Health, and Mobile Money are expected to grow TMT company revenue in emerging markets from \$124.5 billion in 2012 to \$272 billion in 2017.<sup>19,20</sup> Emerging markets continue to increase connectivity and are expected to grow from 1.35 billion broadband users to 3.7 billion users between 2012 and 2017. This increase in users explains the 89% increase that is expected in Broadband revenue for these markets from 2012 to 2017.

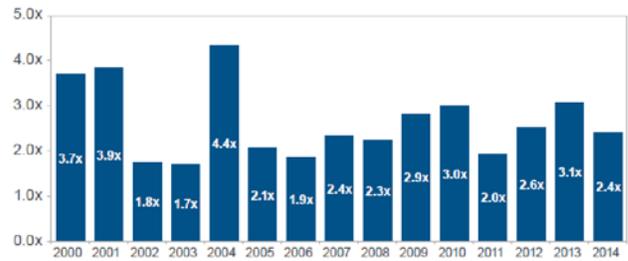
## Opportunities for Private Equity

### Buyout Investment

The technology sector is maturing, which will lead to new opportunities as sector specialization increases. Focus has shifted away from hardware and other capital expenditure-heavy investments as several buyout firms are removing or refocusing hardware subsector teams. On the other hand, there is an increasing focus on software, particularly mature software companies with high customer retention rates where operational improvements can be applied. SaaS, or Software as a Service, is driving this increase where it is becoming increasingly popular to rent software for re-occurring and more transparent revenue streams. Multiples continue to trade higher for companies with growth; however, discounts can be found in more complex opportunities in the space.

**Chart 8: Average Technology M&A**

EV/Revenue Multiples<sup>1</sup>



<sup>1</sup>Includes data from the Information Technology, Media, and Telecommunications Industries, where Revenue > \$20mm and EV > 0.  
Source: Capital IQ

### Growth Investment

In the growth space, there has been a continued focus on software enabled companies. More specifically, fast growing, high margin, and profitable companies with recurring revenue are being sought after. Access to information is a core driver of the economy and thus companies that have the ability to supply information and related tools are in high demand. Growth equity investors are completing more control-oriented transactions with a focus on providing liquidity to late stage venture investors. They are looking for maturing, fast growing companies where limited leverage is needed to return assumptions, as well as buy and build platforms that require scale for technology to take off.

### Venture Investment

Venture capital investments in the Technology sector are shifting away from Silicon Valley as secondary markets continue to grow. Valuations remain high as investors have significant amounts of capital to deploy. In the consumer space, focus has been on mobile devices, app development platforms, social media, and consumer-to-consumer market hubs. In the enterprise space the focus has been on cloud computing, big data, and SaaS. Additionally, in the energy sector the popular trends are focused on batteries, solar panels, and electric cars. Similar to the growth strategy, venture capital investors are redirecting their focus to businesses with lower capital expenditures that require limited funding, which can be provided over time. Many groups are avoiding hardware risks outside of specific themes such as medical devices and wearables.

### Conclusion

Technology continues to increase globally across all spectrums. Software investment for businesses is more popular than ever before and Big Data will likely improve efficiencies and lead to new discoveries in all sectors. New forms of mobile devices are entering the market and leading to additional ways to connect consumers with other consumers, as well as connecting consumers with businesses and infrastructure for greater total transparency in the marketplace. Wireless usage is becoming more prevalent across the globe, specifically in the emerging markets. Private Equity investors are moving more towards SaaS and information driven companies and away from the hardware, expenditure-heavy firms of old. The technology sector has seen exponential growth and evolution as an industry and the continuous improvements in software, hardware, media, and telecom sectors will continue to lead to further opportunities in the near future.

<sup>18</sup> KPCB – Internet Trends 2014

<sup>19</sup> Linklaters – TMT Generation Next Report - 2013

<sup>20</sup> Includes data and estimates for Brazil, China, India, Indonesia and Russia

**Teachers' Retirement System of the City of New York**

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## Section 2:

Portfolio Update

## Teachers' Retirement System of the City of New York

### Third Quarter 2014 Report

#### Portfolio Snapshot

Hamilton Lane was engaged by the Teachers' Retirement System of the City of New York ("TRS") in October 2010 to provide alternative investment consulting services in accordance with the investment objectives of the TRS Private Equity portfolio (the "Portfolio"). This report represents the review by Hamilton Lane of TRS's Portfolio and is based upon information made available to Hamilton Lane by the general partners sponsoring each of the partnership investments in the Portfolio as of September 30, 2014, with highlights through December 31, 2014.

**Private Equity Allocation:** TRS has a target allocation of 6.0% to Private Equity. As of September 30, 2014, Private Equity constituted 4.7% of NYCTRS plan. (Plan value is \$57.6 billion as of September 30, 2014)

**Performance:** As of September 30, 2014, the Portfolio consists of 142 partnerships and 90 underlying fund managers. The Portfolio has generated a since inception internal rate of return ("IRR") of 9.45% and a total value multiple of 1.3x.

Portfolio Summary			
\$ millions	6/30/2014	9/30/2014	Change
Active Partnerships	141	142	1
Active GP Relationships	90	90	-
Capital Committed <sup>(1)</sup>	\$5,413.4	\$5,517.7	\$104.3
Commitments Sold	\$288.5	\$288.5	-
Unfunded Commitment	\$2,229.7	\$2,162.5	(\$67.2)
Capital Contributed	\$3,938.1	\$4,123.4	\$185.3
Capital Distributed	\$2,643.4	\$2,787.9	\$144.5
Market Value	\$2,637.3	\$2,712.4	\$75.1
Total Value Multiple	1.3x	1.3x	-
Since Inception IRR	9.59%	9.45%	(14 bps)
Avg. Age of Active Commitments	5.1 years	5.2 years	0.1 years

<sup>(1)</sup>The "change" in capital committed from the prior quarter reflects currency adjustments from existing foreign denominated funds and additional commitments made during the quarter.

**Portfolio Exposures:** The Corporate Finance/Buyout strategy represents 54% of the Portfolio's total exposure, Secondaries represent 13%, Growth Equity accounts for 12%, Venture Capital represents 7%, Special Situations/Turnaround represents 7%, Energy represents 3%, Co-Investment represents 3%, and Mezzanine represents the remaining 1%. The Portfolio has significant exposure to North America, with 82% of the underlying company market value based in the region

## Teachers' Retirement System of the City of New York

### Third Quarter 2014 Report

## Portfolio Overview

### Commitments

The table below highlights the funds that have closed during the first three quarters of the calendar year 2014.

YTD Commitments - 2014			
Closing Date	Partnership	Investment Strategy	Commitment Amount (\$ in Millions)
3/31/2014	Lexington Capital Partners VIII, L.P.	Secondaries	\$150.0
4/22/2014	ASF VI, L.P.	Secondaries	\$112.0
4/22/2014	ASF VI NYC Co-Invest, L.P.	Co-Invest	\$38.0
6/20/2014	Crestview Capital Partners III, L.P.	Corporate Finance/Buyout - Mid	\$75.0
6/20/2014	Crestview Capital Partners III (Co-Investment B), L.P.	Co-Invest	\$25.0
7/11/2014	Vista Equity Partners Fund V, L.P.	Growth Equity	\$125.0
<b>Total</b>			<b>\$525.0</b>

The Portfolio closed on six new investments, totaling \$525.0 million, which are detailed below:

**Lexington Capital Partners VIII, L.P. (\$150.0 million)** the fund will focus on acquiring private equity partnership interests from limited partners seeking liquidity through secondary transactions in both U.S and non-U.S. buyouts, venture capital and mezzanine partnerships.

**ASF VI, L.P. & Side Car (\$112.0/\$38.0 million)** the fund will pursue a secondary investment strategy, acquiring limited partnership interests through the global secondary market in buyout, growth equity, and venture capital funds.

**Crestview Capital Partners III, L.P. & Side Car (\$75.0/\$25.0million)** the fund will pursue investments in opportunities arising from dislocations in out-of-favor industries, focusing primarily on four industries that are undergoing major transitions or dislocations: Energy, Financial Services, Healthcare and Media.

**Vista Equity Partners V, L.P. (\$125.0 million)** the fund will be focused on the middle-market software segment, and will execute control buyouts of businesses that offer mission-critical and technology-enabled solutions across a variety of industries.

## Teachers' Retirement System of the City of New York

### Third Quarter 2014 Report

#### Subsequent Closings

Subsequent to the quarter end September 30, 2014, the portfolio closed on three additional commitments totaling \$242.4 million.

Subsequent Closings			
Investment	Investment Strategy	Commitment (\$ in Millions)	Closing Date
NMS Fund II, L.P.	Corporate Finance/Buyout - Small	\$8.2	10/3/2014
Centerbridge Capital Partners III, L.P.	Corporate Finance/Buyout - Large	\$33.5	10/24/2014
Webster Capital III, L.P.	Corporate Finance/Buyout - Small	\$16.5	12/2/2014
Mill City Fund II, L.P.	Corporate Finance/Buyout - Small	\$8.2	12/9/2014
Raine Partners II, L.P.	Growth Equity	\$20.0	12/23/2014
American Securities Partners VII, L.P.	Corporate Finance/Buyout - Large	\$111.0	1/9/2015
Siris Partners III, L.P.	Corporate Finance/Buyout - Mid	\$45.0	2/4/2015
<b>Total</b>		<b>\$242.4</b>	

**NMS Fund II, L.P. (\$8.2 million)** the fund, an Emerging Manager 2012 Program commitment, will focus primarily on investments in fast-growing companies in four industries: business services, healthcare services, and consumer products and services.

**Centerbridge Capital Partners III, L.P. (\$33.5 million)** the fund, will invest in traditional leverage buyout investments and will additionally pursue distressed investments with a focus on fulcrum securities to ultimately gain control of the equity.

**Webster Capital III, L.P. (\$16.5 million)** the fund, a commitment in the Emerging Manager 2012 Program, will target control buyouts of growth-oriented small cap companies in the healthcare services and branded consumer sectors.

**Mill City Fund II, L.P. (\$8.2 million)** the fund, a commitment in the Emerging Manager 2012 Program, will pursue buyouts of lower-middle-market consumer and industrial companies located in the upper-Midwestern U.S. and Canada.

**Raine Partners II, L.P. (\$20.0 million)** the fund, a commitment in the Emerging Manager 2012 Program, will pursue growth equity investments in lower-middle-market, with a focus on the technology, media and telecommunications ("TMT") space.

**American Securities Partners VII, L.P. (\$111.0 million)** the fund will target control investments in the industrial and services sectors and will opportunistically invest in energy services, healthcare and consumer businesses.

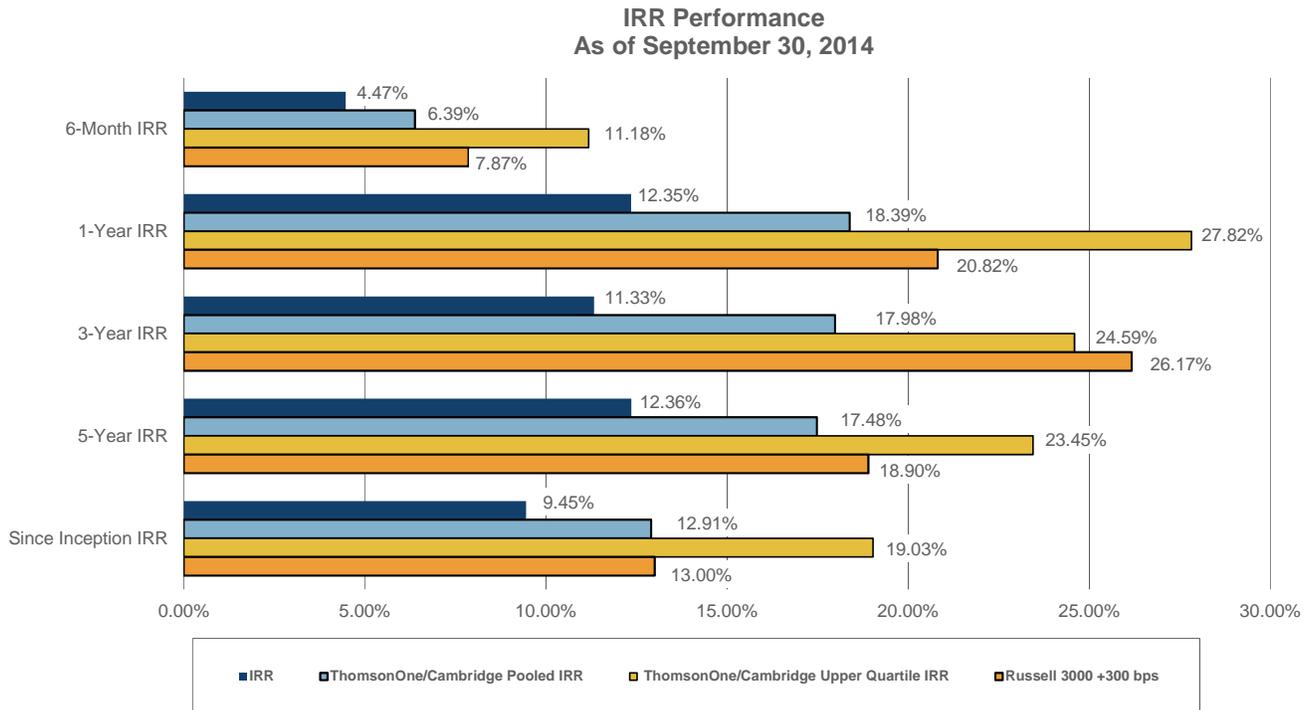
**Siris Partners III, L.P. (\$45.0 million)** the fund will target investments in complex middle-market technology businesses that possess both a mature business line that generates stable cash flows, as well as next-generation growth assets.

## Teachers' Retirement System of the City of New York

### Third Quarter 2014 Report

#### Portfolio Performance Summary

The chart below is a graphical depiction of the IRR performance of the Portfolio with respect to 6-Month, 1-Year, 3-Year, 5-Year, and Since Inception time periods. The Portfolio is benchmarked against the ThomsonOne/Cambridge Pooled IRR, ThomsonOne/Cambridge Upper Quartile IRR and the Russell 3000 plus 300 basis points.



*Note: Private Equity benchmark is provided by ThomsonOne/Cambridge and reflects U.S. Buyout Funds Pooled IRR and Upper Quartile IRR as of September 30, 2014, for funds with vintage years 1999 to 2013. The Russell 3000 Total return index incorporates the Long Nickels methodology where the assumption is that the capital is being invested and withdrawn from the index on the days the capital was called and distributed from the underlying fund managers. This calculation includes a 3% premium.*

- As private equity is a long term asset class, the most significant time horizon is the since inception time period. Performance on a since inception basis for the third quarter of 2014 decreased 14 basis points from the prior quarter, with the Portfolio generating an IRR of 9.45%.
  - Relative to the benchmarks, the since inception IRR is underperforming the ThomsonOne/Cambridge Pooled IRR by 346 basis points, the ThomsonOne/Cambridge Upper Quartile IRR by 958 basis points, and Russell 3000 plus 300 basis points by 355 basis points.
- Performance on a one-year basis for the third quarter 2014 decreased 319 basis points from the second quarter 2014, with the Portfolio generating an IRR of 12.35%.
  - Relative to the benchmarks, the one-year IRR is underperforming the ThomsonOne/Cambridge Pooled IRR by 604 basis points, the ThomsonOne/Cambridge Upper Quartile IRR by 1,547 basis points, and Russell 3000 plus 300 basis points by 847 basis points.
    - Underperformance to the benchmarks can be attributed to the significant uptick in outbound capital from the Portfolio to fund new partnership investments.

## Teachers' Retirement System of the City of New York

### Third Quarter 2014 Report

#### Quarterly Value Analysis

The table below details quarterly performance of the Portfolio for the year ending September 30, 2014.

Portfolio Summary					
in \$ millions	Quarter Ending				Year Ending
	12/31/2013	3/31/2014	6/30/2014	9/30/2014	9/30/2014
Beginning Market Value	\$2,411.1	\$2,531.8	\$2,544.6	\$2,637.3	\$2,411.1
Paid-in Capital	150.4	91.1	135.8	185.3	562.6
Distributions	(153.6)	(136.9)	(110.4)	(144.5)	(545.4)
<b>Net Value Change</b>	<b>123.9</b>	<b>58.6</b>	<b>67.3</b>	<b>34.3</b>	<b>284.1</b>
Ending Market Value	\$2,531.8	\$2,544.6	\$2,637.3	\$2,712.4	\$2,712.4
<b>Unfunded Commitments</b>	<b>\$2,039.7</b>	<b>\$2,112.0</b>	<b>\$2,229.7</b>	<b>\$2,162.5</b>	<b>\$2,162.5</b>
Total Exposure	\$4,571.5	\$4,656.6	\$4,867.0	\$4,874.9	\$4,874.9
Point to Point IRR	5.10%	2.30%	3.15%	1.29%	12.35%
Since Inception IRR	9.47%	9.47%	9.59%	9.45%	9.45%

- Over the past twelve months, the Portfolio has experienced a total of \$284.1 million in net value appreciation.
  - The one-year IRR of 12.35% represents a 32 basis point decrease when compared to the one-year IRR as of September 30, 2013.
  - The since inception IRR of 9.45% represents an increase of 40 basis points when compared to the since inception IRR as of September 30, 2013.

## Teachers' Retirement System of the City of New York

### Third Quarter 2014 Report

#### Performance by Strategy

The table below details IRR performance of the Portfolio with respect to Investment Strategy. The Portfolio is benchmarked against the ThomsonOne/Cambridge Median Quartile IRR, and the ThomsonOne/Cambridge Upper Quartile IRR.

Performance by Investment Strategy				
Investment Strategy	Capital Committed	IRR	ThomsonOne/ Cambridge Median Quartile IRR	ThomsonOne/ Cambridge Upper Quartile IRR
Corporate Finance/Buyout	\$ 2,999,364,394	10.48%	11.41%	19.03%
Corporate Finance/Buyout - Mega	1,177,293,950	13.70%	9.30%	14.47%
Corporate Finance/Buyout - Large	316,170,735	16.81%	13.29%	18.48%
Corporate Finance/Buyout - Mid	821,537,139	10.24%	9.79%	15.64%
Corporate Finance/Buyout - Small	684,362,570	7.97%	12.15%	21.49%
Co-Invest	182,935,675	2.79%	N/A	N/A
Energy	217,500,000	1.78%	10.51%	17.75%
Growth Equity	564,871,863	12.79%	8.96%	18.48%
Secondary	665,000,000	14.56%	13.92%	19.19%
Special Situations/Turnaround	385,000,000	18.94%	12.75%	17.86%
Other	503,000,000	3.79%	5.10%	12.00%
Venture Capital	453,000,000	2.99%	4.29%	12.23%
Mezzanine	50,000,000	13.26%	7.45%	9.27%

Note: Commitments in the above table do not include liquidated/sold investments.

## Teachers' Retirement System of the City of New York

### Third Quarter 2014 Report

#### Vintage Year Performance

The table below details IRR performance of the Portfolio with respect to Vintage Year. The Portfolio is benchmarked against the ThomsonOne/Cambridge Median Quartile IRR, ThomsonOne/Cambridge Upper Quartile IRR, and the Russell 3000 plus 300 basis points.

Performance by Vintage Year					
Vintage Year	Capital Committed	IRR	ThomsonOne/ Cambridge Median Quartile IRR	ThomsonOne/ Cambridge Upper Quartile IRR	Russell 3000 + 300bps
1999	\$ 95,000,000	7.11%	9.96%	14.17%	8.51%
2000	83,000,000	7.18%	14.45%	21.73%	7.54%
2001	80,000,000	19.21%	20.99%	29.25%	8.47%
2002	150,000,000	12.06%	16.86%	25.18%	9.93%
2003	85,000,000	20.59%	14.75%	20.14%	12.78%
2004	234,000,000	7.24%	11.40%	15.17%	10.98%
2005	300,396,535	4.68%	8.00%	13.01%	10.59%
2006	579,221,221	7.85%	9.93%	15.27%	10.76%
2007	506,452,698	7.18%	11.77%	17.84%	9.77%
2008	774,542,344	14.01%	14.82%	21.68%	10.02%
2009	42,500,000	9.27%	21.56%	27.14%	20.45%
2010	45,000,000	9.20%	15.00%	33.04%	18.28%
2011	577,243,058	14.54%	10.98%	16.27%	17.84%
2012	589,750,000	17.47%	7.52%	13.11%	23.33%
2013	839,566,075	N/M	N/M	N/M	N/M
2014	536,000,000	N/M	N/M	N/M	N/M

Note: Commitments in the above table do not include liquidated/sold investments.

#### Performance by Geographic Focus

The table below details IRR performance of the Portfolio with respect to Geographic Focus.

Performance Summary by Region <sup>(1)</sup>						
Region	Capital Committed	Paid-In Capital	Capital Distributed	Reported Market Value	IRR	Total Value Multiple
North America	\$4,087,647,835	\$3,221,092,733	\$2,200,532,722	\$2,162,360,893	9.89%	1.35x
Western Europe	\$474,424,097	\$278,153,292	\$102,513,860	\$193,554,180	1.96%	1.06x
Global/Rest of World	\$955,600,000	\$624,155,621	\$484,871,117	\$356,521,371	9.96%	1.35x
<b>Total</b>	<b>\$5,517,671,932</b>	<b>\$4,123,401,646</b>	<b>\$2,787,917,699</b>	<b>\$2,712,436,444</b>	<b>9.45%</b>	<b>1.33x</b>

Note: Commitments in the above table do not include liquidated/sold investments.

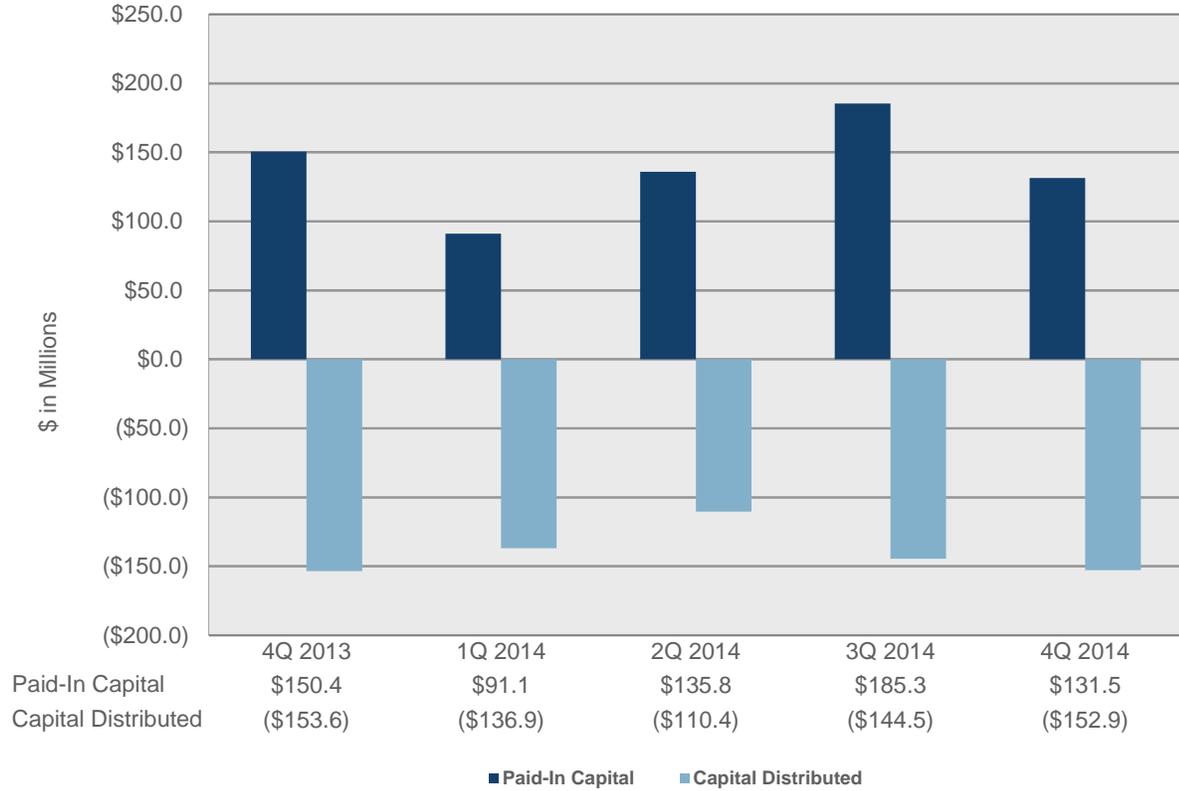
<sup>(1)</sup>Prior to a partnership being 75% drawn, region focus is based on the GP-stated geographic strategy. Subsequent to a partnership being 75% drawn, fund geographic focus is based on actual portfolio company exposure by total invested. Partnerships with less than 75% of total invested capital allocated to one geographic region are classified as Global

# Teachers' Retirement System of the City of New York

## Third Quarter 2014 Report

### Cash Flow Drivers

The chart below highlights the cash flows of the Portfolio over the past five quarters ended December 30, 2014.



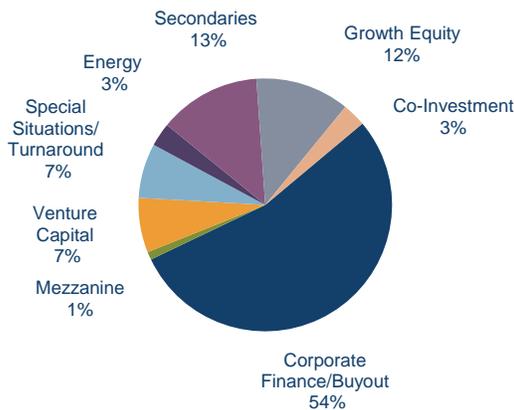
# Teachers' Retirement System of the City of New York

## Third Quarter 2014 Report

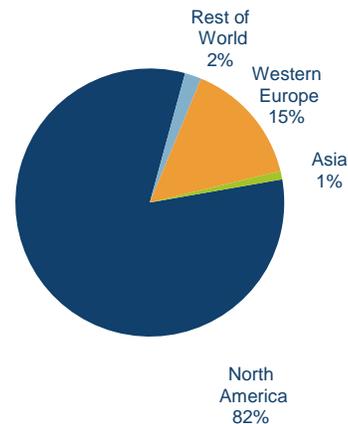
### Portfolio Exposures

The pie charts below represent the strategic and geographic diversification of the Portfolio as of September 30, 2014. Strategy is measured by total exposure, which is the sum of the market value and the unfunded commitments and provides a snapshot of the Portfolio's future diversification. Geography is measured by the Portfolio's exposed market value of the underlying portfolio companies.

**Strategic Diversification  
by Total Exposure  
As of September 30, 2014**



**Underlying Investment Diversification  
by Geographic Location  
As of September 30, 2014**



As of September 30, 2014

	Sum of Current Exposed Market Value	% of Total
<b>North America</b>	<b>\$2,344.0</b>	<b>82%</b>
U.S. (non-NY State)	\$2,086.2	73%
U.S. (NY State)	\$257.8	9%
New York City	\$139.2	5%
Non-New York City	\$118.6	4%
<b>Western Europe</b>	<b>\$418.9</b>	<b>15%</b>
<b>Rest of World</b>	<b>\$61.1</b>	<b>2%</b>
<b>Asia</b>	<b>\$34.6</b>	<b>1%</b>
<b>Total</b>	<b>\$2,858.6</b>	<b>100%</b>

- The Portfolio is focused in the Corporate Finance/Buyout strategy, with 54% of the total exposure attributable to this strategy.
- With respect to geography, the Portfolio is concentrated in North America, with 82% of the Portfolio's underlying market value attributable to this region.
  - The remaining 19% of the Portfolio's exposure is diversified between Western Europe, 'Rest-of-World' and Asia.
  - Roughly 9% of the Portfolio's current exposed market value is based in New York.
    - About 5%, or roughly \$139.2 million, of the Portfolio's current exposed market value is based in New York City.

**Teachers' Retirement System of the City of New York**

Third Quarter 2014 Report



## Section 3:

Portfolio Assessment

**Teachers' Retirement System of the City of New York**  
**Private Equity Portfolio**  
**As of September 30, 2014 (in USD)**

Vintage Year	Investment	First Drawdown	Committed Capital	Paid-In Capital	Distributed Capital	Market Value	Multiple	IRR
<b>Active Investments</b>								
1999	Cypress Merchant Banking Partners II, LP	7/8/1999	\$ 50,000,000	\$ 53,874,600	\$ 43,453,284	\$ 6,087,032	0.92x	(1.65%)
1999	FdG Capital Partners, L.P.	6/2/1999	30,000,000	34,517,861	51,547,118	6,808,900	1.69x	14.91%
1999	Lincolnshire Equity Fund II, L.P.	2/26/2001	15,000,000	14,446,100	27,347,315	945,848	1.96x	24.68%
2000	Carlyle Partners III, L.P.	12/22/2000	30,000,000	33,979,261	71,996,891	48,505	2.12x	23.33%
2000	SCP Private Equity Partners II, L.P.	1/19/2001	20,000,000	22,196,012	6,682,699	7,115,325	0.62x	(6.07%)
2000	Solera Partners, L.P.	7/8/2002	15,000,000	19,718,743	31,226,365	9,068,891	2.04x	10.87%
2001	Apollo Investment Fund V, L.P.	8/23/2001	30,000,000	46,743,989	91,779,417	2,146,852	2.01x	38.88%
2001	New Mountain Partners, L.P.	7/20/2001	15,000,000	12,977,661	17,328,376	1,385,338	1.44x	12.33%
2001	RRE Ventures III, L.P.	6/13/2002	20,000,000	26,081,130	31,916,700	4,966,423	1.41x	6.45%
2002	BDCM Opportunity Fund, L.P.	11/10/2003	25,000,000	54,583,604	90,223,476	1,204,267	1.68x	23.07%
2002	Coller International Partnership IV, L.P.	11/6/2002	35,000,000	31,222,054	39,391,517	3,037,960	1.36x	11.83%
2002	Landmark Equity Partners XI, L.P.	9/15/2004	20,000,000	21,259,660	28,946,640	2,873,459	1.50x	23.96%
2002	Thomas McNerney & Partners, L.P.	11/26/2002	15,000,000	14,700,000	5,252,534	5,789,455	0.75x	(5.70%)
2002	Yucaipa American Alliance Fund I, L.P.	10/1/2004	55,000,000	80,828,995	59,739,039	42,443,788	1.26x	7.02%
2003	Ares Corporate Opportunities Fund, L.P.	5/4/2004	15,000,000	18,004,666	25,088,626	2,089,210	1.51x	13.44%
2003	Blackstone Capital Partners IV L.P.	1/10/2003	30,000,000	30,690,311	68,968,220	8,446,551	2.52x	38.12%
2003	FS Equity Partners V, L.P.	5/30/2003	25,000,000	21,637,554	36,647,754	11,431,597	2.22x	17.33%
2003	Leeds Weld Equity Partners IV, L.P.	12/23/2004	15,000,000	15,356,325	15,910,243	3,431,127	1.26x	4.00%
2004	Aurora Equity Partners III, L.P.	5/19/2005	20,000,000	21,701,605	34,496,614	1,498,607	1.66x	14.12%
2004	Celtic Pharmaceutical Holdings, L.P.	7/10/2006	15,000,000	15,241,256	241,256	13,818,472	0.92x	(1.12%)
2004	FdG Capital Partners II, L.P.	8/30/2004	35,000,000	36,992,821	41,728,926	6,394,691	1.30x	5.11%
2004	Lincolnshire Equity Fund III, L.P.	12/23/2004	25,000,000	23,776,581	29,334,401	15,153,181	1.87x	32.65%
2004	Markstone Capital Partners, L.P.	7/21/2004	35,000,000	40,766,689	16,852,082	10,303,206	0.67x	(12.49%)
2004	New York/Fairview Emerging Managers (Tranche A), L.P.	10/21/2004	24,000,000	23,304,828	10,741,293	15,904,951	1.14x	2.79%
2004	Paladin Homeland Security Fund (NY), LP	10/1/2004	15,000,000	16,164,780	3,805,833	5,233,593	0.56x	(8.62%)
2004	Trilantic Capital Partners III (fka LBMB III), L.P.	9/22/2005	30,000,000	23,407,177	34,539,875	1,254,904	1.53x	12.68%
2005	Blackstone Mezzanine Partners II, L.P.	5/26/2006	20,000,000	19,295,700	22,715,391	2,025,123	1.28x	7.10%
2005	Bridgepoint Europe III, L.P.	12/6/2005	31,170,735	26,996,441	17,702,271	16,136,096	1.25x	3.89%
2005	Erasmus New York City Growth Fund, L.P.	8/16/2005	30,000,000	26,117,536	22,375,310	479,102	0.88x	(2.77%)
2005	GI Partners Fund II, L.P.	6/19/2006	25,000,000	25,227,520	27,836,198	9,791,541	1.49x	7.10%
2005	JP Morgan Fleming (Tranche A), L.P.	12/21/2005	31,000,000	29,466,367	18,302,120	21,203,300	1.34x	7.53%
2005	New Mountain Partners III, L.P.	1/12/2005	23,225,800	21,142,801	36,194,011	3,401,876	1.87x	13.29%
2005	Palladium Equity Partners III, L.P.	8/10/2005	35,000,000	35,912,353	44,740,874	30,913,029	2.11x	19.57%
2005	Prism Venture Partners V-A, L.P.	7/14/2005	20,000,000	20,622,939	8,306,204	7,180,471	0.75x	(6.42%)
2005	Psilos Group Partners III, L.P.	10/17/2007	25,000,000	26,575,585	12,820,541	21,319,044	1.28x	6.05%
2005	Quadrangle Capital Partners II, L.P.	2/28/2006	35,000,000	29,724,351	22,668,118	16,420,482	1.32x	5.90%
2005	Snow Phipps Group, L.P.	8/2/2007	15,000,000	16,383,780	10,905,907	10,219,361	1.29x	7.79%
2005	USPF II Institutional Fund, L.P.	11/23/2005	35,000,000	46,164,567	28,130,115	29,357,476	1.25x	5.13%
2005	VSS Communications Partners IV, L.P.	6/2/2006	10,000,000	11,226,260	3,546,635	5,346,071	0.79x	(4.38%)
2006	Aisling Capital II, L.P.	1/12/2006	4,500,000	4,749,421	2,166,857	3,066,221	1.10x	2.17%
2006	Amersand 2006, L.P.	7/6/2007	15,000,000	15,000,000	12,041,325	12,427,180	1.63x	11.34%
2006	Apollo Investment Fund VI, L.P.	5/10/2006	35,000,000	45,048,207	47,078,599	21,100,945	1.51x	9.92%
2006	Ares Corporate Opportunities Fund II, L.P.	5/23/2006	30,000,000	32,825,369	47,146,344	7,411,662	1.66x	13.61%
2006	Arsenal Capital Partners II, L.P.	12/19/2006	13,500,000	15,887,323	7,760,202	15,505,268	1.46x	9.82%
2006	Avista Capital Partners, L.P.	8/11/2006	30,000,000	38,213,147	30,803,855	20,874,909	1.35x	7.22%
2006	BDCM Opportunity Fund II, L.P.	12/28/2006	25,000,000	34,899,490	25,520,104	36,899,506	1.79x	17.14%
2006	Blackstone Capital Partners V, L.P.	4/13/2006	75,600,000	75,473,353	54,760,418	61,014,148	1.53x	7.95%
2006	Catterton Partners VI, L.P.	12/14/2006	30,000,000	32,756,611	37,027,038	23,712,772	1.85x	14.10%
2006	CCMP Capital Investors II, L.P.	5/22/2007	20,000,000	21,623,471	19,440,527	15,248,474	1.60x	14.36%
2006	Cinven Fourth Fund	1/22/2007	44,547,714	44,389,794	33,276,089	26,009,181	1.34x	6.45%
2006	Fairview Ventures Fund III, L.P.	7/13/2007	20,000,000	19,083,213	8,953,423	21,897,813	1.62x	14.84%
2006	First Reserve Fund XI, L.P.	12/22/2006	30,000,000	34,241,400	18,958,967	16,740,228	1.04x	1.05%
2006	GF Capital Private Equity Fund, L.P.	3/20/2008	15,000,000	15,135,481	10,786,837	13,762,098	1.62x	15.36%
2006	GSC Recovery III, L.P.	5/4/2006	10,000,000	11,181,950	11,497,647	1,826,226	1.19x	4.66%
2006	InterMedia Partners VII, L.P.	6/8/2006	25,000,000	28,491,078	4,739,411	40,594,555	1.59x	8.04%
2006	Landmark Equity Partners XIII, L.P.	5/15/2006	25,000,000	23,329,543	16,261,733	12,403,211	1.23x	4.91%
2006	MidOcean Partners III, L.P.	6/19/2007	40,000,000	42,870,880	20,173,469	38,026,714	1.36x	7.92%
2006	Perseus Partners VII, L.P.	8/6/2007	20,000,000	22,567,679	5,652,388	3,178,143	0.39x	(24.17%)
2006	RRE Ventures IV, L.P.	10/25/2006	25,000,000	29,707,028	7,074,515	38,373,324	1.53x	10.23%
2006	Terra Firma Capital Partners III, L.P.	2/26/2007	31,073,507	30,832,620	648,250	17,837,895	0.60x	(10.25%)
2006	Thomas, McNerney & Partners II, L.P.	11/30/2006	15,000,000	14,267,607	6,302,355	15,332,861	1.52x	10.35%
2007	Carlyle Partners V, L.P.	9/28/2007	50,000,000	48,594,631	32,797,206	42,359,600	1.55x	13.36%
2007	Co-Investment Partners Europe, L.P.	12/5/2008	26,559,412	28,352,431	7,094,424	28,212,788	1.25x	5.93%
2007	Constellation Ventures III, L.P.	11/20/2008	15,000,000	16,011,810	3,059,224	8,154,492	0.70x	(9.37%)
2007	Craton Equity Investors I, L.P.	3/11/2008	10,000,000	9,265,534	34,925	4,121,906	0.45x	(17.42%)
2007	FTVentures III, L.P.	3/1/2007	14,081,947	14,634,065	8,549,226	15,854,009	1.67x	12.75%

**Teachers' Retirement System of the City of New York**  
**Private Equity Portfolio**  
**As of September 30, 2014 (in USD)**

Vintage Year	Investment	First Drawdown	Committed Capital	Paid-In Capital	Distributed Capital	Market Value	Multiple	IRR
2007	GSO Capital Opportunities Fund, L.P.	8/15/2008	30,000,000	45,738,892	54,201,524	11,174,010	1.43x	18.57%
2007	Halyard Capital Fund II, L.P.	11/2/2007	15,000,000	12,285,934	4,056,351	8,287,941	1.00x	0.11%
2007	Montreux Equity Partners IV, L.P.	3/27/2007	15,000,000	14,930,359	7,889,117	14,737,986	1.52x	12.48%
2007	Nautic Partners VI, L.P.	6/30/2008	20,000,000	21,400,897	6,709,523	25,495,396	1.50x	11.38%
2007	New Mountain Partners III, L.P.	9/25/2007	35,000,000	34,173,469	12,273,580	31,674,633	1.29x	8.12%
2007	PCG Clean Energy & Technology Fund East, L.P.	4/25/2008	60,000,000	49,576,829	3,352,781	29,772,056	0.67x	(9.95%)
2007	Pegasus Partners IV, L.P.	10/9/2007	20,000,000	23,220,913	10,797,025	13,407,065	1.04x	1.12%
2007	Pine Brook Capital Partners, L.P.	4/7/2008	22,500,000	21,796,817	11,302,657	20,755,939	1.47x	15.26%
2007	Quaker BioVentures II, L.P.	4/18/2008	15,000,000	12,797,633	6,367,512	8,143,470	1.13x	3.98%
2007	RLJ Equity Partners Fund I, L.P.	4/14/2009	15,000,000	12,099,603	4,128,024	11,028,167	1.25x	7.95%
2007	SCP Vitalife Partners II, L.P.	1/10/2008	15,000,000	14,324,774	1,184	14,820,527	1.03x	0.90%
2007	StarVest Partners II, L.P.	12/8/2008	20,000,000	17,260,981	12,547	12,427,019	0.72x	(9.89%)
2007	Trilantic Capital Partners IV L.P.	10/22/2007	53,311,339	53,265,640	51,355,658	41,700,939	1.75x	19.19%
2007	USPF III Institutional Fund, L.P.	7/10/2007	30,000,000	29,984,326	9,996,208	23,005,826	1.10x	2.32%
2007	Vista Equity Partners Fund III, L.P.	11/30/2007	25,000,000	26,546,229	48,456,869	14,133,349	2.36x	28.02%
2008	Aisling Capital III, L.P.	11/20/2008	10,500,000	9,307,292	6,241,881	8,117,798	1.54x	23.64%
2008	Apollo Investment Fund VII, L.P.	4/16/2008	50,000,000	56,131,123	71,415,170	31,003,650	1.82x	27.55%
2008	Ares Corporate Opportunities Fund III, L.P.	7/30/2008	60,000,000	67,457,480	57,590,261	52,335,626	1.63x	22.49%
2008	Avista Capital Partners II, L.P.	12/31/2008	50,000,000	57,906,530	42,756,267	65,145,220	1.86x	22.04%
2008	Blue Wolf Capital Fund II, L.P.	11/14/2008	20,000,000	20,887,941	7,984,160	16,978,820	1.20x	8.48%
2008	Bridgepoint Europe IV, L.P.	9/30/2008	26,803,511	23,630,856	11,100,000	19,780,212	1.31x	9.96%
2008	Carpenter Community BancFund-A, L.P.	6/5/2008	15,000,000	14,389,912	690,525	19,644,938	1.41x	8.14%
2008	GCM Grosvenor TRSCNY Emerging Manager Co-Investment Fund 8/22/2008	8/22/2008	12,626,263	7,089,647	8,283,693	2,633,475	1.54x	11.65%
2008	GCM Grosvenor TRSCNY Emerging Manager Fund, L.P.	8/22/2008	59,373,737	51,710,686	19,780,033	39,951,905	1.16x	7.54%
2008	First Reserve Fund XII, L.P.	11/14/2008	30,000,000	30,078,267	11,232,240	22,584,170	1.12x	3.76%
2008	GI Partners III, L.P.	7/29/2008	30,000,000	31,693,656	28,767,634	18,360,941	1.49x	15.57%
2008	Landmark Equity Partners XIV, L.P.	9/19/2008	50,000,000	44,080,613	21,963,312	37,618,056	1.35x	17.59%
2008	Lee Equity Partners, L.P.	4/23/2008	30,000,000	29,729,723	11,686,976	23,061,224	1.17x	5.70%
2008	Leeds Equity Partners V, L.P.	7/28/2008	40,000,000	33,668,435	7,936,328	38,282,723	1.37x	14.24%
2008	Levine Leichtman Capital Partners IV, L.P.	9/22/2008	25,000,000	24,740,364	26,124,901	14,219,445	1.63x	21.22%
2008	New York/Fairview Emerging Managers (Tranche B), L.P.	5/28/2008	35,000,000	25,914,000	10,201,194	24,742,073	1.35x	12.64%
2008	NGN BioMed Opportunity II, L.P.	10/31/2008	15,000,000	13,088,866	2,572,112	7,580,023	0.78x	(6.97%)
2008	Onex Partners III, L.P.	3/31/2009	40,000,000	42,713,127	17,819,122	35,737,230	1.25x	10.40%
2008	Paladin III (HR), L.P.	1/8/2008	20,000,000	19,514,815	7,692,037	15,777,843	1.20x	6.43%
2008	Relativity Fund, L.P.	1/17/2008	15,000,000	8,091,168	647,444	2,833,317	0.43x	(19.04%)
2008	Riverstone/Carlyle Global Energy & Power Fund IV	9/29/2008	32,500,000	31,843,486	22,613,959	21,201,659	1.38x	11.78%
2008	Yucaipa American Alliance Fund II, L.P.	3/28/2008	75,000,000	98,164,291	57,206,280	107,153,848	1.67x	17.64%
2008	Yucaipa Corporate Initiatives Fund II, L.P.	6/23/2008	32,738,833	31,630,102	5,601,114	20,705,947	0.83x	(5.48%)
2009	Lincolnshire Equity Fund IV, L.P.	8/7/2009	12,500,000	9,957,103	1,636,828	8,007,933	0.97x	(1.56%)
2009	Welsh, Carson, Anderson & Stowe XI, L.P.	2/10/2009	30,000,000	26,011,441	10,314,747	27,302,853	1.45x	14.23%
2010	JP Morgan Fleming (Tranche B), L.P.	3/31/2008	10,000,000	7,579,187	2,365,744	7,630,820	1.32x	12.90%
2010	Trident V, L.P.	12/30/2010	35,000,000	34,799,686	5,312,765	34,241,421	1.14x	8.01%
2011	Ampersand 2011, L.P.	3/11/2011	17,500,000	15,050,000	987,648	20,325,476	1.42x	16.28%
2011	Blackstone Capital Partners VI, L.P.	1/24/2011	60,000,000	34,101,939	6,144,883	36,102,131	1.24x	18.47%
2011	EQT VI, L.P.	8/1/2011	49,718,719	35,321,809	816,361	36,973,764	1.07x	5.68%
2011	BC European Capital IX, L.P.	9/19/2011	69,234,423	40,184,898	6,022,117	36,031,965	1.05x	2.95%
2011	AXA Secondary Fund V L.P.	8/11/2011	160,000,000	72,631,645	21,280,268	74,974,598	1.33x	15.80%
2011	Pegasus Partners V, L.P.	8/16/2011	20,789,916	10,895,296	107,243	13,399,260	1.24x	10.46%
2011	Green Equity Investors VI, L.P.	11/30/2012	100,000,000	45,552,941	775,832	46,594,991	1.04x	5.32%
2011	Vista Equity Partners IV, L.P.	11/30/2011	100,000,000	84,690,489	3,334,408	99,688,472	1.22x	12.81%
2011	American Securities Partners VI, L.P.	1/10/2012	100,000,000	72,371,173	17,397,462	78,086,427	1.32x	26.13%
2012	Ares Corporate Opportunities Fund IV, L.P.	11/5/2012	105,000,000	41,380,926	-	44,422,775	1.07x	N/M
2012	Warburg Pincus Private Equity XI, L.P.	5/24/2012	175,000,000	72,678,236	5,685,588	72,983,776	1.08x	N/M
2012	Trilantic Capital Partners V, L.P.	9/20/2012	70,000,000	19,706,605	222,980	19,852,933	1.02x	N/M
2012	Platinum Equity Capital Partners III, L.P.	1/14/2013	115,000,000	46,916,858	33,168,540	36,177,494	1.48x	N/M
2012	NYCTRS - 2012 Emerging Manager Program*	2/7/2013	175,000,000	29,021,728	2,720,452	26,796,123	1.02x	N/M
2013	Carlyle Partners VI, L.P.	7/3/2013	125,000,000	36,666,813	-	33,674,221	0.92x	N/M
2013	Carlyle Partners VI, L.P. - Side Car	9/23/2014	13,750,000	3,034,073	-	2,810,580	0.93x	N/M
2013	Landmark Equity Partners XV, L.P.	10/30/2013	113,000,000	20,542,616	-	27,907,335	1.36x	N/M

**Teachers' Retirement System of the City of New York**  
**Private Equity Portfolio**  
**As of September 30, 2014 (in USD)**

Vintage Year	Investment	First Drawdown	Committed Capital	Paid-In Capital	Distributed Capital	Market Value	Multiple	IRR
2013	Landmark Equity Partners XV, L.P. - Side Car	12/24/2013	37,000,000	6,050,066	-	6,751,393	1.12x	N/M
2013	Olympus Growth Fund VI, L.P.	1/21/2014	100,000,000	11,513,613	-	11,599,149	1.01x	N/M
2013	Apollo Investment Fund VIII, L.P.	12/11/2013	200,000,000	18,249,338	127,560	16,975,686	0.94x	N/M
2013	CVC Capital Partners VI, L.P.	2/18/2014	195,316,075	15,401,218	3,858	12,572,280	0.82x	N/M
2014	Lexington Capital Partners VIII, L.P.	N/A	150,000,000	-	-	-	0.00x	N/M
2014	ASF VI, L.P.	5/9/2014	112,000,000	22,783,803	-	26,449,063	1.16x	N/M
2014	ASF VI NYC Co-Invest, L.P.	5/9/2014	38,000,000	3,800	-	3,800	1.00x	N/M
2014	Crestview Partners III, L.P.	N/A	75,000,000	-	-	-	0.00x	N/M
2014	Crestview Partners III (Co-Investment B), L.P.	N/A	25,000,000	-	-	-	0.00x	N/M
2014	Vista Equity Partners Fund V, L.P.	9/8/2014	125,000,000	4,728,229	-	3,464,026	0.73x	N/M
<b>Total Portfolio<sup>1</sup></b>			<b>\$ 5,601,421,932</b>	<b>\$ 4,123,401,646</b>	<b>\$ 2,787,917,699</b>	<b>\$ 2,712,436,444</b>	<b>1.33x</b>	<b>9.59%</b>

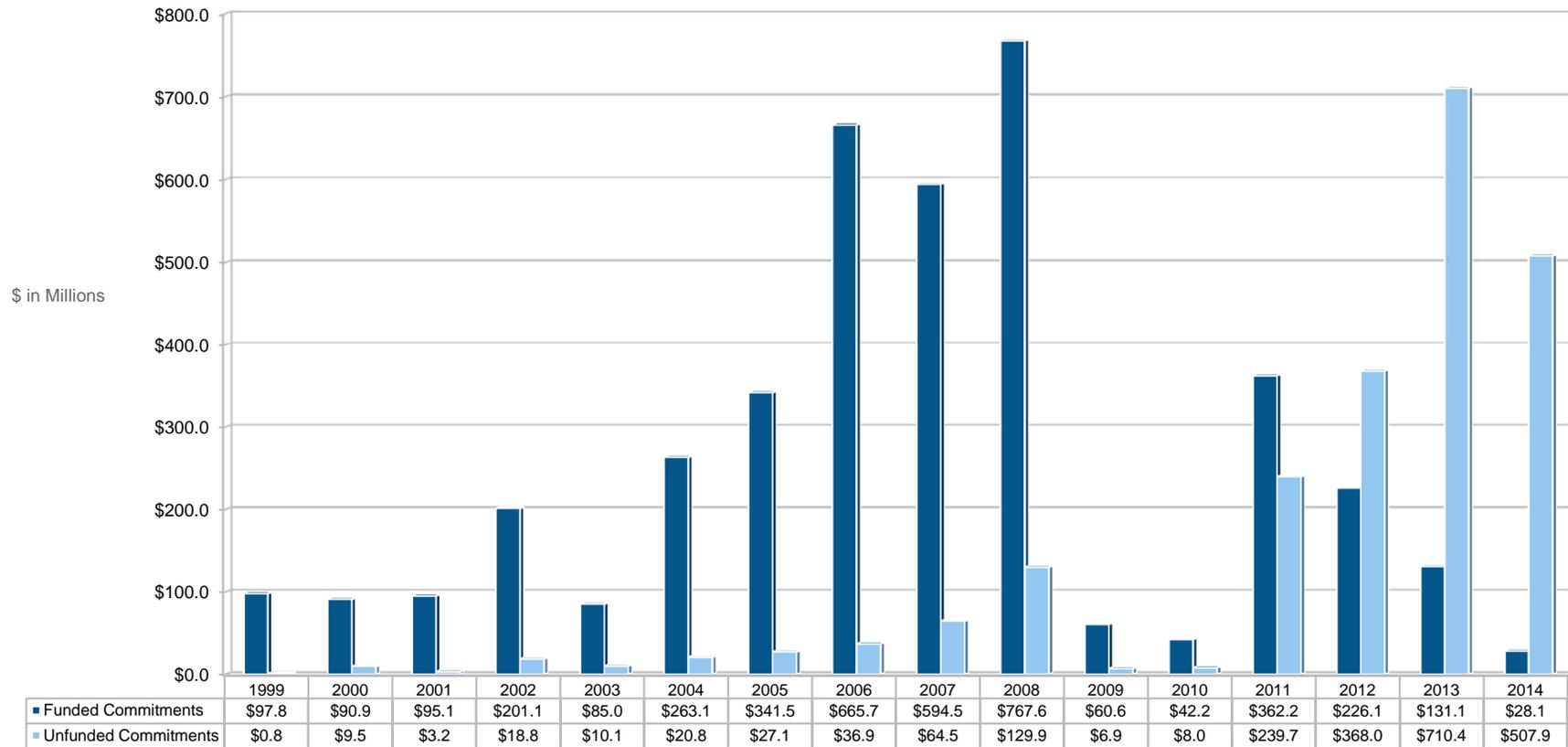
Vintage Year	Investment	First Drawdown	Committed Capital	Net Contributed Capital	Net Distributed Capital	Market Value	Multiple	IRR
<b>Commitments Closed Subsequent to as of Date</b>								
2013	NMS Fund II, L.P.	N/A	\$ 8,200,000	-	-	-	N/A	N/A
2014	Centerbridge Capital Partners III, L.P.	N/A	33,500,000	-	-	-	N/A	N/A
2014	Webster Capital Partners III, L.P.	N/A	16,500,000	-	-	-	N/A	N/A
2014	Mill City Fund II, L.P.	N/A	8,200,000	-	-	-	N/A	N/A
2014	Raine Partners II, L.P.	N/A	20,000,000	-	-	-	N/A	N/A
2014	American Securities Partners VII, L.P.	N/A	111,000,000	-	-	-	N/A	N/A
2014	Siris Partners III, L.P.	N/A	45,000,000	-	-	-	N/A	N/A
<b>Total Commitments Closed Subsequent to as of Date</b>			<b>\$ 242,400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>	<b>N/A</b>

\*Please note that the NYCTRS - 2012 Emerging Manager Program total commitment amount includes the full amount allocated to the Program, of which \$91.25 million has been committed as of September 30, 2014.

<sup>1</sup>Please note that the Total Portfolio is inclusive of liquidated investments in the TRS Portfolio and include sales proceeds from the 2012 Secondary Sale Partnerships

Note: Where available, September 30, 2014 reported valuations were used. In the absence of September 30, 2014 reported values, market values have been adjusted forward using interim cashflows through September 30, 2014. The IRR calculated in the early years of a fund is not meaningful given the j-curve effect. The aggregate portfolio performance figures for IRR and multiple are as of September 30, 2014.

**Teachers' Retirement System of the City of New York  
Commitments By Vintage Year  
As of September 30, 2014**

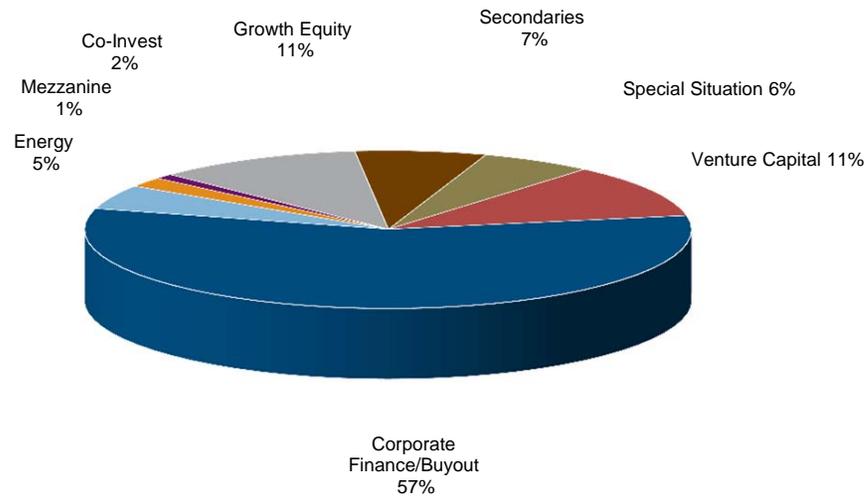


Funded Commitments exclude additional fees.

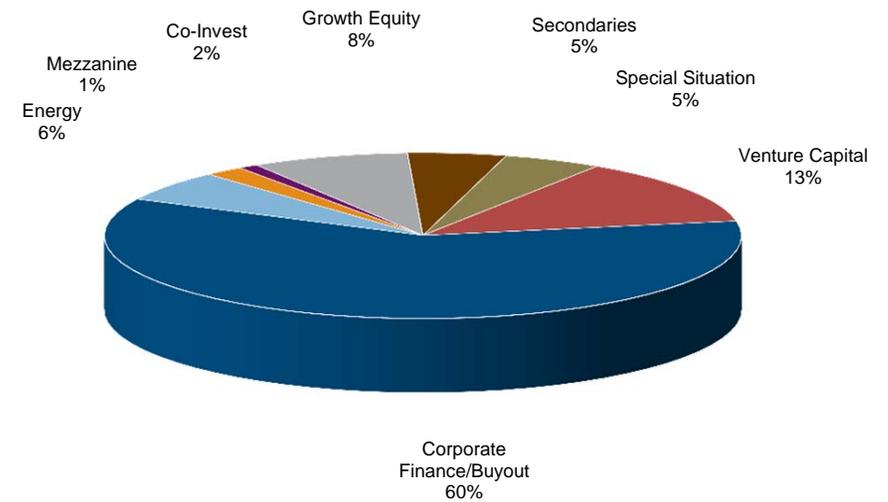
Unfunded Commitments include recallable returns of capital.

## Teachers' Retirement System of the City of New York Portfolio Strategic Diversification As Measured By Reported Market Value

As of September 30, 2014



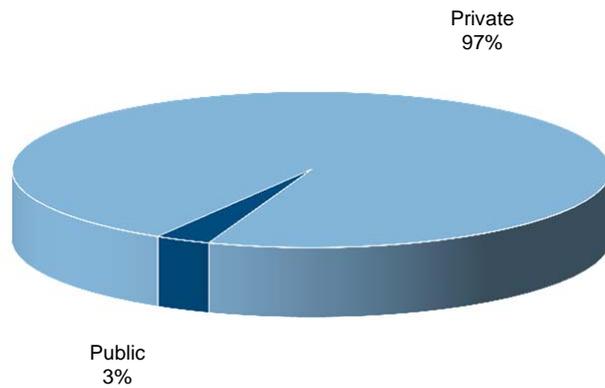
As of September 30, 2013



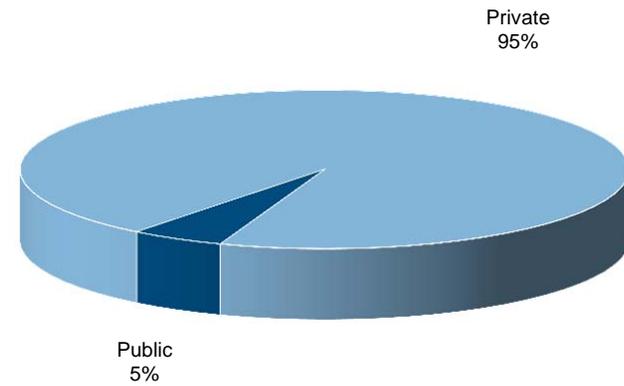
Note: The September 30, 2014 financial statement for Celtic Pharmaceuticals Holdings, L.P., and Erasmus New York City Growth Fund, L.P. was not available from the general partner at the time of completion of this report. The remaining market value is based upon the last reported market value and adjusted forward for net cash flows.

**Teachers' Retirement System of the City of New York**  
**Public Vs. Private Holdings**  
**As of June 30, 2014**

**Based on Number of Companies <sup>(1)</sup>**



**Based on Reported Market Value <sup>(1)</sup>**



<sup>(1)</sup> Portfolio Company information as of September 30, 2014 for Celtic Pharmaceuticals Holdings, L.P., and Erasmus New York City Growth Fund, L.P. was not available at the time of this analysis. Market values for underlying holdings have been carried forward from last quarter.

**Teachers' Retirement System of the City of New York**

Third Quarter 2014 Report



**Appendix A:**  
Glossary of Terms

# Teachers' Retirement System of the City of New York

## Third Quarter 2014 Report

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**Additional Fees:** The amount of capital an investor pays into a fund/investment that does not count against the investors' commitment. Additional fees typically consist of management fees or late-closing interest expense.

**Capital Committed:** An investor's financial obligation to provide a set amount of capital to the investment.

**Capital Contributed:** Capital contributed from an investor's capital commitment to fund partnership investments, organizational expenses and management fees.

**Capital Distributed:** Cash or stock disbursed to the investors of an investment.

**Co/Direct Investment:** A direct investment is a purchased interest of an operating company. A co-investment is a direct investment made alongside a partnership.

**Corporate Finance/Buyout:** Funds seeking to make controlling and non-controlling investments in established companies which have the potential to achieve greater value through improved performance.

**Cost Basis:** Capital contributions less return of principal.

**Fund-of-Funds:** An investment vehicle which invests in other private equity partnerships.

**Fund/Investment Size:** The total amount of capital committed by investors to a fund.

**Investment Category:** Used to identify investments in one of the following categories: co/direct investments, fund-of-funds, primary funds, secondary fund-of-funds or secondary purchases.

**Investment Strategy:** A sub-classification of a partnership's investment type, such as Co/Direct Investment, Corporate Finance/Buyout, Mezzanine, Real Estate, Special Situation, Venture Capital.

**Life Cycle Period:** The current stage of a partnership depending on the percentage contributed to date. Life cycle periods are investment and realization.

**Mezzanine:** An investment strategy involving the purchase of subordinated debt. These securities exist between the senior debt and equity of a holding's capital structure. Subordinated debt carries a lower level of risk than pure equity structures because they generate current income and have a more senior position in the company's capital structure.

**Net Internal Rate Of Return ("IRR"):** The discount rate that equates the net present value of the partnership's cash outflows with its inflows and residual value at the time of calculation. The calculation is net of management fees and the general partner's carried interest.

**Originator:** The institution responsible for recommending a client commit to an investment.

**Ownership Percentage:** The investor's percent of ownership as measured by capital committed divided by fund/investment size.

**Paid-In Capital:** The amount of capital an investor has contributed to a partnership, which includes capital contributions and additional fees.

**Pooled Average IRR:** An IRR calculation which aggregates cash flows (paid-in capital and capital distributed) and the reported market values of each investment within a portfolio to create one portfolio investment and return.

**Portfolio Holding Exposure:** The limited partner's pro rata allocation to an underlying investment based on the ownership percentage of the partnership.

# Teachers' Retirement System of the City of New York

## Third Quarter 2014 Report

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**Primary Fund:** Defines when the investor acquired an interest in the partnership. Primary fund is the investment category when an investor participates in a closing at the inception of the partnership.

**Private Equity Partnership:** A professionally managed pool of capital that generally invests in unlisted companies or securities. Common investment strategies include corporate finance/buyout, mezzanine, special situations and venture capital.

**Realized Multiple:** Ratio of cumulative distributions to paid-in capital.

**Return On Investment ("ROI"):** A calculation based on the total value (market value plus distributions) divided by paid-in capital for an investment.

**Reported Market Value:** The investment's capital account balance at quarter end, which includes the general partner's reported value of the underlying holdings and other assets and liabilities.

**Secondary Fund-of-Funds:** A private equity vehicle formed to purchase active partnership interests from an investor.

**Secondary Purchase:** A purchase of an existing partnership interest or pool of partnership interests from an investor.

**Special Situation:** Partnerships that invest using a unique strategy. Examples include distressed and turnaround, industry focused and multi-stage partnerships.

**Total Exposure:** Calculated by the summation of market value and unfunded commitments.

**Venture Capital:** An investment strategy that provides start-up or growth capital to companies in the early stages of development. Venture investments generally involve a greater degree of risk, but have the potential for higher returns.

**Vintage Year:** The year in which a partnership makes its first capital call for an investment into a portfolio company/holding.

**Teachers' Retirement System of the City of New York**

Third Quarter 2014 Report



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## Appendix B:

Disclosure Statement

# Teachers' Retirement System of the City of New York

## Third Quarter 2014 Report

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The information contained in this report may include forward-looking statements regarding the funds presented or their portfolio companies. Forward-looking statements include a number of risks, uncertainties and other factors beyond the control of the funds or the portfolio companies, which may result in material differences in actual results, performance or other expectations. The information presented is not a complete analysis of every material fact concerning each fund or each company. The opinions, estimates and analyses reflect our current judgment, which may change in the future.

All opinions, estimates and forecasts of future performance or other events contained herein are based on information available to Hamilton Lane as of the date of this presentation and are subject to change. Past performance of the investments described herein is not indicative of future results. Certain of the information included in this presentation has not been reviewed or audited by independent public accountants. Certain information included herein has been obtained from sources that Hamilton Lane believes to be reliable but the accuracy of such information cannot be guaranteed.

The past performance information contained in this report is not necessarily indicative of future results and there is no assurance that the funds will achieve comparable results or that they will be able to implement their investment strategy or achieve their investment objectives. The actual realized value of currently unrealized investments will depend on a variety of factors, including future operating results, the value of the assets and market conditions at the time of disposition, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions and circumstances on which the current unrealized valuations are based.

Any tables, graphs or charts relating to past performance included in this report are intended only to illustrate the performance of the funds or the portfolio companies referred to for the historical periods shown. Such tables, graphs and charts are not intended to predict future performance and should not be used as the basis for an investment decision.

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-Real Assets Quarterly Report-

# Teachers' Retirement System of the City of New York

## Executive Summary: Third Quarter 2014 Performance Measurement Report Real Estate

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### Portfolio Profile

The Teachers' Retirement System of the City of New York has allocated 6.0% (+/- 2%) of the total plan to Real Assets. Real Estate investments are categorized under Real Assets. The Real Estate Portfolio's objective is to generate a total net return that exceeds the NFI-ODCE +100 bps total net return measured over full market cycles.

### Portfolio Statistics (September 30, 2014)

Total Plan Assets	\$57.6 billion
Target Real Assets Allocation (%)	6%
Target Real Assets Allocation (\$)	\$3.5 billion
Total Real Estate Market Value	\$1.4 billion
Real Estate Unfunded Commitments	\$954 million
Total Real Estate Exposure	\$2.3 billion
Number of Investments	45
Number of Managers	36

### Net Returns (as of September 30, 2014)

3Q14 Time-Weighted Net Return:	2.5%
1 Year Time Weighted Net Return:	13.0%
3 Year Time Weighted Net Return:	12.6%
Inception-to-Date (ITD) Time-Weighted:	9.1%
ITD Net IRR:	8.7%
ITD Net Equity Multiple:	1.3x

### Investment Guidelines

Style Sector: Target •40-60% Core/Core Plus  
•40-60% Non-Core

Benchmark	NFI-ODCE Index +100 bps net over full market cycles
Region Diversification	Maximum 25% Int'l
Investment Diversification	Limit 15% to a single investment
Manager Diversification	Limit 15% to a single manager
Leverage	65%

### Third Quarter Investment Activity

There was no investment activity during the Quarter.

### OVERVIEW

Real estate assets continue to attract demand with allocations growing from nearly all investor types. Occupational markets are getting healthier led by the US London and select Asian markets as tenant options are becoming more limited from a low supply of quality space. Global vacancy has dropped below 13% for the first time in the current cycle as supply accelerates with construction activity anticipated to be around 25% higher in 2015 compared to 2014. The recent decline in gas prices should be a boon to consumer spending and manufacturing, while a prolonged dip could hurt energy-producing regions and markets like Houston.

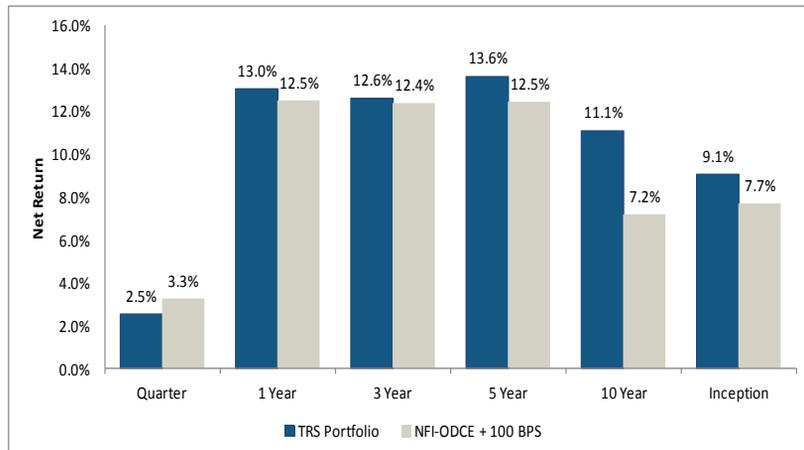
Investment activity will continue to be driven by improving fundamentals and the attractiveness of property yields relative to other asset classes. Capital continues to be attracted to the sector with queues growing for open-end funds and dry powder from closed-end funds at the highest level since early-2000s.

### Direct Commercial Real Estate Volumes, YTD 2014

\$ US Billions			% Change Q2 14 - Q3 14		% Change Q3 13 - Q3 14		% Change YTD 2013 - YTD 2014	
	Q2 14	Q3 14	Q3 14	Q3 13	Q3 14	YTD 2013	YTD 2014	YTD 2014
Americas	67	79	17%	63	25%	153	208	36%
EMEA	62	59	-5%	53	13%	135	175	29%
Asia Pacific	32	30	-5%	30	1%	89	85	-5%
<b>Total</b>	<b>161</b>	<b>168</b>	<b>4%</b>	<b>146</b>	<b>15%</b>	<b>377</b>	<b>468</b>	<b>24%</b>

Source: Jones Lang LaSalle

The Teachers' Retirement System of the City of New York ("NYCTRS") Real Estate Portfolio is, and has been, well positioned to take advantage of conditions in the real estate marketplace. Post economic downturn, in the period reflected in the rolling five-year returns, NYCTRS performance exceeds benchmark by 110 basis points. At the end of the Third Quarter 2014, the Portfolio achieved a total gross return of 3.1% which was comprised of 1.4% income and 1.6% appreciation. The net return for the Quarter was 2.5%. A detailed analysis of NYCTRS' real estate performance is found later in this Executive Summary.



### FUNDING AND COMPOSITION

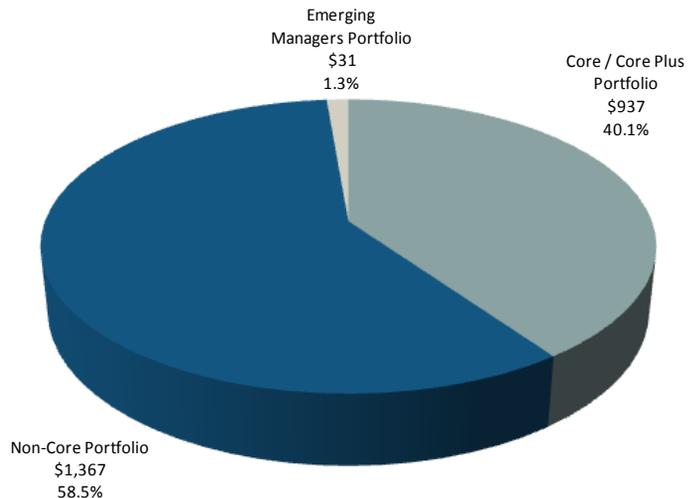
At the end of the Third Quarter, the Portfolio was funded at \$1.4 billion, or 2.4% of total plan assets. A total of \$953 million in unfunded commitments are still outstanding. Unfunded commitments are static compared to Second Quarter 2014. New commitment activity has accelerated over the past several months and the trend will continue throughout 2015.

New contributions for the Quarter totaled \$63.1 million, offset by just over \$48.2 million in distributions and withdrawals. Distributions were weighted to the non-core sector.

Shown in the pie chart to the right is the current risk sector exposure calculated by Market Values + Unfunded Commitments. The Core/ Core Plus component accounts for 40.1% of the Portfolio exposure during the Quarter. The Non-Core component accounts for 58.5% of the Portfolio exposure. The Emerging Manager component accounts for 1.3% of the Portfolio exposure.

A more detailed break-down of the Portfolio Composition is shown in the table below. Attached as Exhibit A is a matrix which demonstrates compliance with various Investment Policy Statement guidelines.

### Real Estate Exposure



Teachers' Retirement System of the City of New York		
Total Plan Assets	9/30/2014	57,649
Real Estate Allocation (%)		6.0
Real Estate Allocation (\$)		3,459
Style Sector Allocation		
Core / Core Plus Portfolio	40.0	1,384
Non-Core Portfolio	55.0	1,902
Emerging Managers Portfolio	5.0	173
Uncommitted Core / Core Plus Portfolio		447
Uncommitted Non-Core Portfolio		535
Uncommitted Emerging Managers Portfolio		142
Funded (Market Value) and Committed Statistics		
Core / Core Plus Portfolio		40.1%
Non-Core Portfolio		58.5%
Emerging Managers Portfolio		1.3%
\$ Committed		2,336
% Committed on Real Estate Allocation		67.5%
% Committed on Total Plan Assets		4.1%
Funded (Market Value) Statistics		
% Funded (Market Value) of Total Plan Assets		2.4%
% Funded (Market Value) of Total Real Estate Allocation		40.0%

### PERFORMANCE

During the Quarter under review, the NYCTRS Real Estate Portfolio produced a 3.1% total gross return. The total net return for the Quarter was 2.5%. On a rolling one-year basis the total gross return of 16.0% was recorded. On a net basis the total return was 13.0%. On a gross basis the NYCTRS Portfolio exceeds the NFI-ODCE over all relevant time periods, with a modest underperformance for the current Quarter. The benchmark return contemplates a 100 bps premium over the ODCE net return over full market cycles (10-year). This benchmark is exceeded over the one-year, three-year, five-year, ten-year and since inception time periods. The various components of the Portfolio returns are depicted in the chart below.

#### Core/Core Plus

As of September 30, 2014 the market value of the Core/ Core Plus Portfolio was \$730 million, or 52.8% on an invested basis. On a funded and committed basis, the Core/ Core Plus Portfolio totaled \$937 million, or 40.1% of the total Portfolio. The Core/ Core plus Portfolio generated a 2.9% total gross return for the Quarter comprised of 1.2% in income and 1.7% in appreciation. The total net return for the Quarter was 2.7%.

The most significant contributor to the Quarterly return for the Core/Core Plus Portfolio was RREEF America REIT II, which added 0.07% to the total return. The largest detractor from the Core/Core Plus Portfolio was Almanac Realty Securities VI, which detracted (0.18)% from the total net return.

The Core/Core Plus Portfolio achieved an 11.4% net return over the three-year period ending September 30, 2014. Of the 15 Core/Core Plus Funds, PRISA II was the largest contributor, adding 0.24% to the overall performance of the Portfolio. UBS Trumbull Property Fund was the largest detractor, taking away (0.71)% from the overall performance of the Core/Core Plus Portfolio.

#### Non-Core

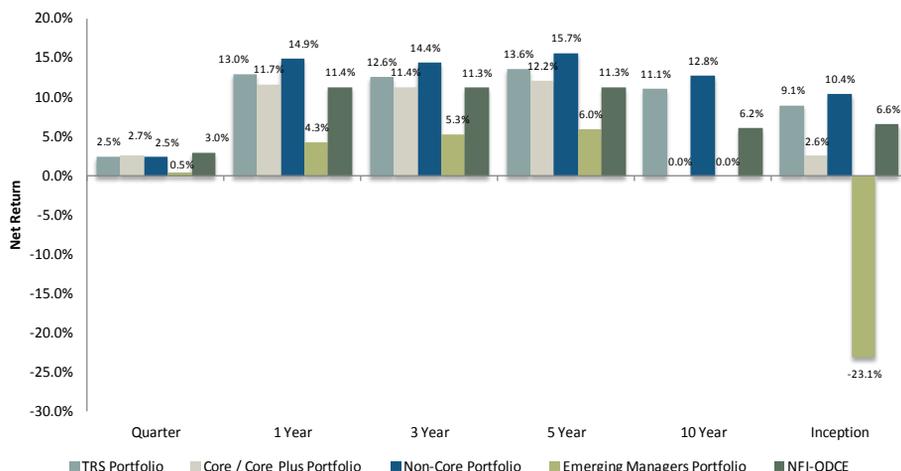
As of September 30, 2014 the market value of the Non-Core Portfolio was \$629 million, or 45.5% on an invested basis. On a funded and committed basis, the Non-Core Portfolio totaled \$1.4 billion, or 58.5% of the total Portfolio. The Non-Core Portfolio generated a 3.3% total gross return for the Quarter comprised of 1.7% in income and 1.6% in appreciation. The total net return for the Quarter was 2.5%.

Of the 27 Non-Core Funds that contributed to the Quarterly return, Carlyle Realty Partners VI contributed the most, adding 0.47%. The City Investment Fund was the largest detractor for the Quarter, taking away (0.93)% from the overall performance of the Non-Core Portfolio.

The Non-Core Portfolio generated a three-year net return of 14.4%. Of the 27 Non-Core Funds that contributed to the three-year performance of the Portfolio, Carlyle Realty Partners VI was the largest contributor, adding 0.81%. The largest detractor among these Funds was Tishman Speyer Separate Account, which took away (0.84)% from overall Non-Core performance.

#### Emerging Managers

As of September 30, 2014 the market value of the Emerging Managers Portfolio was \$23 million, or 1.7% on an invested basis. On a funded and committed basis, the Emerging Managers Portfolio totaled \$31 million, or 1.3% of the total Portfolio. The Emerging Managers Portfolio generated a 0.9% total gross return for the Quarter comprised of 1.2% in income and (0.3)% in appreciation. The total net return for the Quarter was 0.5%. The Emerging Managers Portfolio has underperformed for a number of reasons including the fact that performance has been adversely impacted by virtue of the vintage years of these funds.



### PERFORMANCE

#### Portfolio Performance

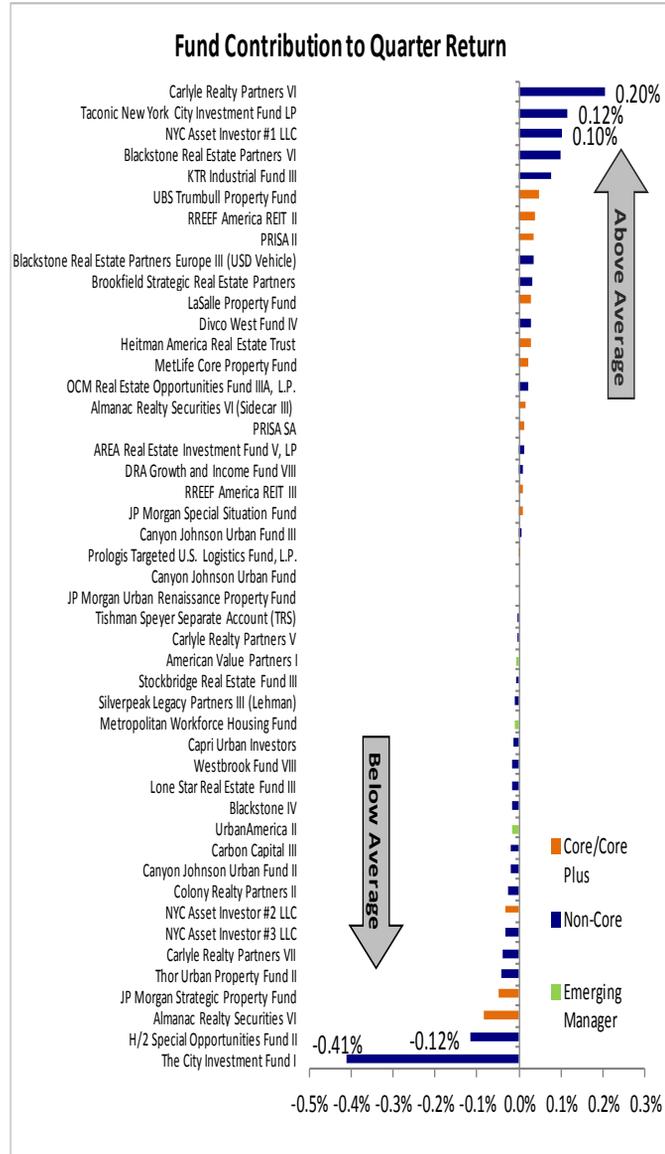
At the end of the Third Quarter 2014, the Portfolio had a cumulative market value of \$1.4 billion. Total market value plus unfunded commitments (including recent commitments) was \$2.3 billion, or 67.5% of the real estate allocation. During the Quarter, the Portfolio achieved a total gross return of 3.1% which was comprised of 1.4% in income and 1.6% in appreciation. The Portfolio achieved a total net return of 2.5%. Since inception, the Portfolio has a net IRR of 8.7% and an equity multiple of 1.3x as of September 30, 2014. Note, attached as Exhibit B are performance metrics relating to each investment within the Portfolio.

The Quarterly return was driven by Carlyle Realty Partners VI, which contributed 0.20% to the overall performance. The primary laggards in the Portfolio were H/2 Special Opportunities Fund II and The City Investment Fund I, detracting (0.12)% and (0.41)%, respectively. Brief reviews of Funds making positive contributions to performance during the Quarter are found below. Note, that attached as Exhibit C are charts relating to fund contributions to returns during different relevant periods.

**Carlyle Realty Partners VI (Carlyle VI).** Carlyle VI had a total gross return of 8.1% comprised of 7.2% in income and 0.9% in appreciation. The net return after fees was 8.0%. As of September 30, 2014, Carlyle VI has closed on 121 investments requiring approximately \$2.02 billion of Fund equity. Multi-family investments continue to be the focus of the Fund in addition to for-sale residential and senior living assets. Subsequent to Quarter-end, Carlyle has placed under contract or closed on an additional eight investments, bringing the total equity commitment amount to approximately \$2.1 billion. Distributions for the Quarter were in excess of \$854 million. The Fund has completed its exit strategy on 34 investments and partially exited one investment. This investment activity has generated a gross IRR of 52% and a 1.9x gross equity multiple.

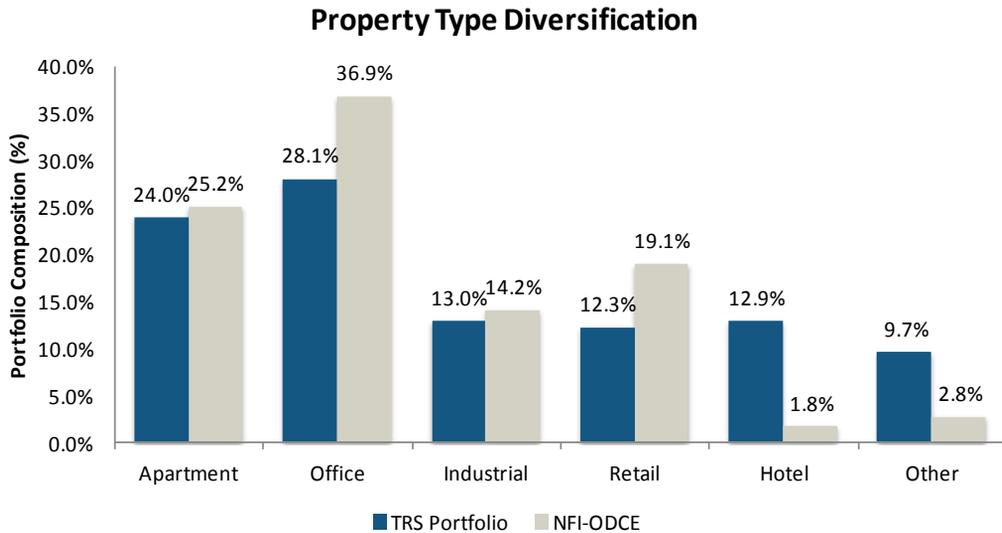
**Taconic New York City Investment Fund (Taconic).** The Fund produced a total gross return of 9.2% comprised solely of income. The net return after fees was 7.4%. As of September 30, 2014, \$88.5 million (40% of total commitments) has been contributed to the Fund. During the Quarter, the Fund continued work on a condominium property in Tribeca. This asset was acquired in June 2012 with the intention to develop it into 33 luxury residential condominiums. As of September 30, 2014, 27 units were under contract, which is approximately 32% above pro forma rent levels. The second property in the portfolio, a class A office building on the west side of Manhattan, was acquired in October 2012 for a gross purchase price of \$112.0 million. During the Quarter, two of the building's leases expired bringing the vacancy rate to 30%.

**NYC Asset Investor #1 LLC (Emmes).** The Fund's total gross return for the Quarter was 8.7% comprised of 0.3% in income and 8.4% in appreciation. The net return after fees was 8.5%. The Fund remains funded to four assets with \$63.8 million of equity. Both debt and equity capitalization was \$132.6 million as of Quarter-end. The highest increase in value was 9.2% at the office property in Queens followed by an increase in 5.9% at the office property in Brooklyn.



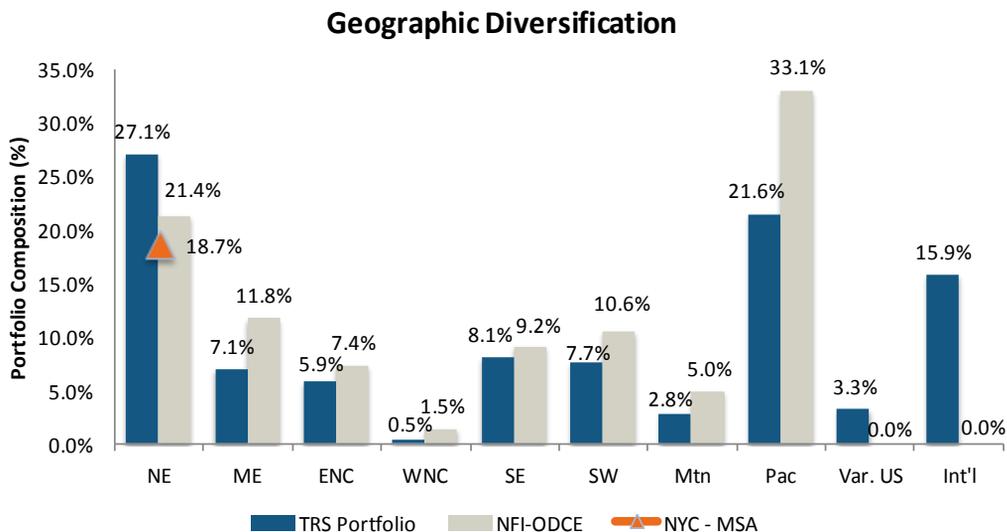
## PROPERTY TYPE DIVERSIFICATION

The diversification of the current Portfolio by property type is shown below and compared to the diversification of the NCREIF-ODCE at the end of the Quarter. Relative to the ODCE, the Portfolio is still underweight to all property sectors (excluding hotels) due to TRS' allocation to other property types such as For Sale Residential, Self Storage, Land, Health Care, Medical Office, Senior Living and Student Housing.



## GEOGRAPHIC DIVERSIFICATION

The diversification of the current funded Portfolio by geographic region is shown below and compared to the diversification of the NFI-ODCE at the end of the Quarter. The ODCE is a US-only index. The domestic portion of the Portfolio is well diversified relative to the ODCE with a slight overweight to the Northeast and a slight underweight to the Mid East, East North Central, Mountain and Pacific. The 15.9% international exposure is appropriate for the risk and return profile of TRS and consistent with our long-term target. Exposure to the NYC MSA is also included, which stands at 18.7% as of September 30, 2014.



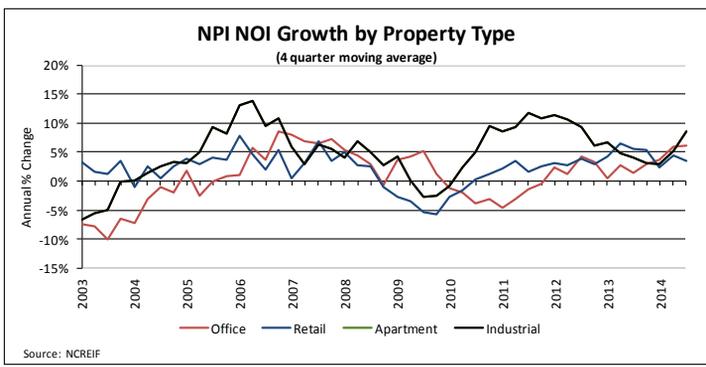
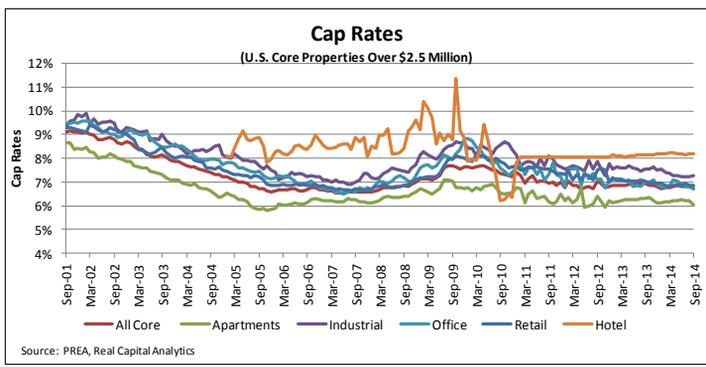
### MARKET UPDATE

#### General

- Real GDP increased at an annual rate of 3.9% in the third quarter following a 4.6% increase in the Third Quarter. Economic expansion in the US has been driven by stronger consumer spending, easier credit conditions and stronger business investment.
- Year-to-date, an additional 2 million jobs have been created compared with 1.74 million created during the same time frame in 2013 and marking the strongest job creation pace in 15 years.
- Overall, US consumer household balance sheets are in excellent health with rising stock values, rising home prices and improving job prospects.
- Additionally, the recent decline in gas prices should be a boon to consumer spending and manufacturing, while a prolonged dip could hurt energy-producing regions and markets like Houston.

#### Commercial Real Estate

- Investment activity will continue to be driven by improving fundamentals and the attractiveness of property yields relative to other asset classes.
- Capital continues to be attracted to the sector with queues growing for open-end funds and dry powder from closed-end funds at the highest level since early-2000s.
- The debt markets remain healthy with broad based activity across all lender groups in the US. The availability of debt should continue to support transactions and pricing growth and may compress spreads further in 2015.
- Most office markets in the US are positioned for further rent and occupancy gains as supply remains constrained in all but the strongest markets.
- While the apartment sector continues to see strong demand as employment gains encourage household formation, supply has increased near its long-term average.
- Industrial fundamentals continue to improve as demand remains strong and supply remains limited.



# Teachers' Retirement System of the City of New York

Executive Summary: Third Quarter 2014 Performance Measurement Report  
Real Estate

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## EXHIBIT A: COMPLIANCE MATRIX

Category	Requirement	Portfolio Status
Benchmark	NFI-ODCE (net) +100 bps over full market cycles (10-year)	<i>Portfolio returns outperform the benchmark.</i>
Portfolio Composition	Core/Core Plus (minimum of 40%)	<i>The portfolio is funded (market value) and committed at 67.5 % of real asset allocation with a portfolio composition of 40.1% core, 58.5% non-core, and 1.3% emerging.</i>
	Non Core (minimum of 40%)	
	Non Core Emerging	
Real Asset Allocation	Target of 6.0%	<i>Funded (market value) and committed dollars place the portfolio at 4.1 % of total plan assets.</i>
	Currently Funded at 2.4%	
Property Type Diversification	Up to 40% Mutlifamily Up to 35% Industrial Up to 45% Office Up to 35% Retail Up to 25% Hotel Up to 20% Other	<i>All property type locations are in compliance.</i>
Geographic Diversification	Diversified geographically Max 25% Ex-US	<i>All geographic type locations are in compliance</i>
LTV	65%	<i>Portfolio is in early stages of funding, but is in compliance (40.8%).</i>
Manager Exposure	15% of real estate allocation	<i>Manager exposure is within compliance ranges.</i>

# Teachers' Retirement System of the City of New York

## Executive Summary: Third Quarter 2014 Performance Measurement Report Real Estate

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### EXHIBIT B: THIRD QUARTER 2014 FOIL



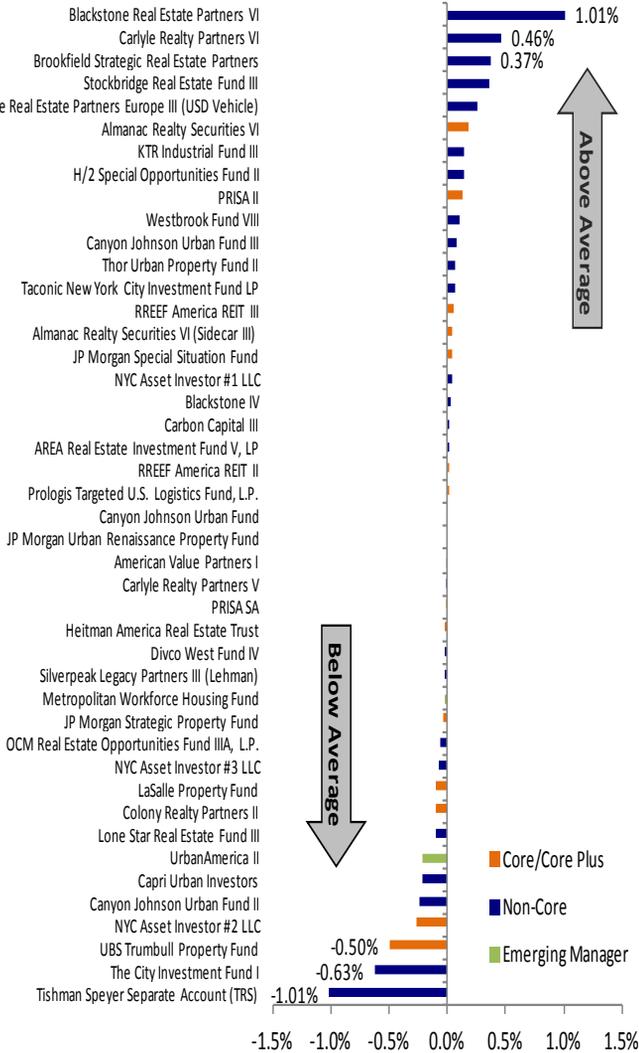
#### Teachers' Retirement System of the City of New York

Vintage Year	Fund Name	First Draw Down	Capital Committed	Contributions	Distributions	Market Value	Equity Multiple	Net IRR
2012	Almanac Realty Securities VI	6/6/2012	100,000,000	51,136,452	-8,727,292	51,169,451	1.2	14.6
2012	Almanac Realty Securities VI (Sidecar III)	7/31/2012	35,000,000	5,728,503	-785,040	6,493,432	1.3	24.0
2007	Colony Realty Partners II	12/20/2006	15,000,000	16,065,058	-499,580	5,767,100	0.4	-13.0
2007	Heitman HART	3/29/2007	48,000,000	61,162,225	-13,162,181	72,185,030	1.4	7.0
2007	JP Morgan Special Situation Property Fund	1/2/2007	15,000,000	16,657,033	-3,220,931	15,150,835	1.1	1.5
2007	JP Morgan Strategic Property Fund	12/4/2006	86,000,000	91,171,228	0	132,754,673	1.5	7.2
2010	LaSalle Property Fund	7/1/2010	50,000,000	43,847,638	-5,486,477	53,137,052	1.3	12.1
2014	MetLife Core Property Fund	7/1/2014	80,000,000	15,503,877	-167,401	16,033,805	1.0	19.3
2013	NYC Asset Investor #2 LLC	7/9/2013	145,000,000	66,470,955	-1,766,667	65,621,854	1.0	2.6
2007	PRISA II	6/30/2007	63,374,139	66,406,514	-8,172,997	70,805,708	1.2	3.0
2006	PRISA SA	9/29/2006	36,000,000	38,196,318	-6,293,940	40,332,906	1.2	2.7
2006	Prologis Targeted U.S. Logistics Fund	10/1/2006	10,000,000	12,230,397	-2,326,183	9,781,263	1.0	-0.2
2006	RREEF America REIT II	10/1/2006	36,000,000	47,527,452	-17,741,959	40,473,673	1.2	3.4
2007	RREEF America REIT III - 1410	10/1/2007	15,000,000	14,836,751	-3,789,458	4,290,801	0.5	-8.7
2006	UBS Trumbull Property Fund	9/28/2006	106,000,000	128,484,441	-17,864,264	145,842,391	1.3	6.1
<b>Core / Core Plus Portfolio</b>			<b>840,374,139</b>	<b>675,424,843</b>	<b>-90,004,370</b>	<b>729,839,973</b>	<b>1.2</b>	<b>4.5</b>
2008	American Value Partners Fund I	10/18/2007	25,000,000	17,724,584	-6,610,123	12,085,613	1.1	1.5
2006	AREA Real Estate Investment Fund V, LP	6/15/2006	5,000,000	5,000,001	-1,853,705	2,322,888	0.8	-3.4
2004	Blackstone Fund IV	5/10/2004	25,000,000	32,033,922	-30,487,238	14,445,543	1.4	11.6
2010	Blackstone Real Estate Partners Europe III (USD Ve	10/24/2008	50,000,000	39,042,798	-17,428,024	39,581,404	1.5	18.0
2007	Blackstone Real Estate Partners VI	9/27/2007	50,000,000	53,227,410	-33,830,010	64,389,663	1.8	14.2
2012	Brookfield Strategic Real Estate Partners	9/20/2012	125,000,000	73,288,560	-15,465,646	71,793,509	1.2	19.5
2003	Canyon Johnson Urban Fund	12/6/2002	15,000,000	13,590,364	-15,874,432	0	1.2	10.2
2005	Canyon Johnson Urban Fund II	5/11/2005	30,000,000	26,966,112	-4,795,945	9,251,016	0.5	-9.4
2010	Canyon Johnson Urban Fund III	3/29/2010	25,000,000	23,156,693	-13,839,128	15,554,916	1.3	11.0
2008	Capri Urban Investors	6/3/2008	40,000,000	39,987,138	-3,715,000	26,586,821	0.8	-6.1
2009	Carbon Capital III	7/2/2009	40,000,000	43,757,162	-50,891,515	2,417,905	1.2	8.7
2007	Carlyle Realty Partners V	8/27/2007	15,000,000	18,234,843	-18,375,783	5,279,746	1.3	7.7
2011	Carlyle Realty Partners VI	9/14/2011	70,000,000	54,512,392	-25,552,806	49,109,918	1.4	26.4
2014	Carlyle Realty Partners VII	6/30/2014	120,000,000	492,493	0	-416,415	n/a	n/a
2014	Divco West Fund IV	1/15/2014	25,000,000	8,774,056	0	9,347,163	1.1	12.6
2014	DRA Growth and Income Fund VIII	9/29/2014	75,000,000	6,666,667	0	6,802,990	n/a	n/a
2011	H/2 Special Opportunities Fund II	1/31/2011	40,000,000	38,803,877	-8,348,661	41,066,557	1.3	19.3
2009	JP Morgan Urban Renaissance Property Fund	12/18/2008	16,360,625	4,206,523	-4,206,523	0	1.0	0.0
2013	KTR Industrial Fund III	6/28/2013	70,000,000	23,589,081	0	29,244,718	1.2	26.0
2014	Lone Star Real Estate Fund III	5/20/2014	190,000,000	47,878,542	-517,388	46,917,588	1.0	-3.3
2007	Metropolitan Workforce Housing Fund	7/13/2007	10,500,000	10,509,770	-3,416,651	8,251,219	1.1	2.9
2013	NYC Asset Investor #1 LLC	6/25/2013	60,000,000	22,800,227	-1,706,644	24,536,326	1.2	26.1
2013	NYC Asset Investor #3 LLC	9/20/2013	96,000,000	14,482,530	0	13,984,469	1.0	-8.3
2003	OCM Real Estate Opportunities Fund IIIA	5/30/2003	15,000,000	15,000,000	-22,657,038	1,836,820	1.6	10.5
2008	Silverpeak Legacy Partners III (Lehman)	5/28/2008	30,000,000	11,748,148	-2,895,157	2,951,157	0.5	-16.4
2008	Stockbridge Real Estate Fund III	9/9/2008	22,500,000	21,904,458	0	30,597,618	1.4	8.7
2012	Taconic New York City Investment Fund LP	7/5/2012	70,000,000	28,159,091	-636,364	33,366,557	1.2	11.2
2004	The City Investment Fund I	3/16/2004	120,000,000	118,337,757	-79,544,995	45,491,975	1.1	1.3
2009	Thor Urban Property Fund II	10/30/2008	12,500,000	16,173,958	-6,629,280	11,305,919	1.1	4.8
2004	Tishman Speyer Separate Account (TRS)	8/5/2004	100,000,000	72,402,952	-249,109,243	217,222	3.4	57.5
2007	UrbanAmerica II	1/30/2007	11,000,000	10,218,031	0	2,948,654	0.3	-17.6
2010	Westbrook Real Estate Fund VIII	12/28/2009	50,000,000	58,835,183	-43,944,255	31,243,737	1.3	13.6
<b>Non Core and Emerging Manager Portfolio</b>			<b>1,648,860,625</b>	<b>971,505,325</b>	<b>-662,331,555</b>	<b>652,513,214</b>	<b>1.4</b>	<b>13.9</b>
<b>Teachers' Retirement System of the City of New York</b>			<b>2,489,234,764</b>	<b>1,646,930,168</b>	<b>-752,335,925</b>	<b>1,382,353,187</b>	<b>1.3</b>	<b>8.7</b>

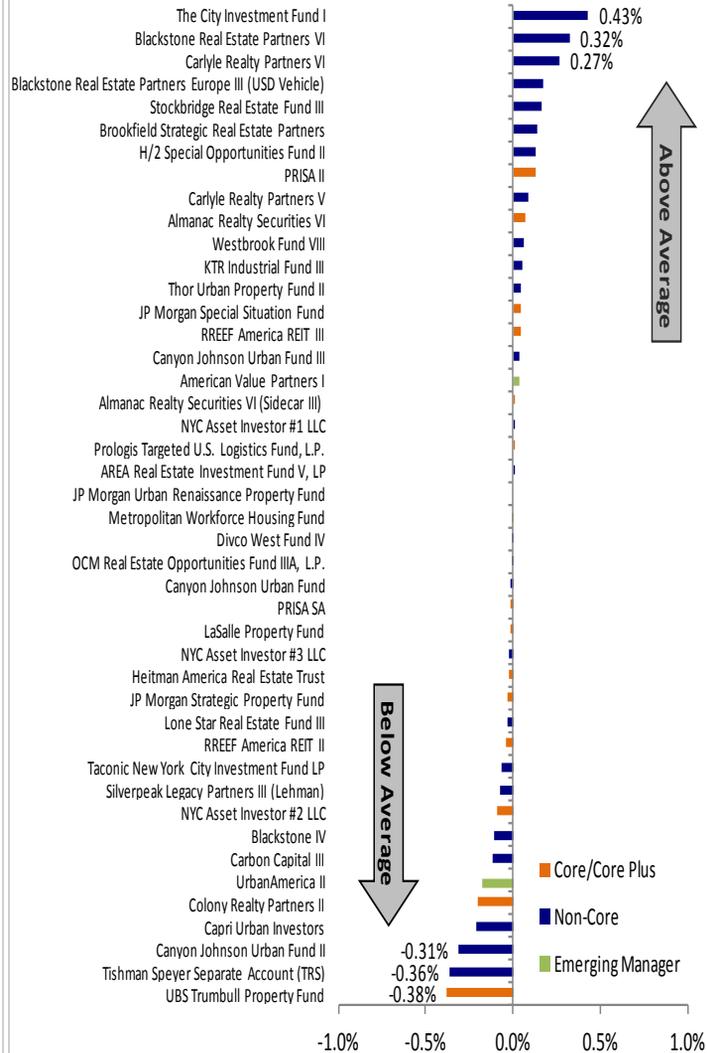
Source: PCG historical cash flow data. TTG cash flow data from Fund Managers, effective 2005. Note: The equity multiples and IRRs contained in this report are interim calculations based upon information provided by the investment managers of the New York City Retirement Systems, including cash flows and quarterly unaudited, or audited, valuations. The IRR calculated in early years of a fund life is not meaningful given the J-curve effect and can be significantly impacted by the timing of cash flows, investment strategy, investment pacing, and fund life. The calculations are not necessarily indicative of total fund performance, which can only be determined after the fund is liquidated and all capital contributed and earnings have been distributed to the investor. All data supplied is as of September 30, 2014. Note: The General Partner of the JPMorgan Urban Renaissance Fund terminated the Fund on February 23, 2010 and all capital contributed, including management fees, was returned to investors.

#### EXHIBIT C : ATTRIBUTION

#### Fund Contribution to 1 Year Return



#### Fund Contribution to 3 Year Return





## Infrastructure Monitoring Report

For the period ended September 30, 2014

Report Prepared For:

Teachers' Retirement System of the City of New York



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## I. Executive Summary

The Teachers' Retirement System of the City of New York ("NYC TRS") established the Infrastructure Program (the "Program") in December of 2012 on behalf of its beneficiaries to participate in attractive long-term investment opportunities and to provide diversification to its overall pension investment portfolio.

The inclusion of infrastructure in the NYC TRS pension portfolio allows for global investments in facilities or assets that provide core essential services critical to the operation and development of economies. Typically infrastructure investments have high barriers to entry due to significant capital expenditure requirements, exclusive long term contracts or regulatory requirements. Infrastructure investments are comprised of long useful-life assets with high tangible value and relatively low value erosion over time.

The Program seeks to invest in opportunities in a variety of infrastructure sectors, including but not limited to, transportation, energy, power, utilities, water, wastewater, communications and social infrastructure.

StepStone Group LP ("StepStone") was engaged by NYC TRS on October 20, 2014 to provide infrastructure advisory services for prospective investment opportunities and monitoring and reporting services for existing and new investments.

Since inception through September 30, 2014, the Program has committed US\$370.0 million to three partnership investments (the "Portfolio"). This quarterly monitoring report covers the performance of the Portfolio as of September 30, 2014 as well as significant activity that occurred during the third quarter of 2014.

### Allocation Summary

NYC TRS has a Real Assets allocation target of 6% (plus or minus 2%) of total pension assets. Infrastructure is a component asset class within the NYC TRS Real Assets investment program.

As of September 30, 2014, the market value of NYC TRS Real Assets Program represented approximately 2.4% of total pension assets. The market value of NYC TRS Infrastructure Program represented approximately 0.1% of total pension assets, a two basis point increase from the prior quarter.

As the Program matures, the percentage of its market value relative to the total NYC TRS pension assets as well as total Real Assets will continue to increase.

<i>US\$ in millions</i>	September 30, 2014	June 30, 2014	Quarterly Change
Total Pension Assets*	\$57,649.0	\$58,257.0	(\$608.0)
Total Real Assets*	\$1,407.0	\$1,342.0	\$65.0
% Allocation to Real Assets (Target of 6% +/- 2%)	2.4%	2.3%	+ 14 bps
Total Infrastructure Assets	\$47.6	\$36.5	\$11.1
% Allocation to Infrastructure vs. Total Pension Assets	0.1%	0.1%	+ 2 bps
% Allocation to Infrastructure vs. Total Real Assets	3.4%	2.7%	+ 66 bps

\*NYC TRS total Pension Assets and total Real Assets are as of quarter-end (or, if not yet available, the most recent month-end prior to quarter-end) as reported by The New York City Comptroller's Office on [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov)

## Performance Summary

As of September 30, 2014, the Infrastructure Program has achieved a Total Value to Paid-In multiple of 1.0x invested capital and an IRR of 8.2%. Note that, given the relative immaturity of the Portfolio and underlying fund investments, the current performance to-date is not meaningful.

<i>US\$ in millions</i> *	September 30, 2014	June 30, 2014	Quarterly Change
Number of Managers	3	3	0
Number of Investments	3	3	0
Committed Capital <sup>1</sup>	\$370.0	\$370.0	\$0.0
Contributed Capital	\$47.7	\$36.2	\$11.5
Distributed Capital	\$1.6	\$0.6	\$1.0
Market Value	\$47.6	\$36.5	\$11.1
Total Value	\$49.2	\$37.1	\$12.1
Total Gain/(Loss)	\$1.5	\$0.9	\$0.6
Unfunded Commitment	\$322.4	\$333.9	(\$11.5)
Exposure <sup>2</sup>	\$370.0	\$370.4	(\$0.4)
DPI <sup>3</sup>	0.0x	0.0x	0.0x
<b>TVPI<sup>4</sup></b>	<b>1.03x</b>	<b>1.03x</b>	<b>0.00x</b>
<b>IRR<sup>5</sup></b>	<b>8.2%</b>	<b>10.6%</b>	<b>-2.4%</b>
TVPI Net of StepStone Fees <sup>6</sup>	1.03x	1.03x	0.00x
IRR Net of StepStone Fees <sup>6</sup>	8.2%	10.6%	-2.4%

\* Note that amounts may not total due to rounding.

<sup>1</sup> Committed Capital is presented net of any commitment releases or expirations and reflects foreign currency exchange rate fluctuations. Note that the Base/(US\$) committed capital for foreign currency-denominated investments as of respective quarter-end dates is calculated as follows: (total net amount funded in Base currency) + (unfunded commitment in Local currency \* quarter-end exchange rate). StepStone utilizes OANDA as the source for quarter-end exchange rates to calculate committed capital.

<sup>2</sup> Exposure represents the sum of Market Value and Unfunded Commitment.

<sup>3</sup> DPI, or Distributed to Paid-In Multiple, is a performance metric that measures distributions received relative to capital invested. DPI is calculated as Distributed Capital divided by Contributed Capital.

<sup>4</sup> TVPI, or Total Value to Paid-In Multiple, is a performance metric that measures total value created by the Portfolio relative to capital invested, without consideration for time. TVPI is calculated as Total Value, which is comprised of Market Value plus Distributed Capital, divided by Contributed Capital.

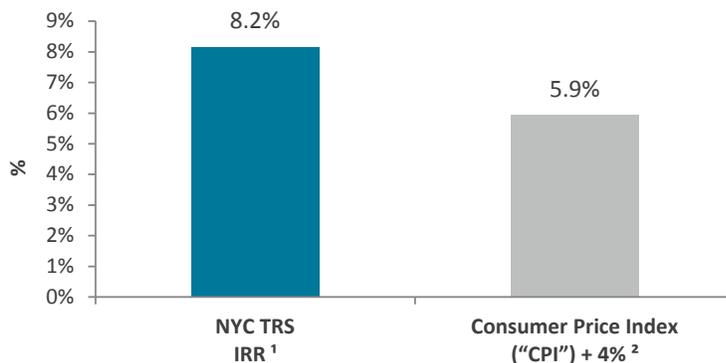
<sup>5</sup> IRR, or Internal Rate of Return, is a performance metric that is calculated based on the Portfolio's daily cash flows and market value as of quarter-end. IRR is net of fund managers' fees, expenses and carried interest.

<sup>6</sup> TVPI and IRR Net of StepStone fees represent TVPI and IRR net of fees paid by NYC TRS to StepStone through the quarter-end date. Note that no fees have been paid by NYC TRS to StepStone as of September 30, 2014.

## Portfolio Performance vs. Benchmarks

The performance benchmark for the Infrastructure Portfolio is to meet or exceed the Consumer Price Index (“CPI”) plus 4% net of fees over a rolling 5-year period. The Infrastructure Portfolio is expected to generate a total return, net of investment management fees, of at least 6.5%.

As of September 30, 2014, the Program outperformed the benchmark by 2.3%. However, as noted previously, given the relative immaturity of the Portfolio, the current performance to-date versus benchmarks is not meaningful. The following graph illustrates Portfolio IRR performance versus the benchmark as of September 30, 2014.



<sup>1</sup>NYC TRS since inception Internal Rate of Return (“IRR”) is calculated based on the Portfolio’s daily cash flows and market value as of quarter-end. IRR is net of fund managers’ fees, expenses and carried interest.

<sup>2</sup>Consumer Price Index (“CPI”) benchmark represents the compound annual growth rate of the Consumer Price Index for All Urban Consumers and All Items, as provided by the U.S. Department of Labor: Bureau of Labor Statistics, calculated over a five-year rolling period plus a 4.0% premium.

## Portfolio Diversification

The Program’s objective is to build a Portfolio that is diversified by investment strategy, asset type, and geography. The target investment strategy ranges are as follows:

- Core Infrastructure Investments: 60 to 100%; and
- Non-Core Infrastructure Investments: 0% to 40%.

Actual percentages may differ substantially from these targets during the initial years of the Program. The following table illustrates the current diversification of the Portfolio by fund strategy, geography and industry focus.

As of September 30, 2014 (US\$ in millions)	Market Value		Unfunded Commitment		Exposure	
	\$	% of Total	\$	% of Total	\$	% of Total
<b>By Strategy:</b>						
Core	47.6	100.0%	322.4	100.0%	370.0	100.0%
Non-Core	-	0.0%	-	0.0%	-	0.0%
<b>Total</b>	<b>47.6</b>	<b>100.0%</b>	<b>322.4</b>	<b>100.0%</b>	<b>370.0</b>	<b>100.0%</b>
<b>By Geographic Focus:</b>						
Global	47.6	100.0%	92.4	28.7%	140.0	37.8%
OECD	-	0.0%	230.0	71.3%	230.0	62.2%
<b>Total</b>	<b>47.6</b>	<b>100.0%</b>	<b>322.4</b>	<b>100.0%</b>	<b>370.0</b>	<b>100.0%</b>
<b>By Industry Focus:</b>						
Diversified	47.6	100.0%	232.4	72.1%	280.0	75.7%
Energy	-	0.0%	90.0	27.9%	90.0	24.3%
<b>Total</b>	<b>47.6</b>	<b>100.0%</b>	<b>322.4</b>	<b>100.0%</b>	<b>370.0</b>	<b>100.0%</b>

## II. Infrastructure Market Overview

### Market Overview

Demand for infrastructure investments from institutional investors remained strong during the third quarter of 2014 (“3Q14”). Investor interest continued to be influenced by expansionary monetary policies in most markets, which has kept interest rates at low levels and encouraged investors to seek alternatives to traditional sources of investment income (e.g., fixed income). This demand continued to drive a high valuation environment for the infrastructure asset class, particularly in mature markets such as Western Europe and Australia.

Global economic growth was mixed during 3Q14. Among OECD countries, annualized gross domestic product (“GDP”) was 1.7% higher than the prior corresponding period (“pcp”) and down from 1.9% during 2Q13. Of the seven major economies – the United States, Canada, the United Kingdom, Germany, France, Italy and Japan – the UK experienced the highest GDP growth rate of 3.0%, while Japan’s GDP contracted by 1.1% mainly due to an increase in the rate of consumption tax. The US economy continued its recovery, with GDP increasing 2.3% compared to pcp and the unemployment rate continued its downward trend, reaching a 14-year low. Germany achieved nominal GDP growth of 0.1% quarter over quarter, and, in doing so, avoided sliding into a technical recession. The German economy was aided by a 0.7% increase in private consumption. In major emerging markets, economic activity was generally subdued during the quarter. China’s economy expanded by 7.3% compared to pcp, its slowest rate of growth since 2009. Brazil’s GDP grew 0.1% quarter over quarter, the first expansion in three quarters.

The third quarter of 2014 marked the beginning of what would be a precipitous decline in oil prices. Between last July and January 2015, the price of West Texas Intermediate (“WTI”) crude oil fell from over US\$100 to below US\$50 per barrel for the first time since the aftermath of the Global Financial Crisis in 2009. The decline in oil prices has been driven largely by a combination of tepid GDP growth, particularly in China and in regions within the OECD, and the late November announcement of the decision by OPEC to maintain its current production level. In essence, demand has not kept up with strong production growth in the US and globally. The long-term economic impacts remain uncertain and will depend on the duration of the downturn.

Infrastructure investment in the US and Canada has been concentrated in the energy sector, although the number of public-private partnerships (“P3s”) in the transport and social infrastructure sectors is expected to grow in the US, Canada and Mexico. While Canada’s P3 market is the most mature in North America, the US market is poised to be the largest. According to a Moody’s report from September 2014, as a result of supportive legislation and public-policy initiatives, as well fiscal challenges facing local governments, more US P3 projects are reaching financial close or are in procurement than ever before.

European markets continue to remain competitive, with a significant amount of capital targeting infrastructure investment in the region. The resulting upward pricing pressure, combined with uncertain medium-term economic growth in the Eurozone, ongoing financial sector reforms, concerns surrounding bank capital adequacy, and geopolitical risks in Eastern Europe, present an uncertain outlook for investors. Notwithstanding this, activity levels are being sustained by the ongoing unbundling of integrated utilities, commitments to renewable energy targets, balance sheet deleveraging by existing asset owners, and security of energy supply priorities.

Investment activity in Latin America remains strong. In Mexico, recent changes in government policy are driving significant growth in infrastructure investment opportunities. Policy initiatives include allowing foreign investment in the energy sector and a National Infrastructure Plan that contains 743 projects requiring investment of approximately US\$600 billion from 2014 to 2018. Infrastructure is a political and economic priority in many other parts of Latin America, including Brazil, Chile, Peru and Columbia, each of which continues to provide a range of potential investment opportunities.

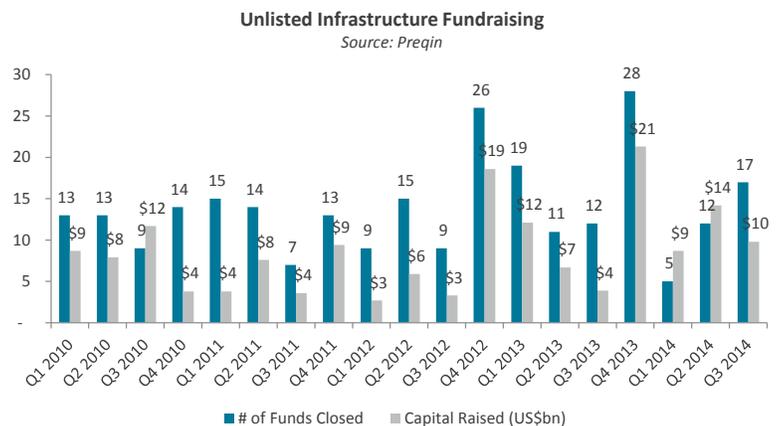
While infrastructure investment in Japan has traditionally been dominated by government-related entities and infrastructure companies with limited private participation by institutional investors, the government continues to face high debt levels. The country recently announced the privatization act for infrastructure assets including airports, and opened bidding processes for Sendai Airport and New Kansai airport. Australia’s economy grew increasing 0.3% quarter over quarter in the third quarter. The continued slow growth and fiscal constraints placed on the federal and state governments has increased the reliance on private sector capital in meeting Australia’s infrastructure deficit. Government initiatives have encouraged a number of high profile asset sales/P3 transactions that expect to be continued into 2015.

## Infrastructure Fundraising

Fundraising for infrastructure strategies continues to be robust with a large number of funds in market and several managers having closed new funds at or in excess of targeted fund sizes during the second quarter.

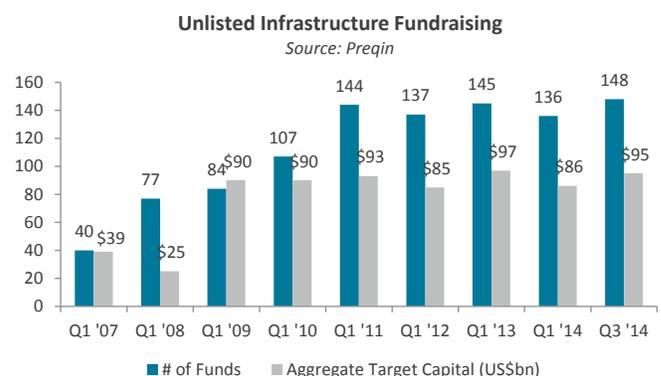
During the third quarter, 14 managers held final closings, raising aggregate capital of US\$8.5 billion. For the year-to-date period, a total of \$27 billion was raised, an increase of \$4 billion compared to the same period in 2013. However, only 28 funds held final closes through Q314, compared to 41 funds during the same period in 2013.

The largest fund to reach a final closing during Q3 was Macquarie Infrastructure Partners III, which closed with US\$3.0 billion of commitments versus the US\$2.0 billion target. The fund is North America-focused and invests across energy/utilities, transportation, communications infrastructure, and waste management. The second large infrastructure fund to close during the quarter was AMP Capital’s second Global Infrastructure Debt, which raised US\$1.1 billion. AMP’s debt fund underwrites debt for acquisitions and refinancings and may also make secondary purchases of infrastructure debt securities. The Fund invests across North America, Western Europe, and Australia.



Fund	General Partner	Size	Final Close Date	Location Focus
Macquarie Infrastructure Partners III	Macquarie Infra & Real Assets	\$ 3,000	Sep-14	Global
AMP Capital Global Infrastructure Debt Fund II	AMP Capital	\$ 1,100	Sep-14	Global
Balfour Beatty Infrastructure Partners	Balfour Beatty	\$ 618	Jul-14	Europe, North America
Panda Power Generation Infrastructure Fund II	Panda Power Funds	\$ 612	Sep-14	US
Harbert Power Fund V	Harbert Management	\$ 296	Aug-14	US

Through Q3 2014, Preqin observed 148 funds in market targeting aggregate capital commitments of US\$95 billion. The largest funds in market include: Morgan Stanley Infrastructure Partners II, which is targeting \$4.0 billion in commitments for global infrastructure investments, and ArLight Energy Partners Fund VI, also targeting US\$4.0 billion to invest in energy infrastructure across North America and Western Europe. Additionally, Deutsche Asset & Wealth Management is targeting €2bn for its Pan- European Infrastructure Fund II. Lastly, Bastion Infrastructure Group is fundraising for its US\$2.0 billion first fund which will invest in infrastructure assets on a global basis.



## Major Transactions

Several significant infrastructure transactions occurred on a global basis during the third quarter, with notable activity in North America and Europe.

In July 2014, Global Infrastructure Partners agreed to purchase 25% of Freeport LNG for \$850 million from funds managed by Hastings Funds Management and Zachry American Infrastructure. Freeport LNG is developing a three-train liquefied natural gas export facility at its existing LNG receiving and regasification facility on the Gulf Coast of Texas.

Also in July, Canada Pension Plan Investment Board announced its European subsidiary had signed an agreement to invest approximately €376 million for a 39% stake in Interparking from AG Real Estate, reducing that firm's stake to 51%. Interparking is one of Europe's largest car park management companies.

In August 2014, Dynegy announced it would acquire two portfolios of coal- and gas-fired generation assets from Duke Energy Corp and Energy Capital Partners, in two deals totaling \$6.25 billion. The assets from Energy Capital Partners include most of the generating facilities in its second fund. The deal is expected to close during the first half of 2015 and is subject to regulatory approvals.

In September 2014, Macquarie European Infrastructure Fund announced the sale of its 50% stake in Bristol Airport to Ontario Teachers' Pension Plan making Ontario Teachers the sole owner. Macquarie has owned Bristol Airport since 2001.

Also in September, Veresen, a Canadian pipeline company developing the Jordan Cove liquefied natural gas facility in Oregon, announced it had agreed to acquire Global Infrastructure Partners' half interest in the Ruby Pipeline system for \$1.43 billion. Veresen will become Kinder Morgan's partner in the Ruby line, which carries as much as 1.5 billion cubic feet per day of natural gas 680 miles from the Opal, Wyoming hub to the Malin hub in southern Oregon. From there the gas will travel by a new pipeline to Jordan Cove for export. Kinder Morgan will remain as operator of the pipeline.

**Quarterly Global Infrastructure Deal Flow**

Source: Preqin



## III. Portfolio Review

### Quarterly Highlights

- **No New Investment Commitments** – There were no new investment commitments made during the third quarter of 2014.
- **Subsequent Investment Commitments** – Subsequent to quarter-end through February 11, 2015, the Program has not closed on any additional investment commitments.
- **Cash Outflow Decreased** – During the third quarter of 2014, the Program made US\$11.5 million of contributions and received US\$1.0 million of distributions, for a net cash outflow of US\$10.5 million. This compared to a net cash outflow of US\$17.7 million during the prior quarter. Net cash flow is expected to remain negative for the next several years as the Program’s committed capital is drawn down for investments, fees and expenses by fund managers.
- **Valuation Increased** – During the third quarter of 2014, net of cash flow activity, the valuation of the Portfolio increased by approximately US\$0.6 million, or 1.2%, from the prior quarter. The valuation increase reflects the increase in value of underlying investments in Brookfield Infrastructure Fund II.
- **No New Investments** – There were no new investment positions added to the Portfolio during the third quarter of 2014.
- **No Exits** – There were no exits of investment positions during the quarter.

## Investment Performance

### Since-Inception Performance

As of September 30, 2014, the Program achieved a Total Value to Paid-In multiple of 1.0x and an IRR of 8.2%. Note that, given the relative immaturity of the Portfolio and underlying fund investments, the current performance to-date is not meaningful.

<i>US\$ in millions</i> <sup>*</sup>	September 30, 2014	June 30, 2014	Quarterly Change
Number of Managers	3	3	0
Number of Investments	3	3	0
Committed Capital <sup>1</sup>	\$370.0	\$370.0	\$0.0
Contributed Capital	\$47.7	\$36.2	\$11.5
Distributed Capital	\$1.6	\$0.6	\$1.0
Market Value	\$47.6	\$36.5	\$11.1
Total Value	\$49.2	\$37.1	\$12.1
Total Gain/(Loss)	\$1.5	\$0.9	\$0.6
Unfunded Commitment	\$322.4	\$333.9	(\$11.5)
Exposure <sup>2</sup>	\$370.0	\$370.4	(\$0.4)
DPI <sup>3</sup>	0.0x	0.0x	0.0x
<b>TVPI<sup>4</sup></b>	<b>1.03x</b>	<b>1.03x</b>	<b>0.00x</b>
<b>IRR<sup>5</sup></b>	<b>8.2%</b>	<b>10.6%</b>	<b>-2.4%</b>
TVPI Net of StepStone Fees <sup>6</sup>	1.03x	1.03x	0.00x
IRR Net of StepStone Fees <sup>6</sup>	8.2%	10.6%	-2.4%

<sup>\*</sup> Note that amounts may not total due to rounding.

<sup>1</sup> Committed Capital is presented net of any commitment releases or expirations and reflects foreign currency exchange rate fluctuations. Note that the Base/(US\$) committed capital for foreign currency-denominated investments as of respective quarter-end dates is calculated as follows: (total net amount funded in Base currency) + (unfunded commitment in Local currency \* quarter-end exchange rate). StepStone utilizes OANDA as the source for quarter-end exchange rates to calculate committed capital.

<sup>2</sup> Exposure represents the sum of Market Value and Unfunded Commitment.

<sup>3</sup> DPI, or Distributed to Paid-In Multiple, is a performance metric that measures distributions received relative to capital invested. DPI is calculated as Distributed Capital divided by Contributed Capital.

<sup>4</sup> TVPI, or Total Value to Paid-In Multiple, is a performance metric that measures total value created by the Portfolio relative to capital invested, without consideration for time. TVPI is calculated as Total Value, which is comprised of Market Value plus Distributed Capital, divided by Contributed Capital.

<sup>5</sup> IRR, or Internal Rate of Return, is a performance metric that is calculated based on the Portfolio's daily cash flows and market value as of quarter-end. IRR is net of fund managers' fees, expenses and carried interest.

<sup>6</sup> TVPI and IRR Net of StepStone fees represent TVPI and IRR net of fees paid by NYC TRS to StepStone through the quarter-end date. Note that no fees have been paid by NYC TRS to StepStone as of September 30, 2014.

### Performance by Vintage Year

The following table illustrates the Portfolio's since-inception investment performance by vintage year as of September 30, 2014. Note that the performance of funds that are less than one year old is not meaningful.

*As of September 30, 2014 (US\$ in millions)*

Vintage Year	Committed Capital	Contributed Capital	Distributed Capital	Market Value	Total Value	Total Gain/ (Loss)	Unfunded Commitment	Exposure	DPI	TVPI	IRR
2013	\$140.0	\$47.7	\$1.6	\$47.6	\$49.2	\$1.5	\$92.4	\$140.0	0.0x	1.0x	8.2%
2014	230.0	-	-	-	-	-	230.0	230.0	NM	NM	NM
<b>Total</b>	<b>\$370.0</b>	<b>\$47.7</b>	<b>\$1.6</b>	<b>\$47.6</b>	<b>\$49.2</b>	<b>\$1.5</b>	<b>\$322.4</b>	<b>\$370.0</b>	<b>0.0x</b>	<b>1.0x</b>	<b>8.2%</b>

### Performance by Strategy and Industry Focus

The following table illustrates the Portfolio's since-inception investment performance by strategy and industry focus as of September 30, 2014.

*As of September 30, 2014 (US\$ in millions)*

Strategy/Industry	Committed Capital	Contributed Capital	Distributed Capital	Market Value	Total Value	Total Gain/ (Loss)	Unfunded Commitment	Exposure	DPI	TVPI	IRR
<b>Core</b>	<b>\$370.0</b>	<b>\$47.7</b>	<b>\$1.6</b>	<b>\$47.6</b>	<b>\$49.2</b>	<b>\$1.5</b>	<b>\$322.4</b>	<b>\$370.0</b>	<b>0.0x</b>	<b>1.0x</b>	<b>8.2%</b>
Diversified	280.0	47.7	1.6	47.6	49.2	1.5	232.4	280.0	0.0x	1.0x	8.2%
Energy	90.0	-	-	-	-	-	90.0	90.0	NM	NM	NM
<b>Total</b>	<b>\$370.0</b>	<b>\$47.7</b>	<b>\$1.6</b>	<b>\$47.6</b>	<b>\$49.2</b>	<b>\$1.5</b>	<b>\$322.4</b>	<b>\$370.0</b>	<b>0.0x</b>	<b>1.0x</b>	<b>8.2%</b>

### Performance by Geographic Focus

The following table and charts illustrate the Portfolio's since-inception investment performance by geographic focus as of September 30, 2014.

*As of September 30, 2014 (US\$ in millions)*

Geographic Focus	Committed Capital	Contributed Capital	Distributed Capital	Market Value	Total Value	Total Gain/ (Loss)	Unfunded Commitment	Exposure	DPI	TVPI	IRR
Global	\$140.0	\$47.7	\$1.6	\$47.6	\$49.2	\$1.5	\$92.4	\$140.0	0.0x	1.0x	8.2%
OECD	230.0	-	-	-	-	-	230.0	230.0	NM	NM	NM
<b>Total</b>	<b>\$370.0</b>	<b>\$47.7</b>	<b>\$1.6</b>	<b>\$47.6</b>	<b>\$49.2</b>	<b>\$1.5</b>	<b>\$322.4</b>	<b>\$370.0</b>	<b>0.0x</b>	<b>1.0x</b>	<b>8.2%</b>

## Portfolio Diversification

### By Strategy, Geography and Industry Focus

The Program's objective is to build a Portfolio that is diversified by investment strategy, asset type, and geography. The target investment strategy ranges are as follows:

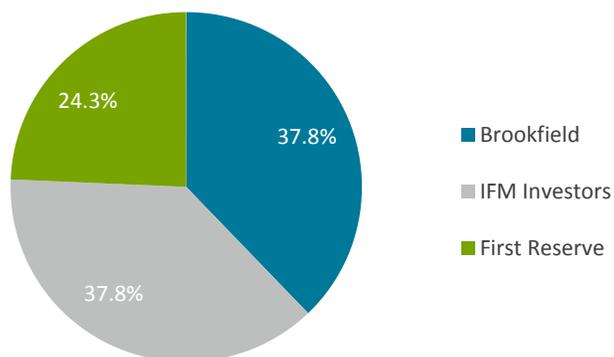
- Core Infrastructure Investments: 60 to 100%; and
- Non-Core Infrastructure Investments: 0% to 40%.

Actual percentages may differ substantially from these targets during the initial years of the Program. The following table illustrates the current diversification of the Portfolio by fund strategy, geography and industry focus.

As of September 30, 2014 (US\$ in millions)	Market Value		Unfunded Commitment		Exposure	
	\$	% of Total	\$	% of Total	\$	% of Total
<b>By Strategy:</b>						
Core	47.6	100.0%	322.4	100.0%	370.0	100.0%
Non-Core	-	0.0%	-	0.0%	-	0.0%
<b>Total</b>	<b>47.6</b>	<b>100.0%</b>	<b>322.4</b>	<b>100.0%</b>	<b>370.0</b>	<b>100.0%</b>
<b>By Geographic Focus:</b>						
Global	47.6	100.0%	92.4	28.7%	140.0	37.8%
OECD	-	0.0%	230.0	71.3%	230.0	62.2%
<b>Total</b>	<b>47.6</b>	<b>100.0%</b>	<b>322.4</b>	<b>100.0%</b>	<b>370.0</b>	<b>100.0%</b>
<b>By Industry Focus:</b>						
Diversified	47.6	100.0%	232.4	72.1%	280.0	75.7%
Energy	-	0.0%	90.0	27.9%	90.0	24.3%
<b>Total</b>	<b>47.6</b>	<b>100.0%</b>	<b>322.4</b>	<b>100.0%</b>	<b>370.0</b>	<b>100.0%</b>

### By Investment Manager

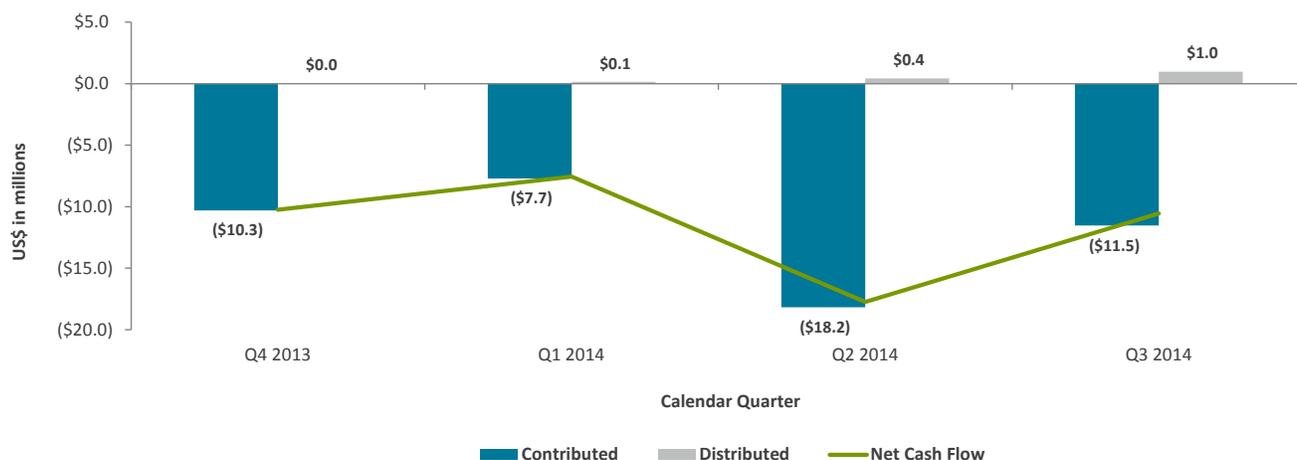
As of September 30, 2014, the Program had made three investment commitments to three managers. NYC TRS seeks to limit its exposure to any single manager to no more than 10% of the total Real Assets Program when fully invested. As the Program matures and closes on additional commitments, the single manager exposure is expected to decline significantly. Below is the Portfolio's current exposure by manager.



## Portfolio Cash Flow Analysis

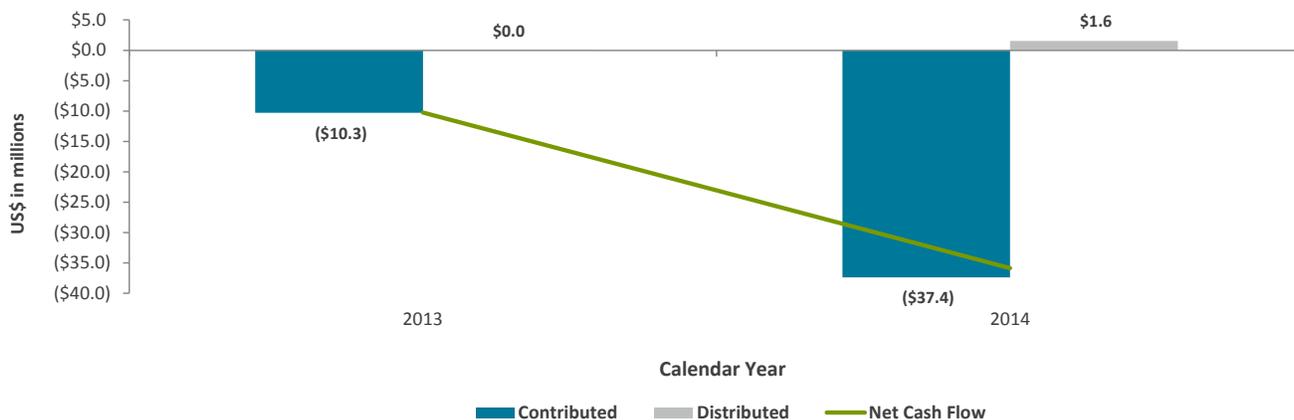
### Quarterly Cash Flow Activity

During the third quarter of 2014, the Program made US\$11.5 million of contributions and received US\$1.0 million of distributions, for a net cash outflow of US\$10.5 million. As of September 30, 2014, only one fund investment in the Portfolio had cash flow activity. As the Program's commitment and investment activity increases, net cash outflow is expected to increase. The graph below illustrates cash flow activity since inception by calendar quarter.



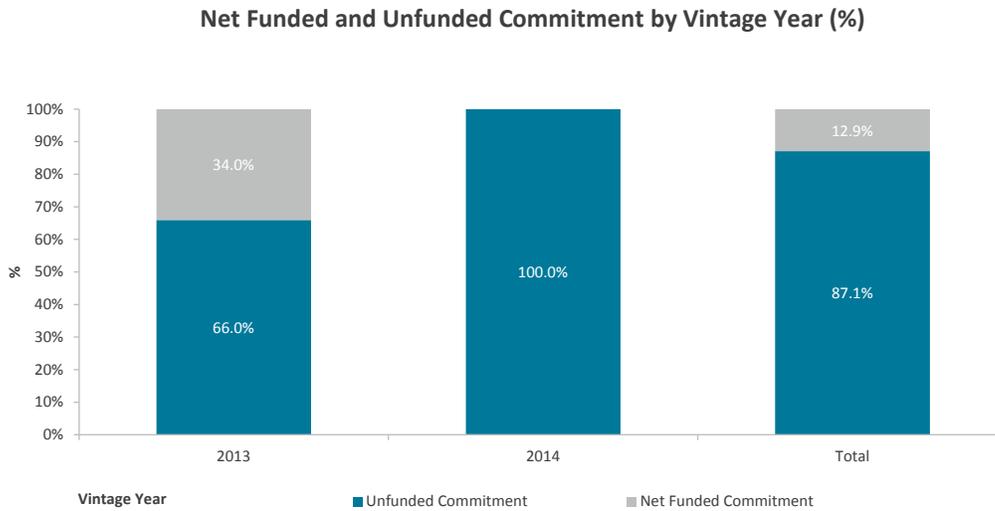
### Annual Cash Flow Activity

During the first nine months of 2014, the Program made US\$37.4 million of contributions and received US\$1.6 million of distributions, for a net cash outflow of US\$35.9 million. The graph below illustrates cash flow activity since inception by calendar year.

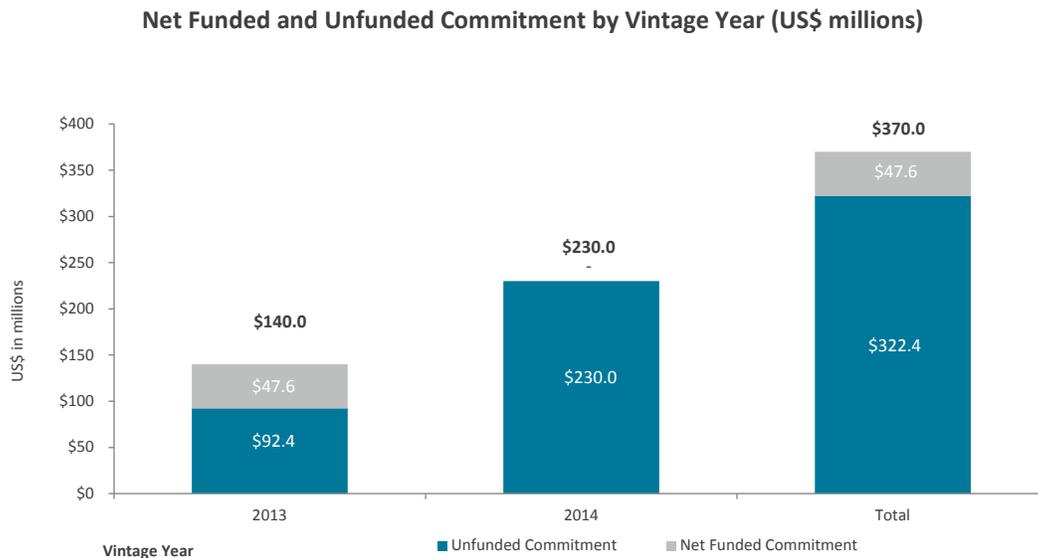


### Net Funded and Unfunded Commitments by Vintage Year

The following chart illustrates the Portfolio's net funded commitments (defined as total contributions inside commitment less any returns of excess capital and callable distributions) as a percentage of total capital commitments, by fund vintage year, as of September 30, 2014. Overall, the Portfolio was 87.1% unfunded as of quarter-end.



The following chart illustrates the Portfolio's net funded commitments relative to total capital commitments, by fund vintage year, as of September 30, 2014. Overall, the Portfolio had US\$322.4 million of unfunded commitments as of quarter-end.



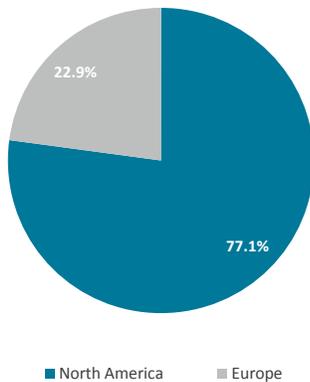
## Portfolio Company-Level Analysis

As of quarter-end, the Portfolio had exposure to five unique portfolio companies/investment positions. As the Portfolio matures, the number of unique portfolio companies/investment positions is expected to increase significantly. On the individual fund level, all current investments are within the single investment limitation of 15% of total fund size.

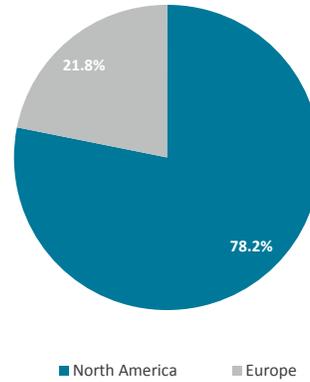
### Geographic Exposure

The following charts illustrate the Portfolio's current exposure by geographic region at the portfolio company level.

**Geographic Exposure by Current Cost**



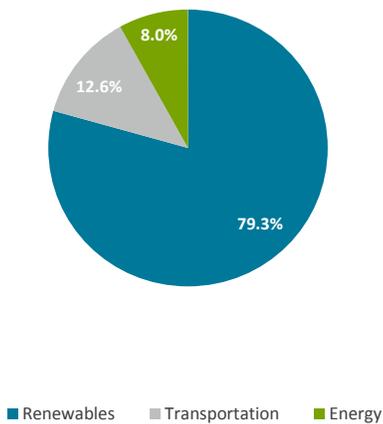
**Geographic Exposure by Current Market Value**



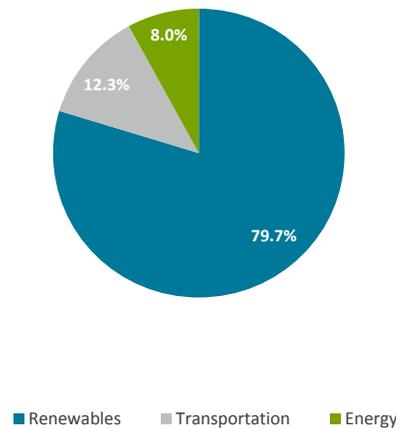
### Industry Exposure

The following charts illustrate the Portfolio's current exposure by industry at the portfolio company level.

**Industry Exposure by Current Cost**



**Industry Exposure by Current Market Value**



**Public Market Exposure**

The Portfolio had no exposure to publicly-traded investments as of the quarter-end.

## IV. Risk Management Matrix

Category	Requirement	Status	Status Notes
<b>Allocation</b>	<p>NYC TRS has a Real Assets allocation target of 6% (plus or minus 2%) of total pension assets.</p> <p>Infrastructure is a component asset class within the NYC TRS Real Assets investment program.</p>	✓	<p>The market value of NYC TRS Real Assets Program currently represents approximately 2.4% of total pension assets and the market value of NYC TRS Infrastructure Program represents approximately 0.1% of total pension assets.</p> <p>As the Program matures, its market value as a percentage of the total NYC TRS pension assets and the total Real Assets Program is expected to increase.</p>
<b>Performance vs. Benchmarks</b>	<p>The performance benchmark for the Infrastructure Portfolio is to meet or exceed the Consumer Price Index ("CPI") plus 4% net of fees over a rolling 5-year period.</p> <p>The Infrastructure Portfolio is expected to generate a total return, net of investment management fees, of at least 6.5%.</p>	✓	<p>As of September 30, 2014, the Portfolio outperformed the benchmark by 2.3%.</p> <p>However, given the relative immaturity of the Portfolio, the current performance to-date versus benchmarks is not meaningful.</p>
<b>Strategy Diversification</b>	<p>Core Infrastructure Investments: 60-100% Non-Core Infrastructure Investments: 0-40%</p> <p>Actual percentages may differ substantially from these targets during the initial years of the Program.</p>	✓	<p>The Program is in compliance with the Core/Non-Core allocation ranges. Currently the Program only has exposure to Core investments.</p>
<b>Asset Type &amp; Location Diversification</b>	<p>The Program will seek diversification by asset type, revenue drivers, and geography. The portfolio may include a variety of assets including but not limited to electricity transmission, pipelines, airports, toll roads, communication towers and electric generators, windmills etc. to vary the sources of revenue to the portfolio.</p>	✓	<p>Given the relative immaturity of the Portfolio, it is not yet diversified by asset type.</p> <p>The asset types and geographic location of current Portfolio investments are in compliance with the Program's Investment Policy Statement and Permissible Markets.</p>
<b>Leverage</b>	<p>The average leverage of all investments in the Program is to be no higher than 65%.</p>	✓	<p>The Program is in compliance with the average leverage limitation. The current leverage level is 40%.</p>
<b>Single Investment Size &amp; Manager Diversification</b>	<p>The maximum commitment to a single investment is limited to no more than 15% of the aggregate committed capital of each fund.</p> <p>The maximum commitment to a single manager is limited to 10% of the total Real Assets Program allocation when fully invested.</p>	✓	<p>On the individual fund level, all current investments are in compliance with the single investment limitation of 15% of total fund size.</p> <p>The Program is in compliance with the single manager limitation of 10% of the total Real Assets Program.</p> <p>The Program's manager exposure is currently relatively concentrated as a result of the relative immaturity of the Program. Manager diversification is expected to increase as the Program closes on new investment commitments.</p>

**Teachers' Retirement System of the City of New York**  
**Infrastructure Portfolio**  
**As of September 30, 2014**

Vintage Year	Investment	Closing Date	Committed Capital	Contributed Capital	Distributed Capital	Market Value	TVPI	IRR
<b>Active Investments:</b>								
2013	Brookfield Infrastructure Fund II	7/8/2013	\$140,000,000	\$47,704,718	\$1,598,760	\$47,602,779	NM	NM
2014	IFM Global Infrastructure Fund	1/2/2014	140,000,000	-	-	-	N/A	N/A
2014	First Reserve Energy Infrastructure Fund II, L.P.	4/16/2014	90,000,000	-	-	-	N/A	N/A
<b>Total Portfolio:</b>			<b>\$370,000,000</b>	<b>\$47,704,718</b>	<b>\$1,598,760</b>	<b>\$47,602,779</b>	<b>1.03x</b>	<b>8.2%</b>

Note: IRRs presented are interim estimates and may not be indicative of the ultimate performance of fund investments due to a number of factors, such as the lack of industry valuation standards and the differences in the investment pace and strategy of various funds. Until a fund is liquidated, typically over 10 to 12 years, the IRR is only an interim estimated return. The IRR calculated in the early years of a fund is usually not meaningful given the J-Curve effect. The actual IRR performance of any fund is not known until all capital contributed and earnings have been distributed to the investor. The IRRs contained in this report are calculated by StepStone Group LP, a consultant to the New York City Retirement Systems, based on information provided by the general partners of each investment (e.g. cash flows and valuations). The IRR calculations and other information contained in this report have not been reviewed or confirmed by the general partners. The result of the IRR calculation may differ from that generated by the general partner or other limited partners. Differences in IRR calculations can be affected by cash-flow timing, the accounting treatment of carried interest, fund management fees, advisory fees, organizational fees, other fund expenses, sale of distributed stock, and valuations.

## II. January Monthly Performance Review:

# *Monthly Performance Review* *January 2015*

*Prepared for the New York City  
Teachers' Retirement System  
3.5.2015*



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# **ECONOMIC INDICATORS**

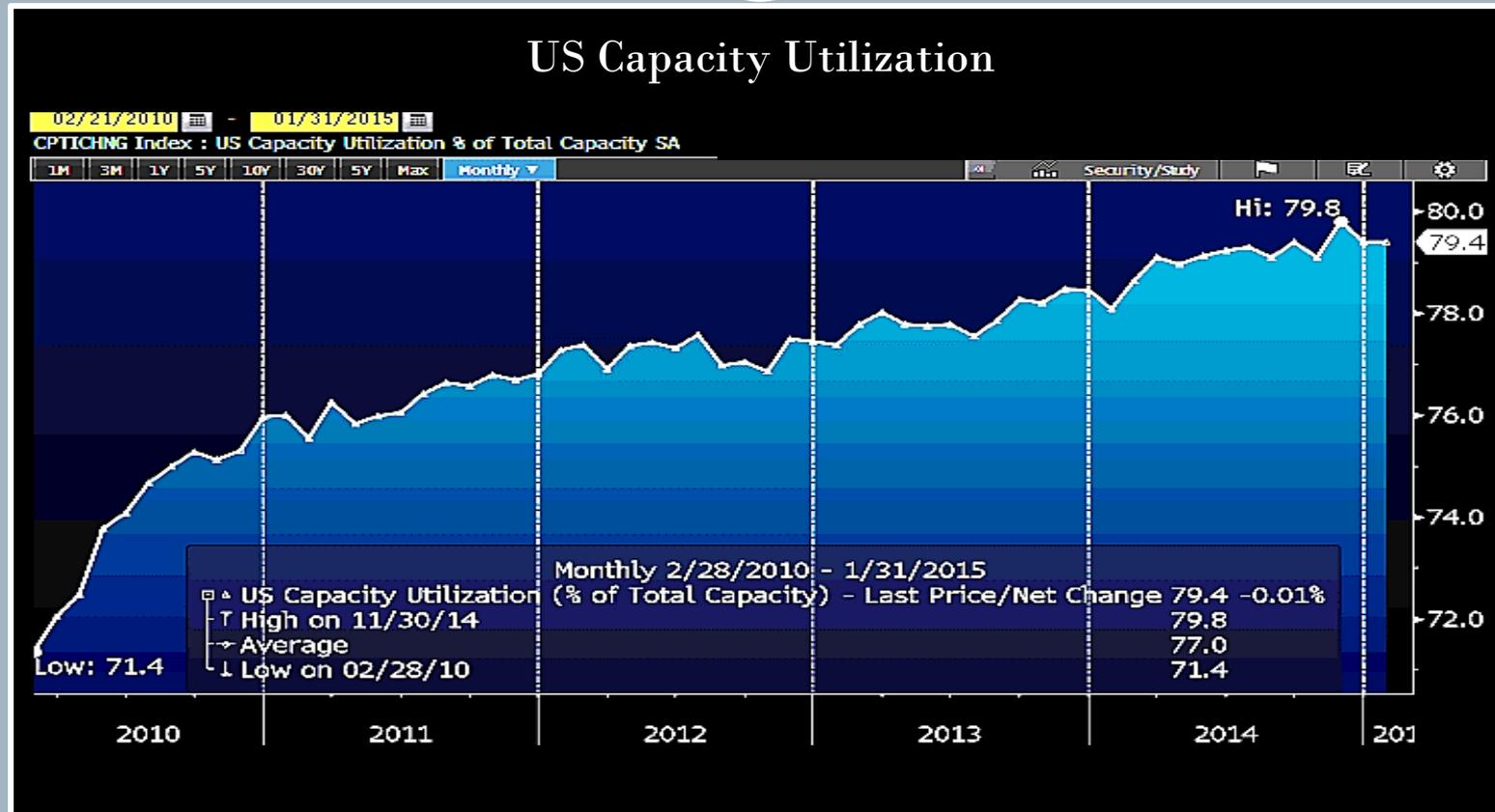
*AS OF FEBRUARY 2015*



**NYC OFFICE OF THE COMPTROLLER**  
**BUREAU OF ASSET MANAGEMENT**

# CAPACITY UTILIZATION

2



- NOTE: THE MARKET INDICATORS CONTAINED IN THE BOARD MATERIALS ARE A SUBSET OF INDICATORS RELEVANT TO FUND PERFORMANCE AND STRATEGIC PLANNING AND ARE NOT INTENDED AS THE EXCLUSIVE INDICATORS.

# ISM MANUFACTURING INDEX

3



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# WEEKLY UNEMPLOYMENT CLAIMS

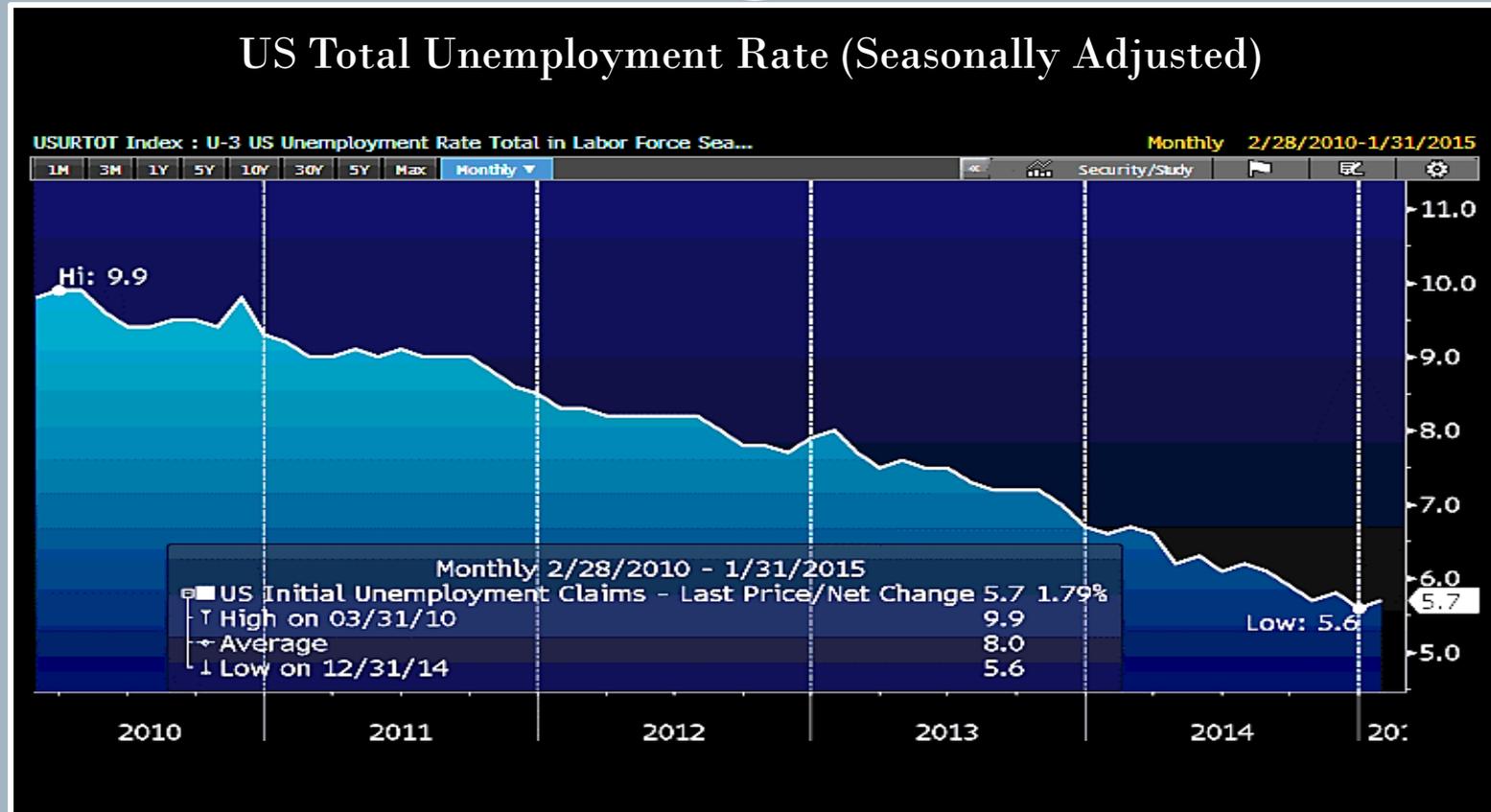
4



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# UNEMPLOYMENT RATE

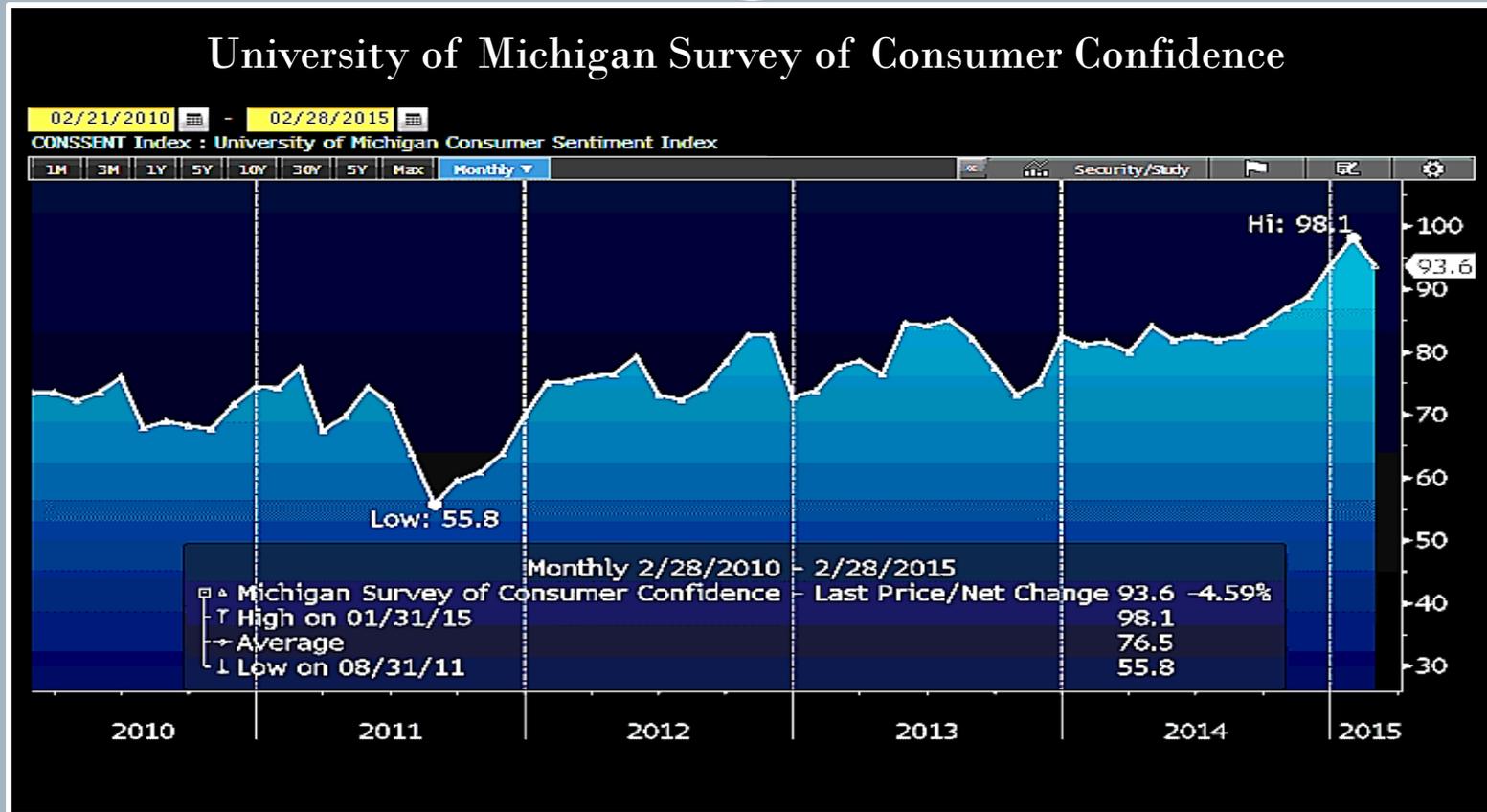
5



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# CONSUMER SENTIMENT

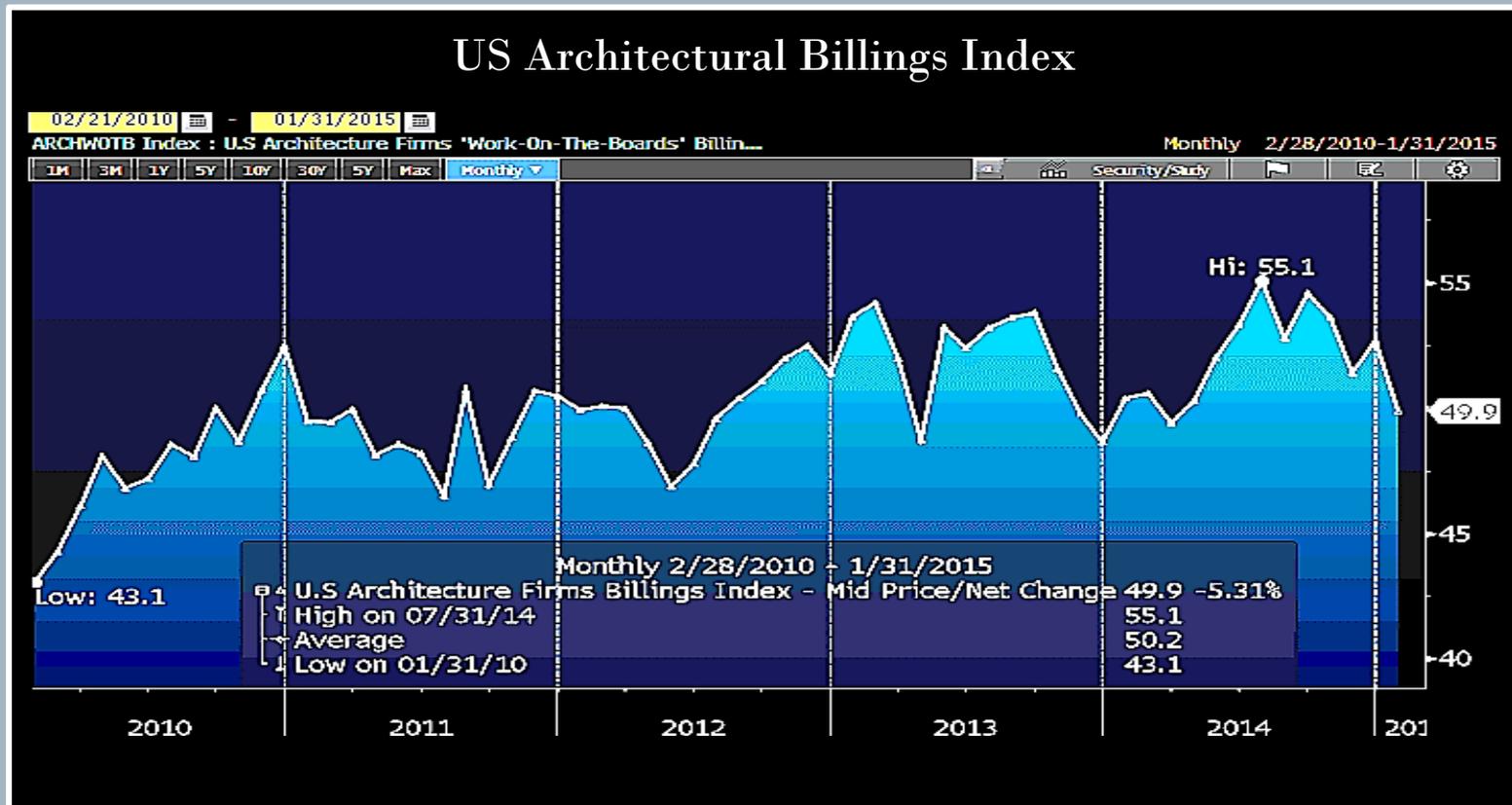
6



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# ARCHITECTURAL BILLINGS INDEX

7



- A SCORE ABOVE 50 INDICATES AN INCREASE IN THE BILLINGS WHILE A READING BELOW 50 INDICATE A NEGATIVE OUTLOOK;
- THIS INDEX IS CONSIDERED A LEADING INDICATOR FOR COMMERCIAL BUILDING CONSTRUCTION WITH A SIX TO NINE MONTH LAG;
- NOTE: THE MARKET INDICATORS CONTAINED IN THE BOARD MATERIALS ARE A SUBSET OF INDICATORS RELEVANT TO FUND PERFORMANCE AND STRATEGIC PLANNING AND ARE NOT INTENDED AS THE EXCLUSIVE INDICATORS.

# EXISTING HOME SALES

8



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# NEW HOUSING STARTS

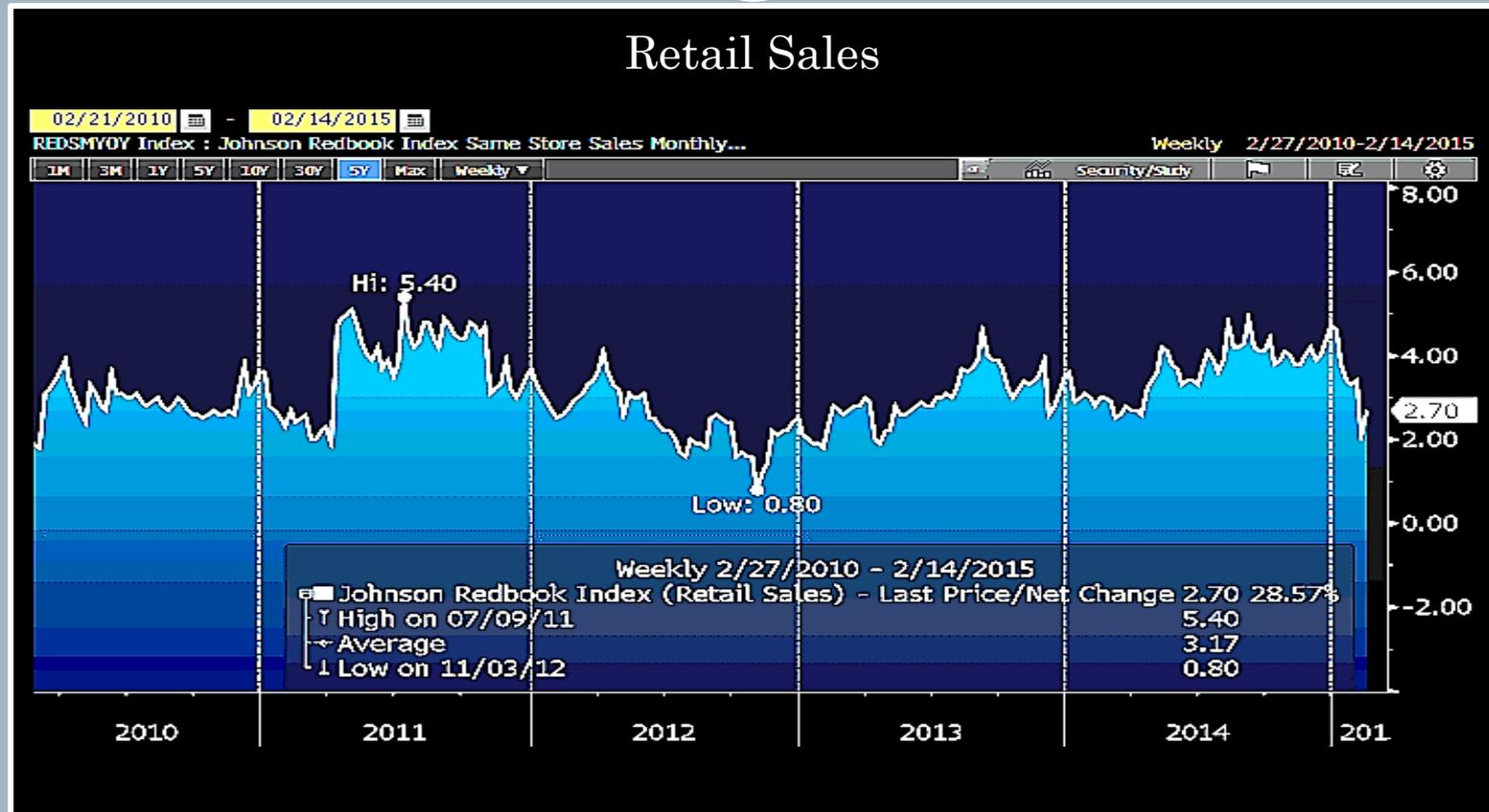
9



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# RETAIL SALES

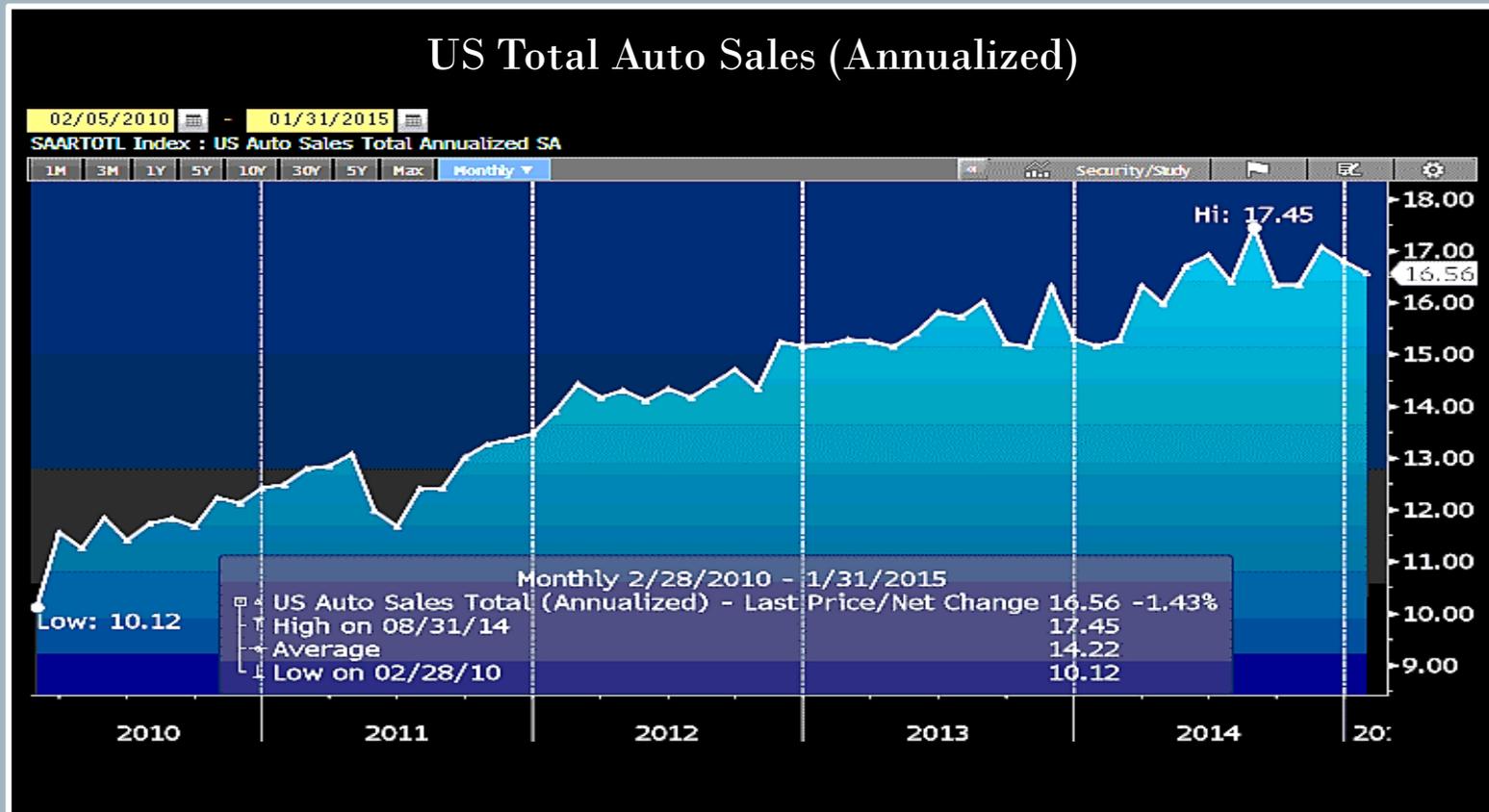
10



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# US AUTO SALES

11



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# INDEX OF LEADING ECONOMIC INDICATORS

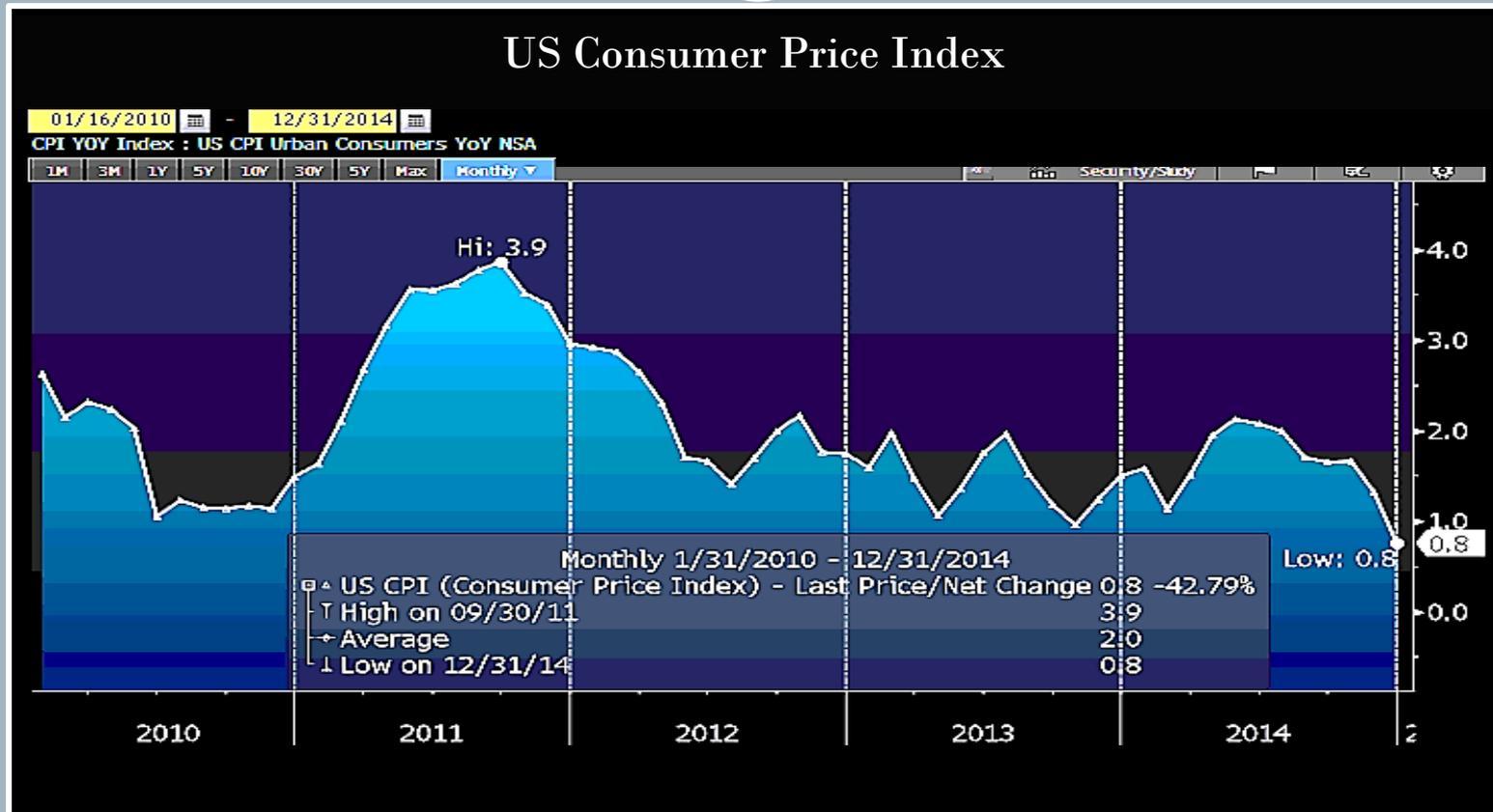
12



- NOTE: THE INDEX OF LEI IS COMPOSED OF: AVE. WEEKLY MANU. HRS., WEEKLY JOBLESS CLAIMS, MANU.'S NEW ORDERS, -CONSUMER & CAPITAL, VENDOR PERFORMANCE, NEW BUILDING PERMITS, STOCK PRICES, MONEY SUPPLY M2, INT. RATE SPREADS & CONSUMER
- NOTE: THE MARKET INDICATORS CONTAINED IN THE BOARD MATERIALS ARE A SUBSET OF INDICATORS RELEVANT TO FUND PERFORMANCE AND STRATEGIC PLANNING AND ARE NOT INTENDED AS THE EXCLUSIVE INDICATORS.

# INFLATION- CPI

13



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# **MARKET INDICATORS**

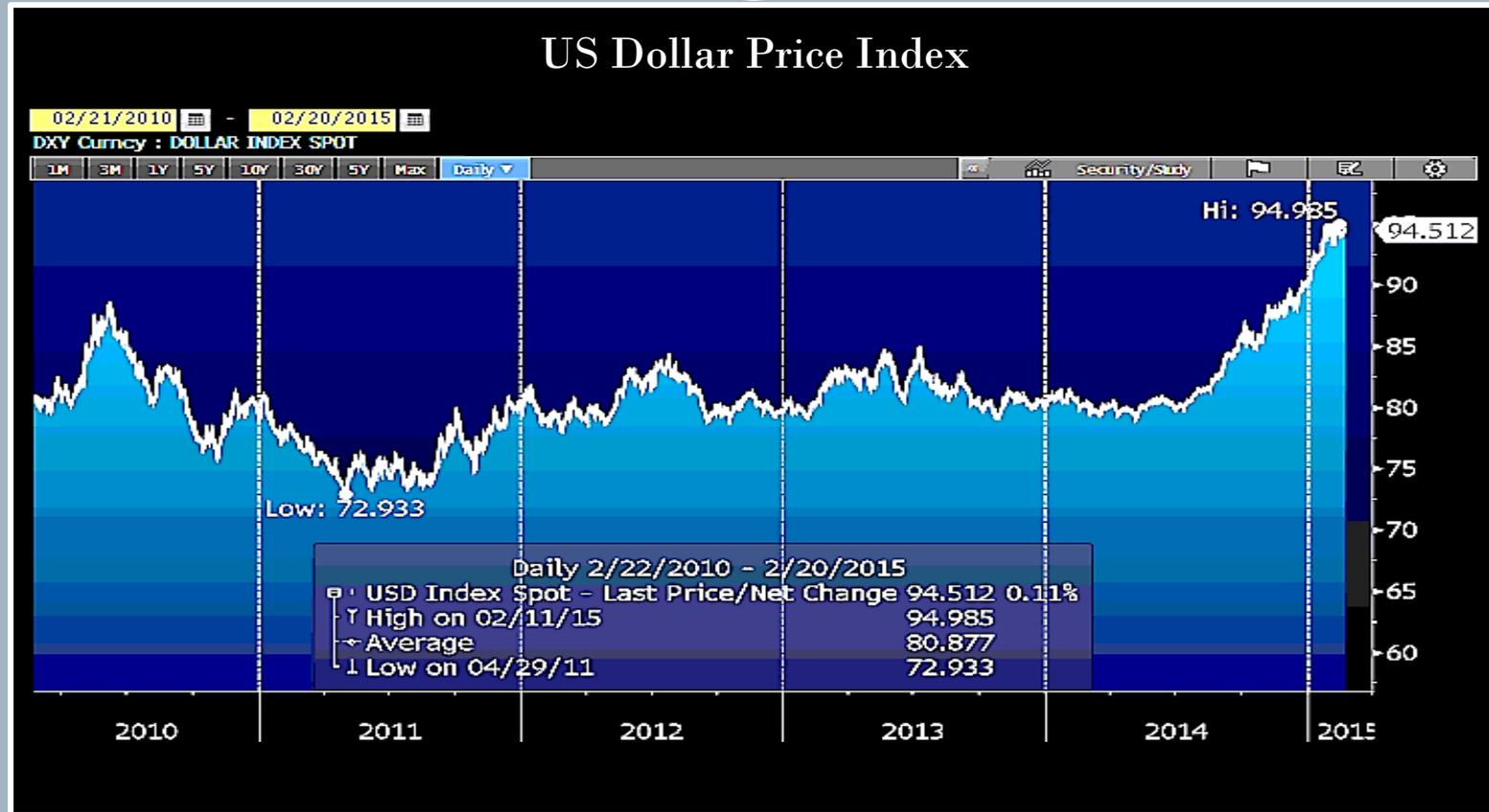
*AS OF FEBRUARY 2015*



**NYC OFFICE OF THE COMPTROLLER**  
**BUREAU OF ASSET MANAGEMENT**

# TRADE WEIGHTED US DOLLAR INDEX

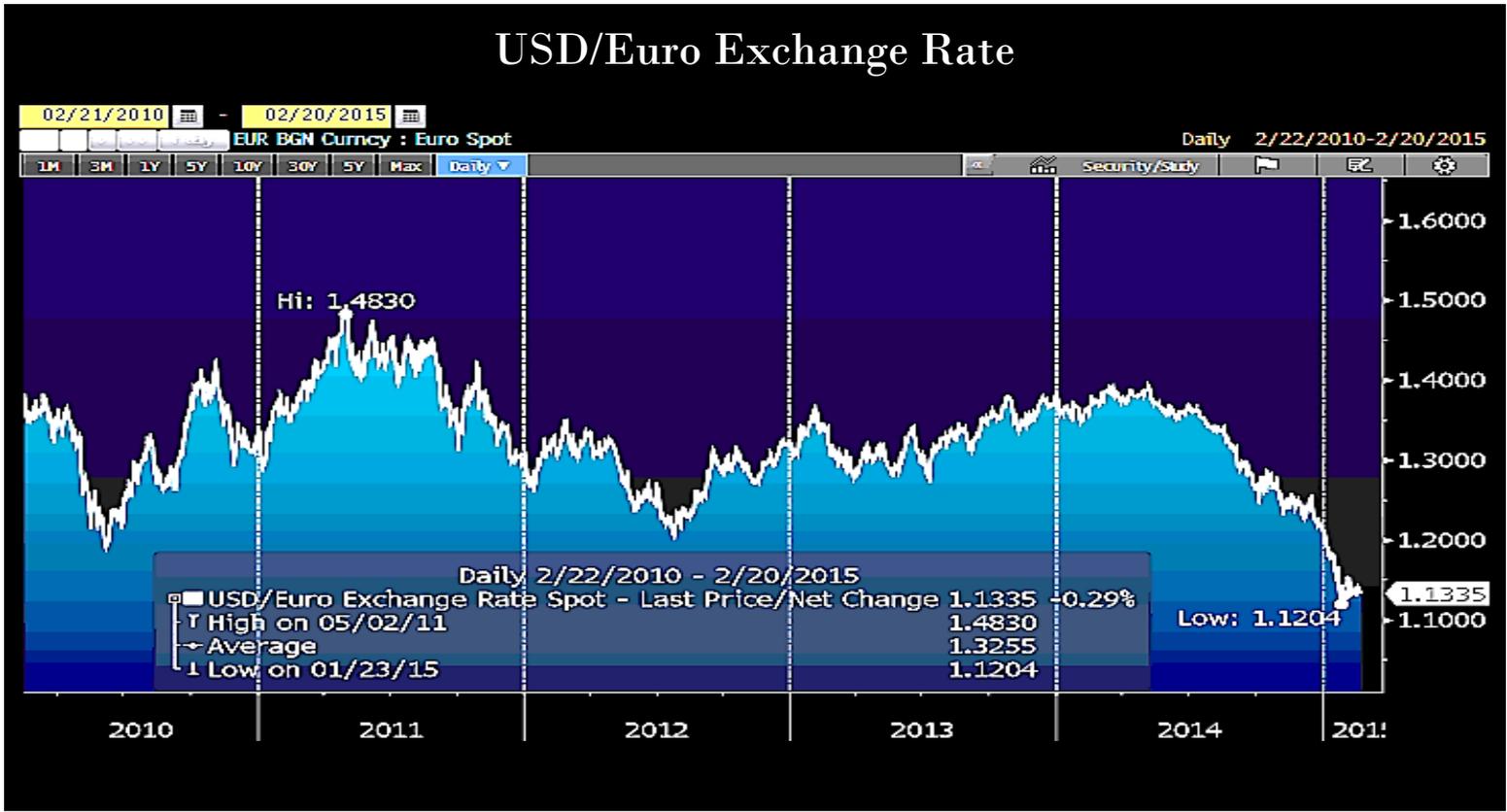
15



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# USD/EUR EXCHANGE RATE

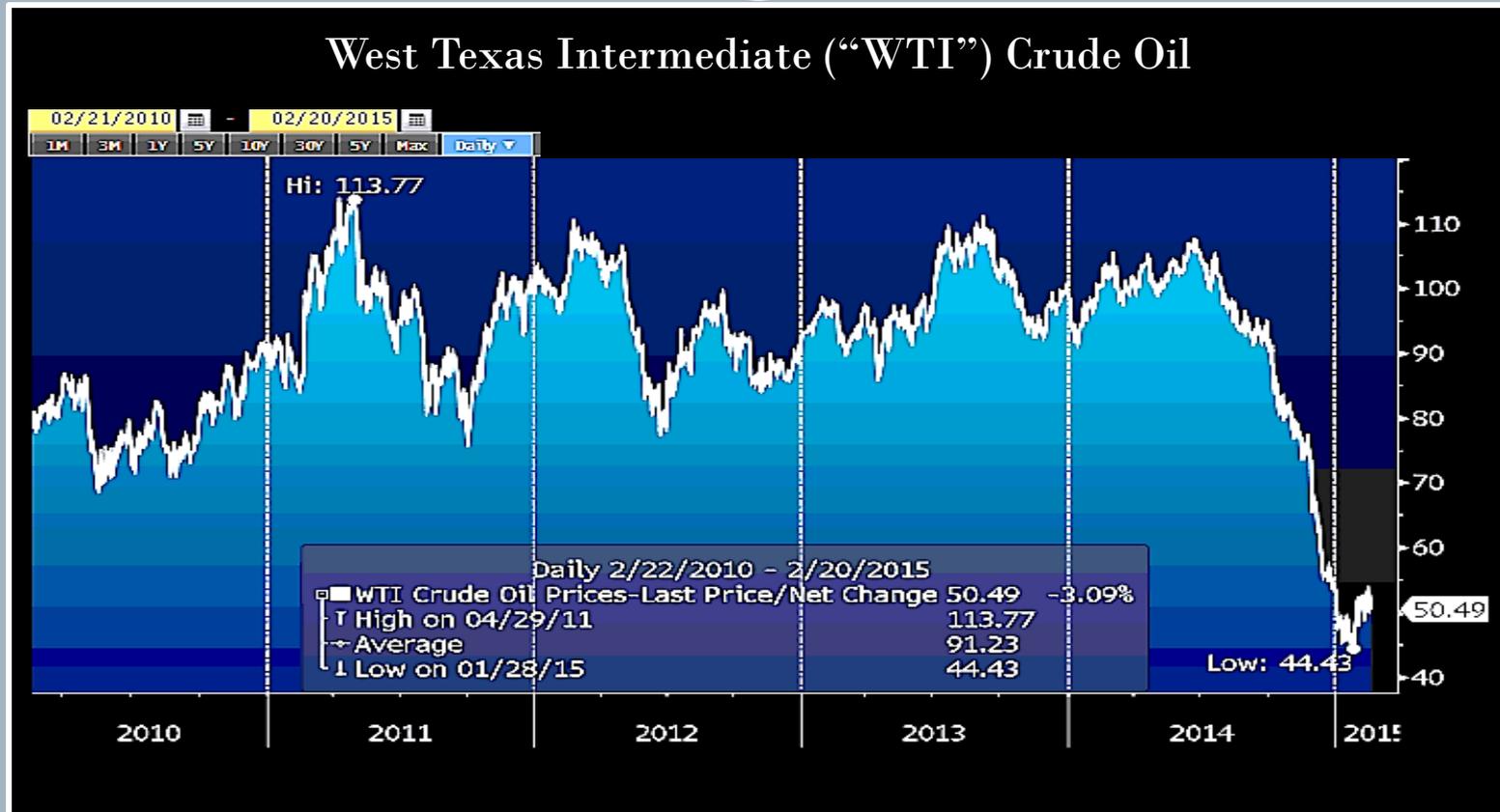
16



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# WTI CRUDE OIL PRICES

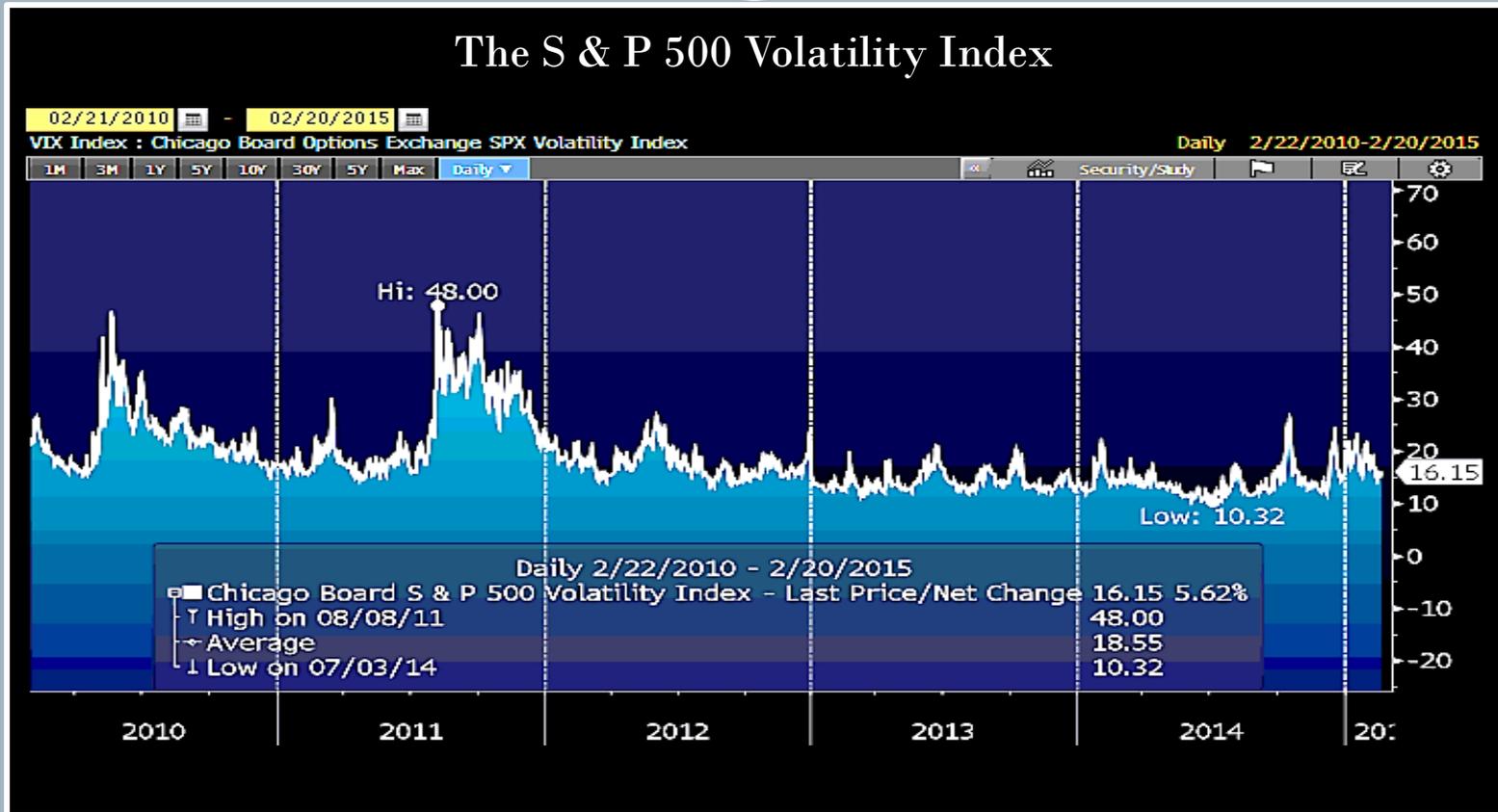
17



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# VOLATILITY INDEX (THE "VIX")

18

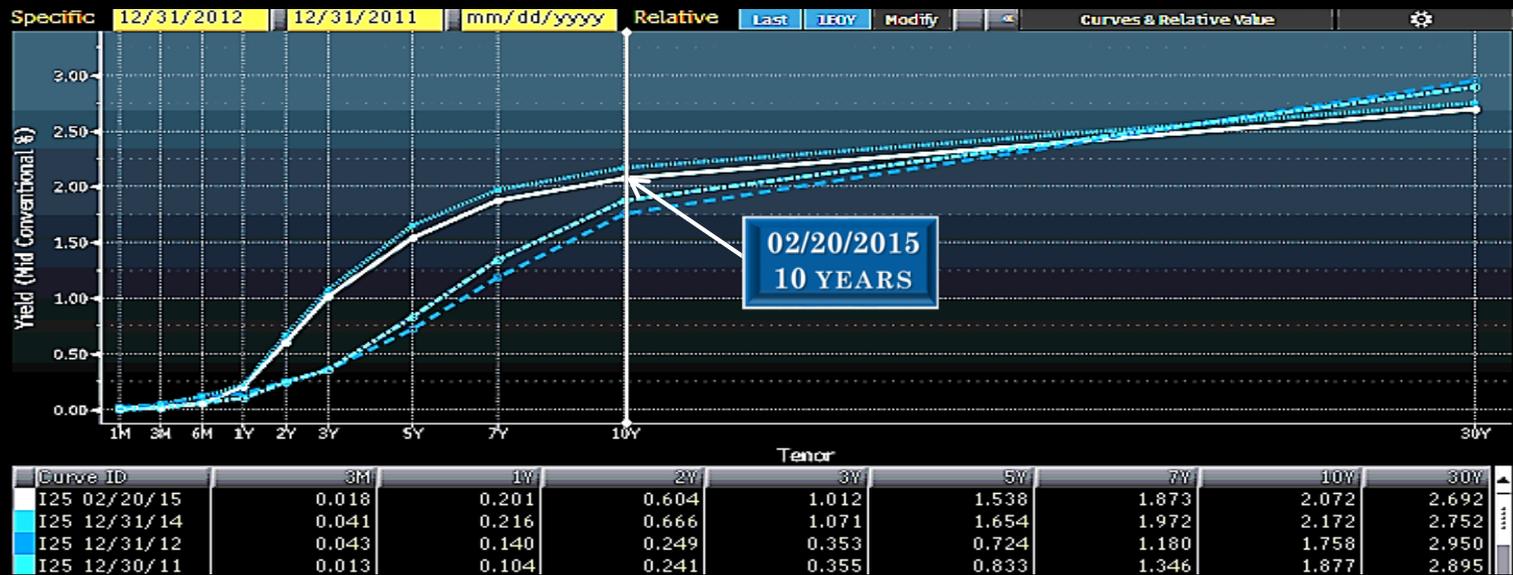


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# US HISTORICAL TREASURY YIELD CURVES

19

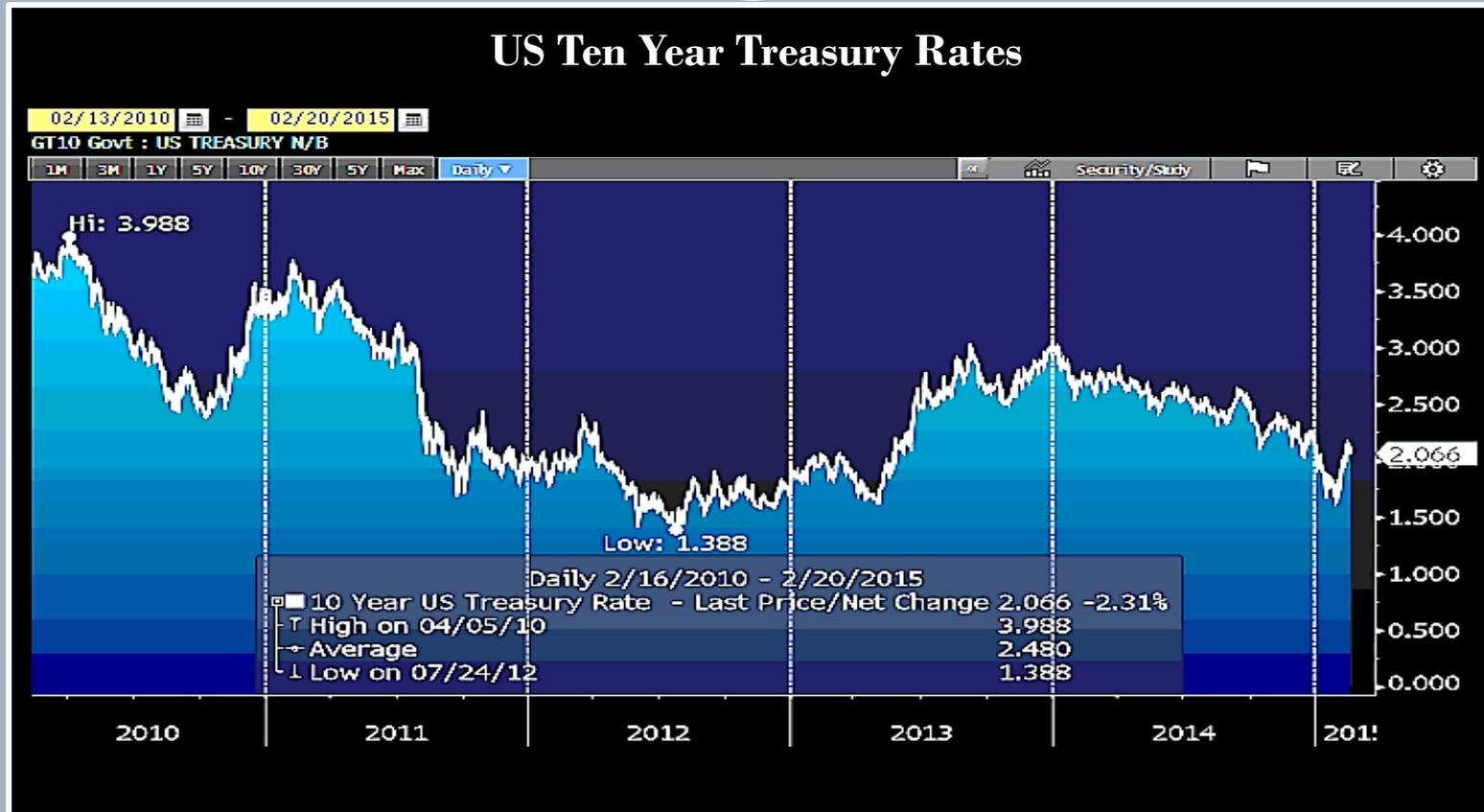
## US RECENT HISTORICAL YIELD CURVES (YIELD V. MATURITY)



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# 10 YEAR TREASURY RATES

20



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# INVESTMENT GRADE AND HY SPREADS

21



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# CORPORATE EARNINGS VS. EARNINGS PER SHARE

22

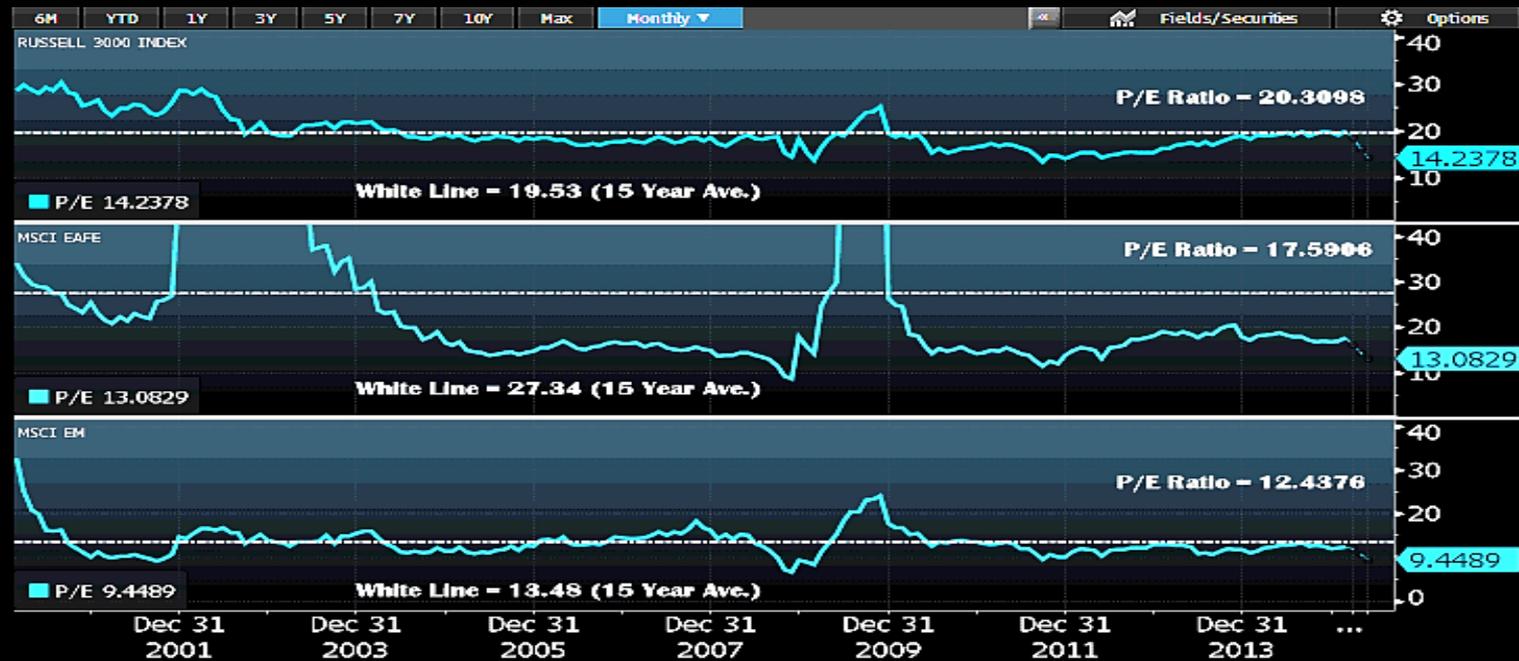


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# PRICE TO EARNING RATIOS INCLUDING ESTIMATES

23

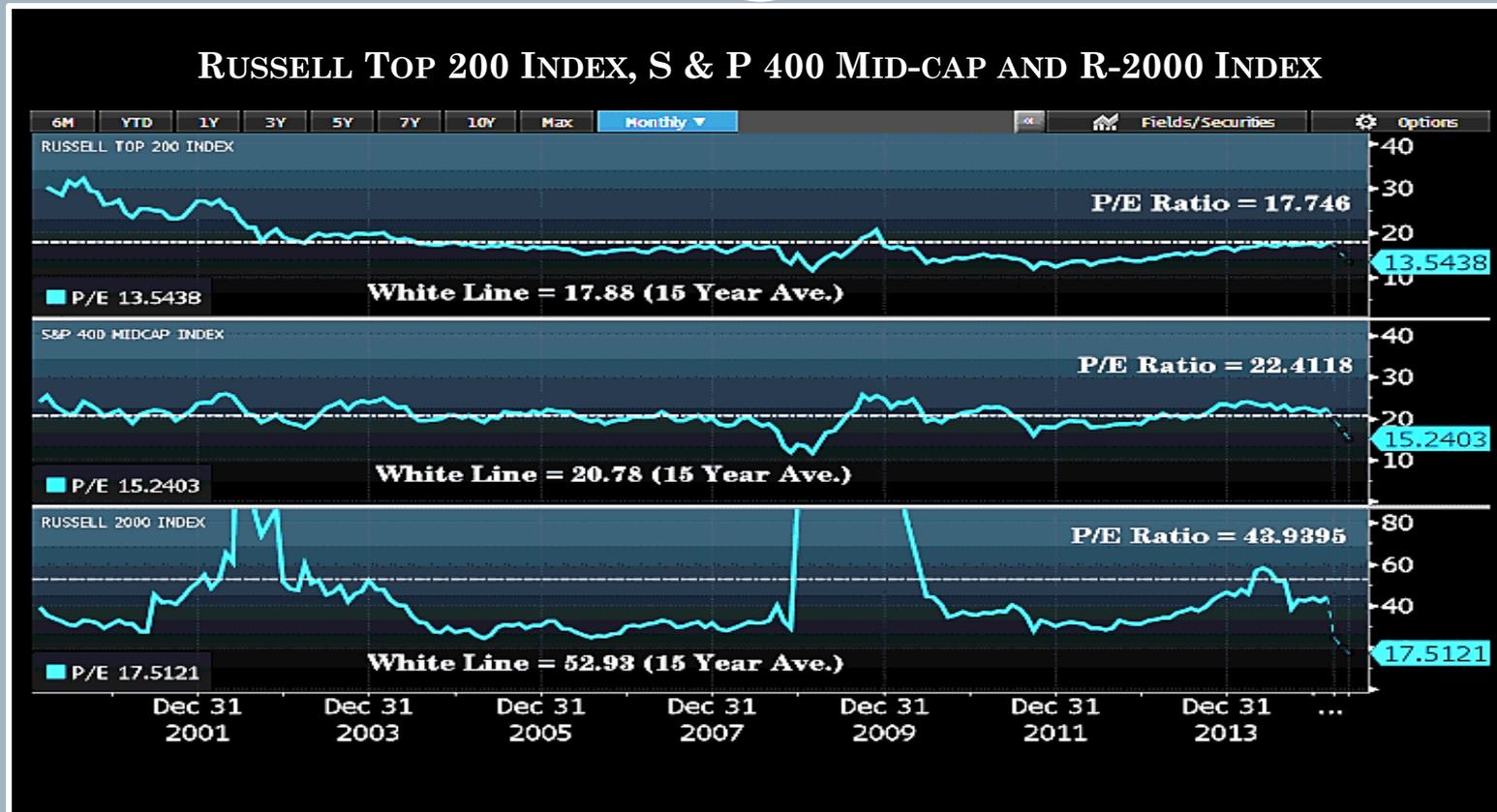
## RUSSELL-3000 INDEX, MSCI EAFE AND MSCI EMERGING MARKETS



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# PRICE TO EARNING RATIOS INCLUDING ESTIMATES

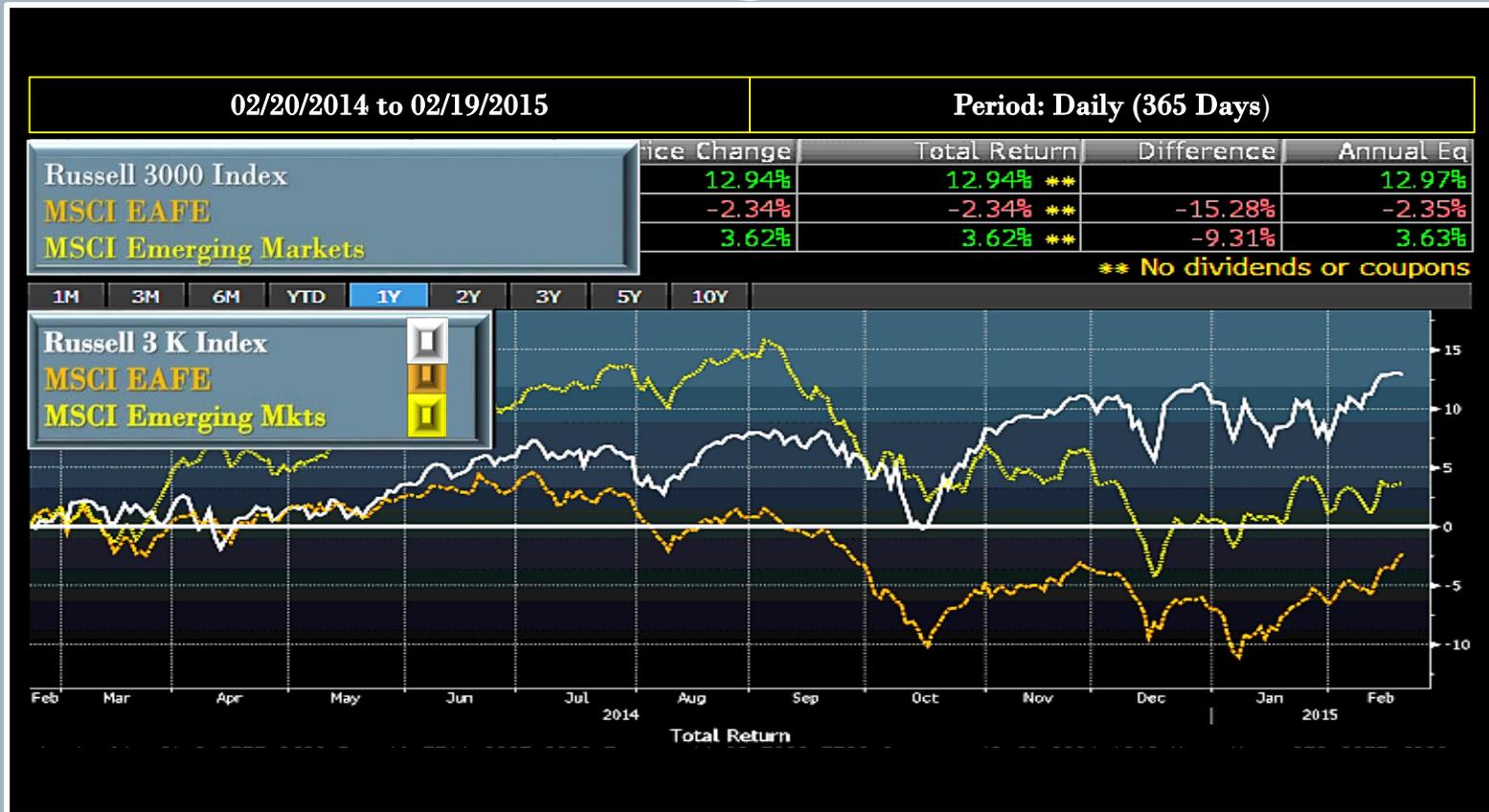
24



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# RECENT GLOBAL EQUITY MARKET RETURNS

25



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# MERGERS & ACQUISITIONS ACTIVITY

26



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**CITY OF NEW YORK**  
**NYC Teachers' Retirement System**  
**Market Indicator Report**  
**January 31, 2015**



**MARKET INDICATORS**

	<u>1 Month</u>	<u>3 Month</u>	<u>Fiscal YTD</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>
S&P 500	(3.00)	(0.64)	2.93	14.22	17.81	17.47	15.60	7.61
S&P 400	(1.12)	1.54	0.97	10.89	16.25	17.01	17.04	9.86
RUSSELL 1000	(2.75)	(0.43)	2.67	13.76	17.92	17.62	15.84	7.93
RUSSELL 2000	(3.22)	(0.37)	(1.62)	4.41	15.17	15.27	15.66	7.87
RUSSELL 3000	(2.78)	(0.43)	2.32	12.99	17.70	17.43	15.83	7.93
RUSSELL 3000 GROWTH	(1.59)	0.59	4.41	13.80	19.24	17.28	16.55	8.70
RUSSELL 3000 VALUE	(4.01)	(1.48)	0.21	12.19	16.12	17.50	15.05	7.04
MSCI EAFE NET	0.49	(1.67)	(8.79)	(0.43)	5.57	9.33	6.39	4.68
MSCI EMF NET	0.60	(5.05)	(7.29)	5.23	(2.77)	0.58	3.08	8.47
FTSE CUSTOM TEACHERS	0.69	(5.47)	(7.87)	7.95	(1.79)	0.85		
MSCI WORLD NET	(1.81)	(1.46)	(2.96)	7.00	11.44	12.91	10.73	6.08
MSCI EUROPE SMID CAP NET	(0.11)	1.07	(10.55)	(3.71)	9.59	13.64	9.09	6.63
MSCI AC WORLD ex US NET	(0.15)	(3.05)	(9.07)	0.56	3.12	6.58	5.45	5.30
1 Year Treasury Bill Yield + 4%	0.42	1.06	2.50	4.28	4.30	4.28	4.41	6.02
HFRI Fund of Funds Composite Index + 1%	0.04	1.78	1.75	4.75	6.03	6.08	4.39	4.06
NYC - TREASURY AGENCY PLUS FIVE	5.21	7.97	11.01	14.61	5.66	4.14	7.53	6.48
CITIGROUP MORTGAGE	0.83	1.66	2.83	5.26	2.91	2.49	3.66	4.82
NYC - INVESTMENT GRADE CREDIT	2.60	3.17	4.20	8.25	4.30	4.99	6.30	5.47
NYC - CORE PLUS FIVE	2.45	3.53	4.97	8.30	4.05	3.82	5.45	5.52
CITIGROUP BROAD INVESTMENT GRADE	2.07	2.86	4.04	6.56	3.28	3.05	4.51	4.95

\*NCREIF NFI - ODCE NET index return calculated on a quarterly basis

**CITY OF NEW YORK**  
**NYC Teachers' Retirement System**  
**Market Indicator Report**  
**January 31, 2015**

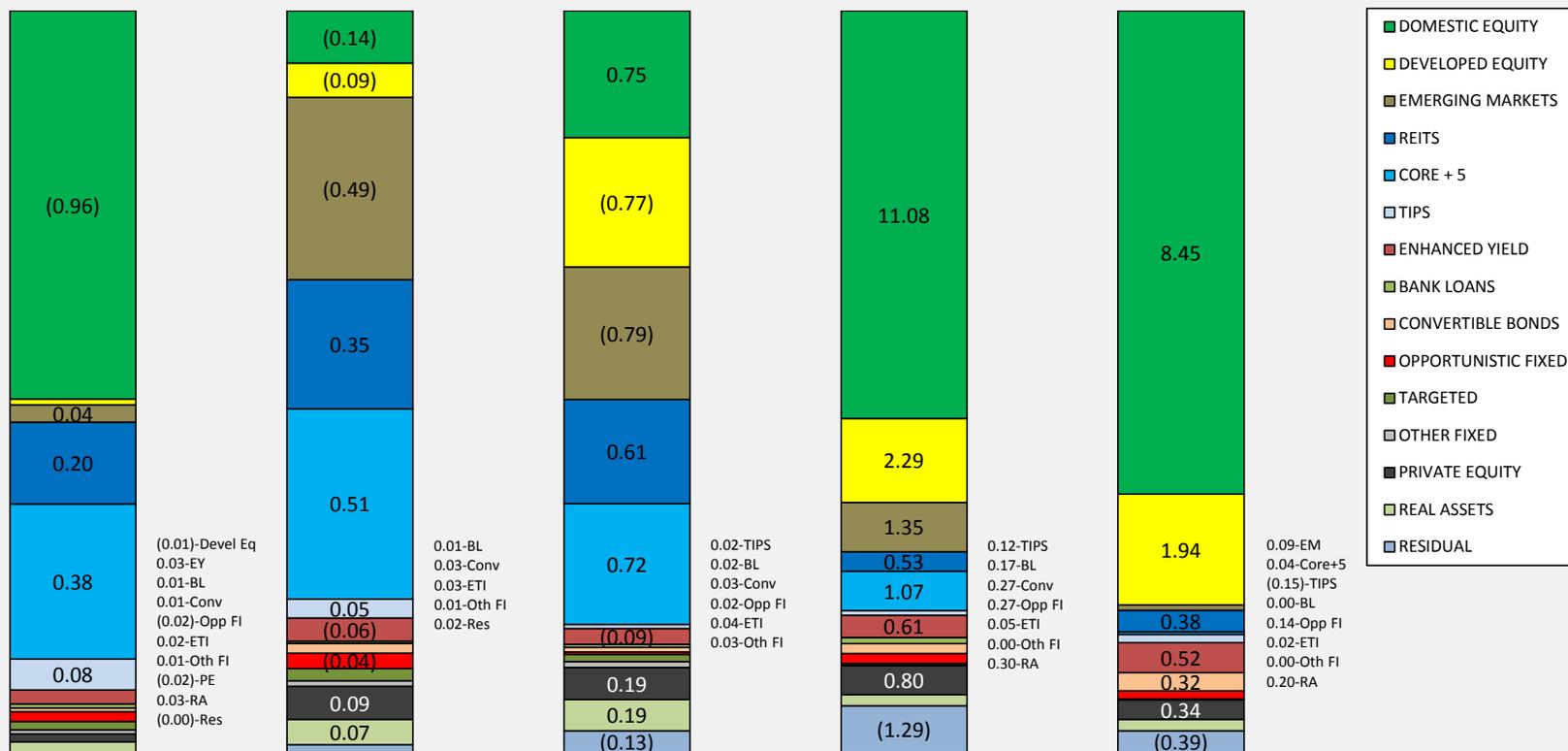


**MARKET INDICATORS**

	<u>1 Month</u>	<u>3 Month</u>	<u>Fiscal YTD</u>	<u>1 Year</u>	<u>2 Year</u>	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>
BARCLAYS CAPITAL AGGREGATE	2.10	2.92	4.10	6.61	3.32	3.07	4.57	4.86
CITIGROUP BB & B	0.60	(1.69)	(1.81)	2.70	4.26	6.99	8.54	6.40
BofA ML HIGH YIELD MASTER II	0.69	(1.50)	(2.30)	2.45	4.58	7.59	8.70	7.69
CSFB LEVERAGED LOAN	0.26	(0.40)	(0.44)	1.60	3.64	5.23	5.50	4.68
BARCLAYS GLOBAL US TIPS	3.15	2.25	1.01	4.83	(0.82)	0.72	4.43	4.70
BofA ML ALL CONVERTIBLES EX MANDATORY	(1.08)	(1.24)	(1.42)	6.14	14.07	13.64	12.04	7.47
DJ US SELECT REAL ESTATE	6.74	10.94	19.13	35.33	17.43	16.17	19.87	9.65
NCREIF NFI - ODCE NET*	0.00	3.02	6.11	11.46	12.18	11.38	12.85	6.11
CPI + 4%	0.00	0.02	1.32	4.20				
91 DAY TREASURY BILL	0.00	0.01	0.02	0.03	0.06	0.07	0.09	1.55

\*NCREIF NFI - ODCE NET index return calculated on a quarterly basis

### NYC Teachers' Retirement System Contribution to Return - January 2015



1 Month - Total Fund  
Return: (0.20)%

3 Months - Total Fund  
Return: 0.34%

FYTD - Total Fund  
Return: 0.84%

FY Ending 6/30/14 Total  
Return: 17.62%

FY Ending 6/30/13  
Return: 11.90%

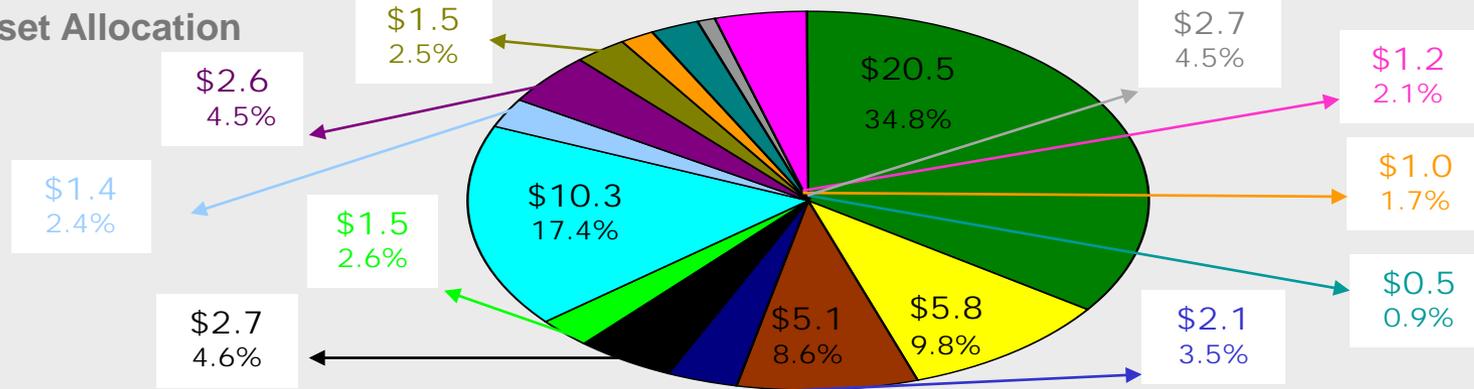
Prepared by State Street  
Investment Analytics

2/25/2015 1:02 PM

# Portfolio Asset Allocation: January 31, 2015

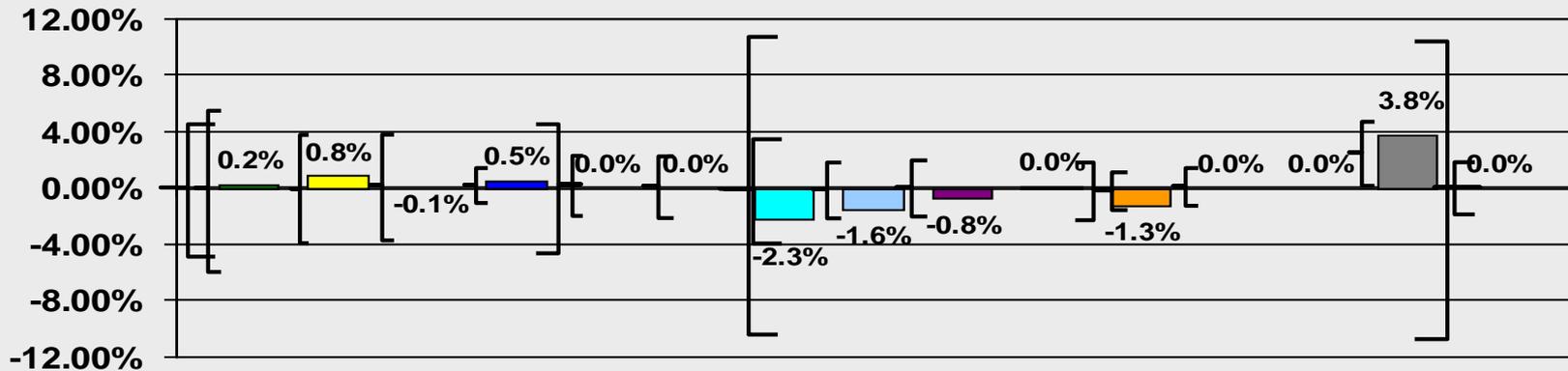
**\$58.8B Under Management**

## Asset Allocation



- Domestic Equity
  Developed Mkts
  Emerging Mkts
  REITS
  Private Equity
  Real Assets
- Core + 5
  TIPS
  Enh. Yield
  Bank Loans
  Conv. Bonds
  EMD
  ETI
  Cash
  Opp. FI

## Relative Mix to Adjusted New Policy Weights

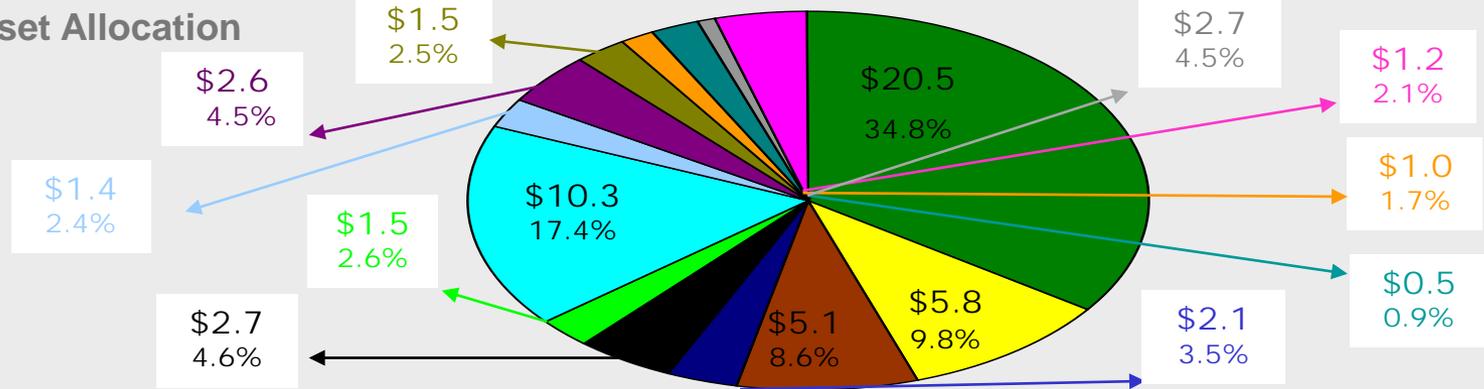


Note: Brackets represent rebalancing ranges versus Policy.

# Portfolio Asset Allocation: January 31, 2015

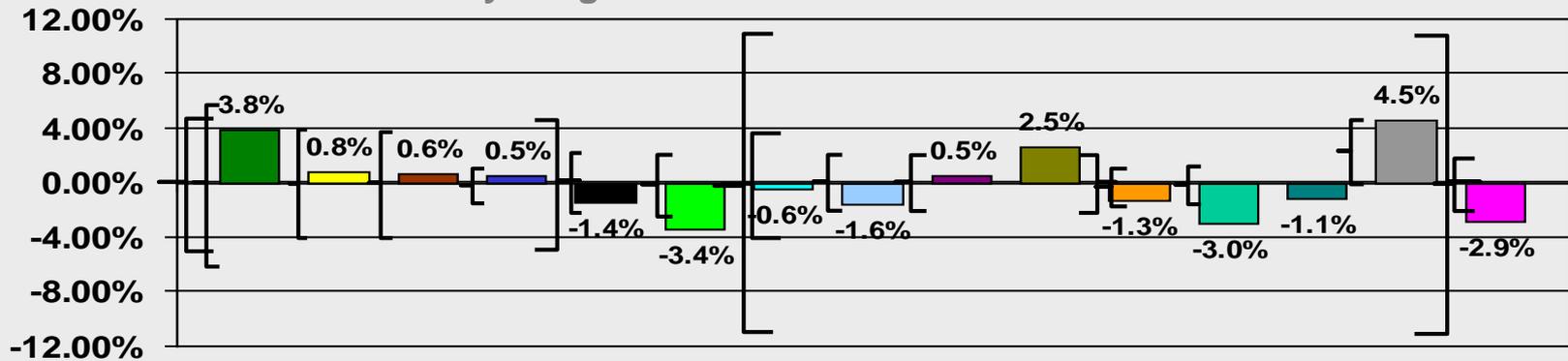
**\$58.8B Under Management**

## Asset Allocation



- Domestic Equity
- Developed Mkts
- Emerging Mkts
- REITS
- Private Equity
- Real Assets
- Core + 5
- TIPS
- Enh. Yield
- Bank Loans
- Conv. Bonds
- EMD
- ETI
- Cash
- Opp. FI

## Relative Mix to New Policy Weights



Note: Brackets represent rebalancing ranges versus Policy.

# NYC TEACHERS' RETIREMENT SYSTEM

## CLASSIFICATION OF INVESTMENTS

(as of January 31st, 2015)

### ASSET CLASS ALLOCATIONS

	In \$MM	Actual	Policy Target	Adjustment	Adjusted Policy
<b>TOTAL EQUITIES</b>	\$37,604.6	63.9%	63.0%	NA	62.6%
<b>TOTAL FIXED INCOME</b>	\$21,238.4	36.1%	37.0%	NA	37.4%
<b>TOTAL ASSETS</b>	\$58,843.0	100.0%	100.0%	NA	100.0%

	In \$MM	Actual	Policy Target %	Adjustment	Adjusted Policy	Adjusted Target Range***
US Equities	\$20,475.7	34.8%	31.0%	3.7%	34.7%	28.7% - 40.7%
Non-US Equities/EAFE	\$5,776.2	9.8%	9.0%	NA	9.0%	5.0% - 13.0%
Emerging Markets	\$5,072.6	8.6%	8.0%	0.8%	8.8%	4.8% - 12.8%
Real Estate Investment Trusts	\$2,073.8	3.5%	3.0%	NA	3.0%	1.5% - 4.5%
<b>TOTAL PUBLIC EQUITY</b>	\$33,398.3	56.8%	51.0%	NA	55.5%	50.5% - 60.5%
* <b>REAL ASSETS</b>	\$1,513.9	2.6%	6.0%	NA	2.6%	4.0% - 8.0%
* <b>PRIVATE EQUITY</b>	\$2,692.4	4.6%	6.0%	NA	4.6%	4.0% - 8.0%
<b>TOTAL EQUITIES</b>	\$37,604.6	63.9%	63.0%	NA	62.6%	

	In \$MM	Actual	Policy Target %	Adjustment	Adjusted Policy	Adjusted Target Range***
Core +5	US - Government	\$1,222.6	18.0%	NA	19.7%	15.7% - 23.7%
	US - Mortgage	\$4,070.0		NA		
	US - Investment Grade Credit	\$4,857.8		NA		
	<b>TOTAL CORE + 5</b>	\$10,267.3	17.4%	18.0%	1.7%	19.7%
High Yield	\$2,631.6	4.5%	4.0%	NA	7.8%	5.8% - 9.8%
Bank Loans	\$1,497.4	2.5%		NA		0.0% - 2.6%
<b>Total High Yield &amp; Bank Loans</b>	\$4,129.0	7.0%	4.0%	3.8%	7.8%	5.8% - 9.8%
TIPS	\$1,430.1	2.4%	4.0%	NA	4.0%	2.0% - 6.0%
Convertible Bonds	\$997.9	1.7%	3.0%	NA	3.0%	1.5% - 4.5%
EMD	\$0.0	0.0%	3.0%	NA	0.0%	1.5% - 4.5%
** ETI	\$508.5	0.9%	**2.0%	NA	**0.9%	**0.9%
Cash	\$2,660.5	4.5%	0.0%	0.8%	0.8%	0.0% - 5.0%
<b>TOTAL PUBLIC FIXED INCOME</b>	\$19,993.4	34.0%	32.0%	NA	35.3%	24.3% - 46.3%
* <b>OPPORTUNISTIC FIXED INCOME</b>	\$1,245.0	2.1%	5.0%	NA	2.1%	3.0% - 7.0%
<b>TOTAL FIXED INCOME</b>	\$21,238.4	36.1%	37.0%	NA	37.4%	

\* Ranges for illiquid asset classes represent minimums and maximums which will be monitored and will influence pacing analysis but will not necessarily result in purchases or sales.

\*\* ETIs have a policy of 2% of the total Fund. The ETI adjusted policy % is shown for illustrative purposes only and is not included in the sub-totals. The ETI policy % is included within the policy % of the other asset classes.

\*\*\* Adjusted Target Ranges are calculated as follows: US Equities: +/-6%; Non-US Equities/EAFE: +/-4%; Emerging Markets: +/-4%; REITs: +/-1.5%; Total Public Equity: +/-5%; Real Assets: +/-2%; Private Equity: +/-2%; Core +5: +/-4%; TIPS: +/-2%; High Yield & Bank Loans: +/-2% (Bank Loans up to 1/3 of Adjusted Policy); Convertible Bonds: +/-1.5%; EMD: +/-1.5%; Cash: 0-5%; Total Public Fixed Income: +/-11%; OFI: +/-2%.

# NYC TEACHERS' RETIREMENT SYSTEM

## CLASSIFICATION OF INVESTMENTS

*(as of January 31st, 2015)*

### Adjustments to Long-Term Asset Allocation

**1) Private Equity**

The amount under/over target will be added/subtracted to/from the US Equity target allocation.

**2) Real Assets**

50% of the amount under/over target will be added/subtracted to/from the Core+5 target allocation and 50% of the amount under/over target will be added/subtracted to/from the US Equity target allocation.

**3) Emerging Markets Debt**

50% of the amount under/over target will be added/subtracted to/from the High Yield target allocation, 25% of the amount under/over target will be added/subtracted to/from the Emerging Markets Equities target allocation and 25% of the amount under target will be added to the Cash target allocation.

**4) Opportunistic Fixed Income**

80% of the amount under/over target will be added/subtracted to/from the High Yield target allocation and 20% of the amount under/over target will be added/subtracted to/from the US Equities target allocation.

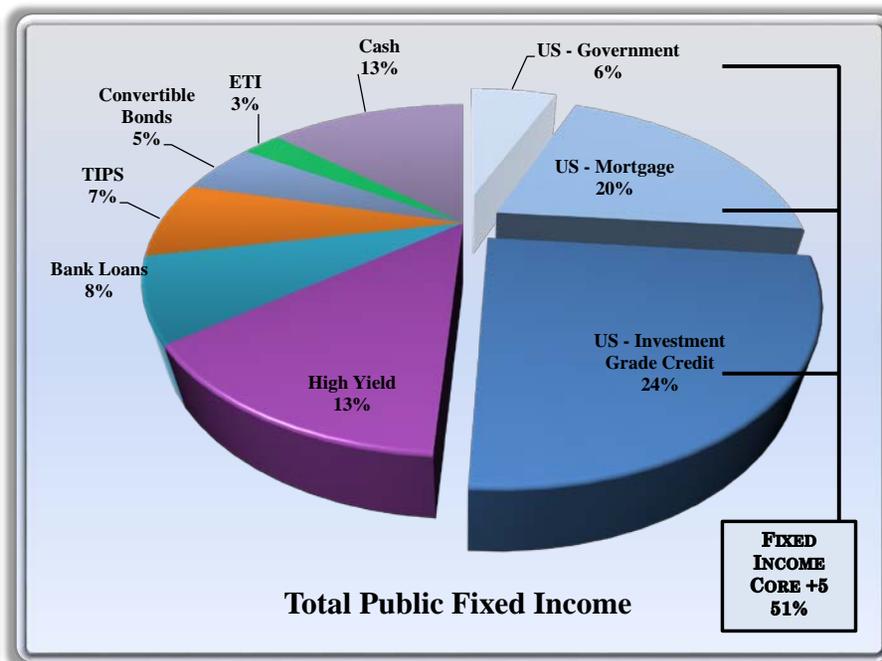
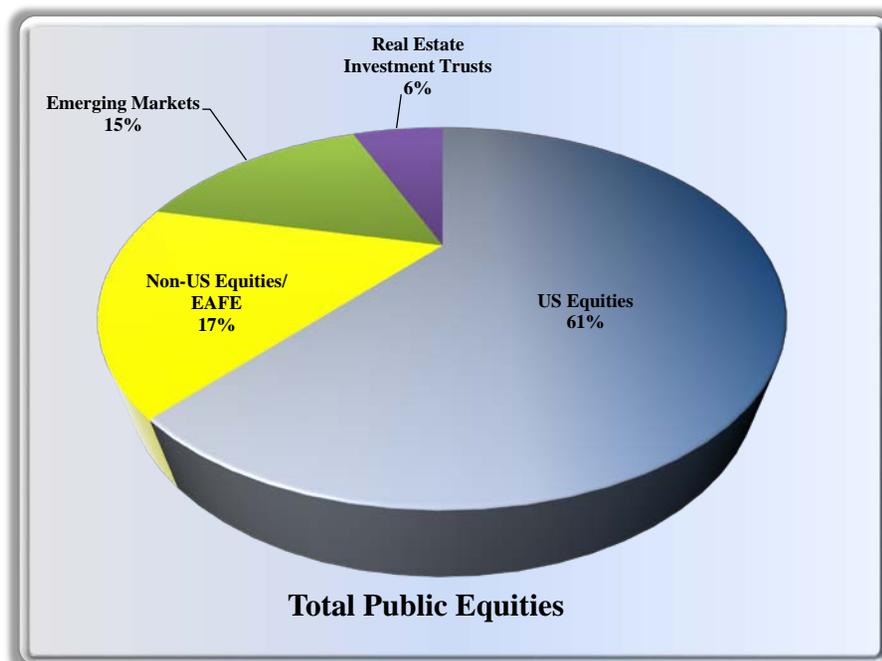
### Impact of Adjustments

<b>1) Core +5 Policy Target %</b>	<b>18.0%</b>
Adjustment: 50% of uninvested Real Assets	<u>1.7%</u>
<b>Adjusted Core+5 Policy Target %</b>	<b>19.7%</b>
<b>2) High Yield Policy Target %</b>	<b>4.0%</b>
Adjustment: 50% of uninvested Emerging Markets Debt	1.5%
Adjustment: 80% of uninvested Opportunistic Fixed Income	<u>2.3%</u>
<b>Adjusted High Yield Policy Target %</b>	<b>7.8%</b>
<b>3) Domestic Equity Policy Target %</b>	<b>31.0%</b>
Adjustment: 20% of (over)/underallocation of OFI	0.6%
Adjustment: 100% of (over)/underallocation of Private Equity	1.4%
Adjustment: 50% of (over)/underallocation of Real Assets	<u>1.7%</u>
<b>Adjusted Domestic Equity Policy Target %</b>	<b>34.7%</b>
<b>4) Emerging Markets Equities Policy Target %</b>	<b>8.0%</b>
Adjustment: 25% of uninvested Emerging Markets Debt	<u>0.8%</u>
<b>Adjusted Emerging Markets Equities Policy Target %</b>	<b>8.8%</b>
<b>5) Cash Policy Target %</b>	<b>0.0%</b>
Adjustment: 25% of uninvested Emerging Markets Debt	<u>0.8%</u>
<b>Adjusted Cash Policy Target %</b>	<b>0.8%</b>

# NYC TEACHERS' RETIREMENT SYSTEM

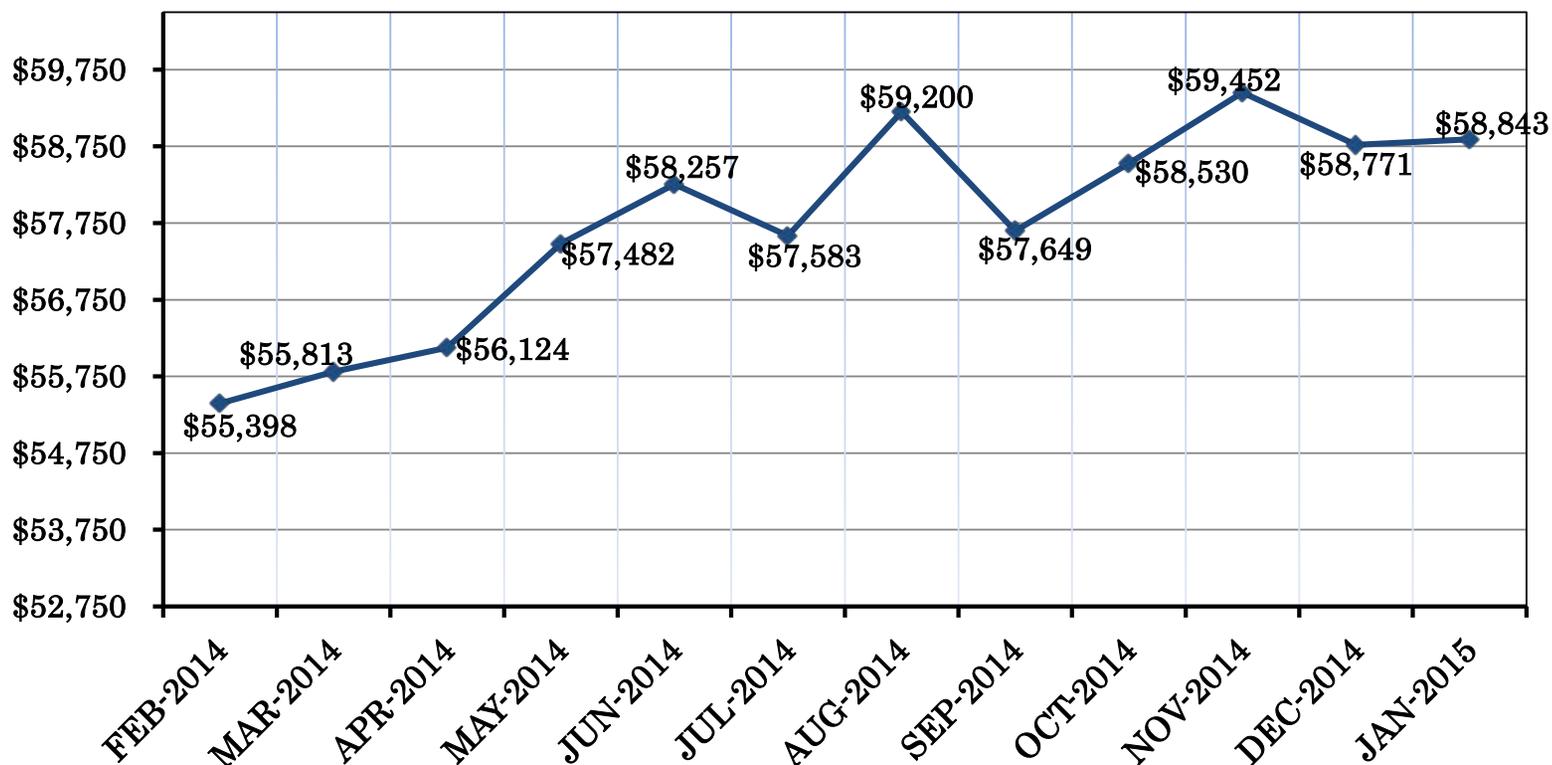
## CLASSIFICATION OF INVESTMENTS

*(as of January 31st, 2015)*

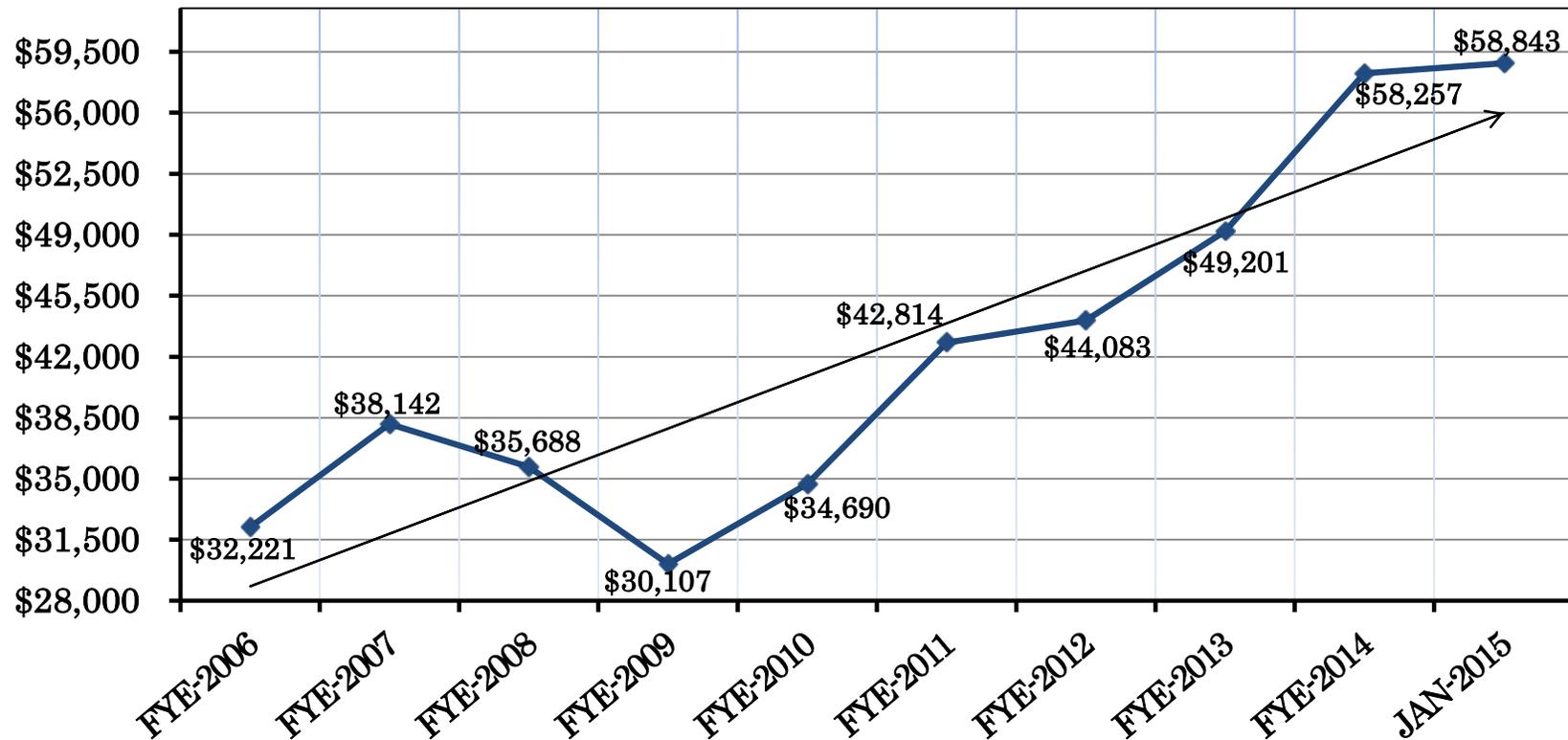


Note: Totals may not equal 100% due to rounding

**TEACHERS' RETIREMENT SYSTEM - MARKET VALUES**  
**FEBRUARY 2014 - JANUARY 2015**



## TEACHERS' RETIREMENT SYSTEM - MARKET VALUES 2006 - 2015



THE 10 YEAR RETURN FOR TEACHERS' MV AS OF JANUARY 31, 2015 IS 6.91%.

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



Rates of Return - Total

Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Month	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
<b>ASSET CLASS SUMMARY</b>																		
TRS-TOTAL DOMESTIC EQUITY	20,475.73	34.80	-2.68	-0.38	1.99	-2.68	25.14	11.93	33.81	16.65	0.41	17.33	12.32	17.33	15.75	7.89	10.35	Dec-01-90
TRS-TOTAL DEVELOPED-ENV-ACTIVIST	5,776.16	9.82	-0.15	-0.94	-8.07	-0.15	22.38	-4.85	23.92	17.59	-9.82	11.43	-0.76	9.81	7.65	5.88	6.63	Apr-01-04
TRS-TOTAL EMERGING MARKETS	5,072.62	8.62	0.50	-5.54	-8.85	0.50	15.65	-0.25	-5.07	16.92			6.50	-0.04			-2.63	Feb-01-11
TRS-TOTAL REAL ESTATE SECURITIES	2,073.83	3.52	6.07	10.63	18.55	6.07	14.91	30.64	2.86	18.16	8.03	32.10	34.79	16.45	20.52	10.74	13.89	Jan-01-03
TRS-TOTAL STRUCTURED	10,150.48	17.25	2.25	3.00	4.30	2.25	6.43	7.54	-1.78	6.62	8.73	8.58	8.00	4.41	5.94	5.65	8.04	Jan-01-85
TRS-TOTAL CONVERTIBLE BONDS	997.93	1.70	0.57	1.56	1.71	0.57	16.16	8.57	15.96	12.08	-4.33	13.22	8.81	10.56	9.26		7.50	Jul-01-08
TRS-TOTAL TIPS MANAGERS	1,430.12	2.43	3.25	2.14	0.98	3.25	4.44	3.50	-8.53	7.23	13.50	6.47	4.74	0.88	4.53		4.80	Jun-01-05
TRS-TOTAL ENHANCED YIELD	2,631.55	4.47	0.78	-1.39	-2.06	0.78	11.92	2.46	7.37	13.64	5.55	13.43	2.53	7.15	8.37	7.29	6.27	Aug-01-98
TRS-TOTAL BANK LOANS	1,497.42	2.54	0.38	0.23	0.70	0.38	6.29	2.78	6.38				2.52				4.51	Nov-01-12
TRS-TOTAL OPPORTUNISTIC FIXED	1,244.95	2.12	-1.11	-1.93	0.72	-1.11	14.09	9.07	17.03	15.56	-2.89	25.04	7.04	13.08	10.98		8.05	Oct-01-07
TRS-TOTAL PROGRESS FIXED	116.86	0.20	2.06	2.51	3.57	2.06	5.42	6.21	-1.58				6.73				3.36	Jun-01-12
TOTAL TEACHERS ETI (w/o cash)	508.52	0.86	2.41	3.77	4.97	2.41	7.37	8.32	1.02	5.80	6.75	6.63	8.72	5.63	5.90	5.96	8.60	Dec-01-84
TRS-TOTAL PRIVATE EQUITY	2,692.37	4.58	-0.42	1.93	4.14	-0.42	16.45	13.95	8.13	11.45	15.80	14.04	13.55	11.13	12.68	10.72	11.63	Apr-01-04
TRS-TOTAL REAL ASSETS	1,513.93	2.57	1.07	2.64	7.51	1.07	12.69	14.78	10.97	13.02	24.55	9.76	14.82	12.90	14.84	9.77	9.21	Apr-01-04
TRS-TOTAL CASH	2,658.32	4.52	0.22	0.22	0.41	0.22	0.28	0.32	0.26	0.37	0.50	0.41	0.50	0.38	0.39	2.08	2.10	Apr-01-04
SECURITY LENDING	2.21	0.00																Apr-01-04
<b>TRS-TOTAL TEACHERS</b>	<b>58,843.01</b>	<b>100.00</b>	<b>-0.20</b>	<b>0.34</b>	<b>0.84</b>	<b>-0.20</b>	<b>17.62</b>	<b>7.75</b>	<b>15.91</b>	<b>13.09</b>	<b>1.83</b>	<b>13.91</b>	<b>9.34</b>	<b>10.75</b>	<b>10.76</b>	<b>6.91</b>	<b>8.68</b>	<b>Jul-01-87</b>
TRS-TOTAL EQUITY	31,324.51	53.23	-1.72	-1.31	-1.53	-1.72	22.73	6.87	25.21	16.50	-2.35	16.64	8.96	13.23	12.64	6.92		Dec-01-90
TRS-TOTAL FIXED INCOME (MINUS SS)	18,577.84	31.57	1.64	1.69	2.44	1.64	8.09	6.22	1.62	8.49	7.95	9.74	6.46	5.37	6.78	6.17	6.06	Apr-01-04
TRS-TOTAL PRIVATE EQUITY	2,692.37	4.58	-0.42	1.93	4.14	-0.42	16.45	13.95	8.13	11.45	15.80	14.04	13.55	11.13	12.68	10.72	11.63	Apr-01-04
TRS-TOTAL REAL ASSETS	1,513.93	2.57	1.07	2.64	7.51	1.07	12.69	14.78	10.97	13.02	24.55	9.76	14.82	12.90	14.84	9.77	9.21	Apr-01-04
TRS-TOTAL REAL ESTATE SECURITIES	2,073.83	3.52	6.07	10.63	18.55	6.07	14.91	30.64	2.86	18.16	8.03	32.10	34.79	16.45	20.52	10.74	13.89	Jan-01-03
TRS-TOTAL CASH	2,658.32	4.52	0.22	0.22	0.41	0.22	0.28	0.32	0.26	0.37	0.50	0.41	0.50	0.38	0.39	2.08	2.10	Apr-01-04
SECURITY LENDING	2.21	0.00																Apr-01-04
<b>TRS-TOTAL TEACHERS</b>	<b>58,843.01</b>	<b>100.00</b>	<b>-0.20</b>	<b>0.34</b>	<b>0.84</b>	<b>-0.20</b>	<b>17.62</b>	<b>7.75</b>	<b>15.91</b>	<b>13.09</b>	<b>1.83</b>	<b>13.91</b>	<b>9.34</b>	<b>10.75</b>	<b>10.76</b>	<b>6.91</b>	<b>8.68</b>	<b>Jul-01-87</b>
Teachers Policy Benchmark			0.11	0.59	1.45	0.11	17.19	8.50	14.99	13.77	2.23	14.04	9.83	10.93	11.12	6.92		Jun-01-94

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
<b>EQUITY ASSET CLASS SUMMARY</b>																		
TRS-TOTAL DOMESTIC EQUITY	20,475.73	34.80	-2.68	-0.38	1.99	-2.68	25.14	11.93	33.81	16.65	0.41	17.33	12.32	17.33	15.75	7.89	10.35	Dec-01-90
RUSSELL 3000 (DAILY)			-2.78	-0.43	2.32	-2.78	25.22	12.56	33.55	16.42	1.03	16.93	12.99	17.43	15.83	7.93	10.39	Dec-01-90
Excess			0.10	0.04	-0.33	0.10	-0.08	-0.63	0.25	0.23	-0.61	0.40	-0.67	-0.11	-0.08	-0.04	-0.03	
TRS-TOTAL PASSIVE-DOM EQUITY	19,285.13	32.77	-2.60	-0.26	2.15	-2.60	25.12	12.21	33.47	16.60	0.35	17.23	12.73	17.35	15.72	7.92	9.60	Jul-01-92
RUSSELL 3000 (DAILY)			-2.78	-0.43	2.32	-2.78	25.22	12.56	33.55	16.42	1.03	16.93	12.99	17.43	15.83	7.93	9.62	Jul-01-92
Excess			0.18	0.17	-0.17	0.18	-0.10	-0.35	-0.08	0.18	-0.67	0.30	-0.27	-0.08	-0.11	-0.01	-0.02	
TRS-TOTAL RUSSELL 3000 PASSIVE	8,409.95	14.29	-2.80	-0.56	2.05	-2.80	25.25	12.22	33.65	16.40	1.05	17.23	12.66	17.34	15.83	7.97	10.38	Dec-01-90
RUSSELL 3000 (DAILY)			-2.78	-0.43	2.32	-2.78	25.22	12.56	33.55	16.42	1.03	16.93	12.99	17.43	15.83	7.93	10.39	Dec-01-90
Excess			-0.01	-0.13	-0.27	-0.01	0.03	-0.34	0.10	-0.02	0.02	0.30	-0.33	-0.10	0.00	0.04	-0.01	
TRS-TOTAL SMALL CAP PASSIVE	438.76	0.75	-3.47	-0.77	-2.16	-3.47		4.45					3.72				7.03	Oct-01-13
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22		4.89					4.41				7.66	Oct-01-13
Excess			-0.26	-0.41	-0.54	-0.26		-0.45					-0.69				-0.63	
TRS-TOTAL MID CAP PASSIVE	2,467.17	4.19	-1.16	1.52	1.28	-1.16	24.92	10.11	33.19	17.87			11.24	17.03			13.28	Feb-01-11
S&P 400 MIDCAP INDEX (DAILY)			-1.12	1.54	0.97	-1.12	25.24	9.77	33.50	17.88			10.89	17.01			13.26	Feb-01-11
Excess			-0.04	-0.02	0.32	-0.04	-0.32	0.34	-0.31	-0.01			0.34	0.02			0.02	
TRS-TOTAL RUSSELL 1000 PASSIVE	7,969.26	13.54	-2.78	-0.45	2.73	-2.78		13.28					13.76				15.58	Oct-01-13
RUSSELL 1000 (DAILY)			-2.75	-0.43	2.67	-2.75		13.24					13.76				15.60	Oct-01-13
Excess			-0.03	-0.02	0.07	-0.03		0.04					0.00				-0.02	
TRS-TOTAL ACTIVE DOMESTIC EQUITY	1,117.13	1.90	-4.02	-2.47	-0.56	-4.02	26.45	7.37	41.31	17.85	-0.73	17.55	5.52	17.55	15.84	7.56	4.60	Nov-01-00
RUSSELL 3000 (DAILY)			-2.78	-0.43	2.32	-2.78	25.22	12.56	33.55	16.42	1.03	16.93	12.99	17.43	15.83	7.93	4.85	Nov-01-00
Excess			-1.24	-2.04	-2.89	-1.24	1.23	-5.18	7.76	1.43	-1.75	0.62	-7.47	0.11	0.02	-0.37	-0.25	
TRS-TOTAL SMALL CAP ACTIVE	293.88	0.50	-4.22	-2.16	0.57	-4.22	29.24	3.95	53.59	21.45	0.58	29.21	-0.94	20.34	20.87		23.38	May-01-09
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82	16.35	-4.18	26.85	4.41	15.27	15.66		17.91	May-01-09
Excess			-1.01	-1.79	2.18	-1.01	5.60	-0.94	14.77	5.10	4.76	2.36	-5.35	5.07	5.22		5.47	

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
TRS-TOTAL RUSSELL 1000 ACTIVE	463.45	0.79	-4.33	-2.95	1.05	-4.33	26.97	13.81	34.35	16.38	-0.78	12.82	12.59	17.52	14.57		16.99	May-01-09
RUSSELL 1000 (DAILY)			-2.75	-0.43	2.67	-2.75	25.35	13.24	33.11	16.42	1.50	16.10	13.76	17.62	15.84		18.21	May-01-09
Excess			-1.59	-2.52	-1.61	-1.59	1.61	0.58	1.24	-0.04	-2.28	-3.28	-1.17	-0.11	-1.27		-1.22	
TRS-TOTAL EMERGING MANAGER PROGRAM	359.81	0.61	-3.45	-2.09	-3.44	-3.45	23.70	2.62	40.75				2.72				18.67	Jun-01-12
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82				4.41				18.85	Jun-01-12
Excess			-0.24	-1.72	-1.82	-0.24	0.06	-2.28	1.93				-1.69				-0.18	
TRS-TOTAL U.S. ENVIRONMENTAL	73.46	0.12	-3.66	-1.42	-3.19	-3.66	18.21	0.12	33.06	13.53	1.20	27.39	2.22	11.60	14.10		7.82	May-01-08
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82	16.35	-4.18	26.85	4.41	15.27	15.66		8.98	May-01-08
Excess			-0.44	-1.05	-1.57	-0.44	-5.43	-4.77	-5.76	-2.82	5.38	0.53	-2.20	-3.67	-1.56		-1.16	
TRS-TOTAL INTL EQUITY	10,848.78	18.44	0.15	-3.13	-8.43	0.15	19.16	-2.78	9.75	16.67	-10.53	11.43	2.49	5.59	5.26	4.69	6.03	Aug-01-91
MSCI AC WORLD ex US (NET)			-0.15	-3.05	-9.07	-0.15	21.75	-3.87	15.29	16.83	-13.71	11.15	0.56	6.58	5.45	5.30		Aug-01-91
Excess			0.30	-0.08	0.64	0.30	-2.59	1.09	-5.54	-0.16	3.18	0.28	1.92	-0.99	-0.19	-0.61		
TRS-TOTAL PASSIVE DEVELOPED EQUITY	947.03	1.61	0.45	-2.21	-9.84	0.45	23.31	-6.12	22.92	17.58			-1.82	8.97			3.80	Jul-01-11
MSCI EAFE			0.49	-1.67	-8.79	0.49	23.57	-4.90	22.78	17.32			-0.43	9.33			4.02	Jul-01-11
Excess			-0.04	-0.54	-1.05	-0.04	-0.26	-1.22	0.14	0.26			-1.39	-0.36			-0.22	
TRS-TOTAL PASSIVE EMERGING MARKETS	1,526.90	2.59	0.24	-6.45	-9.67	0.24	13.81	-1.76	-5.25	15.88			4.78	-0.99			-3.46	Apr-01-11
TRS MSCI Custom Emerging Markets Index			0.18	-6.06	-9.01	0.18	14.92	-0.89	-4.07				5.75					Apr-01-11
Excess			0.06	-0.39	-0.66	0.06	-1.12	-0.87	-1.18				-0.96					
TRS-TOTAL ACTIVE DEVELOPED MARKETS	4,713.73	8.01	-0.22	-0.78	-8.00	-0.22	22.04	-4.88	23.60	17.54	-9.88	11.12	-0.81	9.79	7.49	5.83	6.52	Aug-01-91
MSCI EAFE			0.49	-1.67	-8.79	0.49	23.57	-4.90	22.78	17.32	-12.14	7.75	-0.43	9.33	6.39	4.68	5.52	Aug-01-91
Excess			-0.71	0.89	0.79	-0.71	-1.53	0.02	0.82	0.23	2.26	3.37	-0.39	0.46	1.10	1.16	1.00	
TRS-TOTAL ACTIVE EMERGING MARKETS	3,545.72	6.03	0.61	-5.17	-8.54	0.61	16.85	0.27	-4.66				7.12				0.05	Apr-01-12
FTSE Custom NYC Teachers Emerging Index			0.69	-5.47	-7.87	0.69	15.93	0.67	-4.65				7.95				-0.16	Apr-01-12
Excess			-0.08	0.29	-0.67	-0.08	0.91	-0.39	-0.01				-0.83				0.21	

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
TRS-TOTAL PASSIVE GLOBAL	114.99	0.20	-1.79	-1.37	-2.73	-1.79	24.46	5.44					7.53				12.71	Jun-01-13
MSCI World Index			-1.81	-1.46	-2.96	-1.81	24.05	4.94					7.00				10.08	Jun-01-13
Excess			0.03	0.09	0.24	0.03	0.41	0.50					0.53				2.63	
<b>FIXED INCOME ASSET CLASS SUMMARY</b>																		
TRS-TOTAL FIXED INCOME	21,234.13	36.09	1.48	1.53	2.21	1.48	7.91	6.01	1.58	7.89	6.98	9.16	6.10	5.13	6.29	5.84	8.50	Feb-01-80
TRS-TOTAL STRUCTURED	10,150.48	17.25	2.25	3.00	4.30	2.25	6.43	7.54	-1.78	6.62	8.73	8.58	8.00	4.41	5.94	5.65	8.04	Jan-01-85
NYC - Core Plus Five			2.45	3.53	4.97	2.45	5.54	7.66	-2.79	5.41	9.40	7.13	8.30	3.82	5.45	5.52		Jan-01-85
Excess			-0.20	-0.53	-0.67	-0.20	0.89	-0.12	1.00	1.21	-0.67	1.45	-0.31	0.59	0.49	0.12		
TRS-TOTAL MORTGAGE	4,070.04	6.92	1.07	1.77	3.09	1.07	5.00	6.39	-1.17	4.26	6.32	7.70	5.73	3.26	4.52	4.99	6.95	Feb-01-87
CITIGROUP MORTGAGE INDEX			0.83	1.66	2.83	0.83	4.59	6.12	-1.52	2.60	6.38	5.50	5.26	2.49	3.66	4.82	6.75	Feb-01-87
Excess			0.24	0.11	0.27	0.24	0.41	0.27	0.35	1.67	-0.06	2.20	0.47	0.77	0.86	0.18	0.19	
TRS-TOTAL INVESTMENT GRADE CREDIT	4,857.83	8.26	2.52	2.99	3.91	2.52	8.49	7.53	-0.63	10.58	7.79	9.47	8.55	5.85	7.00	5.85	7.45	Jan-01-87
NYC - Investment Grade Credit			2.60	3.17	4.20	2.60	7.17	7.04	-1.85	9.52	7.79	8.36	8.25	4.99	6.30	5.47		Jan-01-87
Excess			-0.08	-0.19	-0.30	-0.08	1.32	0.49	1.22	1.06	-0.01	1.11	0.31	0.86	0.70	0.38		
TRS-TOTAL GOVERNMENT	1,222.61	2.08	5.22	7.39	10.12	5.22	4.29	11.77	-7.33	4.08	18.21	9.39	14.00	4.09	7.46	6.54	7.97	Jan-01-87
NYC - Treasury Agency Plus Five			5.21	7.97	11.01	5.21	3.79	12.38	-7.48	3.84	18.44	9.24	14.61	4.14	7.53	6.48		Jan-01-87
Excess			0.01	-0.58	-0.89	0.01	0.50	-0.61	0.14	0.24	-0.24	0.15	-0.61	-0.05	-0.07	0.06		
TRS-TOTAL TIPS MANAGERS	1,430.12	2.43	3.25	2.14	0.98	3.25	4.44	3.50	-8.53	7.23	13.50	6.47	4.74	0.88	4.53		4.80	Jun-01-05
Barclays Global Inflation Linked: US TIPS (Daily)			3.15	2.25	1.01	3.15	4.44	3.64	-8.61	6.98	13.56	6.31	4.83	0.72	4.43		4.62	Jun-01-05
Excess			0.11	-0.11	-0.04	0.11	0.00	-0.14	0.08	0.26	-0.06	0.16	-0.09	0.16	0.11		0.18	
TRS-TOTAL ENHANCED YIELD	2,631.55	4.47	0.78	-1.39	-2.06	0.78	11.92	2.46	7.37	13.64	5.55	13.43	2.53	7.15	8.37	7.29	6.27	Aug-01-98
CITIGROUP BB & B			0.60	-1.69	-1.81	0.60	10.91	2.78	6.17	14.45	6.58	13.35	2.70	6.99	8.54	6.40	5.91	Aug-01-98
Excess			0.18	0.30	-0.26	0.18	1.01	-0.33	1.20	-0.81	-1.03	0.08	-0.17	0.16	-0.17	0.89	0.36	
TRS-TOTAL BANK LOANS	1,497.42	2.54	0.38	0.23	0.70	0.38	6.29	2.78	6.38				2.52				4.51	Nov-01-12
CSFB LEVERAGED LOAN INDEX			0.26	-0.40	-0.44	0.26	6.11	2.06	6.15				1.60				4.26	Nov-01-12
Excess			0.13	0.63	1.14	0.13	0.18	0.73	0.23				0.92				0.25	

# New York City Teachers' Retirement System



## Manager / Benchmark Comparison Report

### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
TRS-TOTAL CONVERTIBLE BONDS	997.93	1.70	0.57	1.56	1.71	0.57	16.16	8.57	15.96	12.08	-4.33	13.22	8.81	10.56	9.26		7.50	Jul-01-08
BofAML ALL CONVERTIBLE EX M AI (DAILY)			-1.08	-1.24	-1.42	-1.08	24.91	9.33	25.00	14.41	-3.42	16.52	6.14	13.64	12.04		9.07	Jul-01-08
Excess			1.65	2.80	3.12	1.65	-8.76	-0.76	-9.04	-2.33	-0.92	-3.31	2.67	-3.08	-2.78		-1.57	
TRS-TOTAL OPPORTUNISTIC FIXED	1,244.95	2.12	-1.11	-1.93	0.72	-1.11	14.09	9.07	17.03	15.56	-2.89	25.04	7.04	13.08	10.98		8.05	Oct-01-07
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00		10.00	Oct-01-07
Excess			-1.91	-4.35	-4.99	-1.91	4.09	-0.93	7.03	5.56	-12.89	15.04	-2.96	3.08	0.98		-1.95	
TRS-TOTAL PROGRESS FIXED	116.86	0.20	2.06	2.51	3.57	2.06	5.42	6.21	-1.58				6.73				3.36	Jun-01-12
Barclays Aggregate (Daily)			2.10	2.92	4.10	2.10	4.37	5.97	-2.02				6.61				2.90	Jun-01-12
Excess			-0.04	-0.41	-0.53	-0.04	1.05	0.25	0.45				0.12				0.46	
TRS-TOTAL TARGETED INVESTMENT	508.52	0.86	2.43	3.79	4.99	2.43	7.40	8.29	1.08	5.78	6.73	6.61	8.73	5.64	5.90	5.96	9.73	Oct-01-81
Teachers Custom Benchmark (No Cash)			1.39	2.18	3.40	1.39	4.54	6.00	-1.67	3.55	7.51	6.31	5.79	2.84	4.30	4.85		Oct-01-81
Excess			1.04	1.61	1.59	1.04	2.86	2.29	2.75	2.23	-0.79	0.29	2.93	2.80	1.60	1.11		
CASH ASSET SUMMARY																		
TRS-TOTAL CASH	2,658.32	4.52	0.22	0.22	0.41	0.22	0.28	0.32	0.26	0.37	0.50	0.41	0.50	0.38	0.39	2.08	2.10	Apr-01-04
91 DAY TREASURY BILL (DAILY)			0.00	0.01	0.02	0.00	0.05	0.03	0.07	0.11	0.10	0.13	0.03	0.07	0.09	1.55	1.54	Apr-01-04
Excess			0.22	0.21	0.40	0.22	0.22	0.28	0.18	0.26	0.40	0.28	0.47	0.30	0.31	0.53	0.56	
US EQUITY																		
TRS-TOTAL RUSSELL 3000 PASSIVE	8,409.95	14.29	-2.80	-0.56	2.05	-2.80	25.25	12.22	33.85	16.40	1.05	17.23	12.66	17.34	15.83	7.97	10.38	Dec-01-90
RUSSELL 3000 (DAILY)			-2.78	-0.43	2.32	-2.78	25.22	12.56	33.55	16.42	1.03	16.93	12.99	17.43	15.83	7.93	10.39	Dec-01-90
Excess			-0.01	-0.13	-0.27	-0.01	0.03	-0.34	0.10	-0.02	0.02	0.30	-0.33	-0.10	0.00	0.04	-0.01	
State Street Global Adv R3000	8,409.87	14.29	-2.80	-0.56	2.05	-2.80	25.12	12.22	33.58	16.41	1.20		12.66	17.32			16.17	Oct-01-10
RUSSELL 3000 (DAILY)			-2.78	-0.43	2.32	-2.78	25.22	12.56	33.55	16.42	1.03		12.99	17.43			16.20	Oct-01-10
Excess			-0.01	-0.13	-0.27	-0.01	-0.10	-0.34	0.03	0.00	0.17		-0.33	-0.11			-0.04	
TRS-TOTAL SMALL CAP	732.63	1.25	-3.78	-1.37	-1.30	-3.78	30.61	4.31	51.12	21.45	0.58	29.21	2.14	20.01	20.67		23.20	May-01-09
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82	16.35	-4.18	26.85	4.41	15.27	15.66		17.91	May-01-09
Excess			-0.56	-1.00	0.32	-0.56	6.97	-0.59	12.30	5.10	4.76	2.36	-2.27	4.74	5.02		5.29	

# New York City Teachers' Retirement System



## Manager / Benchmark Comparison Report

### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
TRS-TOTAL SMALL CAP PASSIVE	438.76	0.75	-3.47	-0.77	-2.16	-3.47		4.45					3.72				7.03	Oct-01-13
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22		4.89					4.41				7.66	Oct-01-13
Excess			-0.26	-0.41	-0.54	-0.26		-0.45					-0.69				-0.63	
BLACKROCK INST R 2000 GROWTH	170.07	0.29	-2.33	1.23	1.00	-2.33		5.90					5.27				8.71	Oct-01-13
RUSSELL 2000 GROWTH DAILY			-2.28	1.26	0.95	-2.28		5.60					5.01				8.57	Oct-01-13
Excess			-0.05	-0.03	0.04	-0.05		0.30					0.26				0.14	
BLACKROCK INST R 2000 VALUE	268.68	0.46	-4.19	-2.03	-4.15	-4.19		4.25					3.89				6.70	Oct-01-13
RUSSELL 2000 VALUE DAILY			-4.16	-2.00	-4.15	-4.16		4.22					3.90				6.78	Oct-01-13
Excess			-0.02	-0.03	0.00	-0.02		0.03					-0.01				-0.08	
TRS-TOTAL SMALL CAP ACTIVE	293.88	0.50	-4.22	-2.16	0.57	-4.22	29.24	3.95	53.59	21.45	0.58	29.21	-0.94	20.34	20.87		23.38	May-01-09
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82	16.35	-4.18	26.85	4.41	15.27	15.66		17.91	May-01-09
Excess			-1.01	-1.79	2.18	-1.01	5.60	-0.94	14.77	5.10	4.76	2.36	-5.35	5.07	5.22		5.47	
Brown AM - SCG	293.88	0.50	-4.22	-2.16	0.57	-4.22	29.24	3.95	53.59	21.45	0.58	29.21	-0.94	20.34	20.87		23.38	May-01-09
RUSSELL 2000 GROWTH DAILY			-2.28	1.26	0.95	-2.28	24.73	5.60	43.30	14.59	-2.91	29.09	5.01	16.39	17.33		19.22	May-01-09
Excess			-1.94	-3.42	-0.39	-1.94	4.52	-1.65	10.29	6.87	3.49	0.12	-5.95	3.95	3.55		4.16	
TRS-TOTAL MID CAP	2,467.17	4.19	-1.16	1.52	1.28	-1.16	24.92	10.11	33.19	17.87			11.24	17.03			13.28	Feb-01-11
RUSSELL MIDCAP (DAILY)			-1.56	1.17	2.56	-1.56	26.85	13.22	34.76	17.28			13.66	18.42			14.15	Feb-01-11
Excess			0.40	0.34	-1.27	0.40	-1.93	-3.10	-1.57	0.59			-2.43	-1.39			-0.88	
State St GA S&P 400	2,467.17	4.19	-1.16	1.52	1.28	-1.16	24.92	10.11	33.19	17.87			11.24	17.03			13.28	Feb-01-11
S&P 400 MIDCAP INDEX (DAILY)			-1.12	1.54	0.97	-1.12	25.24	9.77	33.50	17.88			10.89	17.01			13.26	Feb-01-11
Excess			-0.04	-0.02	0.32	-0.04	-0.32	0.34	-0.31	-0.01			0.34	0.02			0.02	
TRS-TOTAL RUSSELL 1000	8,432.70	14.33	-2.87	-0.60	2.63	-2.87	26.48	13.29	34.48	16.38	-0.78	12.82	13.68	17.97	14.84		17.23	May-01-09
RUSSELL 1000 (DAILY)			-2.75	-0.43	2.67	-2.75	25.35	13.24	33.11	16.42	1.50	16.10	13.76	17.62	15.84		18.21	May-01-09
Excess			-0.12	-0.16	-0.04	-0.12	1.12	0.05	1.37	-0.04	-2.28	-3.28	-0.08	0.35	-1.00		-0.98	
TRS-TOTAL RUSSELL 1000 PASSIVE	7,969.26	13.54	-2.78	-0.45	2.73	-2.78		13.28					13.76				15.58	Oct-01-13
RUSSELL 1000 (DAILY)			-2.75	-0.43	2.67	-2.75		13.24					13.76				15.60	Oct-01-13
Excess			-0.03	-0.02	0.07	-0.03		0.04					0.00				-0.02	
BLACKROCK INST R 1000 GROWTH	3,950.61	6.71	-1.52	0.53	4.82	-1.52		13.03					14.57				16.68	Oct-01-13
RUSSELL 1000 GROWTH - DAILY			-1.53	0.53	4.71	-1.53		13.05					14.59				16.70	Oct-01-13
Excess			0.01	0.00	0.11	0.01		-0.02					-0.01				-0.02	

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
Blackrock Inst R 1000 Value	4,018.64	6.83	-3.99	-1.44	0.73	-3.99		13.56					13.05				14.55	Oct-01-13
RUSSELL 1000 VALUE (DAILY)			-4.00	-1.43	0.59	-4.00		13.45					12.93				14.48	Oct-01-13
Excess			0.01	-0.01	0.14	0.01		0.11					0.12				0.07	
TRS-TOTAL RUSSELL 1000 ACTIVE	463.45	0.79	-4.33	-2.95	1.05	-4.33	26.97	13.81	34.35	16.38	-0.78	12.82	12.59	17.52	14.57		16.99	May-01-09
RUSSELL 1000 (DAILY)			-2.75	-0.43	2.67	-2.75	25.35	13.24	33.11	16.42	1.50	16.10	13.76	17.62	15.84		18.21	May-01-09
Excess			-1.59	-2.52	-1.61	-1.59	1.61	0.58	1.24	-0.04	-2.28	-3.28	-1.17	-0.11	-1.27		-1.22	
TRS-TOTAL RUSSELL 1000 GROWTH	233.62	0.40	-4.73	-2.24	3.69	-4.73	26.99	16.50	34.26	17.88	2.98	9.54	14.76	18.53	15.63		18.03	May-01-09
RUSSELL 1000 GROWTH - DAILY			-1.53	0.53	4.71	-1.53	26.92	13.05	33.48	15.26	2.64	16.71	14.59	17.35	16.49		18.67	May-01-09
Excess			-3.20	-2.77	-1.02	-3.20	0.07	3.45	0.78	2.62	0.34	-7.17	0.18	1.18	-0.86		-0.64	
Profit Inv Mgmt - LCG	233.62	0.40	-4.73	-2.24	3.69	-4.73	26.99	16.50	34.26	17.88	2.98	9.54	14.76	18.53	15.63		18.03	May-01-09
RUSSELL 1000 GROWTH - DAILY			-1.53	0.53	4.71	-1.53	26.92	13.05	33.48	15.26	2.64	16.71	14.59	17.35	16.49		18.67	May-01-09
Excess			-3.20	-2.77	-1.02	-3.20	0.07	3.45	0.78	2.62	0.34	-7.17	0.18	1.18	-0.86		-0.64	
TRS-TOTAL RUSSELL 1000 CORE	229.82	0.39	-3.93	-3.67	-1.50	-3.93	26.94	11.18	34.16	15.62	-1.94	15.87	10.46	16.56	14.30		16.73	May-01-09
RUSSELL 1000 (DAILY)			-2.75	-0.43	2.67	-2.75	25.35	13.24	33.11	16.42	1.50	16.10	13.76	17.62	15.84		18.21	May-01-09
Excess			-1.18	-3.24	-4.17	-1.18	1.59	-2.06	1.05	-0.80	-3.44	-0.22	-3.30	-1.06	-1.55		-1.48	
Seizert Capital Ptnrs - LCC	229.82	0.39	-3.93	-3.67	-1.50	-3.93	26.94	11.18	35.53	15.25	-0.02	15.84	10.46	16.73	14.64		17.66	May-01-09
RUSSELL 1000 (DAILY)			-2.75	-0.43	2.67	-2.75	25.35	13.24	33.11	16.42	1.50	16.10	13.76	17.62	15.84		18.21	May-01-09
Excess			-1.18	-3.24	-4.17	-1.18	1.59	-2.06	2.41	-1.17	-1.52	-0.25	-3.30	-0.89	-1.20		-0.55	
EMERGING MANAGERS																		
TRS-TOTAL EMERGING MANAGER PROGRAM	359.81	0.61	-3.45	-2.09	-3.44	-3.45	23.70	2.62	40.75				2.72				18.67	Jun-01-12
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82				4.41				18.85	Jun-01-12
Excess			-0.24	-1.72	-1.82	-0.24	0.06	-2.28	1.93				-1.69				-0.18	
TRS-TOTAL ATTUCKS	57.29	0.10	-3.29	-1.75	-4.59	-3.29	23.87	2.94	39.32	15.58	-1.11	28.59	3.65	14.59	16.16		7.27	Jan-01-08
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82	16.35	-4.18	26.85	4.41	15.27	15.66		7.58	Jan-01-08
Excess			-0.07	-1.39	-2.98	-0.07	0.23	-1.95	0.50	-0.77	3.07	1.74	-0.76	-0.68	0.50		-0.31	
TRS-TOTAL CAPITAL PROSPECTS - R2000	52.06	0.09	-4.24	-2.88	-4.70	-4.24	24.44	2.32	41.27				1.66				18.10	Jun-01-12
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82				4.41				18.85	Jun-01-12
Excess			-1.03	-2.51	-3.08	-1.03	0.80	-2.57	2.44				-2.75				-0.75	

# New York City Teachers' Retirement System



## Manager / Benchmark Comparison Report

### Rates of Return - Total

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TRS-TOTAL FIS R2000	127.93	0.22	-3.68	-2.06	-2.61	-3.68	21.99	2.24	41.60				2.16				19.47	Jun-01-12
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82				4.41				18.85	Jun-01-12
Excess			-0.47	-1.69	-1.00	-0.47	-1.66	-2.66	2.78				-2.25				0.62	
TRS-TOTAL PIM R2000	122.53	0.21	-2.95	-1.94	-3.21	-2.95	25.12	3.00	40.30				3.33				18.35	Jun-01-12
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82				4.41				18.85	Jun-01-12
Excess			0.27	-1.57	-1.59	0.27	1.48	-1.89	1.48				-1.08				-0.51	
U.S. ENVIRONMENTAL																		
TRS-TOTAL U.S. ENVIRONMENTAL	73.46	0.12	-3.66	-1.42	-3.19	-3.66	18.21	0.12	33.06	13.53	1.20	27.39	2.22	11.60	14.10		7.82	May-01-08
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82	16.35	-4.18	26.85	4.41	15.27	15.66		8.98	May-01-08
Excess			-0.44	-1.05	-1.57	-0.44	-5.43	-4.77	-5.76	-2.82	5.38	0.53	-2.20	-3.67	-1.56		-1.16	
Walden Asset Management (ENVRN)	73.46	0.12	-3.66	-1.42	-3.19	-3.66	18.21	0.12	33.06	13.52	1.20	25.69	2.22	11.60	14.10		8.69	May-01-08
RUSSELL 2000 (DAILY)			-3.22	-0.37	-1.62	-3.22	23.64	4.89	38.82	16.35	-4.18	26.85	4.41	15.27	15.66		8.98	May-01-08
Excess			-0.44	-1.05	-1.57	-0.44	-5.43	-4.77	-5.76	-2.83	5.38	-1.16	-2.20	-3.67	-1.55		-0.29	
NON - US EQUITY																		
TRS-TOTAL DEVELOPED VALUE	2,014.60	3.42	-0.17	-1.04	-8.52	-0.17	22.41	-4.52	24.68	14.38	-9.34	9.44	-0.66	9.75	7.02	5.51	6.67	Apr-01-04
MSCI EAFE VALUE NET (DAILY)			-0.28	-3.16	-11.00	-0.28	26.86	-5.39	22.95	17.69	-12.17	3.25	-2.17	9.07	5.35	4.00	5.21	Apr-01-04
Excess			0.11	2.12	2.48	0.11	-4.45	0.87	1.73	-3.30	2.83	6.19	1.51	0.68	1.68	1.51	1.46	
Causeway	891.53	1.52	0.35	-1.36	-7.03	0.35	22.89	-5.38					-0.74				7.28	May-01-13
MSCI EAFE VALUE NET (DAILY)			-0.28	-3.16	-11.00	-0.28	26.86	-5.39					-2.17				3.08	May-01-13
Excess			0.63	1.79	3.97	0.63	-3.98	0.02					1.42				4.20	
Sprucegrove MTA	1,122.95	1.91	-0.58	-0.78	-9.37	-0.58	22.13	-3.85	20.47	18.80	-9.15	19.93	-0.56	9.51	8.76		1.85	Sep-01-07
MSCI EAFE VALUE NET (DAILY)			-0.28	-3.16	-11.00	-0.28	26.86	-5.39	22.95	17.69	-12.17	3.25	-2.17	9.07	5.35		-0.85	Sep-01-07
Excess			-0.30	2.38	1.64	-0.30	-4.73	1.54	-2.48	1.11	3.02	16.68	1.61	0.45	3.42		2.70	
TRS-TOTAL DEVELOPED GROWTH	2,193.10	3.73	-0.40	-0.75	-7.46	-0.40	19.81	-5.66	22.48	21.44	-9.44	12.52	-1.03	10.05	8.07		2.05	Sep-01-07
MSCI EAFE GROWTH			1.24	-0.20	-6.57	1.24	20.33	-4.43	22.55	16.86	-12.11	12.25	1.29	9.53	7.37		0.96	Sep-01-07
Excess			-1.64	-0.55	-0.89	-1.64	-0.52	-1.23	-0.06	4.58	2.68	0.27	-2.33	0.52	0.70		1.09	
Baillie Gifford MTA	1,161.94	1.97	-0.90	-0.45	-8.81	-0.90	23.79	-7.59	28.96	20.34	-10.27	18.23	-3.89	10.48	9.17		2.55	Jan-01-08
MSCI EAFE GROWTH			1.24	-0.20	-6.57	1.24	20.33	-4.43	22.55	16.86	-12.11	12.25	1.29	9.53	7.37		0.19	Jan-01-08
Excess			-2.13	-0.24	-2.24	-2.13	3.46	-3.16	6.41	3.48	1.84	5.98	-5.19	0.95	1.80		2.36	

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
Walter Scott	1,031.11	1.75	0.16	-1.09	-5.89	0.16	15.49	-3.35	15.58	22.66	-6.51	14.30	2.40	9.58	8.44		4.47	Sep-01-07
MSCI EAFE GROWTH			1.24	-0.20	-6.57	1.24	20.33	-4.43	22.55	16.86	-12.11	12.25	1.29	9.53	7.37		0.96	Sep-01-07
Excess			-1.08	-0.89	0.68	-1.08	-4.84	1.08	-6.97	5.80	5.60	2.05	1.11	0.05	1.06		3.52	
TRS-TOTAL DEVELOPED SMALL CAP ACTIVE	505.24	0.86	0.32	0.12	-9.16	0.32	31.26	-3.38					-1.19				7.26	May-01-13
S&P EPAC Small Cap Index			0.40	0.28	-8.59	0.40	29.60	-3.10					-1.35				6.66	May-01-13
Excess			-0.08	-0.17	-0.57	-0.08	1.66	-0.28					0.15				0.60	
Acadian	258.63	0.44	0.32	-0.79	-9.88	0.32	36.97	-2.01					-1.23				8.76	May-01-13
S&P EPAC Small Cap Index			0.40	0.28	-8.59	0.40	29.60	-3.10					-1.35				6.66	May-01-13
Excess			-0.08	-1.07	-1.29	-0.08	7.37	1.09					0.11				2.10	
Pyramis	246.61	0.42	0.32	1.08	-8.39	0.32	25.66	-4.77					-1.15				5.73	May-01-13
S&P EPAC Small Cap Index			0.40	0.28	-8.59	0.40	29.60	-3.10					-1.35				6.66	May-01-13
Excess			-0.09	0.80	0.20	-0.09	-3.94	-1.67					0.20				-0.93	
TRS-TOTAL ACTIVE DEVELOPED MARKETS	4,713.73	8.01	-0.22	-0.78	-8.00	-0.22	22.04	-4.88	23.60	17.54	-9.88	11.12	-0.81	9.79	7.49	5.83	6.52	Aug-01-91
MSCI EAFE			0.49	-1.67	-8.79	0.49	23.57	-4.90	22.78	17.32	-12.14	7.75	-0.43	9.33	6.39	4.68	5.52	Aug-01-91
Excess			-0.71	0.89	0.79	-0.71	-1.53	0.02	0.82	0.23	2.26	3.37	-0.39	0.46	1.10	1.16	1.00	
TRS-TOTAL DVLPED ENV ACT EX PASSIVE	4,714.14	8.01	-0.22	-0.78	-8.00	-0.22	22.22	-4.89	24.01	17.60	-10.11	11.43	-0.82	9.87	7.58	5.84	6.60	Apr-01-04
MSCI EAFE			0.49	-1.67	-8.79	0.49	23.57	-4.90	22.78	17.32	-12.14	7.75	-0.43	9.33	6.39	4.68	5.50	Apr-01-04
Excess			-0.71	0.89	0.79	-0.71	-1.35	0.02	1.23	0.29	2.03	3.68	-0.40	0.54	1.19	1.16	1.10	
TRS-TOTAL PASSIVE DEVELOPED EQUITY	947.03	1.61	0.45	-2.21	-9.84	0.45	23.31	-6.12	22.92	17.58			-1.82	8.97			3.80	Jul-01-11
MSCI EAFE			0.49	-1.67	-8.79	0.49	23.57	-4.90	22.78	17.32			-0.43	9.33			4.02	Jul-01-11
Excess			-0.04	-0.54	-1.05	-0.04	-0.26	-1.22	0.14	0.26			-1.39	-0.36			-0.22	
TRS-TOTAL DEVELOPED LARGE CAP PASSIVE	821.36	1.40	0.49	-2.50	-9.52	0.49	23.86	-5.41	22.92	17.58			-0.95	9.26			4.04	Jul-01-11
MSCI EAFE			0.49	-1.67	-8.79	0.49	23.57	-4.90	22.78	17.32			-0.43	9.33			4.02	Jul-01-11
Excess			0.00	-0.83	-0.72	0.00	0.29	-0.50	0.14	0.26			-0.52	-0.07			0.01	
SSGA MTA	821.36	1.40	0.49	-2.50	-9.52	0.49	23.86	-5.41	22.92	17.58			-0.95	9.26			4.04	Jul-01-11
MSCI EAFE			0.49	-1.67	-8.79	0.49	23.57	-4.90	22.78	17.32			-0.43	9.33			4.02	Jul-01-11
Excess			0.00	-0.83	-0.72	0.00	0.29	-0.50	0.14	0.26			-0.52	-0.07			0.01	
TRS-TOTAL DEVELOPED SMALL CAP PASSIVE	125.67	0.21	0.17	-0.12	-9.52	0.17							-2.82				-2.82	Feb-01-14
MSCI EAFE SMALL CAP NET (DAILY)			0.16	-0.13	-9.76	0.16							-3.31				-3.31	Feb-01-14
Excess			0.01	0.01	0.24	0.01							0.49				0.49	

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
SSGA MSCI EAFE Small Cap Index	125.67	0.21	0.17	-0.12	-9.52	0.17							-2.82				-2.82	Feb-01-14
MSCI EAFE SMALL CAP NET (DAILY)			0.16	-0.13	-9.76	0.16							-3.31				-3.31	Feb-01-14
Excess			0.01	0.01	0.24	0.01							0.49				0.49	
TRS-TOTAL PASSIVE GLOBAL	114.99	0.20	-1.79	-1.37	-2.73	-1.79	24.46	5.44					7.53				12.71	Jun-01-13
MSCI World Index			-1.81	-1.46	-2.96	-1.81	24.05	4.94					7.00				10.08	Jun-01-13
Excess			0.03	0.09	0.24	0.03	0.41	0.50					0.53				2.63	
SSGA MSCI World Index	114.99	0.20	-1.79	-1.37	-2.73	-1.79	24.46	5.44					7.53				12.71	Jun-01-13
MSCI World Index			-1.81	-1.46	-2.96	-1.81	24.05	4.94					7.00				10.08	Jun-01-13
Excess			0.03	0.09	0.24	0.03	0.41	0.50					0.53				2.63	
TRS-TOTAL DEVELOPED-ENV-ACTIVIST	5,776.16	9.82	-0.15	-0.94	-8.07	-0.15	22.38	-4.85	23.92	17.59	-9.82	11.43	-0.76	9.81	7.65	5.88	6.63	Apr-01-04
MSCI EAFE			0.49	-1.67	-8.79	0.49	23.57	-4.90	22.78	17.32	-12.14	7.75	-0.43	9.33	6.39	4.68	5.50	Apr-01-04
Excess			-0.64	0.73	0.72	-0.64	-1.19	0.05	1.15	0.27	2.32	3.68	-0.33	0.48	1.26	1.20	1.13	
EMERGING MARKETS																		
TRS-TOTAL EMERGING MARKETS	5,072.62	8.62	0.50	-5.54	-8.85	0.50	15.65	-0.25	-5.07	16.92			6.50	-0.04			-2.63	Feb-01-11
FTSE Custom NYC Teachers Emerging Index			0.69	-5.47	-7.87	0.69	15.93	0.67	-4.65	18.24			7.95	0.85				Feb-01-11
Excess			-0.19	-0.08	-0.98	-0.19	-0.28	-0.91	-0.42	-1.33			-1.45	-0.89				
TRS-TOTAL ACTIVE EMERGING MARKETS	3,545.72	6.03	0.61	-5.17	-8.54	0.61	16.85	0.27	-4.66				7.12				0.05	Apr-01-12
FTSE Custom NYC Teachers Emerging Index			0.69	-5.47	-7.87	0.69	15.93	0.67	-4.65				7.95				-0.16	Apr-01-12
Excess			-0.08	0.29	-0.67	-0.08	0.91	-0.39	-0.01				-0.83				0.21	
Baillie Gifford EM Equities	1,233.06	2.10	2.43	-0.91	-3.58	2.43		5.45					13.73				8.53	Dec-01-13
FTSE Custom NYC Teachers Emerging Index			0.69	-5.47	-7.87	0.69		0.67					7.95				0.20	Dec-01-13
Excess			1.74	4.56	4.29	1.74		4.79					5.78				8.33	
DFA MTA 325	1,123.32	1.91	-0.20	-7.88	-13.13	-0.20	16.76	-4.11	-6.17				2.56				-2.39	Apr-01-12
FTSE Custom NYC Teachers Emerging Index			0.69	-5.47	-7.87	0.69	15.93	0.67	-4.65				7.95				-0.16	Apr-01-12
Excess			-0.89	-2.41	-5.26	-0.89	0.83	-4.78	-1.52				-5.39				-2.23	
EATON VANCE EM MTA 325	1,189.34	2.02	-0.47	-6.75	-9.05	-0.47	13.88	-0.29	-4.54				5.11				4.48	Jun-01-12
FTSE Custom NYC Teachers Emerging Index			0.69	-5.47	-7.87	0.69	15.93	0.67	-4.65				7.95				5.00	Jun-01-12
Excess			-1.16	-1.28	-1.18	-1.16	-2.05	-0.96	0.12				-2.84				-0.52	
TRS-TOTAL PASSIVE EMERGING MARKETS	1,526.90	2.59	0.24	-6.45	-9.67	0.24	13.81	-1.76	-5.25	15.88			4.78	-0.99			-3.46	Apr-01-11
TRS MSCI Custom Emerging Markets Index			0.18	-6.06	-9.01	0.18	14.92	-0.89	-4.07				5.75					Apr-01-11
Excess			0.06	-0.39	-0.66	0.06	-1.12	-0.87	-1.18				-0.96					

# New York City Teachers' Retirement System



## Manager / Benchmark Comparison Report

### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
CONY GT TRS Blackrock-MSCI EM INDEX MTA	1,526.90	2.59	0.24	-6.45	-9.67	0.24	13.81	-1.76	-5.25	15.88			4.78	-0.99			-3.46	Apr-01-11
TRS MSCI Custom Emerging Markets Index			0.18	-6.06	-9.01	0.18	14.92	-0.89	-4.07				5.75					Apr-01-11
Excess			0.06	-0.39	-0.66	0.06	-1.12	-0.87	-1.18				-0.96					
TRS-TOTAL INTL EQUITY	10,848.78	18.44	0.15	-3.13	-8.43	0.15	19.16	-2.78	9.75	16.67	-10.53	11.43	2.49	5.59	5.26	4.69	6.03	Aug-01-91
MSCI AC WORLD ex US (NET)			-0.15	-3.05	-9.07	-0.15	21.75	-3.87	15.29	16.83	-13.71	11.15	0.56	6.58	5.45	5.30		Aug-01-91
Excess			0.30	-0.08	0.64	0.30	-2.59	1.09	-5.54	-0.16	3.18	0.28	1.92	-0.99	-0.19	-0.61		
<b>REITS</b>																		
TRS-TOTAL REAL ESTATE SECURITIES	2,073.83	3.52	6.07	10.63	18.55	6.07	14.91	30.64	2.86	18.16	8.03	32.10	34.79	16.45	20.52	10.74	13.89	Jan-01-03
DJ US SELECT REAL ESTATE SECURITIES INDEX			6.74	10.94	19.13	6.74	13.25	31.85	1.31	17.09	8.87	28.47	35.33	16.17	19.87	9.65	12.74	Jan-01-03
Excess			-0.67	-0.31	-0.58	-0.67	1.66	-1.21	1.54	1.07	-0.84	3.63	-0.54	0.29	0.65	1.08	1.15	
TRS-TOTAL MS REIT	806.11	1.37	5.60	10.08	17.66	5.60	14.76	31.20	2.28	18.15	6.91	33.27	34.72	16.19	20.34	11.31	11.92	Apr-01-04
DJ US SELECT REAL ESTATE SECURITIES INDEX			6.74	10.94	19.13	6.74	13.25	31.85	1.31	17.09	8.87	28.47	35.33	16.17	19.87	9.65	9.86	Apr-01-04
Excess			-1.14	-0.85	-1.47	-1.14	1.51	-0.65	0.97	1.07	-1.97	4.80	-0.61	0.02	0.47	1.66	2.06	
European	0.10	0.00					13.74		2.95									Mar-01-12
FTSE EPRA/NAREIT Developed TR			4.94				14.38	15.89	4.39									Mar-01-12
Excess							-0.64		-1.44									
Adelante (Lend Lease) - Reit	416.40	0.71	6.03	10.31	19.41	6.03	16.25	33.48	3.46	17.46	10.19	30.87	35.83	17.45	21.25	10.17	13.00	Jan-01-03
DJ US SELECT REAL ESTATE SECURITIES INDEX			6.74	10.94	19.13	6.74	13.25	31.85	1.31	17.09	8.87	28.47	35.33	16.17	19.87	9.65	12.74	Jan-01-03
Excess			-0.72	-0.62	0.28	-0.72	3.00	1.63	2.14	0.38	1.31	2.40	0.49	1.29	1.38	0.52	0.26	
Security Capital - Reit	286.58	0.49	6.66	11.64	19.95	6.66	13.65	33.33	1.71	16.02	7.55	31.77	36.65	16.21	20.31	10.62	11.05	Oct-01-04
DJ US SELECT REAL ESTATE SECURITIES INDEX			6.74	10.94	19.13	6.74	13.25	31.85	1.31	17.09	8.87	28.47	35.33	16.17	19.87	9.65	10.02	Oct-01-04
Excess			-0.08	0.71	0.82	-0.08	0.40	1.48	0.40	-1.07	-1.32	3.30	1.32	0.04	0.44	0.97	1.03	
Cohen & Steers - REITS	282.34	0.48	6.50	11.08	19.26	6.50	15.63	32.20	4.31				35.98				16.49	Apr-01-12
DJ US SELECT REAL ESTATE SECURITIES INDEX			6.74	10.94	19.13	6.74	13.25	31.85	1.31				35.33				15.51	Apr-01-12
Excess			-0.24	0.15	0.12	-0.24	2.38	0.35	3.00				0.65				0.98	
Center Square Investment Mgt	282.29	0.48	6.54	11.25	19.30	6.54	15.94	33.06	3.38				36.41				16.45	Apr-01-12
DJ US SELECT REAL ESTATE SECURITIES INDEX			6.74	10.94	19.13	6.74	13.25	31.85	1.31				35.33				15.51	Apr-01-12
Excess			-0.21	0.31	0.17	-0.21	2.69	1.21	2.07				1.07				0.94	
<b>FIXED INCOME</b>																		

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
TRS-TOTAL STRUCTURED	10,150.48	17.25	2.25	3.00	4.30	2.25	6.43	7.54	-1.78	6.62	8.73	8.58	8.00	4.41	5.94	5.65	8.04	Jan-01-85
NYC - Core Plus Five			2.45	3.53	4.97	2.45	5.54	7.66	-2.79	5.41	9.40	7.13	8.30	3.82	5.45	5.52		Jan-01-85
Excess			-0.20	-0.53	-0.67	-0.20	0.89	-0.12	1.00	1.21	-0.67	1.45	-0.31	0.59	0.49	0.12		
TRS-TOTAL MORTGAGE	4,070.04	6.92	1.07	1.77	3.09	1.07	5.00	6.39	-1.17	4.26	6.32	7.70	5.73	3.26	4.52	4.99	6.95	Feb-01-87
CITIGROUP MORTGAGE INDEX			0.83	1.66	2.83	0.83	4.59	6.12	-1.52	2.60	6.38	5.50	5.26	2.49	3.66	4.82	6.75	Feb-01-87
Excess			0.24	0.11	0.27	0.24	0.41	0.27	0.35	1.67	-0.06	2.20	0.47	0.77	0.86	0.18	0.19	
PIMCO - Mortgage	0.02	0.00																Feb-01-87
CITIGROUP MORTGAGE INDEX																		Feb-01-87
Excess																		
Blackrock - Mortgage	1,396.39	2.37	1.21	2.06	3.38	1.21	5.27	6.61	-0.75	5.63	5.99	8.24	5.98	3.86	5.00	5.36	5.89	Sep-01-00
CITIGROUP MORTGAGE INDEX			0.83	1.66	2.83	0.83	4.59	6.12	-1.52	2.60	6.38	5.50	5.26	2.49	3.66	4.82	5.45	Sep-01-00
Excess			0.38	0.40	0.56	0.38	0.68	0.48	0.77	3.04	-0.39	2.74	0.72	1.37	1.34	0.55	0.44	
Blackrock - Special Purpose Mtge	9.05	0.02																Oct-01-08
CITIGROUP MORTGAGE INDEX																		Oct-01-08
Excess																		
Neuberger Berman - Mortgage	1,211.72	2.06	0.96	1.86	3.16	0.96	5.08	6.72	-1.41	2.95	6.39		5.97	2.84	4.09		4.09	Feb-01-10
CITIGROUP MORTGAGE INDEX			0.83	1.66	2.83	0.83	4.59	6.12	-1.52	2.60	6.38		5.26	2.49	3.66		3.66	Feb-01-10
Excess			0.13	0.20	0.33	0.13	0.49	0.60	0.11	0.35	0.01		0.71	0.35	0.43		0.43	
Goldman Sachs - Mortgage	632.00	1.07	1.08	1.94	3.19	1.08	4.86	6.38	-1.55	3.83	6.60	5.82	5.93	3.03	4.12		4.38	Aug-01-09
CITIGROUP MORTGAGE INDEX			0.83	1.66	2.83	0.83	4.59	6.12	-1.52	2.60	6.38	5.50	5.26	2.49	3.66		3.97	Aug-01-09
Excess			0.25	0.28	0.36	0.25	0.27	0.26	-0.03	1.23	0.23	0.33	0.67	0.54	0.46		0.41	
Wellington - Mortgage	578.71	0.98	1.00	1.85	3.26	1.00	5.02	6.78	-1.98	2.79	7.08	5.90	5.89	2.76	3.96		4.23	Aug-01-09
CITIGROUP MORTGAGE INDEX			0.83	1.66	2.83	0.83	4.59	6.12	-1.52	2.60	6.38	5.50	5.26	2.49	3.66		3.97	Aug-01-09
Excess			0.17	0.19	0.43	0.17	0.43	0.66	-0.46	0.20	0.71	0.41	0.63	0.27	0.30		0.26	
Smith Breeden - Mortgage	242.14	0.41	0.84	1.75	3.10	0.84	5.03	6.53	-0.58	3.75	6.16	6.31	5.75	3.31	4.27		4.58	Aug-01-09
CITIGROUP MORTGAGE INDEX			0.83	1.66	2.83	0.83	4.59	6.12	-1.52	2.60	6.38	5.50	5.26	2.49	3.66		3.97	Aug-01-09
Excess			0.00	0.09	0.28	0.00	0.44	0.41	0.93	1.16	-0.22	0.82	0.49	0.82	0.61		0.61	
TRS-TOTAL INVESTMENT GRADE CREDIT	4,857.83	8.26	2.52	2.99	3.91	2.52	8.49	7.53	-0.63	10.58	7.79	9.47	8.55	5.85	7.00	5.85	7.45	Jan-01-87
NYC - Investment Grade Credit			2.60	3.17	4.20	2.60	7.17	7.04	-1.85	9.52	7.79	8.36	8.25	4.99	6.30	5.47		Jan-01-87
Excess			-0.08	-0.19	-0.30	-0.08	1.32	0.49	1.22	1.06	-0.01	1.11	0.31	0.86	0.70	0.38		
Blackrock - Credit	1,186.84	2.02	2.54	3.14	3.98	2.54	8.26	7.47	-0.77	10.42	7.93	9.44	8.42	5.73	6.97	5.97	6.98	Oct-01-00
NYC - Investment Grade Credit			2.60	3.17	4.20	2.60	7.17	7.04	-1.85	9.52	7.79	8.36	8.25	4.99	6.30	5.47	6.47	Oct-01-00
Excess			-0.07	-0.03	-0.23	-0.07	1.09	0.43	1.08	0.90	0.14	1.07	0.18	0.74	0.67	0.49	0.50	
Taplin Canida Habacht - Credit	1,160.12	1.97	2.01	2.09	2.79	2.01	8.90	7.43	-0.71	10.47	7.81	9.26	8.00	5.62	6.81	4.97	6.88	Jan-01-92
NYC - Investment Grade Credit			2.60	3.17	4.20	2.60	7.17	7.04	-1.85	9.52	7.79	8.36	8.25	4.99	6.30	5.47		Jan-01-92
Excess			-0.59	-1.09	-1.42	-0.59	1.73	0.39	1.14	0.94	0.01	0.89	-0.24	0.63	0.51	-0.51		

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
T. Rowe Price - Credit	1,179.77	2.00	2.81	3.31	4.31	2.81	9.02	7.96	-0.57	11.34	7.97	10.00	9.05	6.29	7.40	6.46	7.74	Jan-01-87
NYC - Investment Grade Credit			2.60	3.17	4.20	2.60	7.17	7.04	-1.85	9.52	7.79	8.36	8.25	4.99	6.30	5.47		Jan-01-87
Excess			0.21	0.14	0.10	0.21	1.85	0.91	1.28	1.81	0.17	1.64	0.81	1.31	1.10	0.99		
Prudential - Credit	675.41	1.15	2.68	3.50	4.45	2.68	7.57	7.26	-1.00	9.59	7.90	8.63	8.36	5.40	6.60		7.19	Aug-01-09
NYC - Investment Grade Credit			2.60	3.17	4.20	2.60	7.17	7.04	-1.85	9.52	7.79	8.36	8.25	4.99	6.30		6.87	Aug-01-09
Excess			0.08	0.32	0.25	0.08	0.40	0.22	0.85	0.07	0.10	0.27	0.12	0.41	0.30		0.33	
Barrow Hanley - Credit	461.84	0.78	2.68	3.12	3.99	2.68	8.83	7.55	-0.61	11.52	6.76	10.00	8.59	6.17	7.08		7.54	Sep-01-09
NYC - Investment Grade Credit			2.60	3.17	4.20	2.60	7.17	7.04	-1.85	9.52	7.79	8.36	8.25	4.99	6.30		6.62	Sep-01-09
Excess			0.08	-0.06	-0.21	0.08	1.66	0.50	1.24	2.00	-1.04	1.64	0.35	1.19	0.78		0.92	
Prudential-Privest - Credit	193.84	0.33	2.87	3.40	5.65	2.87	5.92	7.27	0.00				10.35				4.30	Sep-01-12
NYC - Investment Grade Credit			2.60	3.17	4.20	2.60	7.17	7.04	-1.85				8.25				3.90	Sep-01-12
Excess			0.27	0.23	1.45	0.27	-1.25	0.23	1.85				2.11				0.40	
TRS-TOTAL GOVERNMENT	1,222.61	2.08	5.22	7.39	10.12	5.22	4.29	11.77	-7.33	4.08	18.21	9.39	14.00	4.09	7.46	6.54	7.97	Jan-01-87
NYC - Treasury Agency Plus Five			5.21	7.97	11.01	5.21	3.79	12.38	-7.48	3.84	18.44	9.24	14.61	4.14	7.53	6.48		Jan-01-87
Excess			0.01	-0.58	-0.89	0.01	0.50	-0.61	0.14	0.24	-0.24	0.15	-0.61	-0.05	-0.07	0.06		
PIMCO - Gov't	0.00	0.00																Aug-01-00
NYC - Treasury Agency Plus Five																		Aug-01-00
Excess																		
State Street - Gov't	796.05	1.35	5.30	8.06	11.06	5.30	3.95	12.14	-7.44	3.86	18.60	8.96	14.54	4.13	7.49		7.25	Aug-01-09
NYC - Treasury Agency Plus Five			5.21	7.97	11.01	5.21	3.79	12.38	-7.48	3.84	18.44	9.24	14.61	4.14	7.53		7.20	Aug-01-09
Excess			0.09	0.10	0.05	0.09	0.16	-0.24	0.04	0.02	0.15	-0.29	-0.07	-0.01	-0.05		0.05	
Blackrock - Gov't	426.57	0.72	5.07	7.61	10.37	5.07	4.14	12.01	-7.19	3.92	18.44	9.20	14.06	4.13	7.50		7.19	Aug-01-09
NYC - Treasury Agency Plus Five			5.21	7.97	11.01	5.21	3.79	12.38	-7.48	3.84	18.44	9.24	14.61	4.14	7.53		7.20	Aug-01-09
Excess			-0.14	-0.36	-0.64	-0.14	0.36	-0.37	0.29	0.08	0.00	-0.04	-0.55	-0.01	-0.03		-0.01	
HIGH YIELD																		
TRS-TOTAL ENHANCED YIELD	2,631.55	4.47	0.78	-1.39	-2.06	0.78	11.92	2.46	7.37	13.64	5.55	13.43	2.53	7.15	8.37	7.29	6.27	Aug-01-98
CITIGROUP BB & B			0.60	-1.69	-1.81	0.60	10.91	2.78	6.17	14.45	6.58	13.35	2.70	6.99	8.54	6.40	5.91	Aug-01-98
Excess			0.18	0.30	-0.26	0.18	1.01	-0.33	1.20	-0.81	-1.03	0.08	-0.17	0.16	-0.17	0.89	0.36	
Loomis Sayles - High Yield	323.48	0.55	0.80	-1.65	-1.98	0.80	14.17	3.88	8.81				3.47				7.76	Sep-01-12
BofAML HIGH YIELD MASTER II (DAILY)			0.69	-1.50	-2.30	0.69	11.80	2.50	7.42				2.45				6.34	Sep-01-12
Excess			0.11	-0.14	0.32	0.11	2.37	1.38	1.40				1.01				1.42	
Neuberger Berman - High Yield	522.26	0.89	0.90	-0.98	-1.77	0.90	12.03	2.23	7.97				2.69				6.60	Sep-01-12
BofAML HIGH YIELD MASTER II (DAILY)			0.69	-1.50	-2.30	0.69	11.80	2.50	7.42				2.45				6.34	Sep-01-12
Excess			0.21	0.53	0.53	0.21	0.23	-0.27	0.56				0.24				0.26	

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
Oaktree - High Yield	300.84	0.51	0.59	-1.64	-2.38	0.59	11.16	1.75					1.74				3.91	Feb-01-13
BofAML HYM CONSTRAINED (DAILY)			0.69	-1.50	-2.29	0.69	11.79	2.51					2.45				4.57	Feb-01-13
Excess			-0.10	-0.14	-0.08	-0.10	-0.63	-0.76					-0.72				-0.67	
Stone Harbor - High Yield	449.27	0.76	0.54	-2.25	-3.77	0.54	12.19	1.16	8.11	15.30	4.34	12.84	1.15	7.39	8.17	7.17	7.74	Oct-01-03
BofA ML MST II 7-12/BB&B Prior			0.69	-1.50	-2.30	0.69	11.80	2.50	7.42	15.20	6.58	13.35	2.45	7.57	8.89	6.57	7.22	Oct-01-03
Excess			-0.15	-0.74	-1.47	-0.15	0.39	-1.35	0.70	0.10	-2.24	-0.50	-1.30	-0.18	-0.72	0.59	0.52	
T. Rowe Price - High Yield	535.45	0.91	0.89	-0.82	-1.11	0.89	11.53	3.28	7.15	13.60	5.23	14.00	3.38	7.38	8.56	7.58	8.03	Oct-01-03
CITIGROUP BB & B			0.60	-1.69	-1.81	0.60	10.91	2.78	6.17	14.45	6.58	13.35	2.70	6.99	8.54	6.40	7.07	Oct-01-03
Excess			0.29	0.87	0.70	0.29	0.62	0.49	0.98	-0.85	-1.35	0.65	0.68	0.39	0.02	1.18	0.96	
Penn Capital Mgt - High Yield	136.47	0.23	0.83	-2.05	-3.05	0.83	11.70	1.27	6.46				1.03				5.20	Sep-01-12
CITIGROUP BB & B			0.60	-1.69	-1.81	0.60	10.91	2.78	6.17				2.70				5.70	Sep-01-12
Excess			0.22	-0.37	-1.24	0.22	0.79	-1.51	0.29				-1.67				-0.51	
Fort Washington - High Yield	137.39	0.23	0.77	-1.64	-2.01	0.77	11.06	2.63	5.54				2.68				5.64	Sep-01-12
CITIGROUP BB & B			0.60	-1.69	-1.81	0.60	10.91	2.78	6.17				2.70				5.70	Sep-01-12
Excess			0.17	0.05	-0.20	0.17	0.15	-0.16	-0.63				-0.02				-0.07	
Shenkman - High Yield	226.08	0.38	0.88	-0.70	-0.78	0.88	10.54	3.10	5.54	11.66	5.37	11.77	3.42	6.23	7.46	6.72	7.19	Oct-01-03
CITIGROUP BB & B			0.60	-1.69	-1.81	0.60	10.91	2.78	6.17	14.45	6.58	13.35	2.70	6.99	8.54	6.40	7.07	Oct-01-03
Excess			0.28	0.99	1.03	0.28	-0.37	0.32	-0.63	-2.79	-1.21	-1.58	0.72	-0.76	-1.07	0.32	0.12	
<b>BANK LOANS</b>																		
TRS-TOTAL BANK LOANS	1,497.42	2.54	0.38	0.23	0.70	0.38	6.29	2.78	6.38				2.52				4.51	Nov-01-12
CSFB LEVERAGED LOAN INDEX			0.26	-0.40	-0.44	0.26	6.11	2.06	6.15				1.60				4.26	Nov-01-12
Excess			0.13	0.63	1.14	0.13	0.18	0.73	0.23				0.92				0.25	
Babson BL	373.09	0.63	0.26	-0.20	0.07	0.26	6.31	2.34	6.33				1.90				4.45	Dec-01-12
CSFB LEVERAGED LOAN INDEX			0.26	-0.40	-0.44	0.26	6.11	2.06	6.15				1.60				4.23	Dec-01-12
Excess			0.00	0.20	0.51	0.00	0.20	0.28	0.18				0.30				0.22	
Credit Suisse BL	373.89	0.64	0.40	0.35	0.88	0.40	5.94	2.90					2.75				4.18	Feb-01-13
CSFB LEVERAGED LOAN INDEX			0.26	-0.40	-0.44	0.26	6.11	2.06	6.15				1.60				3.64	Feb-01-13
Excess			0.15	0.75	1.32	0.15	-0.17	0.84					1.15				0.54	
Guggenheim BL	380.18	0.65	0.53	0.55	1.29	0.53	7.24	3.30					3.01				5.16	Mar-01-13
CSFB LEVERAGED LOAN INDEX			0.26	-0.40	-0.44	0.26	6.11	2.06	6.15				1.60				3.58	Mar-01-13
Excess			0.28	0.95	1.73	0.28	1.13	1.25					1.41				1.58	
Voya BL	188.19	0.32	0.40	0.44	0.95	0.40	6.49	3.09	6.71				2.68				4.91	Nov-01-12
CSFB LEVERAGED LOAN INDEX			0.26	-0.40	-0.44	0.26	6.11	2.06	6.15				1.60				4.26	Nov-01-12
Excess			0.15	0.84	1.39	0.15	0.38	1.03	0.56				1.08				0.66	

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
Wells BL	182.06	0.31	0.28	-0.02	0.13	0.28	4.81	2.06	3.93				2.17				3.22	Nov-01-12
CSFB LEVERAGED LOAN INDEX			0.26	-0.40	-0.44	0.26	6.11	2.06	6.15				1.60				4.26	Nov-01-12
Excess			0.02	0.37	0.58	0.02	-1.30	0.01	-2.22				0.57				-1.04	
TIPS																		
TRS-TOTAL TIPS MANAGERS	1,430.12	2.43	3.25	2.14	0.98	3.25	4.44	3.50	-8.53	7.23	13.50	6.47	4.74	0.88	4.53		4.80	Jun-01-05
Barclays Global Inflation Linked: US TIPS (Daily)			3.15	2.25	1.01	3.15	4.44	3.64	-8.61	6.98	13.56	6.31	4.83	0.72	4.43		4.62	Jun-01-05
Excess			0.11	-0.11	-0.04	0.11	0.00	-0.14	0.08	0.26	-0.06	0.16	-0.09	0.16	0.11		0.18	
PIMCO TIPS MTA	807.65	1.37	3.26	2.04	0.86	3.26	4.44	3.37	-8.52	7.67	13.34	6.57	4.57	0.97	4.59		4.76	Jun-01-05
Barclays Global Inflation Linked: US TIPS (Daily)			3.15	2.25	1.01	3.15	4.44	3.64	-8.61	6.98	13.56	6.31	4.83	0.72	4.43		4.62	Jun-01-05
Excess			0.11	-0.20	-0.15	0.11	0.01	-0.27	0.09	0.69	-0.22	0.26	-0.26	0.25	0.16		0.14	
State Street TIPS Passive	358.94	0.61	3.28	2.25	1.04	3.28	4.47	3.58	-8.67	6.87	13.61	6.34	4.89	0.73	4.44		4.89	Aug-01-05
Barclays Global Inflation Linked: US TIPS (Daily)			3.15	2.25	1.01	3.15	4.44	3.64	-8.61	6.98	13.56	6.31	4.83	0.72	4.43		4.89	Aug-01-05
Excess			0.13	0.00	0.02	0.13	0.04	-0.06	-0.06	-0.11	0.05	0.03	0.06	0.01	0.01		0.00	
Blackrock TIPS	263.53	0.45	3.19	2.29	1.25	3.19	4.39	3.80	-8.38	6.42	13.82	6.34	5.05	0.79	4.50		5.14	Nov-01-05
Barclays Global Inflation Linked: US TIPS (Daily)			3.15	2.25	1.01	3.15	4.44	3.64	-8.61	6.98	13.56	6.31	4.83	0.72	4.43		4.93	Nov-01-05
Excess			0.05	0.04	0.23	0.05	-0.05	0.16	0.23	-0.56	0.26	0.03	0.22	0.07	0.07		0.21	
CONVERTIBLE BONDS																		
TRS-TOTAL CONVERTIBLE BONDS	997.93	1.70	0.57	1.56	1.71	0.57	16.16	8.57	15.96	12.08	-4.33	13.22	8.81	10.56	9.26		7.50	Jul-01-08
BofAML ALL CONVERTIBLE EX M AI (DAILY)			-1.08	-1.24	-1.42	-1.08	24.91	9.33	25.00	14.41	-3.42	16.52	6.14	13.64	12.04		9.07	Jul-01-08
Excess			1.65	2.80	3.12	1.65	-8.76	-0.76	-9.04	-2.33	-0.92	-3.31	2.67	-3.08	-2.78		-1.57	
F&C Conv Bonds	230.76	0.39	1.64	3.66	2.97	1.64	14.43	8.19	12.33	14.15	-5.89	9.81	9.55	10.26	7.99		8.83	Aug-01-08
UBS Global Focus Customized			2.33	3.63	1.78	2.33	13.43	3.80	12.35	13.72	-4.94	8.66	6.05	9.27	7.15		5.38	Aug-01-08
Excess			-0.69	0.02	1.19	-0.69	1.00	4.39	-0.02	0.43	-0.95	1.15	3.50	0.99	0.84		3.45	
Advent - Conv Bonds	468.29	0.80	0.62	1.54	-0.35	0.62	13.60	5.17	13.96	11.16	-1.66	14.97	5.34	8.56	8.84		8.23	Jul-01-08
BofA ML U.S. Convertible - Yield Alternatives			-0.20	-1.55	-3.25	-0.20	11.12	2.75	10.33	12.21	-1.73	12.98	1.11	6.96	7.00		6.75	Jul-01-08
Excess			0.82	3.09	2.90	0.82	2.49	2.42	3.63	-1.05	0.06	1.99	4.24	1.61	1.84		1.48	
Victory - Conv Bonds	298.88	0.51	-0.33	0.04	4.15	-0.33	20.95	14.05	20.60	10.47	-3.05	11.63	13.34	12.86	10.81		7.46	Jul-01-08
BofA Merrill Lynch US Investment Grade Convertible Bond Index			-0.75	0.43	4.70	-0.75	22.60	15.69	21.40	11.89	-3.14	7.88	13.81	13.94	10.74		6.40	Jul-01-08
Excess			0.42	-0.39	-0.56	0.42	-1.64	-1.64	-0.79	-1.43	0.08	3.74	-0.47	-1.08	0.07		1.06	
TOTAL PROGRESS FIXED																		

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
TRS-TOTAL PROGRESS FIXED	116.86	0.20	2.06	2.51	3.57	2.06	5.42	6.21	-1.58				6.73				3.36	Jun-01-12
Barclays Aggregate (Daily)			2.10	2.92	4.10	2.10	4.37	5.97	-2.02				6.61				2.90	Jun-01-12
Excess			-0.04	-0.41	-0.53	-0.04	1.05	0.25	0.45				0.12				0.46	
PIM - GIA	23.60	0.04	1.71	1.04	1.62	1.71	7.13	4.92	-0.21				5.59				3.75	Jun-01-12
Barclays Aggregate (Daily)			2.10	2.92	4.10	2.10	4.37	5.97	-2.02				6.61				2.90	Jun-01-12
Excess			-0.39	-1.88	-2.48	-0.39	2.75	-1.04	1.81				-1.02				0.85	
PIM - Hillswick	11.65	0.02	2.66	3.94	5.66	2.66	3.94	7.46	-3.60				8.26				2.90	Jun-01-12
Barclays Aggregate (Daily)			2.10	2.92	4.10	2.10	4.37	5.97	-2.02				6.61				2.90	Jun-01-12
Excess			0.56	1.02	1.56	0.56	-0.43	1.49	-1.57				1.65				-0.01	
PIM - NEW CENTURY	29.47	0.05	1.98	2.35	3.99	1.98	5.69	6.90	-1.35				7.36				3.68	Jun-01-12
Barclays Aggregate (Daily)			2.10	2.92	4.10	2.10	4.37	5.97	-2.02				6.61				2.90	Jun-01-12
Excess			-0.11	-0.56	-0.11	-0.11	1.31	0.93	0.67				0.75				0.78	
PIM - Ramirez Asset	28.84	0.05	2.07	2.96		2.07											4.27	Aug-01-14
Barclays Aggregate (Daily)			2.10	2.92		2.10											4.36	Aug-01-14
Excess			-0.02	0.04		-0.02											-0.10	
PIM - PUGH CAP	23.30	0.04	2.19	2.95	3.94	2.19	5.34	6.24	-1.67				6.95				3.37	Jun-01-12
Barclays Aggregate (Daily)			2.10	2.92	4.10	2.10	4.37	5.97	-2.02				6.61				2.90	Jun-01-12
Excess			0.10	0.03	-0.16	0.10	0.96	0.28	0.35				0.34				0.47	
OPPORTUNISTIC FIXED INCOME																		
TRS-TOTAL OPPORTUNISTIC FIXED	1,244.95	2.12	-1.11	-1.93	0.72	-1.11	14.09	9.07	17.03	15.56	-2.89	25.04	7.04	13.08	10.98		8.05	Oct-01-07
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00		10.00	Oct-01-07
Excess			-1.91	-4.35	-4.99	-1.91	4.09	-0.93	7.03	5.56	-12.89	15.04	-2.96	3.08	0.98		-1.95	
TRS-TOTAL FUND STRATEGIES	333.05	0.57	0.56	2.33	9.76	0.56	11.26	18.82	11.27	17.77	-1.82	12.78	19.87	15.87	11.82			Oct-01-07
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00			Oct-01-07
Excess			-0.23	-0.08	4.04	-0.23	1.26	8.82	1.27	7.77	-11.82	2.78	9.87	5.87	1.82			
Avenue Europe Special Sit. Fund, L.P.	0.27	0.00																Oct-01-08
10% Annual Return																		Oct-01-08
Excess																		
Avenue Special Situations Fund V, L.P.	0.22	0.00																Oct-01-07
10% Annual Return																		Oct-01-07
Excess																		
Avenue Special Situations Fund VI L.P.	56.57	0.10	0.00	-6.70	1.24	0.00	10.80	11.08	10.22	19.30			11.08	13.46			5.35	Aug-01-11
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00	10.00			10.00	10.00			9.99	Aug-01-11
Excess			-0.80	-9.12	-4.47	-0.80	0.80	1.08	0.22	9.30			1.08	3.46			-4.64	

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
Fortress Ctr St Ptnrs	100.80	0.17	0.83	1.48	5.98	0.83	9.41	10.91	18.31				11.83				10.97	May-01-12
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00				10.00				9.98	May-01-12
Excess			0.03	-0.93	0.26	0.03	-0.59	0.91	8.31				1.83				0.99	
Oaktree Opp Fd IX	84.34	0.14	0.00	-1.01	0.53	0.00	10.56	9.69					5.17				5.12	Apr-01-13
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00				10.00				9.97	Apr-01-13
Excess			-0.80	-3.42	-5.19	-0.80	0.56	-0.31					-4.83				-4.85	
Lone Star Fd VIII	82.21	0.14	0.00	12.89	18.41	0.00		38.66					39.02				12.45	Nov-01-13
10% Annual Return			0.80	2.41	5.72	0.80		10.00					10.00				9.98	Nov-01-13
Excess			-0.80	10.48	12.69	-0.80		28.66					29.02				2.46	
Torchlight Debt Oppy Fund III, LLC	8.64	0.01																Jul-01-09
10% Annual Return																		Jul-01-09
Excess																		
TRS-TOTAL STRATEGIC MANDATES	911.91	1.55	-1.71	-3.40	-2.27	-1.71	14.64	5.88	18.62	16.93			2.95	11.83			12.63	Jan-01-12
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00	10.00			10.00	10.00			9.99	Jan-01-12
Excess			-2.51	-5.82	-7.99	-2.51	4.64	-4.12	8.62	6.93			-7.05	1.83			2.64	
Angelo Gordon Ct St Ptnrs	144.41	0.25	-2.14	-4.44	-4.53	-2.14	17.03	5.17	26.25				1.54				9.29	Mar-01-12
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00				10.00				9.98	Mar-01-12
Excess			-2.93	-6.85	-10.25	-2.93	7.03	-4.83	16.25				-8.46				-0.69	
Apollo Centre Street Partnership, L.P	161.92	0.28	-3.71	-5.78	-4.25	-3.71	15.30	7.00	17.58				1.93				7.22	May-01-12
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00				10.00				9.98	May-01-12
Excess			-4.50	-8.19	-9.97	-4.50	5.30	-3.00	7.58				-8.07				-2.76	
Contrarian Partnership, L.P	44.36	0.08	-2.08	-5.25	-7.95	-2.08	10.08	0.49					-2.21				0.83	Jul-01-13
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00					10.00				9.96	Jul-01-13
Excess			-2.88	-7.66	-13.67	-2.88	0.08	-9.51					-12.21				-9.13	
Golden Tree OD	166.32	0.28	1.00	0.85	2.10	1.00	11.90	7.14	9.92	15.67			6.97	11.23			10.90	Jan-01-12
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00	10.00			10.00	10.00			9.99	Jan-01-12
Excess			0.20	-1.56	-3.62	0.20	1.90	-2.86	-0.08	5.67			-3.03	1.23			0.90	
TRS-MARATHON-OD-FI	234.04	0.40	-1.42	-4.00	-1.98	-1.42	15.38	5.86	21.96	25.44			3.28	15.15			16.38	Jan-01-12
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00	10.00			10.00	10.00			9.99	Jan-01-12
Excess			-2.22	-6.41	-7.69	-2.22	5.38	-4.14	11.96	15.44			-6.72	5.15			6.38	
Oak Hill Ctr St Ptnrs	156.80	0.27	-2.42	-2.80	-1.21	-2.42	13.92	6.23	16.94				2.70				8.03	Oct-01-12
10% Annual Return			0.80	2.41	5.72	0.80	10.00	10.00	10.00				10.00				9.98	Oct-01-12
Excess			-3.22	-5.21	-6.93	-3.22	3.92	-3.77	6.94				-7.30				-1.95	
Ares Centre Street	4.06	0.01	2.15														2.15	Jan-01-15
10% Annual Return			0.80														0.80	Jan-01-15
Excess			1.35				1.35										1.35	

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
<b>OTHER FIXED INCOME</b>																		
TOTAL TEACHERS ETI (w/o cash)	508.52	0.86	2.41	3.77	4.97	2.41	7.37	8.32	1.02	5.80	6.75	6.63	8.72	5.63	5.90	5.96	8.60	Dec-01-84
Teachers Custom Benchmark (No Cash)			1.39	2.18	3.40	1.39	4.54	6.00	-1.67	3.55	7.51	6.31	5.79	2.84	4.30	4.85		Dec-01-84
Excess			1.02	1.59	1.58	1.02	2.83	2.32	2.69	2.25	-0.76	0.32	2.93	2.79	1.60	1.12		
AFL-CIO Hsg Inv Trust	220.40	0.37	1.87	3.01	3.96	1.87	4.45	6.33	-2.37	4.27	7.86	6.16	6.71	3.05	4.45	4.87	4.78	Oct-01-02
Barclays Aggregate (Daily)			2.10	2.92	4.10	2.10	4.37	5.97	-2.02	4.21	7.84	6.54	6.61	3.07	4.57	4.86	4.81	Oct-01-02
Excess			-0.23	0.09	-0.14	-0.23	0.08	0.36	-0.35	0.06	0.02	-0.39	0.10	-0.03	-0.12	0.01	-0.02	
Access RBC	114.71	0.19	1.24	2.23	3.68	1.24	4.33	6.95	-2.09	4.43	6.99	5.72	6.47	3.32	4.26		5.77	Mar-01-07
Access RBC Benchmark			1.14	1.79	2.86	1.14	3.55	5.08	-1.50	2.38	6.32	5.52	4.81	2.17	3.46		4.73	Mar-01-07
Excess			0.10	0.44	0.81	0.10	0.79	1.86	-0.59	2.06	0.66	0.20	1.65	1.15	0.80		1.03	
CPC CONST FACILITY	6.33	0.01	0.29	0.65		0.29											1.09	Aug-01-14
CPC CONST BENCHMARK			0.24	0.71		0.24											1.42	Aug-01-14
Excess			0.06	-0.06		0.06											-0.34	
TOTAL TEACHERS PPAR	167.06	0.28	4.03	6.01	7.53	4.03	14.10	12.77	8.63	9.83	5.40	9.09	13.62	11.69	9.78	9.06	8.81	Nov-01-01
TRS-TOTAL TARGETED CPC-PPAR	142.49	0.24	4.04	5.60	6.90	4.04	13.89	11.95	8.54	9.88	5.45	9.14	12.79	11.40	9.64	8.99	8.75	Nov-01-01
Targeted Investment (CPC)	98.20	0.17	4.08	5.07	7.05	4.08	13.64	11.54	8.80	9.80	5.40	9.02	12.47	11.34	9.57	8.92	10.77	Oct-01-81
GNMA	0.02	0.00	0.79	2.34		0.79	9.30	9.67	9.13	9.88	-0.46	3.95	9.69	9.55	6.30	6.94	6.75	Nov-01-01
Short Term Investments	0.00	0.00	0.00	0.00		0.00	0.05	0.01	0.10	0.10	0.08	0.17	0.01	0.07	0.09	1.63	2.14	Nov-01-01
CPC - PPAR	98.18	0.17	4.08	5.07		4.08	13.25	11.79	8.21	9.88	5.45	9.14	12.58	11.25	9.55	8.95	8.72	Nov-01-01
CPC-PPAR	44.31	0.08	3.95	6.87	6.56	3.95		13.91					15.51				18.23	Aug-01-13
BOA-PPAR 2013	1.59	0.00	3.88	4.32	7.22	3.88		13.31					13.50				20.75	Dec-01-13
CFSB-PPAR	2.38	0.00	4.17	6.82	9.68	4.17	12.19	15.34	4.28	8.16	3.29	12.80	15.97	10.48	9.36		8.49	Oct-01-06
CCD-PPAR	6.00	0.01	4.21	6.75	9.47	4.21	13.62	15.37	8.64	11.40	5.59	11.58	16.73	13.11	11.13		10.21	Dec-01-06
CCD-PPAR 2013	6.49	0.01	3.88	16.28	19.45	3.88		25.71					26.46				27.00	Dec-01-13
LIIF-PPAR	2.98	0.01	3.26	4.45	6.02	3.26	10.15	9.74	7.43	6.84	4.96	4.34	10.81	9.02	7.02		7.35	Aug-01-09
LIIF-PPAR 2013	2.63	0.00	3.90	6.62	13.69	3.90		38.12					38.66				36.77	Nov-01-13
NCBCI-PPAR	1.59	0.00	4.45	7.50	10.79	4.45	17.17	16.66	11.66	9.46	8.50	4.10	17.53	14.03	10.76		10.46	Aug-01-09
NCBCI-PPAR 2013	0.26	0.00	4.30	6.82	9.55	4.30		14.93					15.59				25.74	Nov-01-13
NHS-PPAR	0.66	0.00	4.55	6.73	8.91	4.55	13.20	13.73	8.83	9.68	3.85	9.95	14.90	12.20	9.87		9.78	Sep-01-07

# New York City Teachers' Retirement System

## Manager / Benchmark Comparison Report



### Rates of Return - Total

#### Periods Ending January 31, 2015

	Assets (\$MM)	% of Total	Trailing 1 Month	Trailing 3 Months	FYTD	CYTD	FYE 06/30/14	CYE 12/31/14	CYE 12/31/13	CYE 12/31/12	CYE 12/31/11	CYE 12/31/10	Trailing 1 Year	Trailing 3 Year	Trailing 5 Year	Trailing 10 Year	ITD	Inception Date
<b>CASH</b>																		
TRS-TOTAL CASH	2,658.32	4.52	0.22	0.22	0.41	0.22	0.28	0.32	0.26	0.37	0.50	0.41	0.50	0.38	0.39	2.08	2.10	Apr-01-04
91 DAY TREASURY BILL (DAILY)			0.00	0.01	0.02	0.00	0.05	0.03	0.07	0.11	0.10	0.13	0.03	0.07	0.09	1.55	1.54	Apr-01-04
Excess			0.22	0.21	0.40	0.22	0.22	0.28	0.18	0.26	0.40	0.28	0.47	0.30	0.31	0.53	0.56	
<b>TEACHERS' SHORT TERM</b>																		
TRS-TOTAL SHORT TERM	2,656.30	4.51	0.22	0.22	0.43	0.22	0.26	0.32	0.25	0.37	0.49	0.51	0.52	0.38	0.41	2.10		Apr-01-82
91 DAY T-BILL			0.00	0.00	0.00	0.00	0.05	0.02	0.08	0.11	0.11	0.14	0.01	0.07	0.09	1.53		Apr-01-82
Excess			0.22	0.22	0.43	0.22	0.21	0.30	0.17	0.26	0.38	0.37	0.51	0.31	0.32	0.57		
C/D - Fail Float Earnings	2.02	0.00																Apr-04-04
SECURITY LENDING	2.21	0.00																Apr-01-04
<b>PRIVATE EQUITY</b>																		
TRS-TOTAL PRIVATE EQUITY	2,692.37	4.58	-0.42	1.93	4.14	-0.42	16.45	13.95	8.13	11.45	15.80	14.04	13.55	11.13	12.68	10.72	11.63	Apr-01-04
NYC R3000 +3% Lagged			3.00	5.60	9.62	3.00	25.27	21.24	24.53	35.20	5.55	15.96	19.51	28.11	20.81	13.50	12.95	Apr-01-04
Excess			-3.42	-3.67	-5.48	-3.42	-8.82	-7.29	-16.40	-23.75	10.25	-1.92	-5.96	-16.98	-8.13	-2.78	-1.32	
<b>REAL ASSETS</b>																		
TRS-TOTAL REAL ASSETS	1,513.93	2.57	1.07	2.64	7.51	1.07	12.69	14.78	10.97	13.02	24.55	9.76	14.82	12.90	14.84	9.77	9.21	Apr-01-04
TRS-TOTAL PRIVATE REAL ESTATE	1,448.17	2.46	1.08	2.61	7.58	1.08	12.55	14.69	10.97	13.02	24.55	9.76	14.73	12.88	14.83	9.76	9.20	Apr-01-04
NCREIF NFI-ODCE NET + 100 BP			0.08	3.28	6.73	0.08	12.85	12.56	14.02	10.88	16.09		12.56	12.48				Apr-01-04
Excess			1.00	-0.67	0.85	1.00	-0.30	2.12	-3.05	2.14	8.45		2.17	0.39				
TRS-TOTAL INFRASTRUCTURE	65.76	0.11	0.73	3.45	5.47	0.73		18.76					19.63				16.56	Dec-01-13
CPI + 4%			0.00	0.02	1.32	0.00		4.69					4.20				4.50	Dec-01-13
Excess			0.73	3.43	4.15	0.73		14.07					15.43				12.06	
<b>TRS-TOTAL TEACHERS</b>																		
TRS-TOTAL TEACHERS	58,843.01	100.00	-0.20	0.34	0.84	-0.20	17.62	7.75	15.91	13.09	1.83	13.91	9.34	10.75	10.76	6.91	8.68	Jul-01-87
Teachers Policy Benchmark			0.11	0.59	1.45	0.11	17.19	8.50	14.99	13.77	2.23	14.04	9.83	10.93	11.12	6.92		Jul-01-87
Excess			-0.32	-0.25	-0.61	-0.32	0.44	-0.74	0.92	-0.68	-0.40	-0.13	-0.48	-0.18	-0.36	0.00		

**Teachers' Retirement System of the City of New York**  
**Private Equity Portfolio**  
**As of September 30, 2014 (in USD)**

Vintage Year	Investment	First Drawdown	Committed Capital	Paid-In Capital	Distributed Capital	Market Value	Multiple	IRR
<b>Active Investments</b>								
1999	Cypress Merchant Banking Partners II, LP	7/8/1999	\$ 50,000,000	\$ 53,874,600	\$ 43,453,284	\$ 6,087,032	0.92x	(1.65%)
1999	FdG Capital Partners, L.P.	6/2/1999	30,000,000	34,517,861	51,547,118	6,808,900	1.69x	14.91%
1999	Lincolnshire Equity Fund II, L.P.	2/26/2001	15,000,000	14,446,100	27,347,315	945,848	1.96x	24.68%
2000	Carlyle Partners III, L.P.	12/22/2000	30,000,000	33,979,261	71,996,891	48,505	2.12x	23.33%
2000	SCP Private Equity Partners II, L.P.	1/19/2001	20,000,000	22,196,012	6,682,699	7,115,325	0.62x	(6.07%)
2000	Solera Partners, L.P.	7/8/2002	15,000,000	19,718,743	31,226,365	9,068,891	2.04x	10.87%
2001	Apollo Investment Fund V, L.P.	8/23/2001	30,000,000	46,743,989	91,779,417	2,146,852	2.01x	38.88%
2001	New Mountain Partners, L.P.	7/20/2001	15,000,000	12,977,661	17,328,376	1,385,338	1.44x	12.33%
2001	RRE Ventures III, L.P.	6/13/2002	20,000,000	26,081,130	31,916,700	4,966,423	1.41x	6.45%
2002	BDCM Opportunity Fund, L.P.	11/10/2003	25,000,000	54,583,604	90,223,476	1,204,267	1.68x	23.07%
2002	Coller International Partnership IV, L.P.	11/6/2002	35,000,000	31,222,054	39,391,517	3,037,960	1.36x	11.83%
2002	Landmark Equity Partners XI, L.P.	9/15/2004	20,000,000	21,259,660	28,946,640	2,873,459	1.50x	23.96%
2002	Thomas McNerney & Partners, L.P.	11/26/2002	15,000,000	14,700,000	5,252,534	5,789,455	0.75x	(5.70%)
2002	Yucaipa American Alliance Fund I, L.P.	10/1/2004	55,000,000	80,828,995	59,739,039	42,443,788	1.26x	7.02%
2003	Ares Corporate Opportunities Fund, L.P.	5/4/2004	15,000,000	18,004,666	25,088,626	2,089,210	1.51x	13.44%
2003	Blackstone Capital Partners IV L.P.	1/10/2003	30,000,000	30,690,311	68,968,220	8,446,551	2.52x	38.12%
2003	FS Equity Partners V, L.P.	5/30/2003	25,000,000	21,637,554	36,647,754	11,431,597	2.22x	17.33%
2003	Leeds Weld Equity Partners IV, L.P.	12/23/2004	15,000,000	15,356,325	15,910,243	3,431,127	1.26x	4.00%
2004	Aurora Equity Partners III, L.P.	5/19/2005	20,000,000	21,701,605	34,496,614	1,498,607	1.66x	14.12%
2004	Celtic Pharmaceutical Holdings, L.P.	7/10/2006	15,000,000	15,241,256	241,256	13,818,472	0.92x	(1.12%)
2004	FdG Capital Partners II, L.P.	8/30/2004	35,000,000	36,992,821	41,728,926	6,394,691	1.30x	5.11%
2004	Lincolnshire Equity Fund III, L.P.	12/23/2004	25,000,000	23,776,581	29,334,401	15,153,181	1.87x	32.65%
2004	Markstone Capital Partners, L.P.	7/21/2004	35,000,000	40,766,689	16,852,082	10,303,206	0.67x	(12.49%)
2004	New York/Fairview Emerging Managers (Tranche A), L.P.	10/21/2004	24,000,000	23,304,828	10,741,293	15,904,951	1.14x	2.79%
2004	Paladin Homeland Security Fund (NY), LP	10/1/2004	15,000,000	16,164,780	3,805,833	5,233,593	0.56x	(8.62%)
2004	Trilantic Capital Partners III (fka LBMB III), L.P.	9/22/2005	30,000,000	23,407,177	34,539,875	1,254,904	1.53x	12.68%
2005	Blackstone Mezzanine Partners II, L.P.	5/26/2006	20,000,000	19,295,700	22,715,391	2,025,123	1.28x	7.10%
2005	Bridgepoint Europe III, L.P.	12/6/2005	31,170,735	26,996,441	17,702,271	16,136,096	1.25x	3.89%
2005	Erasmus New York City Growth Fund, L.P.	8/16/2005	30,000,000	26,117,536	22,375,310	479,102	0.88x	(2.77%)
2005	GI Partners Fund II, L.P.	6/19/2006	25,000,000	25,227,520	27,836,198	9,791,541	1.49x	7.10%
2005	JP Morgan Fleming (Tranche A), L.P.	12/21/2005	31,000,000	29,466,367	18,302,120	21,203,300	1.34x	7.53%
2005	New Mountain Partners III, L.P.	1/12/2005	23,225,800	21,142,801	36,194,011	3,401,876	1.87x	13.29%
2005	Palladium Equity Partners III, L.P.	8/10/2005	35,000,000	35,912,353	44,740,874	30,913,029	2.11x	19.57%
2005	Prism Venture Partners V-A, L.P.	7/14/2005	20,000,000	20,622,939	8,306,204	7,180,471	0.75x	(6.42%)
2005	Psilos Group Partners III, L.P.	10/17/2007	25,000,000	26,575,585	12,820,541	21,319,044	1.28x	6.05%
2005	Quadrangle Capital Partners II, L.P.	2/28/2006	35,000,000	29,724,351	22,668,118	16,420,482	1.32x	5.90%
2005	Snow Phipps Group, L.P.	8/2/2007	15,000,000	16,383,780	10,905,907	10,219,361	1.29x	7.79%
2005	USPF II Institutional Fund, L.P.	11/23/2005	35,000,000	46,164,567	28,130,115	29,357,476	1.25x	5.13%
2005	VSS Communications Partners IV, L.P.	6/2/2006	10,000,000	11,226,260	3,546,635	5,346,071	0.79x	(4.38%)
2006	Aisling Capital II, L.P.	1/12/2006	4,500,000	4,749,421	2,166,857	3,066,221	1.10x	2.17%
2006	Amersand 2006, L.P.	7/6/2007	15,000,000	15,000,000	12,041,325	12,427,180	1.63x	11.34%
2006	Apollo Investment Fund VI, L.P.	5/10/2006	35,000,000	45,048,207	47,078,599	21,100,945	1.51x	9.92%
2006	Ares Corporate Opportunities Fund II, L.P.	5/23/2006	30,000,000	32,825,369	47,146,344	7,411,662	1.66x	13.61%
2006	Arsenal Capital Partners II, L.P.	12/19/2006	13,500,000	15,887,323	7,760,202	15,505,268	1.46x	9.82%
2006	Avista Capital Partners, L.P.	8/11/2006	30,000,000	38,213,147	30,803,855	20,874,909	1.35x	7.22%
2006	BDCM Opportunity Fund II, L.P.	12/28/2006	25,000,000	34,899,490	25,520,104	36,899,506	1.79x	17.14%
2006	Blackstone Capital Partners V, L.P.	4/13/2006	75,600,000	75,473,353	54,760,418	61,014,148	1.53x	7.95%
2006	Catterton Partners VI, L.P.	12/14/2006	30,000,000	32,756,611	37,027,038	23,712,772	1.85x	14.10%
2006	CCMP Capital Investors II, L.P.	5/22/2007	20,000,000	21,623,471	19,440,527	15,248,474	1.60x	14.36%
2006	Cinven Fourth Fund	1/22/2007	44,547,714	44,389,794	33,276,089	26,009,181	1.34x	6.45%
2006	Fairview Ventures Fund III, L.P.	7/13/2007	20,000,000	19,083,213	8,953,423	21,897,813	1.62x	14.84%
2006	First Reserve Fund XI, L.P.	12/22/2006	30,000,000	34,241,400	18,958,967	16,740,228	1.04x	1.05%
2006	GF Capital Private Equity Fund, L.P.	3/20/2008	15,000,000	15,135,481	10,786,837	13,762,098	1.62x	15.36%
2006	GSC Recovery III, L.P.	5/4/2006	10,000,000	11,181,950	11,497,647	1,826,226	1.19x	4.66%
2006	InterMedia Partners VII, L.P.	6/8/2006	25,000,000	28,491,078	4,739,411	40,594,555	1.59x	8.04%
2006	Landmark Equity Partners XIII, L.P.	5/15/2006	25,000,000	23,329,543	16,261,733	12,403,211	1.23x	4.91%
2006	MidOcean Partners III, L.P.	6/19/2007	40,000,000	42,870,880	20,173,469	38,026,714	1.36x	7.92%
2006	Perseus Partners VII, L.P.	8/6/2007	20,000,000	22,567,679	5,652,388	3,178,143	0.39x	(24.17%)
2006	RRE Ventures IV, L.P.	10/25/2006	25,000,000	29,707,028	7,074,515	38,373,324	1.53x	10.23%
2006	Terra Firma Capital Partners III, L.P.	2/26/2007	31,073,507	30,832,620	648,250	17,837,895	0.60x	(10.25%)
2006	Thomas, McNerney & Partners II, L.P.	11/30/2006	15,000,000	14,267,607	6,302,355	15,332,861	1.52x	10.35%
2007	Carlyle Partners V, L.P.	9/28/2007	50,000,000	48,594,631	32,797,206	42,359,600	1.55x	13.36%
2007	Co-Investment Partners Europe, L.P.	12/5/2008	26,559,412	28,352,431	7,094,424	28,212,788	1.25x	5.93%
2007	Constellation Ventures III, L.P.	11/20/2008	15,000,000	16,011,810	3,059,224	8,154,492	0.70x	(9.37%)
2007	Craton Equity Investors I, L.P.	3/11/2008	10,000,000	9,265,534	34,925	4,121,906	0.45x	(17.42%)
2007	FTVentures III, L.P.	3/1/2007	14,081,947	14,634,065	8,549,226	15,854,009	1.67x	12.75%

**Teachers' Retirement System of the City of New York**  
**Private Equity Portfolio**  
**As of September 30, 2014 (in USD)**

Vintage Year	Investment	First Drawdown	Committed Capital	Paid-In Capital	Distributed Capital	Market Value	Multiple	IRR
2007	GSO Capital Opportunities Fund, L.P.	8/15/2008	30,000,000	45,738,892	54,201,524	11,174,010	1.43x	18.57%
2007	Halyard Capital Fund II, L.P.	11/2/2007	15,000,000	12,285,934	4,056,351	8,287,941	1.00x	0.11%
2007	Montreux Equity Partners IV, L.P.	3/27/2007	15,000,000	14,930,359	7,889,117	14,737,986	1.52x	12.48%
2007	Nautic Partners VI, L.P.	6/30/2008	20,000,000	21,400,897	6,709,523	25,495,396	1.50x	11.38%
2007	New Mountain Partners III, L.P.	9/25/2007	35,000,000	34,173,469	12,273,580	31,674,633	1.29x	8.12%
2007	PCG Clean Energy & Technology Fund East, L.P.	4/25/2008	60,000,000	49,576,829	3,352,781	29,772,056	0.67x	(9.95%)
2007	Pegasus Partners IV, L.P.	10/9/2007	20,000,000	23,220,913	10,797,025	13,407,065	1.04x	1.12%
2007	Pine Brook Capital Partners, L.P.	4/7/2008	22,500,000	21,796,817	11,302,657	20,755,939	1.47x	15.26%
2007	Quaker BioVentures II, L.P.	4/18/2008	15,000,000	12,797,633	6,367,512	8,143,470	1.13x	3.98%
2007	RLJ Equity Partners Fund I, L.P.	4/14/2009	15,000,000	12,099,603	4,128,024	11,028,167	1.25x	7.95%
2007	SCP Vitalife Partners II, L.P.	1/10/2008	15,000,000	14,324,774	1,184	14,820,527	1.03x	0.90%
2007	StarVest Partners II, L.P.	12/8/2008	20,000,000	17,260,981	12,547	12,427,019	0.72x	(9.89%)
2007	Trilantic Capital Partners IV L.P.	10/22/2007	53,311,339	53,265,640	51,355,658	41,700,939	1.75x	19.19%
2007	USPF III Institutional Fund, L.P.	7/10/2007	30,000,000	29,984,326	9,996,208	23,005,826	1.10x	2.32%
2007	Vista Equity Partners Fund III, L.P.	11/30/2007	25,000,000	26,546,229	48,456,869	14,133,349	2.36x	28.02%
2008	Aisling Capital III, L.P.	11/20/2008	10,500,000	9,307,292	6,241,881	8,117,798	1.54x	23.64%
2008	Apollo Investment Fund VII, L.P.	4/16/2008	50,000,000	56,131,123	71,415,170	31,003,650	1.82x	27.55%
2008	Ares Corporate Opportunities Fund III, L.P.	7/30/2008	60,000,000	67,457,480	57,590,261	52,335,626	1.63x	22.49%
2008	Avista Capital Partners II, L.P.	12/31/2008	50,000,000	57,906,530	42,756,267	65,145,220	1.86x	22.04%
2008	Blue Wolf Capital Fund II, L.P.	11/14/2008	20,000,000	20,887,941	7,984,160	16,978,820	1.20x	8.48%
2008	Bridgepoint Europe IV, L.P.	9/30/2008	26,803,511	23,630,856	11,100,000	19,780,212	1.31x	9.96%
2008	Carpenter Community BancFund-A, L.P.	6/5/2008	15,000,000	14,389,912	690,525	19,644,938	1.41x	8.14%
2008	GCM Grosvenor TRSCNY Emerging Manager Co-Investment Fund 8/22/2008	8/22/2008	12,626,263	7,089,647	8,283,693	2,633,475	1.54x	11.65%
2008	GCM Grosvenor TRSCNY Emerging Manager Fund, L.P.	8/22/2008	59,373,737	51,710,686	19,780,033	39,951,905	1.16x	7.54%
2008	First Reserve Fund XII, L.P.	11/14/2008	30,000,000	30,078,267	11,232,240	22,584,170	1.12x	3.76%
2008	GI Partners III, L.P.	7/29/2008	30,000,000	31,693,656	28,767,634	18,360,941	1.49x	15.57%
2008	Landmark Equity Partners XIV, L.P.	9/19/2008	50,000,000	44,080,613	21,963,312	37,618,056	1.35x	17.59%
2008	Lee Equity Partners, L.P.	4/23/2008	30,000,000	29,729,723	11,686,976	23,061,224	1.17x	5.70%
2008	Leeds Equity Partners V, L.P.	7/28/2008	40,000,000	33,668,435	7,936,328	38,282,723	1.37x	14.24%
2008	Levine Leichtman Capital Partners IV, L.P.	9/22/2008	25,000,000	24,740,364	26,124,901	14,219,445	1.63x	21.22%
2008	New York/Fairview Emerging Managers (Tranche B), L.P.	5/28/2008	35,000,000	25,914,000	10,201,194	24,742,073	1.35x	12.64%
2008	NGN BioMed Opportunity II, L.P.	10/31/2008	15,000,000	13,088,866	2,572,112	7,580,023	0.78x	(6.97%)
2008	Onex Partners III, L.P.	3/31/2009	40,000,000	42,713,127	17,819,122	35,737,230	1.25x	10.40%
2008	Paladin III (HR), L.P.	1/8/2008	20,000,000	19,514,815	7,692,037	15,777,843	1.20x	6.43%
2008	Relativity Fund, L.P.	1/17/2008	15,000,000	8,091,168	647,444	2,833,317	0.43x	(19.04%)
2008	Riverstone/Carlyle Global Energy & Power Fund IV	9/29/2008	32,500,000	31,843,486	22,613,959	21,201,659	1.38x	11.78%
2008	Yucaipa American Alliance Fund II, L.P.	3/28/2008	75,000,000	98,164,291	57,206,280	107,153,848	1.67x	17.64%
2008	Yucaipa Corporate Initiatives Fund II, L.P.	6/23/2008	32,738,833	31,630,102	5,601,114	20,705,947	0.83x	(5.48%)
2009	Lincolnshire Equity Fund IV, L.P.	8/7/2009	12,500,000	9,957,103	1,636,828	8,007,933	0.97x	(1.56%)
2009	Welsh, Carson, Anderson & Stowe XI, L.P.	2/10/2009	30,000,000	26,011,441	10,314,747	27,302,853	1.45x	14.23%
2010	JP Morgan Fleming (Tranche B), L.P.	3/31/2008	10,000,000	7,579,187	2,365,744	7,630,820	1.32x	12.90%
2010	Trident V, L.P.	12/30/2010	35,000,000	34,799,686	5,312,765	34,241,421	1.14x	8.01%
2011	Ampersand 2011, L.P.	3/11/2011	17,500,000	15,050,000	987,648	20,325,476	1.42x	16.28%
2011	Blackstone Capital Partners VI, L.P.	1/24/2011	60,000,000	34,101,939	6,144,883	36,102,131	1.24x	18.47%
2011	EQT VI, L.P.	8/1/2011	49,718,719	35,321,809	816,361	36,973,764	1.07x	5.68%
2011	BC European Capital IX, L.P.	9/19/2011	69,234,423	40,184,898	6,022,117	36,031,965	1.05x	2.95%
2011	AXA Secondary Fund V L.P.	8/11/2011	160,000,000	72,631,645	21,280,268	74,974,598	1.33x	15.80%
2011	Pegasus Partners V, L.P.	8/16/2011	20,789,916	10,895,296	107,243	13,399,260	1.24x	10.46%
2011	Green Equity Investors VI, L.P.	11/30/2012	100,000,000	45,552,941	775,832	46,594,991	1.04x	5.32%
2011	Vista Equity Partners IV, L.P.	11/30/2011	100,000,000	84,690,489	3,334,408	99,688,472	1.22x	12.81%
2011	American Securities Partners VI, L.P.	1/10/2012	100,000,000	72,371,173	17,397,462	78,086,427	1.32x	26.13%
2012	Ares Corporate Opportunities Fund IV, L.P.	11/5/2012	105,000,000	41,380,926	-	44,422,775	1.07x	N/M
2012	Warburg Pincus Private Equity XI, L.P.	5/24/2012	175,000,000	72,678,236	5,685,588	72,983,776	1.08x	N/M
2012	Trilantic Capital Partners V, L.P.	9/20/2012	70,000,000	19,706,605	222,980	19,852,933	1.02x	N/M
2012	Platinum Equity Capital Partners III, L.P.	1/14/2013	115,000,000	46,916,858	33,168,540	36,177,494	1.48x	N/M
2012	NYCTRS - 2012 Emerging Manager Program*	2/7/2013	175,000,000	29,021,728	2,720,452	26,796,123	1.02x	N/M
2013	Carlyle Partners VI, L.P.	7/3/2013	125,000,000	36,666,813	-	33,674,221	0.92x	N/M
2013	Carlyle Partners VI, L.P. - Side Car	9/23/2014	13,750,000	3,034,073	-	2,810,580	0.93x	N/M
2013	Landmark Equity Partners XV, L.P.	10/30/2013	113,000,000	20,542,616	-	27,907,335	1.36x	N/M

**Teachers' Retirement System of the City of New York**  
**Private Equity Portfolio**  
**As of September 30, 2014 (in USD)**

Vintage Year	Investment	First Drawdown	Committed Capital	Paid-In Capital	Distributed Capital	Market Value	Multiple	IRR
2013	Landmark Equity Partners XV, L.P. - Side Car	12/24/2013	37,000,000	6,050,066	-	6,751,393	1.12x	N/M
2013	Olympus Growth Fund VI, L.P.	1/21/2014	100,000,000	11,513,613	-	11,599,149	1.01x	N/M
2013	Apollo Investment Fund VIII, L.P.	12/11/2013	200,000,000	18,249,338	127,560	16,975,686	0.94x	N/M
2013	CVC Capital Partners VI, L.P.	2/18/2014	195,316,075	15,401,218	3,858	12,572,280	0.82x	N/M
2014	Lexington Capital Partners VIII, L.P.	N/A	150,000,000	-	-	-	0.00x	N/M
2014	ASF VI, L.P.	5/9/2014	112,000,000	22,783,803	-	26,449,063	1.16x	N/M
2014	ASF VI NYC Co-Invest, L.P.	5/9/2014	38,000,000	3,800	-	3,800	1.00x	N/M
2014	Crestview Partners III, L.P.	N/A	75,000,000	-	-	-	0.00x	N/M
2014	Crestview Partners III (Co-Investment B), L.P.	N/A	25,000,000	-	-	-	0.00x	N/M
2014	Vista Equity Partners Fund V, L.P.	9/8/2014	125,000,000	4,728,229	-	3,464,026	0.73x	N/M
<b>Total Portfolio<sup>1</sup></b>			<b>\$ 5,601,421,932</b>	<b>\$ 4,123,401,646</b>	<b>\$ 2,787,917,699</b>	<b>\$ 2,712,436,444</b>	<b>1.33x</b>	<b>9.59%</b>

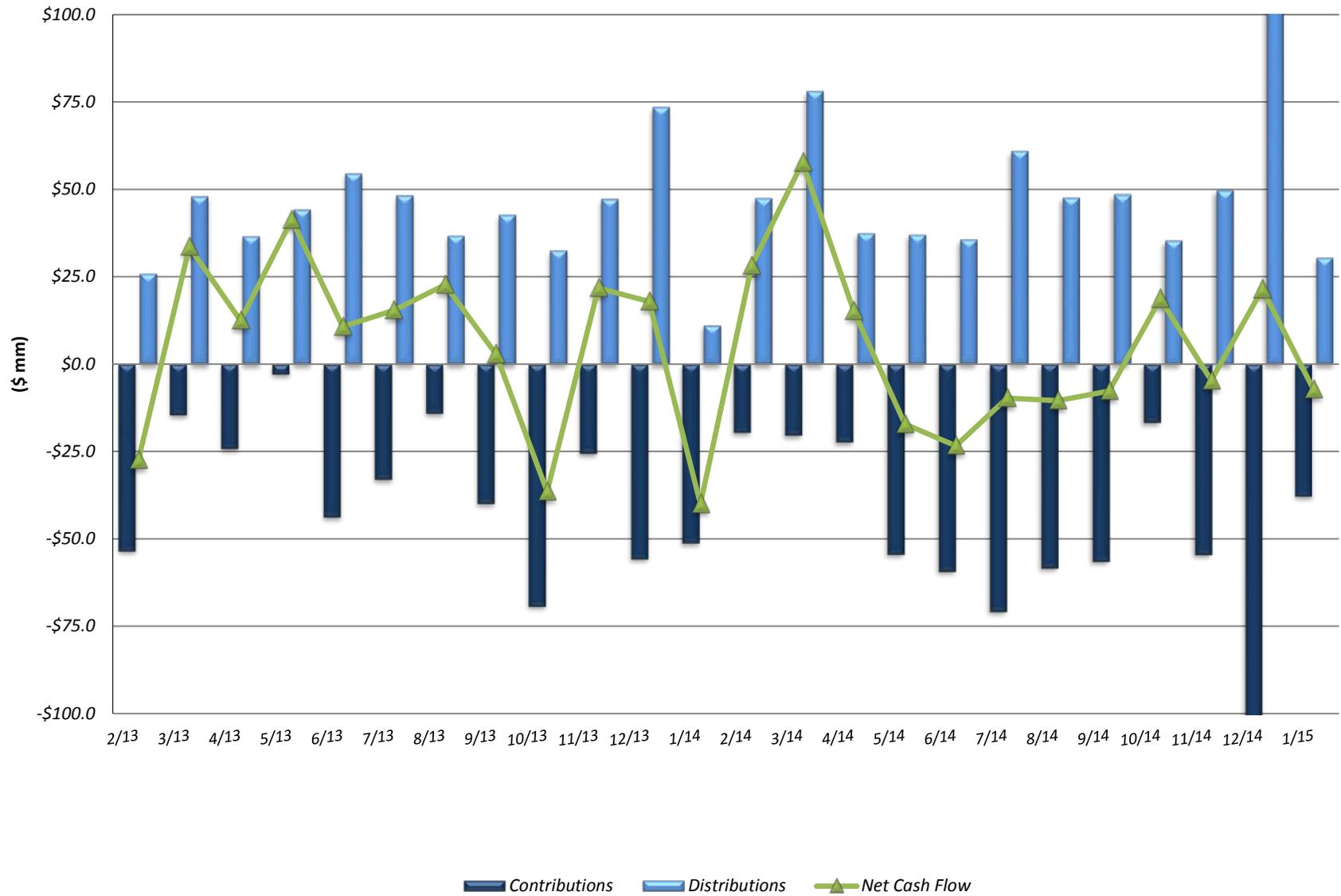
Vintage Year	Investment	First Drawdown	Committed Capital	Net Contributed Capital	Net Distributed Capital	Market Value	Multiple	IRR
<b>Commitments Closed Subsequent to as of Date</b>								
2013	NMS Fund II, L.P.	N/A	\$ 8,200,000	-	-	-	N/A	N/A
2014	Centerbridge Capital Partners III, L.P.	N/A	33,500,000	-	-	-	N/A	N/A
2014	Webster Capital Partners III, L.P.	N/A	16,500,000	-	-	-	N/A	N/A
2014	Mill City Fund II, L.P.	N/A	8,200,000	-	-	-	N/A	N/A
2014	Raine Partners II, L.P.	N/A	20,000,000	-	-	-	N/A	N/A
2014	American Securities Partners VII, L.P.	N/A	111,000,000	-	-	-	N/A	N/A
2014	Siris Partners III, L.P.	N/A	45,000,000	-	-	-	N/A	N/A
<b>Total Commitments Closed Subsequent to as of Date</b>			<b>\$ 242,400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>	<b>N/A</b>

\*Please note that the NYCTRS - 2012 Emerging Manager Program total commitment amount includes the full amount allocated to the Program, of which \$91.25 million has been committed as of September 30, 2014.

<sup>1</sup>Please note that the Total Portfolio is inclusive of liquidated investments in the TRS Portfolio and include sales proceeds from the 2012 Secondary Sale Partnerships

Note: Where available, September 30, 2014 reported valuations were used. In the absence of September 30, 2014 reported values, market values have been adjusted forward using interim cashflows through September 30, 2014. The IRR calculated in the early years of a fund is not meaningful given the j-curve effect. The aggregate portfolio performance figures for IRR and multiple are as of September 30, 2014.

**NYC Teachers Monthly PE Cash Flow Summary**  
(as of January 31, 2015)



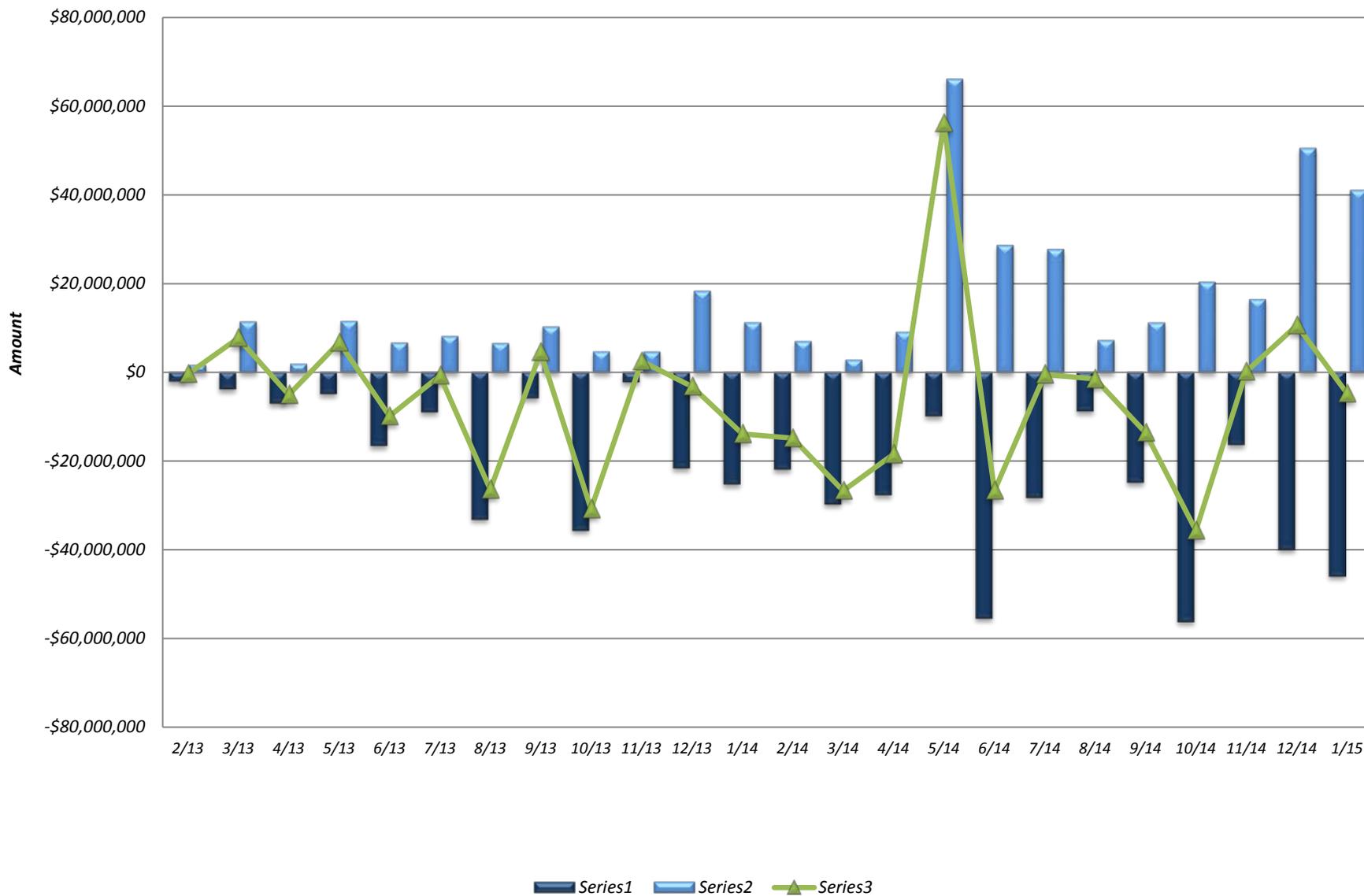


## 3Q2014 Teachers' Retirement System of the City of New York

Vintage Year	Fund Name	First Draw Down	Capital Committed	Contributions	Distributions	Market Value	Equity Multiple	Net IRR
2006	UBS Trumbull Property Fund	9/28/2006	\$106,000,000	\$128,484,441	(\$17,864,264)	\$145,842,391	1.3	6.1%
2006	RREEF America REIT II	10/1/2006	\$36,000,000	\$47,527,452	(\$17,741,959)	\$40,473,673	1.2	3.4%
2006	PRISA SA	9/29/2006	\$36,000,000	\$38,196,318	(\$6,293,940)	\$40,332,906	1.2	2.7%
2006	Prologis Targeted U.S. Logistics Fund	10/1/2006	\$10,000,000	\$12,230,397	(\$2,326,183)	\$9,781,263	1.0	-0.2%
2007	JP Morgan Strategic Property Fund	12/4/2006	\$86,000,000	\$91,171,228	\$0	\$132,754,673	1.5	7.2%
2007	Heitman HART	3/29/2007	\$48,000,000	\$61,162,225	(\$13,162,181)	\$72,185,030	1.4	7.0%
2007	PRISA II	6/30/2007	\$63,374,139	\$66,406,514	(\$8,172,997)	\$70,805,708	1.2	3.0%
2007	JP Morgan Special Situation Property Fund	1/2/2007	\$15,000,000	\$16,657,033	(\$3,220,931)	\$15,150,835	1.1	1.5%
2007	Colony Realty Partners II	12/20/2006	\$15,000,000	\$16,065,058	(\$499,580)	\$5,767,100	0.4	-13.0%
2007	RREEF America REIT III - 1410	10/1/2007	\$15,000,000	\$14,836,751	(\$3,789,458)	\$4,290,801	0.5	-8.7%
2010	LaSalle Property Fund	7/1/2010	\$50,000,000	\$43,847,638	(\$5,486,477)	\$53,137,052	1.3	12.1%
2012	Almanac Realty Securities VI	6/6/2012	\$100,000,000	\$51,136,452	(\$8,727,292)	\$51,169,451	1.2	14.6%
2012	Almanac Realty Securities VI (Sidecar III)	7/31/2012	\$35,000,000	\$5,728,503	(\$785,040)	\$6,493,432	1.3	24.0%
2013	NYC Asset Investor #2 LLC- Related	7/9/2013	\$145,000,000	\$66,470,955	(\$1,766,667)	\$65,621,854	1.0	2.6%
2014	MetLife Core Property Fund	7/1/2014	\$80,000,000	\$15,503,877	(\$167,401)	\$16,033,805	1.0	19.3%
<b>Core / Core Plus Portfolio</b>			<b>\$840,374,139</b>	<b>\$675,424,843</b>	<b>(\$90,004,370)</b>	<b>\$729,839,973</b>	<b>1.2</b>	<b>4.5%</b>
2003	OCM Real Estate Opportunities Fund IIIA	5/30/2003	\$15,000,000	\$15,000,000	(\$22,657,038)	\$1,836,820	1.6	10.5%
2003	Canyon Johnson Urban Fund	12/6/2002	\$15,000,000	\$13,590,364	(\$15,874,432)	\$0	1.2	10.2%
2004	The City Investment Fund I	3/16/2004	\$120,000,000	\$118,337,757	(\$79,544,995)	\$45,491,975	1.1	1.3%
2004	Blackstone Fund IV	5/10/2004	\$25,000,000	\$32,033,922	(\$30,487,238)	\$14,445,543	1.4	11.6%
2004	Tishman Speyer Separate Account (TRS)	8/5/2004	\$100,000,000	\$72,402,952	(\$249,109,243)	\$217,222	3.4	57.5%
2005	Canyon Johnson Urban Fund II	5/11/2005	\$30,000,000	\$26,966,112	(\$4,795,945)	\$9,251,016	0.5	-9.4%
2006	AREA Real Estate Investment Fund V, LP	6/15/2006	\$5,000,000	\$5,000,001	(\$1,853,705)	\$2,322,888	0.8	-3.4%
2007	Blackstone Real Estate Partners VI	9/27/2007	\$50,000,000	\$53,227,410	(\$33,830,010)	\$64,389,663	1.8	14.2%
2007	Metropolitan Workforce Housing Fund	7/13/2007	\$10,509,770	\$10,509,770	(\$3,416,651)	\$8,251,219	1.1	2.9%
2007	Carlyle Realty Partners V	8/27/2007	\$15,000,000	\$18,234,843	(\$18,375,783)	\$5,279,746	1.3	7.7%
2007	UrbanAmerica II	1/30/2007	\$11,000,000	\$10,218,031	\$0	\$2,948,654	0.3	-17.6%
2008	Stockbridge Real Estate Fund III	9/9/2008	\$22,500,000	\$21,904,458	\$0	\$30,597,618	1.4	8.7%
2008	Capri Urban Investors	6/3/2008	\$40,000,000	\$39,987,138	(\$3,715,000)	\$26,586,821	0.8	-6.1%
2008	American Value Partners Fund I	10/18/2007	\$25,000,000	\$17,724,584	(\$6,610,123)	\$12,085,613	1.1	1.5%
2008	Silverpeak Legacy Partners III (Lehman)	5/28/2008	\$30,000,000	\$11,748,148	(\$2,895,157)	\$2,951,157	0.5	-16.4%
2009	Thor Urban Property Fund II	10/30/2008	\$12,500,000	\$16,173,958	(\$6,629,280)	\$11,305,919	1.1	4.8%
2009	Carbon Capital III	7/2/2009	\$40,000,000	\$43,757,162	(\$50,891,515)	\$2,417,905	1.2	8.7%
2009	JP Morgan Urban Renaissance Property Fund	12/18/2008	\$16,360,625	\$4,206,523	(\$4,206,523)	\$0	1.0	0.0%
2010	Blackstone Real Estate Partners Europe III (USI)	10/24/2008	\$50,000,000	\$39,042,798	(\$17,428,024)	\$39,581,404	1.5	18.0%
2010	Westbrook Real Estate Fund VIII	12/28/2009	\$50,000,000	\$58,835,183	(\$43,944,255)	\$31,243,737	1.3	13.6%
2010	Canyon Johnson Urban Fund III	3/29/2010	\$25,000,000	\$23,156,693	(\$13,839,128)	\$15,554,916	1.3	11.0%
2011	Carlyle Realty Partners VI	9/14/2011	\$70,000,000	\$54,512,392	(\$25,552,806)	\$49,109,918	1.4	26.4%
2011	H/2 Special Opportunities Fund II	1/31/2011	\$40,000,000	\$38,803,877	(\$8,348,661)	\$41,066,557	1.3	19.3%
2012	Brookfield Strategic Real Estate Partners	9/20/2012	\$125,000,000	\$73,288,560	(\$15,465,646)	\$71,793,509	1.2	19.5%
2012	Taconic New York City Investment Fund LP	7/5/2012	\$70,000,000	\$28,159,091	(\$636,364)	\$33,366,557	1.2	11.2%
2013	KTR Industrial Fund III	6/28/2013	\$70,000,000	\$23,589,081	\$0	\$29,244,718	1.2	26.0%
2013	NYC Asset Investor #1 LLC- Emmes	6/25/2013	\$60,000,000	\$22,800,227	(\$1,706,644)	\$24,536,326	1.2	26.1%
2013	NYC Asset Investor #3 LLC- Hudson	9/20/2013	\$96,000,000	\$14,482,530	\$0	\$13,984,469	1.0	-8.3%
2014	Lone Star Real Estate Fund III	5/20/2014	\$190,000,000	\$47,878,542	(\$517,388)	\$46,917,588	1.0	-3.3%
2014	Divco West Fund IV	1/15/2014	\$25,000,000	\$8,774,056	\$0	\$9,347,163	1.1	12.6%
2014	DRA Growth and Income Fund VIII	9/29/2014	\$75,000,000	\$6,666,667	\$0	\$6,802,990	n/a	n/a
2014	Carlyle Realty Partners VII	6/30/2014	\$120,000,000	\$492,493	\$0	(\$416,415)	n/a	n/a
<b>Non Core and Emerging Manager Portfolio</b>			<b>\$1,648,860,625</b>	<b>\$971,505,325</b>	<b>(\$662,331,555)</b>	<b>\$652,513,214</b>	<b>1.4</b>	<b>13.9%</b>
<b>Teachers' Retirement System of the City of New York</b>			<b>\$2,489,234,764</b>	<b>\$1,646,930,168</b>	<b>(\$752,335,925)</b>	<b>\$1,382,353,187</b>	<b>1.3</b>	<b>8.7%</b>
<b>Funds Closed Subsequent to Quarter</b>								
Vintage Year	Fund Name	First Draw Down	Capital Committed	Contributions				
2014	Almanac VII (including co-investment)		\$85,000,000	-	-	-	-	-
<b>Grand Total</b>			<b>\$85,000,000</b>					

Source: PCG historical cash flow data. TTG cash flow data from Fund Managers, effective 2005. Note: The equity multiples and IRRs contained in this report are interim calculations based upon information provided by the investment managers of the New York City Retirement Systems, including cash flows and quarterly unaudited, or audited, valuations. The IRR calculated in early years of a fund life is not meaningful given the J-curve effect and can be significantly impacted by the timing of cash flows, investment strategy, investment pacing, and fund life. The calculations are not necessarily indicative of total fund performance, which can only be determined after the fund is liquidated and all capital contributed and earnings have been distributed to the investor. All data supplied is as of September 30, 2014. Note: The General Partner of the JPMorgan Urban Renaissance Fund terminated the Fund on February 23, 2010 and all capital contributed, including management fees, was returned to investors.

### TRS Monthly Real Estate Cash Flow Summary



III. Trustee Education Plan (Discussion):

APPENDICES:

Basket Clause

## TRS - BASKET/NON BASKET SUMMARY

As of January 31st, 2015

	Adjusted Fund Policy			Fund Actual (PE & RE on an invested basis)		
	Non Basket*	Basket*	Total	Non Basket*	Basket*	Total
<b>Equity</b>						
Domestic Equity	34.7%	0.0%	34.7%	34.8%	0.0%	34.8%
Non-U.S. Equity	10.0%	7.8%	17.8%	10.0%	8.4%	18.4%
Private Equity	0.0%	4.6%	4.6%	0.0%	4.6%	4.6%
Real Assets	2.6%	0.0%	2.6%	2.6%	0.0%	2.6%
REITS	2.8%	0.2%	3.0%	3.3%	0.2%	3.5%
<b>Total Equity</b>	<b>50.1%</b>	<b>12.5%</b>	<b>62.6%</b>	<b>50.7%</b>	<b>13.2%</b>	<b>63.9%</b>
<b>Fixed Income</b>						
Core+5	19.2%	0.5%	19.7%	16.9%	0.5%	17.4%
<i>U.S. Gov't Sector</i>	4.0%	0.0%	4.0%	2.1%	0.0%	2.1%
<i>Mortgage Sector</i>	7.2%	0.0%	7.2%	6.9%	0.0%	6.9%
<i>Credit Sector</i>	8.0%	0.5%	8.5%	7.8%	0.5%	8.3%
High Yield	4.4%	0.9%	5.3%	3.6%	0.9%	4.5%
Bank Loans	0.0%	2.5%	2.5%	0.0%	2.5%	2.5%
TIPS	3.6%	0.4%	4.0%	2.2%	0.2%	2.4%
Convertibles	2.4%	0.6%	3.0%	1.4%	0.3%	1.7%
Opportunistic Fixed Income	0.0%	2.1%	2.1%	0.0%	2.1%	2.1%
Other Fixed Income	0.8%	0.0%	0.8%	5.4%	0.0%	5.4%
<b>Total Fixed Income</b>	<b>30.3%</b>	<b>7.1%</b>	<b>37.4%</b>	<b>29.5%</b>	<b>6.6%</b>	<b>36.1%</b>
<b>Total Fund</b>	<b>80.4%</b>	<b>19.6%</b>	<b>100.0%</b>	<b>80.2%</b>	<b>19.8%</b>	<b>100.0%</b>
<b>Remaining Capacity</b>		5.4%			5.2%	

\* Note: Basket amounts are estimates

## Liquidity Analysis

## TRS Liquidity Profile - Static Analysis

2/26/15

AUM as of January 31, 2015

	Current MV	Liquid Assets		
		Today	1 Year	2 Years
Domestic Equity	\$20,476	\$20,476	\$20,476	\$20,476
International Equity	5,776	5,776	5,776	5,776
Emerging Markets	5,073	5,073	5,073	5,073
REITS	2,074	2,074	2,074	2,074
Private Equity	2,692	0	0	0
Private Real Estate	1,514	0	0	0
Core + 5	10,267	10,267	10,267	10,267
TIPS	1,430	1,430	1,430	1,430
Opportunistic Fixed Income	1,245	934	1,245	1,245
Enhanced Yield	2,632	2,632	2,632	2,632
Bank Loans	1,497	1,497	1,497	1,497
Convertible Bonds	998	998	998	998
ETI	509	115	341	341
Cash	2,661	2,661	2,661	2,661
<b>Total Assets</b>	<b>\$58,843</b>	<b>\$53,932</b>	<b>\$54,470</b>	<b>\$54,470</b>
<b>Total Illiquid \$</b>		<b>\$4,911</b>	\$4,373	\$4,373
<b>Total Illiquid %</b>		<b>8.3%</b>	7.4%	7.4%
Unfunded PE Commitments	\$2,214			
Unfunded RE Commitments	\$1,135			
Unfunded OFI Commitments	\$473			
<b>Total commitments \$</b>	<b>\$3,821</b>			
<b>Total commitments %</b>	<b>6.5%</b>			

## TRS Liquidity Profile - Static Analysis

2/26/15

AUM as of January 31, 2015

### Denominator Effect - Decrease AUM by One-Third

<b>Total Illiquid \$</b>	\$4,911	\$4,373	\$4,373
<b>Total Illiquid %</b>	12.5%	11.1%	11.1%

Note: Assumes zero realizations, no new commitments and a five-year investment period; funded out of liquids

	Current MV	Liquid Assets		
		Today	1 Year	2 Years
<b>Total Assets</b>	<b>\$58,843</b>	<b>\$53,932</b>	<b>\$54,470</b>	<b>\$54,470</b>

### Private Equity, Real Estate and Opportunistic Fixed Income Stress Case

Unfunded PE Commitments Drawn	\$443	\$885
Unfunded RE Commitments Drawn	227	454
Unfunded OFI Commitments Drawn	237	0
<b>Total commitments \$</b>	<b>\$906</b>	<b>\$1,339</b>
<b>Total commitments %</b>	<b>1.5%</b>	<b>2.3%</b>

<b>Total Illiquid \$</b>	\$5,280	\$5,713
<b>Total Illiquid %</b>	9.0%	9.7%

Note: Assumes zero realizations, no new commitments and a five-year investment period; funded out of liquids

### Denominator Effect - Decrease AUM by One-Third

<b>Total Illiquid \$</b>	\$4,911	\$5,280	\$5,713
<b>Total Illiquid %</b>	12.5%	13.5%	14.6%

Note: Assumes zero realizations, no new commitments and a five-year investment period; funded out of liquids