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SCOTT M. STRINGER
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MEMORANDUM

TO: Trustees
New York City Employees' Retirement System

FROM: Scott C. Evans

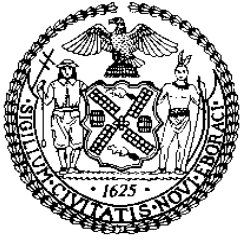
DATE: December 9, 2015

RE: NYC EMPLOYEES' RETIREMENT SYSTEM INVESTMENT MEETING –
DECEMBER 16, 2015

Enclosed is a copy of the **public meeting materials** for the December 16, 2015
Common Investment Meeting.

The meeting will be held at New York Law School, 185 West Broadway, 2nd Floor
(Between Worth & Leonard) New York, NY 10013 (beginning at 9:00am).

If you have questions about any item, please contact me at (212) 669-8318.



THE CITY OF NEW YORK
OFFICE OF THE COMPTROLLER
1 CENTRE STREET
NEW YORK, N.Y. 10007-2341

Scott M. Stringer
COMPTROLLER

NEW YORK CITY EMPLOYEES' RETIREMENT SYSTEM

COMMON INVESTMENT MEETING

DECEMBER 16, 2015

LOCATION:

New York Law School
185 West Broadway, 2nd Floor
(Between Worth & Leonard)
New York, NY 10013

NEW YORK CITY EMPLOYEES' RETIREMENT SYSTEM
(CIM) COMMON INVESTMENT MEETING
DECEMBER 16, 2015
PUBLIC AGENDA MATERIALS

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Public Session
9:00am – 10:15am

Welcome and Opening

CIO – Total Fund Performance Overview & Performance by Asset Class
(See Separate Cover)

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PUBLIC AGENDA

Performance Reviews:

ETI Quarterly Report

NYCERS Pension Fund - Economically Targeted Investments Quarterly Report

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Public/Private Apartment Rehabilitation Program (PPAR)

Lenders*	<u>BOA</u>		<u>CCD</u>		<u>CFSB</u>		<u>CPC</u>		<u>JPM</u>		<u>LIIF</u>		<u>NCBCI</u>		<u>NHS</u>		<u>Wells Fargo</u>		<u>LISC</u>	
Contractual Commitment	\$80.00 MM		\$40.00 MM		\$10.00 MM		\$290.00 MM		\$145.00 MM		\$25.00 MM		\$17.00 MM		\$3.00 MM		\$70.00 MM		\$12.00 MM	
Current Market Value	\$36.85 MM		\$16.48 MM		\$2.87 MM		\$168.92 MM		\$62.89 MM		\$6.09 MM		\$2.25 MM		\$1.28 MM		\$0.00 MM		\$0.00 MM	
	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units
Commitments 3Q 15 (included in total)																				
Bronx	\$0	0	\$0	0	\$0	0	\$709,204	18	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Brooklyn	6,635,542	288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manhattan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Queens	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Staten Island	0	0	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	0	0
Total	\$6,635,542	288	\$0	0	\$0	0	\$709,204	18	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Delivered 3Q 15 (included in total)																				
Bronx	\$4,725,000	60	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Brooklyn	0	0	0	0	0	0	288,313	35	1,276,271	24	0	0	0	0	0	0	0	0	0	0
Manhattan	0	0	0	0	0	0	133,738	12	0	0	0	0	0	0	0	0	0	0	0	0
Queens	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Staten Island	0	0	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	0	0
Total	\$4,725,000	60	\$0	0	\$0	0	\$422,052	47	\$1,276,271	24	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Total Commitments																				
Bronx	\$0	0	\$4,888,159	193	\$0	0	\$21,980,509	1,007	\$48,885,535	1,176	\$986,700	74	\$0	0	\$0	0	\$0	0	\$0	0
Brooklyn	13,458,175	400	868,000	50	0	0	24,835,950	1,144	2,681,280	127	4,184,388	251	0	0	0	0	0	0	0	0
Manhattan	6,048,000	100	0	0	0	0	29,990,241	1,256	7,654,391	286	5,740,214	338	0	0	0	0	13,583,736	103	2,252,832	90
Queens	1,620,000	54	0	0	0	0	10,880,580	406	0	0	0	0	0	0	0	0	0	0	0	0
Staten Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,260,000	67	0	0
Outside of NYC	1,606,500	39	0	0	0	0	8,097,090	186	5,548,882	122	0	0	0	0	0	0	0	0	0	0
Total	\$22,732,675	593	\$5,756,159	243	\$0	0	\$95,784,370	3,999	\$64,770,089	1,711	\$10,911,302	663	\$0	0	\$0	0	\$14,843,736	170	\$2,252,832	90
Historical Investments																				
Bronx	\$18,313,893	1,276	\$6,124,800	452	\$0	0	\$107,816,617	6,918	\$43,959,584	1,776	\$527,001	43	\$0	0	\$0	0	\$0	0	\$0	0
Brooklyn	1,909,395	88	3,962,323	252	0	0	114,139,288	4,581	24,884,184	700	2,684,121	245	0	0	660,425	7	0	0	0	0
Manhattan	1,189,310	48	3,701,658	283	3,223,614	197	89,684,788	5,046	45,657,797	1,409	2,759,905	122	1,995,989	123	504,891	15	0	0	0	0
Queens	13,553,136	239	800,000	54	0	0	20,757,831	793	16,091,260	687	0	0	0	0	0	0	0	0	0	0
Staten Island	0	0	0	0	0	0	260,000	8	1,282,000	35	0	0	0	0	0	0	0	0	0	0
Outside of NYC	0	0	0	0	0	0	7,385,330	238	0	0	0	0	0	0	0	0	0	0	0	0
Total	\$34,965,734	1,651	\$14,588,781	1,041	\$3,223,614	197	\$340,043,854	17,584	\$131,874,825	4,607	\$5,971,027	410	\$1,995,989	123	\$1,165,316	22	\$0	0	\$0	0

*Lenders : Bank of America Citibank Community Development Carver Federal Savings Bank The Community Preservation Corp JP Morgan Chase Low Income Investment Fund NCB Capital Impact Neighborhood Housing Service Wells Fargo Local Initiatives Support Corp

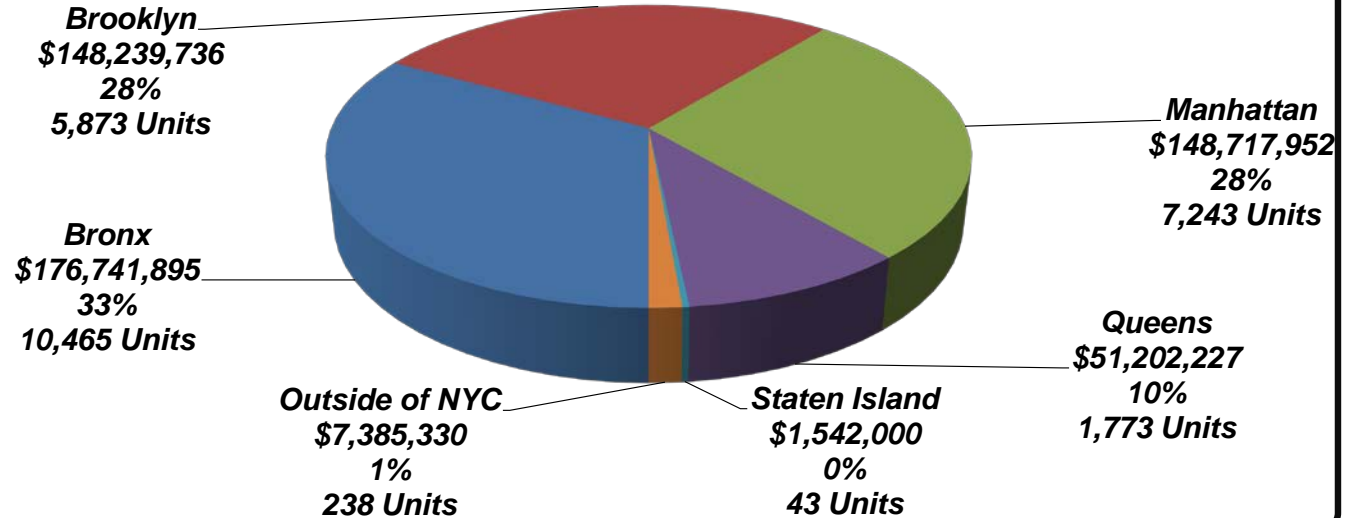
NYCERS Pension Fund - Economically Targeted Investments Quarterly Report

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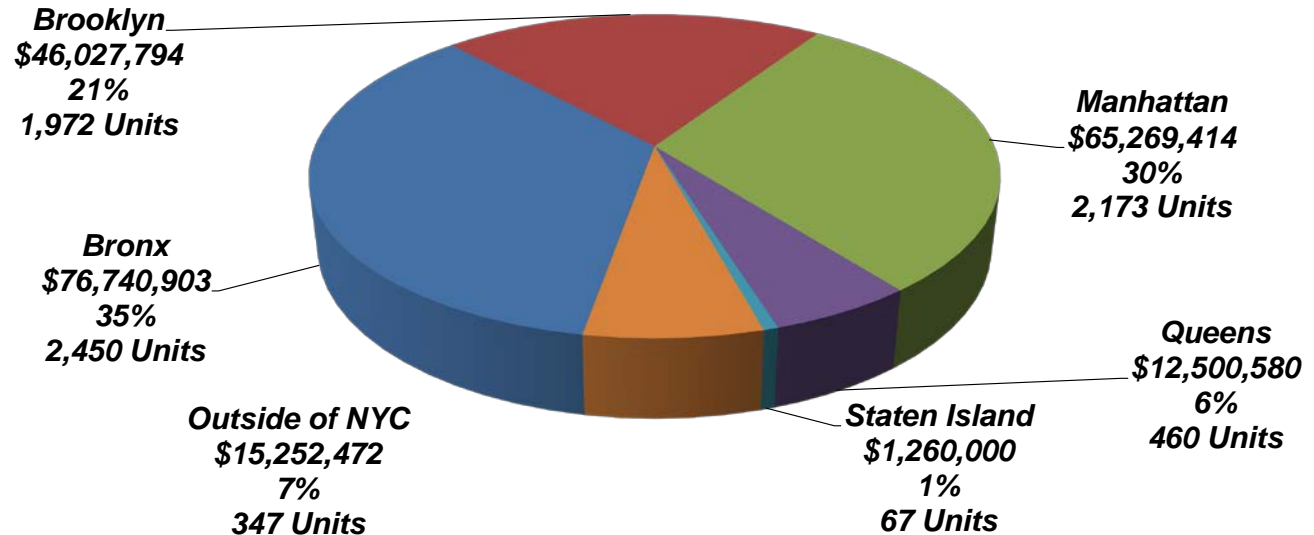
Public/Private Apartment Rehabilitation Program (PPAR)

Lenders*	All Lender Totals	
Contractual Commitment	\$692.00 MM	
Current Market Value	\$297.63 MM	
	Dollars	Units
Commitments 3Q 15 (included in total)		
Bronx	\$709,204	18
Brooklyn	6,635,542	288
Manhattan	0	0
Queens	0	0
Staten Island	0	0
Outside of NYC	0	0
Total	\$7,344,747	306
Delivered 3Q 15 (included in total)		
Bronx	\$4,725,000	60
Brooklyn	1,564,584	59
Manhattan	133,738	12
Queens	0	0
Staten Island	0	0
Outside of NYC	0	0
Total	\$6,423,322	131
Total Commitments		
Bronx	\$76,740,903	2,450
Brooklyn	46,027,794	1,972
Manhattan	65,269,414	2,173
Queens	12,500,580	460
Staten Island	1,260,000	67
Outside of NYC	15,252,472	347
Total	\$217,051,164	7,469
Historical Investments		
Bronx	\$176,741,895	10,465
Brooklyn	148,239,736	5,873
Manhattan	148,717,952	7,243
Queens	51,202,227	1,773
Staten Island	1,542,000	43
Outside of NYC	7,385,330	238
Total	\$533,829,140	25,635

Historical Investments Since Inception All PPAR Lenders



Current Commitments All PPAR Lenders



NYCERS Pension Fund - Economically Targeted Investments Quarterly Report

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AFL-CIO Housing Investment Trust (HIT)
Market Value \$239.42 million*
NYC Community Investment Initiative (NYCCII)

NYCCII Phase II 2006-2013 Multifamily Investments Detail

<u>Borough</u>	<u>3Q Investments</u>	<u>Investments Since Inception</u>	<u>3Q Housing Units</u>	<u>Housing Units Since Inception</u>
Bronx	\$0	\$52,827,900	0	802
Brooklyn	0	103,890,446	0	5,616
Manhattan	0	174,075,200	0	926
Queens	0	17,760,000	0	1,260
Staten Island	0	6,414,554	0	693
Outside NYC	0	100,000,000	0	137
Total	\$0	\$454,968,100	0	9,434

Grand Total NYCCII Phase II **\$454,968,100** **9,434**

NYCCII Phase I 2002-2005

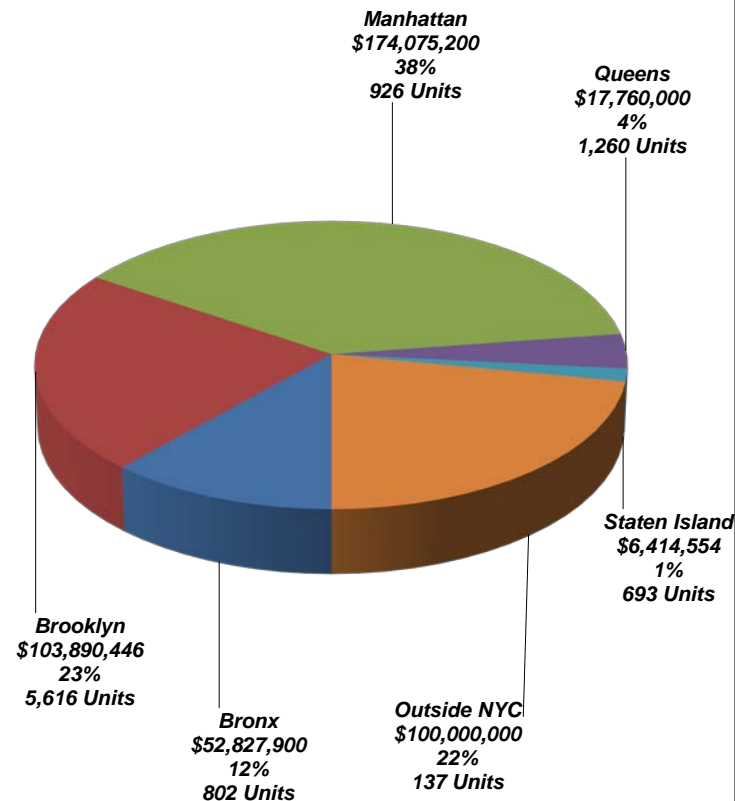
	<u>Dollars</u>	<u>Units</u>	<u>Member Loans</u>	<u>Total All NYC PF's</u>
Multifamily Investments	\$249,123,500	12,337	n/a	n/a
HIT Home Investments	348,300,563	n/a	131	446
Total NYCCII Phase I	\$597,424,063	12,337	131	446

NYCCII Phases I & II

	<u>Dollars</u>	<u>Units</u>	<u>Member Loans</u>	<u>Total All NYC PF's</u>
Multifamily Investments	\$704,091,600	21,771	n/a	n/a
HIT Home Investments	2,899,899,500	n/a	131	446
Grand Total NYCCII Phases I & II	\$3,603,991,100	21,771	131	446

*Interest is reinvested

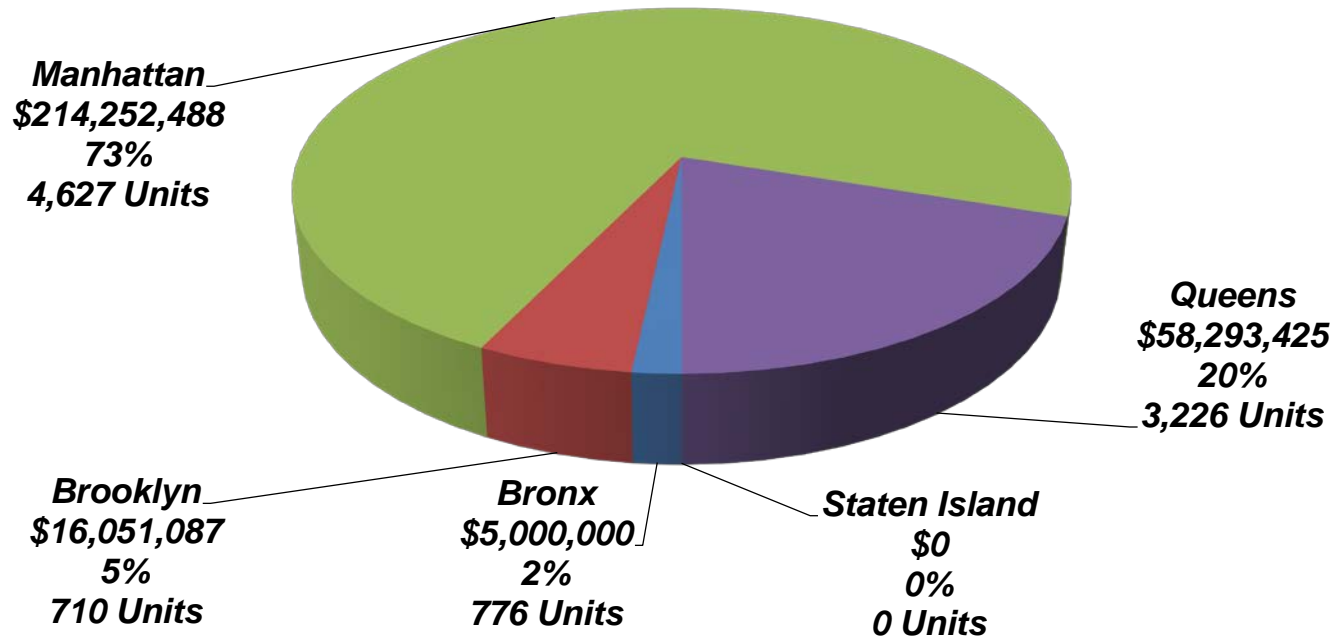
HIT Multifamily Investments



NYCERS Pension Fund - Economically Targeted Investments Quarterly Report

AFL-CIO Housing Investment Trust (HIT)				
NYC Workforce Housing Initiative				
Investments From 2009 Through Q3 2015				
Workforce Investments Detail				
<u>Borough</u>	<u>3Q Investments</u>	<u>Investments Since Inception</u>	<u>3Q Housing Units</u>	<u>Housing Units Since Inception</u>
Bronx	\$0	\$5,000,000	0	776
Brooklyn	0	16,051,087	0	710
Manhattan	0	214,252,488	0	4,627
Queens	0	58,293,425	0	3,226
Staten Island	0	0	0	0
Total	\$0	\$293,597,000	0	9,339

HIT Workforce Housing Initiative



NYCERS Pension Fund - Economically Targeted Investments Quarterly Report

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

\$108 million Allocated (36% of total account)
Market Value \$120.23 million

<u>Multifamily Investments Detail</u>	<u>\$ Invested¹</u>		<u>Units²</u>	
	<u>3Q</u>	<u>Total</u>	<u>3Q</u>	<u>Total</u>
Bronx	\$0	\$20,094,799	0	17,328
Brooklyn	0	\$8,496,441	0	8,904
Manhattan	0	\$25,554,423	0	6,285
Queens	0	\$5,994,000	0	873
Staten Island	0	\$0	0	0
Total NYCERS Multifamily Investments	0	\$60,139,663	0	33,390
Multifamily Total All Systems	0	\$167,054,619	0	33,390

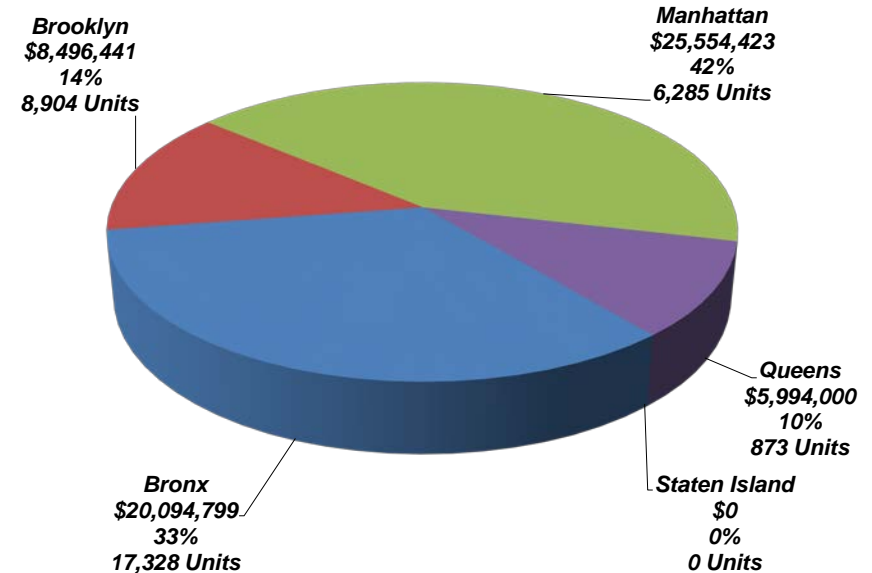
<u>Single Family Investments Detail</u>	<u>\$ Invested</u>		<u>Units</u>	
	<u>3Q</u>	<u>Total</u>	<u>3Q</u>	<u>Total</u>
Bronx	0	\$12,350,932	0	200
Brooklyn	0	\$35,193,549	0	501
Manhattan	0	\$3,074,114	0	39
Queens	0	\$50,727,436	0	654
Staten Island	0	\$28,364,169	0	371
Total NYCERS Single Family Investment	0	\$129,710,200	0	1,765
Single Family Total All Systems	0	\$360,306,111	0	1,765

<u>Other Investments Detail</u>	<u>\$ Invested</u>		<u>Units</u>	
	<u>3Q</u>	<u>Total</u>	<u>3Q</u>	<u>Total</u>
Bronx	0	\$243,000	0	1
Brooklyn	0	\$1,940,545	0	8
Manhattan	0	\$875,846	0	5
Queens	0	\$195,636	0	3
Staten Island	0	\$0	0	0
Total NYCERS Other Investments	0	\$3,255,026	0	17
Other Investments Total All Systems	0	\$9,041,740	0	17
Grand Total NYCERS	\$0	\$193,104,889		
Grand Total All Systems	\$0	\$536,402,470		

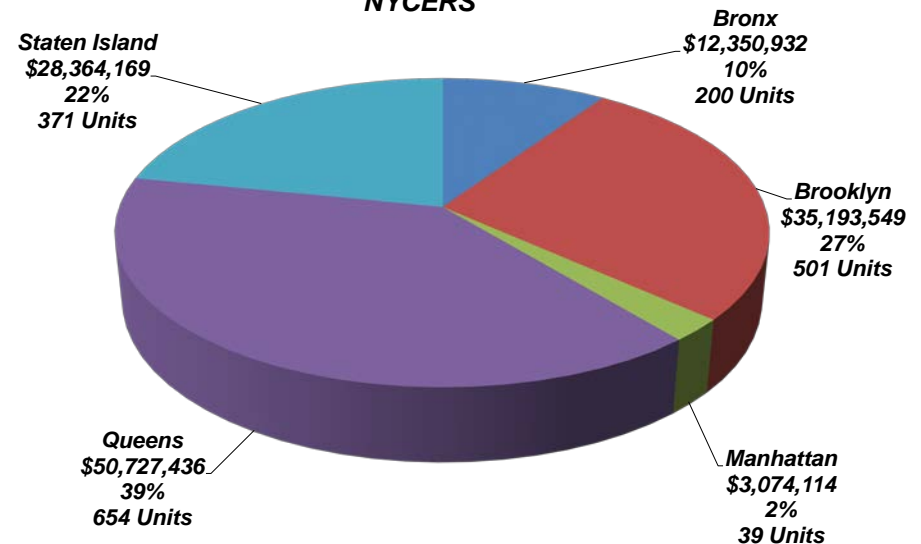
¹ Certain bond investment amounts are allocated pro rata across boroughs based upon unit count.

² If not indicated otherwise, superintendent units are allocated based on building size.

Access Multifamily Investments Since Inception NYCERS



Access Single Family Investment Since Inception NYCERS



Private Equity Quarterly Report



Private Equity Monitoring Report

For the period ended June 30, 2015

Report Prepared For:

New York City Employees' Retirement System



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All valuations are based on current values provided by the general partners of the Underlying Funds and may include both realized and unrealized investments. Due to the inherent uncertainty of valuation, the stated value may differ significantly from the value that would have been used had a ready market existed for all of the portfolio investments, and the difference could be material. The long-term value of these investments may be lesser or greater than the valuations provided.

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An investment involves a number of risks and there are conflicts of interest.

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Past performance is not necessarily indicative of future results. Actual performance may vary.

I. Executive Summary

The New York City Employees' Retirement System ("NYCERS") established the Alternative Investment Program (the "Program") on January 1, 1997 on behalf of its beneficiaries to participate in attractive long-term investment opportunities and to provide diversification to its overall pension investment portfolio.

StepStone Group LP ("StepStone") was engaged by NYCERS on September 1, 2011 to provide private equity advisory services for prospective investment opportunities and monitoring and reporting services for existing and new investments.

Since inception through June 30, 2015, the Program has committed US\$7.8 billion to 172 partnership investments (the "Portfolio"). This quarterly monitoring report covers the performance of the Portfolio as of June 30, 2015 Pro-Forma for the Secondary Sale as well as significant activity that occurred during the second quarter of 2015.

Performance Summary

<i>US\$ in millions</i>	June 30, 2015	March 31, 2015	June 30, 2014	Quarterly Change	Yearly Change
Number of Managers	106	104	98	2	8
Number of Investments	172	167	159	5	13
Committed Capital ¹	\$7,812.5	\$7,632.5	\$7,378.1	\$179.9	\$434.4
Contributed Capital	\$6,650.9	\$6,533.9	\$6,009.8	\$116.9	\$641.0
Distributed Capital ²	\$4,970.8	\$4,664.4	\$4,016.5	\$306.3	\$954.3
Market Value ²	\$4,085.5	\$4,162.9	\$4,036.0	(\$77.4)	\$49.5
Total Value	\$9,056.2	\$8,827.3	\$8,052.5	\$228.9	\$1,003.7
Total Gain/(Loss)	\$2,405.3	\$2,293.4	\$2,042.6	\$112.0	\$362.7
Unfunded Commitment ³	\$2,062.4	\$1,976.1	\$2,191.5	\$86.3	(\$129.1)
Total Exposure ⁴	\$6,147.9	\$6,138.9	\$6,227.5	\$8.9	(\$79.7)
DPI ⁵	0.75x	0.71x	0.67x	0.03x	0.08x
TVM ⁶	1.36x	1.35x	1.34x	0.01x	0.02x
IRR ⁷	9.5%	9.4%	9.5%	+ 6 bps	- 3 bps
TVM Net of StepStone Fees ⁸	1.36x	1.35x	1.34x	0.01x	0.02x
IRR Net of StepStone Fees ⁸	9.5%	9.4%	9.5%	+ 5 bps	- 4 bps

¹ Committed Capital is presented net of any commitment releases or expirations and reflects foreign currency exchange rate fluctuations.

² Please note that the Distributions and Market Value are presented Pro-Forma for the sale of 11 partnership investments in secondary transactions that closed during the first half of 2012.

³ Unfunded Commitment represents the aggregate remaining commitments to partnership investments.

⁴ Total Exposure represents the sum of Market Value and Unfunded Commitment.

⁵ 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.

⁶ TVM, or Total Value Multiple, is a performance metric that measures total value created by the Portfolio relative to capital invested, without consideration for time. TVM is calculated as Total Value, which is comprised of Market Value plus Distributed Capital, divided by Contributed Capital.

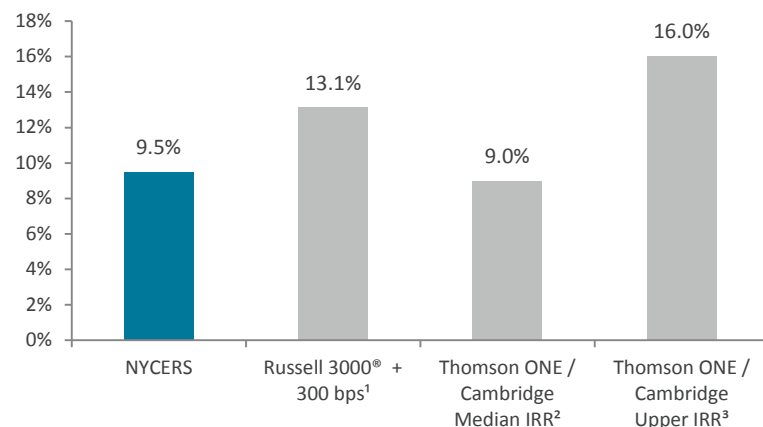
⁷ IRR, or Internal Rate of Return, is a performance metric that is calculated based on the Portfolio's daily cash flows and market value as of quarter-end. IRR is net of fund manager's fees, expenses and carried interest.

⁸ TVM and IRR Net of StepStone fees represent TVM and IRR net of fees paid by NYCERS to StepStone.

Portfolio Performance vs. Benchmarks

The Portfolio's performance is measured against a dollar-weighted public benchmark, which produced the return that would have been earned if NYCERS's private equity cash flows were invested in the Russell 3000® Index¹ plus a 300 basis point illiquidity premium (*the Opportunity Cost Benchmark*).

The following graph illustrates Portfolio IRR performance versus benchmarks as of June 30, 2015.



¹Benchmark is a dollar-weighted PME+ calculation of quarterly changes in the Russell 3000® Index. Russell Investment Group is the source and owner of the trademark, service marks and copyrights related to the Russell Indexes. Russell® is a trademark of Russell Investment Group.

² Benchmark is for informational purposes only and is NOT part of the Program's Policy Benchmarks. Benchmark is provided by Thomson ONE/Cambridge and reflects U.S. All Private Equity Funds Median Quartile IRR as of June 30, 2015 for funds with vintage years 1998 to 2015. Note: Thomson ONE/Cambridge data is continuously updated and is therefore subject to change.

³Benchmark is for informational purposes only and is NOT part of the Program's Policy Benchmarks. Benchmark is provided by Thomson ONE/Cambridge and reflects U.S. All Private Equity Funds Upper Quartile IRR as of June 30, 2015 for funds with vintage years 1998 to 2015. Note: Thomson ONE/Cambridge data is continuously updated and is therefore subject to change.

Portfolio Diversification

By Strategy

	Market Value		Unfunded Commitment		Total Exposure	
	\$	% of Total	\$	% of Total	\$	% of Total
<i>As of June 30, 2015 (US\$ in millions)</i>						
Buyout	2,530.7	61.9%	1,405.8	68.2%	3,936.5	64.0%
Growth Equity	227.0	5.6%	80.2	3.9%	307.2	5.0%
Special Situations	300.6	7.4%	153.6	7.4%	454.2	7.4%
Energy	213.3	5.2%	29.8	1.4%	243.1	4.0%
Secondaries	274.2	6.7%	276.3	13.4%	550.5	9.0%
Co-Investment	74.0	1.8%	73.5	3.6%	147.5	2.4%
Other	465.7	11.4%	43.1	2.1%	508.8	8.3%
Total	4,085.5	100.0%	2,062.4	100.0%	6,147.9	100.0%

By Fund Geographic Focus

	Market Value		Unfunded Commitment		Total Exposure	
	\$	% of Total	\$	% of Total	\$	% of Total
<i>As of June 30, 2015 (US\$ in millions)</i>						
North America	3,097.6	75.8%	1,333.3	64.6%	4,430.9	72.1%
Global	684.8	16.8%	577.7	28.0%	1,262.5	20.5%
Western Europe	285.4	7.0%	151.4	7.3%	436.7	7.1%
Rest of World	17.7	0.4%	-	0.0%	17.7	0.3%
Total	4,085.5	100.0%	2,062.4	100.0%	6,147.9	100.0%

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

II. Market Overview

Executive Summary

Global capital markets struggled in the second quarter as signs of improving economic growth were offset by fears of rising interest rates and a worsening debt crisis in Greece. US equities began the quarter on strong footing, with the S&P 500 achieving new all-time highs, but investor sentiment reversed in June as uncertainty tied to Greece dragged down returns. The S&P 500 Total Return Index closed the quarter with a modest 0.3% gain. Despite early signs of success from the ECB's newly launched quantitative easing program, European stocks plunged in June as optimism regarding Greece's potential bailout deal faded. On the last day of the quarter, Greece defaulted on its €1.6 billion payment to the IMF, triggering losses throughout the global financial markets. The MSCI Europe index fell 0.9% in USD terms during the quarter; in local currency, losses surpassed 4%. The Japanese stock market avoided much of the downturn, aided by aggressive central bank policies and a positive corporate results season. Emerging market performance was mixed. Chinese equity gains were fueled by various stimulus measures, while higher commodity prices helped support stock markets in Russia and Brazil. Conversely, Indian stocks slumped due to weak corporate performance, and Southeast Asian markets declined due to reports of first-quarter GDP growth falling short of forecasts.

In private markets, US LBO debt volume totaled US\$20.3 billion in the second quarter, a 15% decrease from the prior quarter, but above the 10-year quarterly average of US\$18.6 billion. According to data from S&P, purchase price multiples for US LBOs rose to 10.3x EBITDA in the second quarter, compared to the first quarter's multiple of 9.9x and the annual weighted multiple of 9.7x throughout 2014. The increase was driven by large deals for companies with EBITDA greater than US\$500 million, which accounted for 64% of the data. Average debt multiples of large corporate US LBO loans rose from 5.6x to 5.8x EBITDA quarter-over-quarter. Equity contributions for US LBOs also increased, from 39.4% in the first quarter to 41.8% in the second quarter. Private equity fundraising activity rose 25% quarter-over-quarter (with venture capital fundraising climbing 35.6%), while private equity investment activity rose 57%, in part due to the \$5.3 billion buyout of U.S.-based enterprise software provider Informatica.

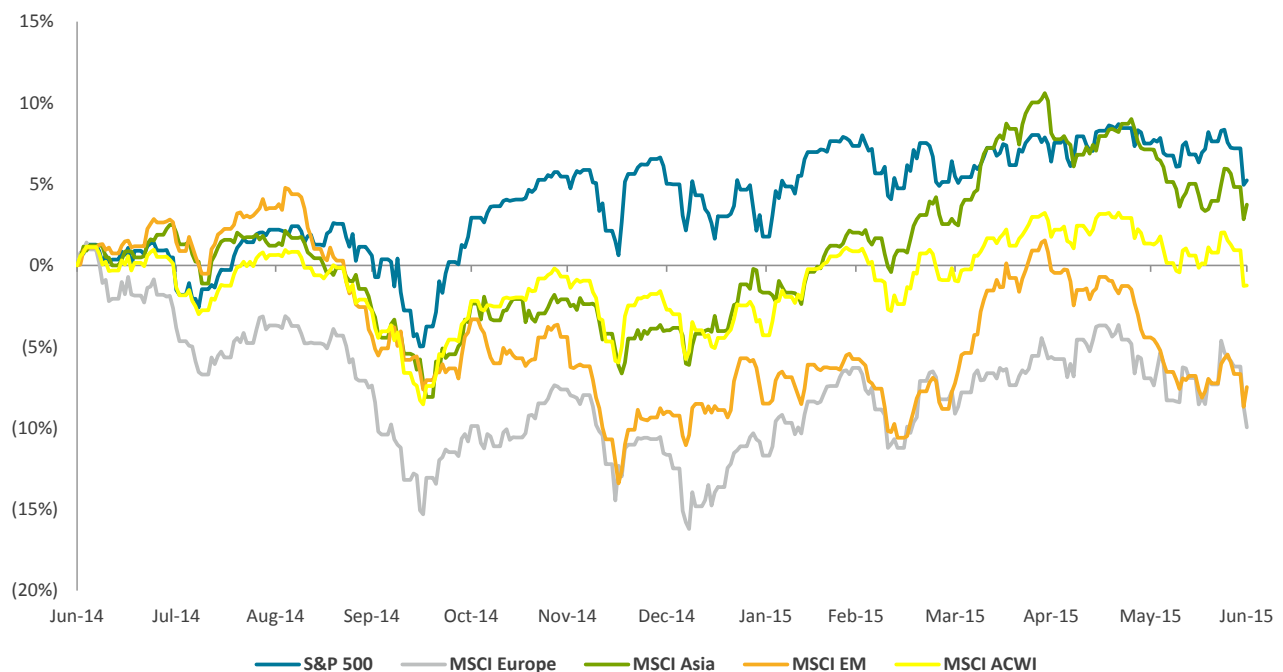
Following a sluggish first quarter, the IPO market picked up in the second quarter of 2015. NYSE and NASDAQ IPO transaction volume reached US\$10.4 billion for 49 private equity-backed companies in the second quarter, representing a 291% increase in value compared to the prior quarter. However, the US\$13.1 billion raised year-to-date represents a 56% decrease compared to the US\$29.5 billion of IPO proceeds raised in the first half of 2014. M&A volume totaled US\$163.9 billion in deals closed during the second quarter, down 32% from the prior quarter. These declines are largely due to mature startups choosing to raise late stage capital rather than navigate the public market or M&A channels.

Capital Markets Overview

Public Equity Markets

US equities fared modestly against international developed and emerging market equities in the second quarter. Though the S&P 500 Total Return Index remained essentially flat quarter-over-quarter, its nominal 0.3% rise constituted the index's tenth consecutive quarterly gain. The MSCI Asia index added the most value during the second quarter, gaining 1.1%, though the S&P 500 remains the top performer over the last twelve months. For the one year period ending June 30, 2015, the MSCI Asia, MSCI Emerging Markets, and MSCI Europe indices returned 3.7%, -7.5%, and -9.9%, respectively.

1-Year Global Public Indices Returns



The following table shows the returns of four major MSCI indices, as well as the S&P 500 and the S&P 500 Total Return Index, over various time horizons through June 30, 2015. Returns for time periods greater than one year are annualized. Over the last three and five-year periods, the U.S. market has significantly outperformed Asian, European, and emerging markets.

Regional Indices

	3 Mo	1 Yr	3 Yr	5 Yr	10 Yr
MSCI Asia	1.1%	3.7%	8.9%	5.7%	4.2%
MSCI Europe	(0.9%)	(9.9%)	9.3%	6.8%	2.0%
MSCI EM	(0.2%)	(7.5%)	1.2%	1.2%	5.6%
MSCI ACWI	(0.3%)	(1.2%)	10.7%	9.6%	4.2%
S&P 500	(0.2%)	5.2%	14.8%	14.9%	5.6%
S&P 500 Total Return*	0.3%	7.4%	17.3%	17.3%	7.9%

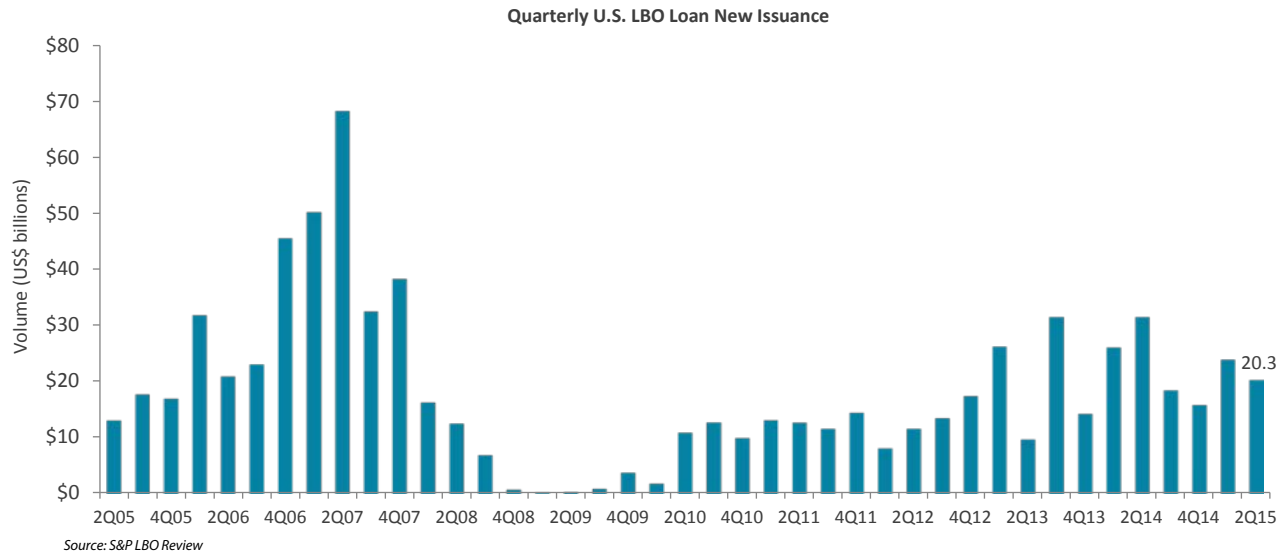
For the period ended June 30, 2015

*Includes reinvestment of dividends.

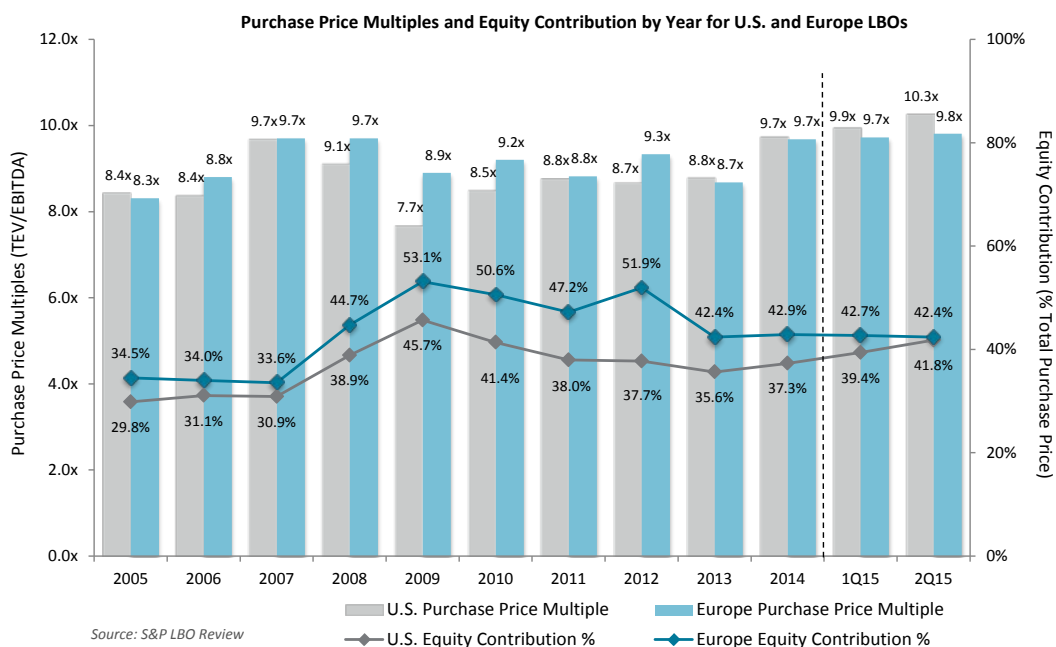
Source: Capital IQ

Debt Markets

During the second quarter of 2015, U.S. LBO new loan issuance totaled US\$20.3 billion, representing a decrease of 15% from the prior quarter, yet is 9% higher than the 10-year quarterly average of US\$18.6 billion. The following chart shows the quarterly volume of U.S. LBO new loan issuance for the past ten years.



In the second quarter, weighted average purchase price multiples for U.S. LBO deals increased to 10.3x total enterprise value ("TEV") to EBITDA, notably higher than 2014's annual weighted multiple of 9.7x and a slight increase from the average purchase price multiple from the first quarter of 2015. The increase was driven by large deals for companies with EBITDA greater than US\$500 million, which accounted for 64% of the data. Purchase price multiples and average equity contribution for Europe LBOs remained stable during the second quarter. The following chart compares purchase price multiples and equity contribution percentages for LBO deals in the U.S. and Europe.



Private Equity Market Overview

All Private Equity

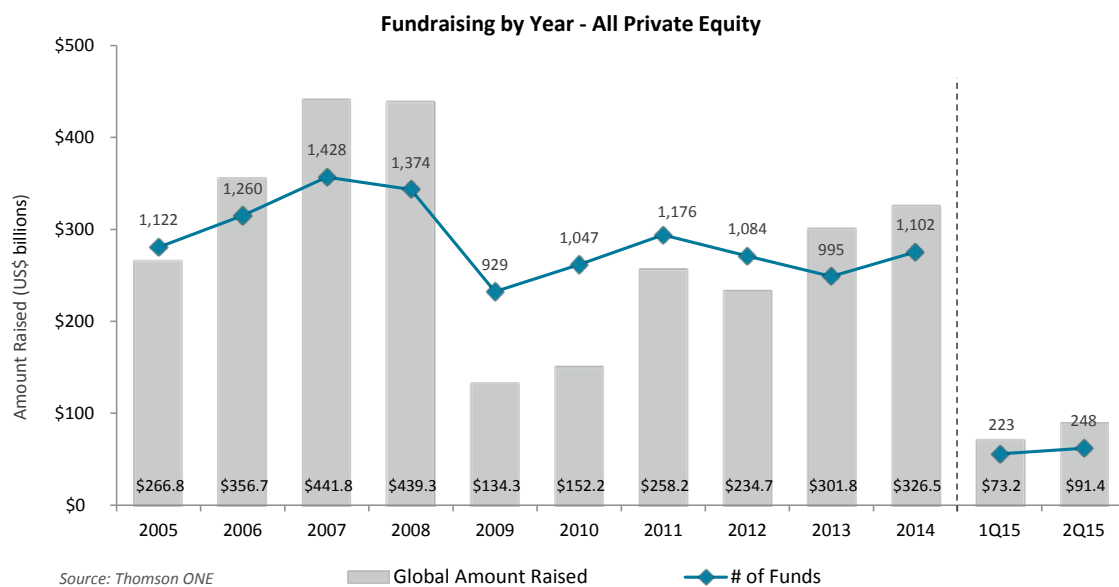
The All Private Equity benchmark returned 4.0% during the second quarter, as all sectors produced positive quarterly returns as shown in the table below. Notably, venture capital funds outperformed the other sectors over both the three month and one year period ending June 30, 2015. The table below shows the pooled Internal Rate of Return (“IRR”) performance of global private equity investments by sector over various investment horizons through June 30, 2015.

Sector	3 Mo	1 Yr	3 Yr	5 Yr	10 Yr
Small/Middle Buyouts (<\$3bn)	3.8%	6.7%	12.8%	13.5%	12.9%
Large Buyouts (>\$3bn)	4.7%	7.6%	16.9%	15.8%	11.1%
Mezzanine	3.3%	4.7%	9.1%	10.0%	8.9%
Venture Capital	5.7%	23.0%	19.6%	17.9%	11.5%
All Private Equity	4.0%	7.8%	14.4%	14.2%	11.3%

Source: Burgiss PrivateIQ

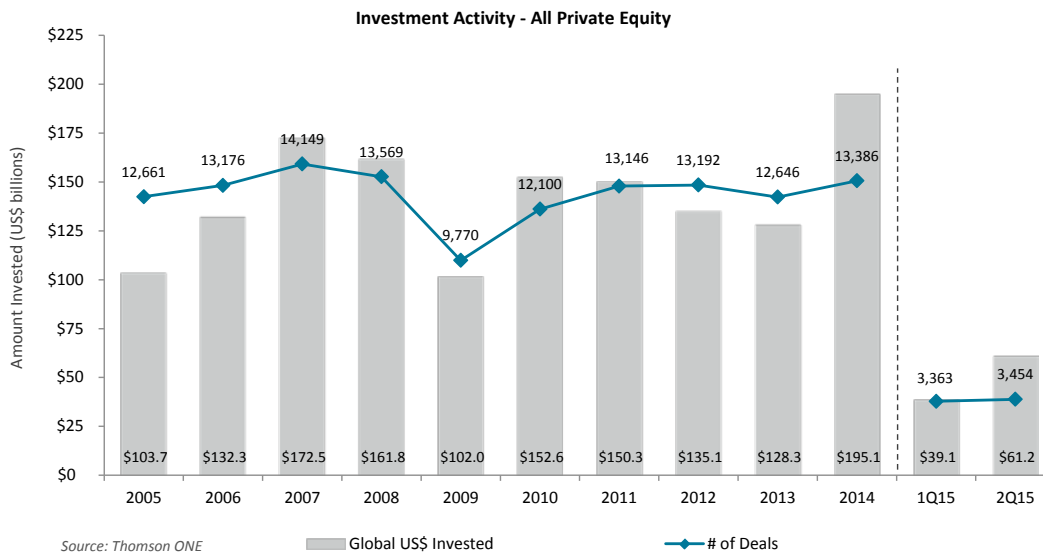
Fundraising

Private equity fundraising rose 25% quarter-over-quarter to US\$91.4 billion, placing 2015 on track to reach similar levels as 2014. The significant increase in fundraising levels came from Venture Capital and Buyout funds, which raised 36% and 27% more capital during the second quarter versus the first quarter of 2015. Geographically, U.S. fundraising represented approximately 72% of the total amount raised in the second quarter, while Europe, Asia, and the rest of the world accounted for 21%, 3%, and 4% of the total capital raised, respectively. The chart below shows private equity fundraising activity over the past ten years, as well as the first and second quarters of 2015.

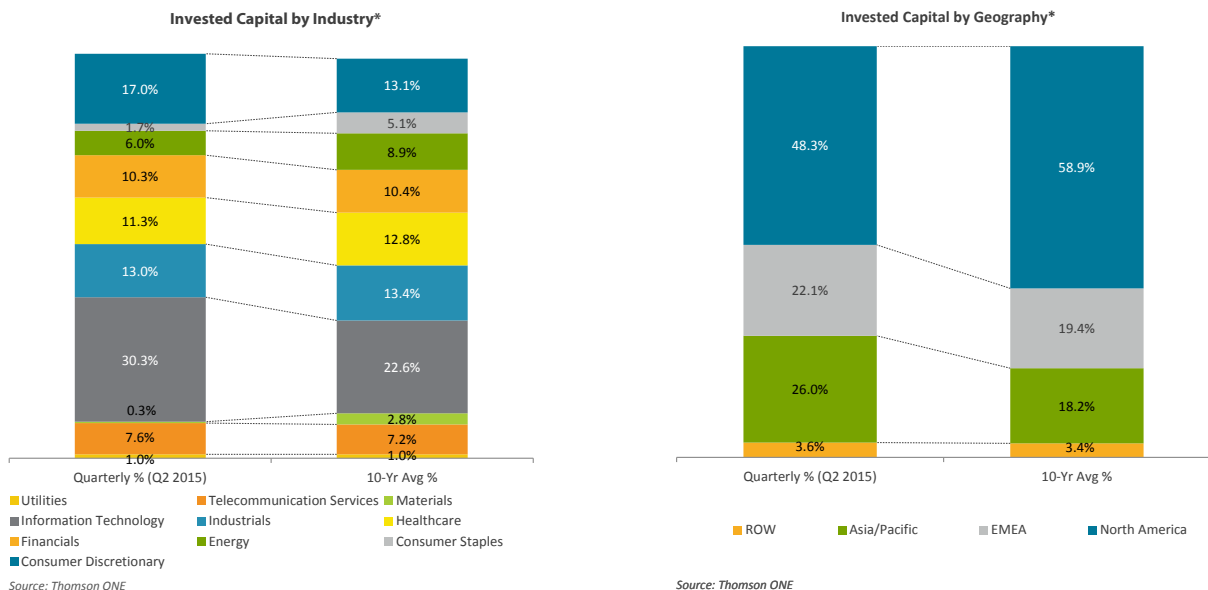


Investment Activity

Private equity funds invested US\$61.2 billion during the second quarter, an increase of 33% over the same period in 2014. The largest deal during the second quarter occurred when Informatica, a U.S.-based enterprise software company, was taken private in a deal valued at approximately \$5.3 billion. Due to an increase in large-cap deals, the average private equity investment value increased 52% quarter-over-quarter to US\$17.7 million. Excluding the Informatica buyout, average investment size increased 38% quarter-over-quarter to \$16.2 million.



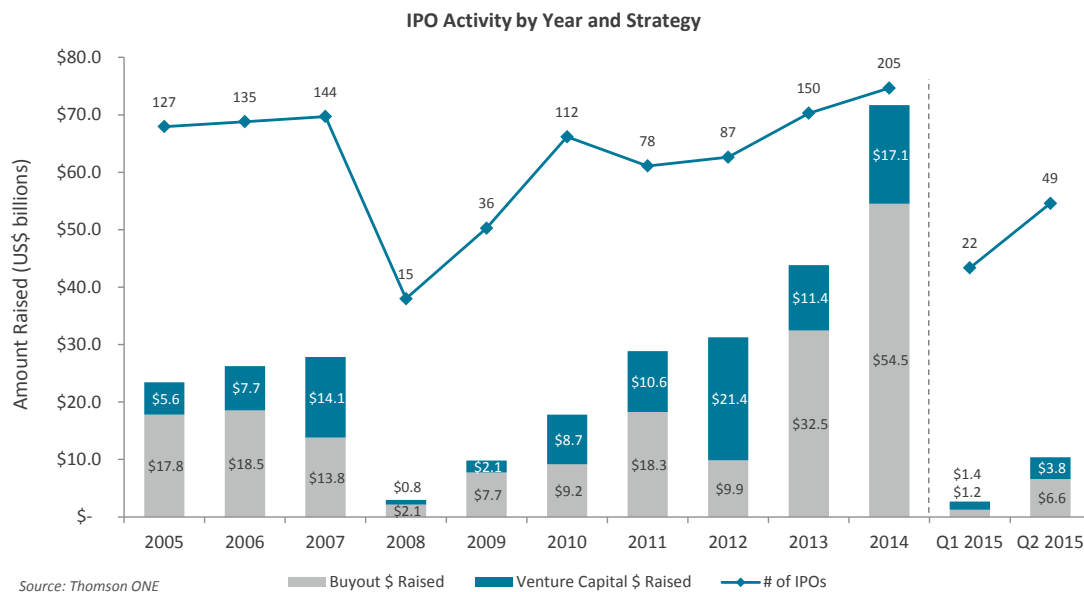
The graphs below depict the percentage of invested capital by industry and geography for the second quarter of 2015 and over the last ten years. The Information Technology sector continued to attract the most capital, however, its share of total invested capital dropped from 45% to 30% quarter-over-quarter, accounting for US\$18.5 billion of transactions by private equity firms. In the second quarter of 2015, investment activity in the North America region was below the historical average, representing 48% of total invested capital during the quarter compared to 59% over the last ten years. Relative to the ten-year average the Asia/Pacific region saw the greatest increase in investment activity during the second quarter.



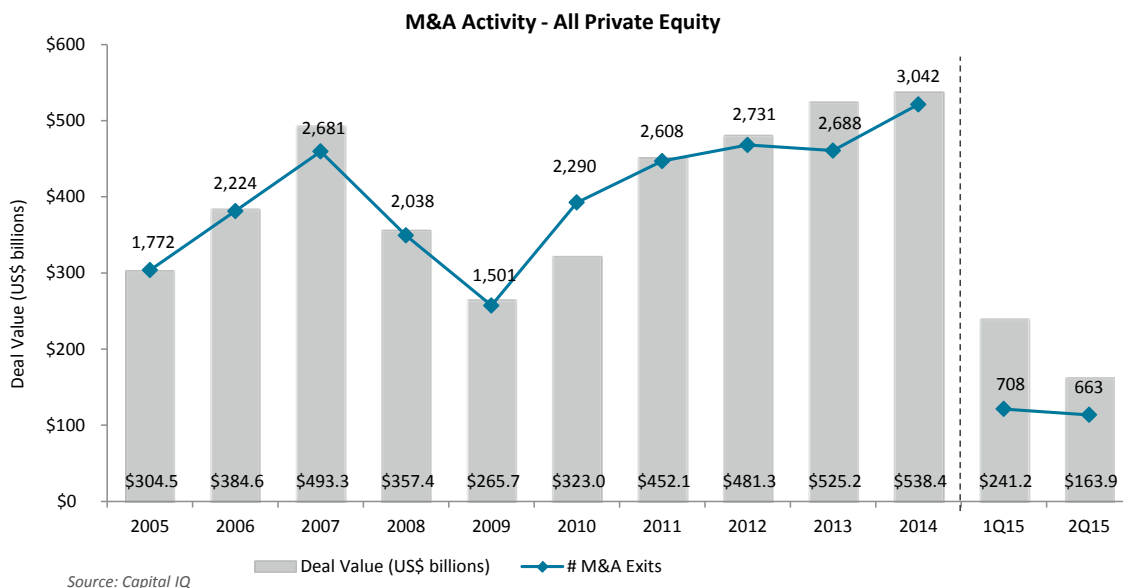
*Note: Invested Capital is for all private equity from Q2 2005 – Q2 2015.

Deal Environment

During the second quarter, the IPO market recovered moderately from the prior quarter's sharp decline in activity. Specifically, 49 private equity-backed IPOs occurred during the quarter, raising an aggregate US\$10.4 billion, compared to only \$2.7 billion raised from 22 IPOs in the previous quarter. The largest IPO to occur in the second quarter on US exchanges was Tallgrass Energy (NYSE:TEP), a portfolio of midstream energy assets, which began trading in early May 2015, raising US\$4.9 billion. The following graph shows the value raised and the number of IPOs on the NYSE and NASDAQ over the past ten years, as well as the first and second quarters of 2015.



Private equity-backed Mergers and Acquisitions ("M&A") activity fell 32% quarter-over-quarter, with deal value totaling US\$163.9 billion. Recently, maturing startups have found late-stage private capital preferable to pursuing an acquisition or participating in public markets. The largest deal of the quarter was the €5.5 billion merger between Pioneer Investments and Santander Asset Management which, combined, represents €397.5 billion in assets under management.



III. Portfolio Review

Quarterly Highlights

- Cash Flow Activity** – During the second quarter of 2015, the Portfolio made US\$116.9 million of contributions and received US\$306.3 million of distributions, for a net cash inflow of US\$189.4 million, compared to a net cash inflow of US\$34.4 million during the prior quarter and a net cash inflow of US\$5.3 million during the second quarter of 2014. Contributions decreased 18.6% from the prior quarter and decreased 31.1% from the second quarter of 2014. The most recent four quarter average of the Program's contributions is US\$160.3 million. Distributions increased 72.0% from the prior quarter and increased 74.9% from the second quarter of 2014. The most recent four quarter average of the Program's distributions is US\$243.9 million.
- Recent Portfolio Activity** – During the second quarter of 2015, net of cash flow activity, the valuation of the Portfolio increased by US\$112.0 million, or 2.8%, from the prior quarter. The increase in Portfolio value is primarily attributable to strong performance of mega buyout funds during the quarter, which generated a US\$44.6 million increase in valuation from the prior quarter-end. During the last twelve months, net of cash flow activity and Pro-Forma for the Secondary Sale, the valuation of the Portfolio increased by US\$362.7 million, or 9.7%, from the quarter ended June 30, 2014.
- New Investment Commitments** – During the second quarter of 2015, the Program closed on five new investment commitments, totaling US\$173.2 million.

<i>As of June 30, 2015 (US\$ in millions)</i>	Month Closed	Sub-Strategy	Geographic Focus	Committed Capital
Valor Equity Partners III, L.P.	May 2015	Small Buyout	North America	\$ 10.0
Welsh, Carson, Anderson & Stowe XII, L.P.	June 2015	Large Buyout	North America	78.5
Bridgepoint Europe V	June 2015	Large Buyout	Western Europe	59.8
Bridgepoint Europe V Co-Invest	June 2015	Co/Direct Investment	Western Europe	17.4
Patriot Financial Partners II, L.P.	June 2015	Small Buyout	North America	7.5
Total				\$ 173.2

- Subsequent Investment Commitments** – Subsequent to quarter-end through November 20, 2015, the Program closed on two new investment commitments, totaling US\$362.6 million.

<i>As of November 20, 2015 (US\$ in millions)</i>	Month Closed	Sub-Strategy	Geographic Focus	Committed Capital
EQT VII, L.P.	July 2015	Mega Buyout	Western Europe	\$ 157.1
Warburg Pincus Private Equity XII, L.P.	November 2015	Growth Equity	Global	205.5
Total				\$ 362.6

Investment Performance

Since Inception Performance

US\$ in millions	June 30, 2015	March 31, 2015	June 30, 2014	Quarterly Change	Yearly Change
Active Investments					
Number of Managers	94	92	86	2	8
Number of Investments	156	152	145	4	11
Committed Capital ¹	\$7,311.2	\$7,181.3	\$6,972.2	\$129.9	\$339.0
Contributed Capital	\$6,079.6	\$6,012.9	\$5,544.4	\$66.7	\$535.1
Distributed Capital ²	\$4,281.6	\$4,044.3	\$3,506.7	\$237.3	\$774.9
Market Value ²	\$4,085.5	\$4,162.9	\$4,036.0	(\$77.4)	\$49.5
Total Value	\$8,367.0	\$8,207.2	\$7,542.7	\$159.9	\$824.3
Total Gain/(Loss)	\$2,287.5	\$2,194.3	\$1,998.3	\$93.2	\$289.2
Unfunded Commitment ³	\$2,062.4	\$1,976.1	\$2,191.5	\$86.3	(\$129.1)
Total Exposure ⁴	\$6,147.9	\$6,138.9	\$6,227.5	\$8.9	(\$79.7)
DPI ⁵	0.70x	0.67x	0.63x	0.03x	0.07x
TVM ⁶	1.38x	1.36x	1.36x	0.01x	0.02x
IRR ⁷	9.9%	9.8%	10.1%	+ 14 bps	- 23 bps
Exited Investments					
Number of Managers	14	13	12	1	2
Number of Investments	16	15	14	1	2
Committed Capital ¹	\$501.2	\$451.2	\$405.8	\$50.0	\$95.4
Contributed Capital	\$571.3	\$521.1	\$465.4	\$50.2	\$105.9
Distributed Capital ²	\$689.2	\$620.1	\$509.8	\$69.1	\$179.4
Total Value	\$689.2	\$620.1	\$509.8	\$69.1	\$179.4
Total Gain/(Loss)	\$117.9	\$99.1	\$44.4	\$18.8	\$73.5
Unfunded Commitment ³	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
DPI ⁵	1.21x	1.19x	1.10x	0.02x	0.11x
TVM ⁶	1.21x	1.19x	1.10x	0.02x	0.11x
IRR ⁷	5.8%	5.6%	2.7%	+ 11 bps	+ 307 bps
Total Portfolio					
Number of Managers	106	104	98	2	8
Number of Investments	172	167	159	5	13
Committed Capital ¹	\$7,812.5	\$7,632.5	\$7,378.1	\$179.9	\$434.4
Contributed Capital	\$6,650.9	\$6,533.9	\$6,009.8	\$116.9	\$641.0
Distributed Capital ²	\$4,970.8	\$4,664.4	\$4,016.5	\$306.3	\$954.3
Market Value ²	\$4,085.5	\$4,162.9	\$4,036.0	(\$77.4)	\$49.5
Total Value	\$9,056.2	\$8,827.3	\$8,052.5	\$228.9	\$1,003.7
Total Gain/(Loss)	\$2,405.3	\$2,293.4	\$2,042.6	\$112.0	\$362.7
Unfunded Commitment ³	\$2,062.4	\$1,976.1	\$2,191.5	\$86.3	(\$129.1)
Total Exposure ⁴	\$6,147.9	\$6,138.9	\$6,227.5	\$8.9	(\$79.7)
DPI ⁵	0.75x	0.71x	0.67x	0.03x	0.08x
TVM ⁶	1.36x	1.35x	1.34x	0.01x	0.02x
IRR ⁷	9.5%	9.4%	9.5%	+ 6 bps	- 3 bps

¹ Committed Capital is presented net of any commitment releases or expirations and reflects foreign currency exchange rate fluctuations.

² Please note that the Distributions and Market Value are presented Pro-Forma for the sale of 11 partnership investments in secondary transactions that closed during the first half of 2012.

³ Unfunded Commitment represents the aggregate remaining commitments to partnership investments.

⁴ Total Exposure represents the sum of Market Value and Unfunded Commitment.

⁵ 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.

⁶ TVM, or Total Value Multiple, is a performance metric that measures total value created by the Portfolio relative to capital invested, without consideration for time. TVM is calculated as Total Value, which is comprised of Market Value plus Distributed Capital, divided by Contributed Capital.

⁷ 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 manager's fees, expenses and carried interest.

Performance by Vintage Year

The following table and chart illustrate the Portfolio's since inception investment performance by vintage year as of June 30, 2015 relative to the median quartile U.S. All Private Equity TVM and IRR benchmarks as provided by Thomson ONE/Cambridge. Performance of funds that are less than two years old are not meaningful. Note that Thomson ONE/Cambridge data is continuously updated and is therefore subject to change.

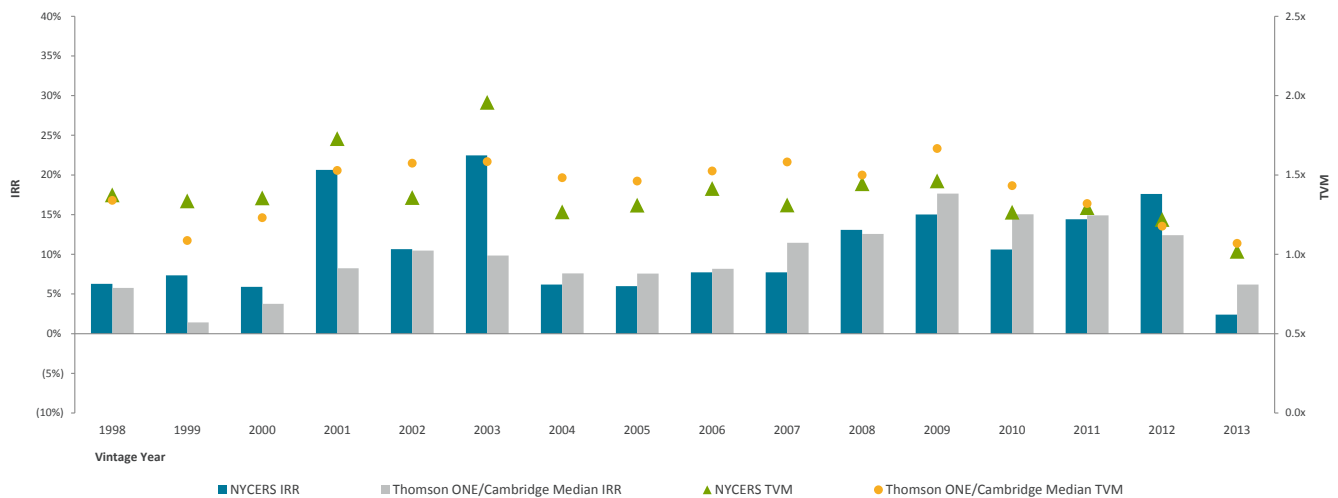
As of June 30, 2015 (US\$ in millions)

Vintage Year	Committed Capital	Contributed Capital	Distributed Capital	Market Value	Unfunded Commitment	Total Exposure	TVM	IRR	PME Benchmark ¹	PME Spread ²	Thomson ONE / Cambridge U.S. All PE Median Quartile TVM	Thomson ONE / Cambridge U.S. All PE Median Quartile IRR
1998	\$50.0	\$50.2	\$69.1	\$0.0	\$0.0	\$0.0	1.37x	6.3%	3.4%	2.9%	1.34x	5.8%
1999	88.6	101.9	122.9	13.2	0.6	13.9	1.34x	7.4%	6.2%	1.2%	1.09x	1.4%
2000	116.9	136.8	172.1	13.3	7.7	21.0	1.36x	5.9%	5.5%	0.5%	1.23x	3.8%
2001	98.1	128.3	216.2	5.6	3.8	9.4	1.73x	20.7%	7.8%	12.9%	1.53x	8.2%
2002	190.0	238.6	267.1	56.8	5.5	62.4	1.36x	10.7%	8.4%	2.3%	1.57x	10.5%
2003	104.4	115.7	213.8	12.7	11.9	24.6	1.96x	22.5%	6.9%	15.6%	1.58x	9.9%
2004	343.6	358.0	373.8	80.1	20.3	100.4	1.27x	6.2%	7.3%	-1.1%	1.48x	7.6%
2005	526.3	570.8	544.7	202.9	30.7	233.6	1.31x	6.0%	6.9%	-0.9%	1.46x	7.6%
2006	997.2	1,102.4	981.1	578.4	47.1	625.5	1.41x	7.7%	8.6%	-0.9%	1.52x	8.2%
2007	940.2	970.5	688.5	583.0	92.1	675.0	1.31x	7.7%	12.0%	-4.2%	1.58x	11.5%
2008	1,250.1	1,304.8	916.5	968.7	188.4	1,157.1	1.44x	13.1%	14.9%	-1.8%	1.50x	12.6%
2009	179.2	171.3	121.7	128.8	22.1	150.9	1.46x	15.0%	16.3%	-1.3%	1.67x	17.7%
2010	175.0	166.5	38.4	172.1	25.3	197.4	1.26x	10.6%	15.1%	-4.5%	1.43x	15.0%
2011	788.9	640.2	175.2	653.6	218.1	871.7	1.29x	14.4%	16.3%	-1.8%	1.32x	14.9%
2012	610.5	336.8	60.5	350.2	290.0	640.2	1.22x	17.6%	14.2%	3.4%	1.18x	12.4%
2013	568.8	122.7	5.9	119.1	448.1	567.3	1.02x	2.4%	8.7%	-6.3%	1.07x	6.2%
2014	499.7	135.0	3.3	147.8	365.9	513.7	NM	NM	NM	N/A	NM	NM
2015	285.0	0.2	-	(1.0)	284.8	283.7	NM	NM	NM	N/A	NM	NM
Total	\$7,812.5	\$6,650.9	\$4,970.8	\$4,085.5	\$2,062.4	\$6,147.9	1.36x	9.5%	10.1%	-0.6%	1.38x	9.0%

¹ Russell 3000 PME+

² PME Spread is calculated as IRR minus PME Benchmark.

As of June 30, 2015



Portfolio Periodic Returns vs. Russell 3000® Index

<i>As of June 30, 2015</i>	1 Year	3 Year	5 Year	10 Year	Since Inception
NYCERS IRR	9.2%	11.9%	12.0%	9.5%	9.5%
Russell 3000® ¹	7.4%	18.4%	17.9%	10.4%	10.1%
Russell 3000® + 300 bps ¹	10.4%	21.4%	20.9%	13.4%	13.1%
NYCERS Outperformance/(Underperformance)					
vs. Russell 3000® + 300 bps ¹	(1.2%)	(9.4%)	(8.9%)	(3.9%)	(3.6%)

¹Benchmark is a dollar-weighted PME+ calculation of quarterly changes in the Russell 3000® Index. Russell Investment Group is the source and owner of the trademark, service marks and copyrights related to the Russell Indexes. Russell® is a trademark of Russell Investment Group.

Performance by Strategy / Sub-Strategy

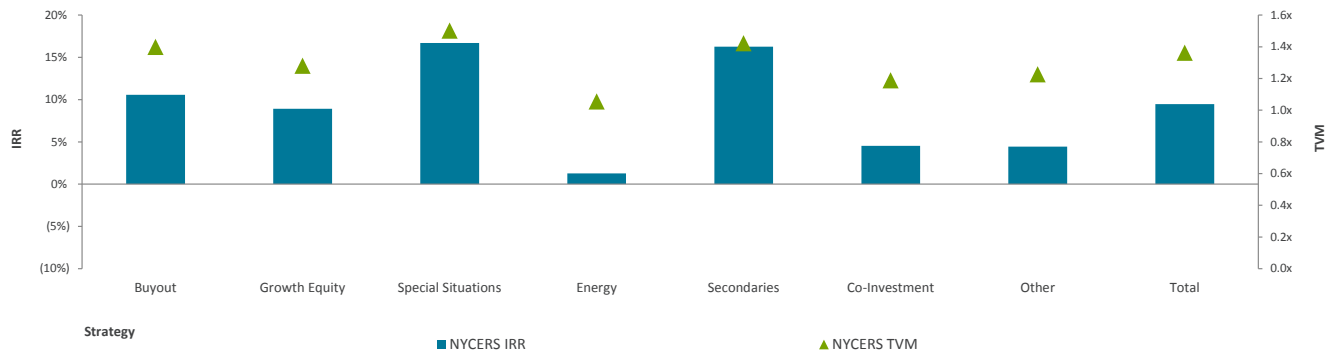
The following table and charts illustrate the Portfolio's since inception investment performance by strategy and sub-strategy as of June 30, 2015.

As of June 30, 2015 (US\$ in millions)

Strategy / Sub-Strategy	Committed Capital	Contributed Capital	Distributed Capital	Market Value	Unfunded Commitment	Total Exposure	TVM	IRR
Buyout	\$5,058.7	\$4,289.7	\$3,473.1	\$2,530.7	\$1,405.8	\$3,936.5	1.40x	10.6%
Mega Buyout	1,554.8	1,201.0	861.6	795.1	506.6	1,301.7	1.38x	10.6%
Large Buyout	981.1	742.5	576.4	484.5	355.6	840.1	1.43x	16.8%
Middle-Market Buyout	1,383.8	1,225.4	1,145.4	648.9	356.3	1,005.2	1.46x	9.9%
Small Buyout	1,139.0	1,120.8	889.7	602.2	187.4	789.5	1.33x	8.7%
Growth Equity	293.0	238.3	78.0	227.0	80.2	307.2	1.28x	8.9%
Special Situations	539.7	499.5	449.4	300.6	153.6	454.2	1.50x	16.7%
Energy	355.0	370.9	177.7	213.3	29.8	243.1	1.05x	1.3%
Secondaries	652.1	379.9	266.3	274.2	276.3	550.5	1.42x	16.3%
Co-Investment	187.4	119.4	67.9	74.0	73.5	147.5	1.19x	4.5%
Other	726.5	753.3	458.4	465.7	43.1	508.8	1.23x	4.5%
Venture Capital	656.5	662.8	343.4	452.3	35.4	487.7	1.20x	3.7%
Mezzanine	70.0	90.5	114.9	13.5	7.7	21.1	1.42x	13.7%
Total	\$7,812.5	\$6,650.9	\$4,970.8	\$4,085.5	\$2,062.4	\$6,147.9	1.36x	9.5%

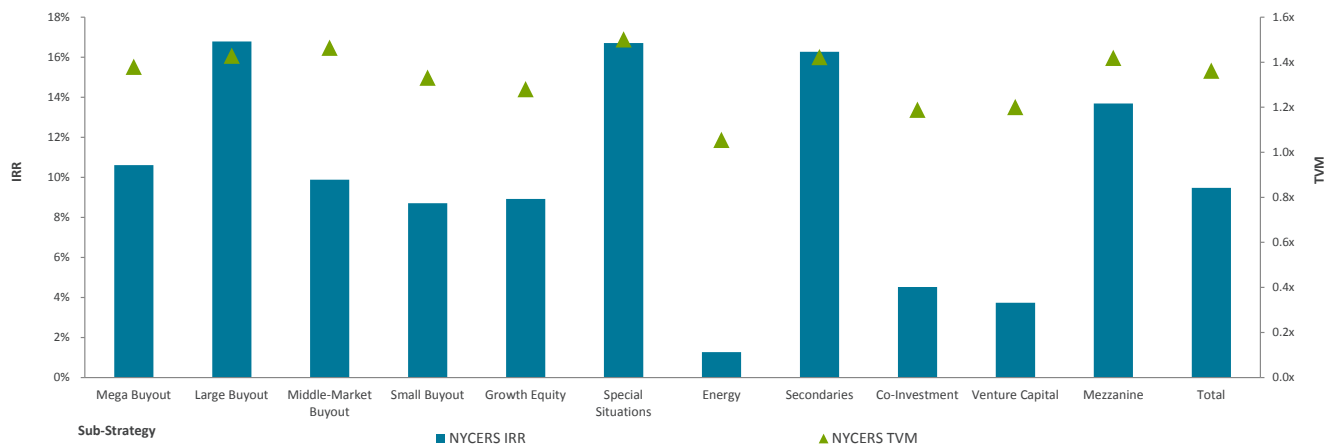
Performance by Strategy

As of June 30, 2015



Performance by Sub-Strategy

As of June 30, 2015



Portfolio Diversification

The following tables illustrate the Portfolio's diversification by strategy and fund geographic focus as of June 30, 2015.

By Strategy/Sub-Strategy

As of June 30, 2015 (US\$ in millions)	Market Value		Unfunded Commitment		Total Exposure	
	\$	% of Total	\$	% of Total	\$	% of Total
Buyout	2,530.7	61.9%	1,405.8	68.2%	3,936.5	64.0%
Mega Buyout	795.1	19.5%	506.6	24.6%	1,301.7	21.2%
Large Buyout	484.5	11.9%	355.6	17.2%	840.1	13.7%
Middle-Market Buyout	648.9	15.9%	356.3	17.3%	1,005.2	16.4%
Small Buyout	602.2	14.7%	187.4	9.1%	789.5	12.8%
Growth Equity	227.0	5.6%	80.2	3.9%	307.2	5.0%
Special Situations	300.6	7.4%	153.6	7.4%	454.2	7.4%
Energy	213.3	5.2%	29.8	1.4%	243.1	4.0%
Secondaries	274.2	6.7%	276.3	13.4%	550.5	9.0%
Co-Investment	74.0	1.8%	73.5	3.6%	147.5	2.4%
Other	465.7	11.4%	43.1	2.1%	508.8	8.3%
Venture Capital	452.3	11.1%	35.4	1.7%	487.7	7.9%
Mezzanine	13.5	0.3%	7.7	0.4%	21.1	0.3%
Total	4,085.5	100.0%	2,062.4	100.0%	6,147.9	100.0%

By Fund Geographic Focus

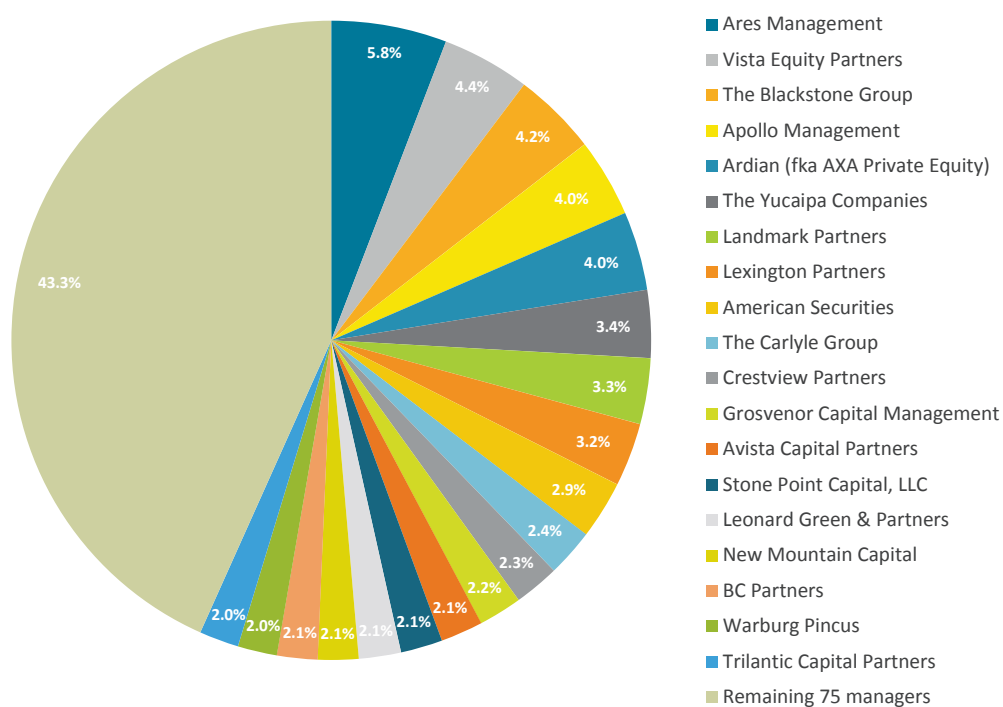
As of June 30, 2015 (US\$ in millions)	Market Value		Unfunded Commitment		Total Exposure	
	\$	% of Total	\$	% of Total	\$	% of Total
North America	3,097.6	75.8%	1,333.3	64.6%	4,430.9	72.1%
Global	684.8	16.8%	577.7	28.0%	1,262.5	20.5%
Western Europe	285.4	7.0%	151.4	7.3%	436.7	7.1%
Rest of World	17.7	0.4%	-	0.0%	17.7	0.3%
Total	4,085.5	100.0%	2,062.4	100.0%	6,147.9	100.0%

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

By Investment Manager

As of June 30, 2015, the Portfolio was highly diversified by investment manager, with 19 managers comprising US\$3.5 billion, or 56.7% of total exposure. The remaining 75 managers comprised 43.3% of total exposure as of quarter-end.

Portfolio Total Exposure by Investment Manager
As of June 30, 2015

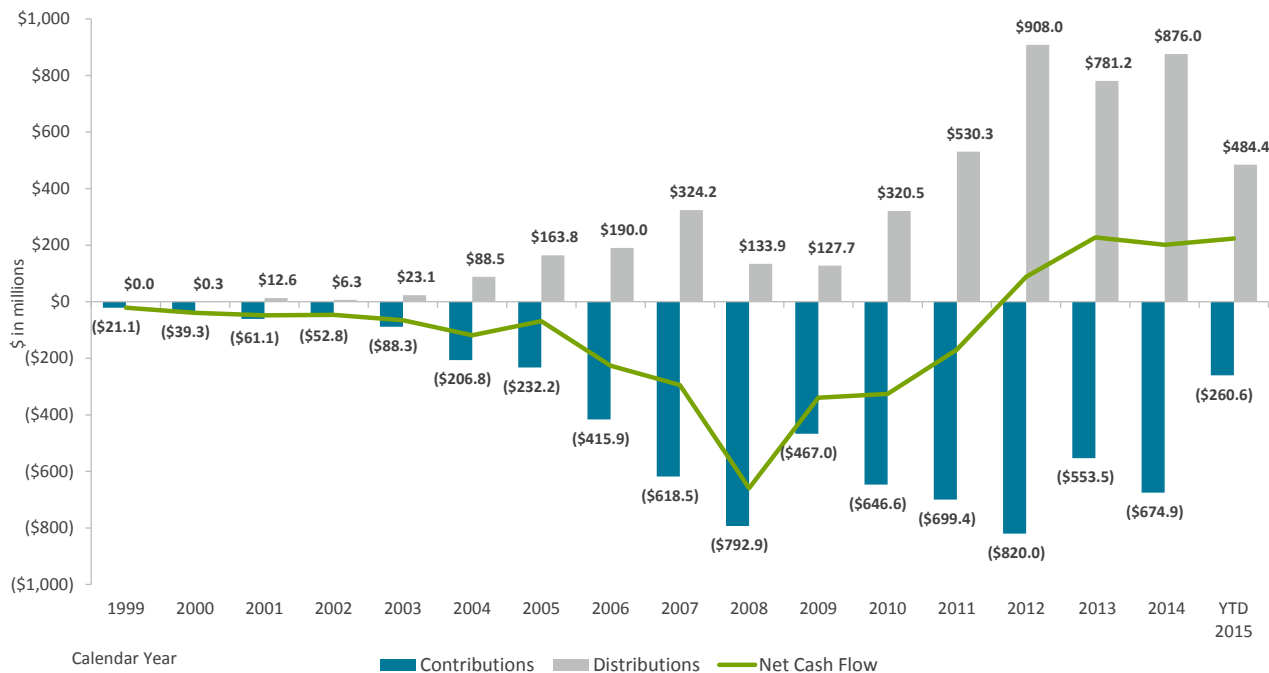


Portfolio Cash Flow Analysis

The following yearly and quarterly cash flow analysis is based on actual Portfolio cash flows during those time periods, excluding the proceeds expected to be received from the Secondary Sale that closed in the first half of 2012.

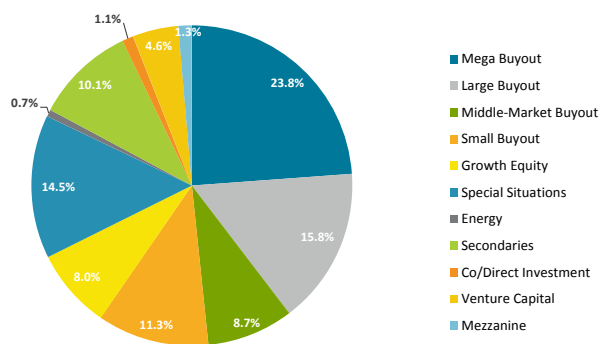
Year to Date Flow Activity

During the six months ended June 30, 2015, the Portfolio made US\$260.6 million of contributions and received US\$484.4 million of distributions, for a net cash inflow of US\$223.8 million, compared to a net cash inflow of US\$90.3 million during the same period in the prior year. The graph below illustrates cash flow activity since inception by calendar year.

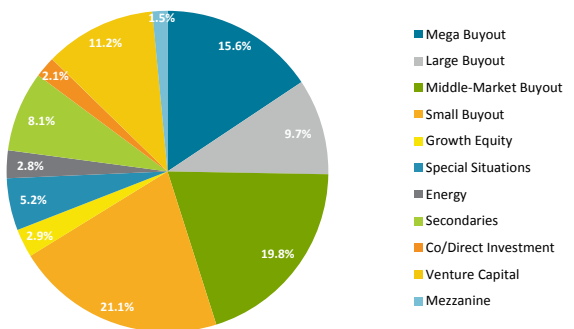


Buyout funds were the most active in terms of cash flow activity during the first six months of 2015. Buyout funds drew down US\$155.3 million, or 59.6% of total contributions during first six months of 2015, and distributed US\$320.7 million, or 66.2% of total distributions during the first six months of 2015.

YTD 2015 Total Contributed by Sub-Strategy

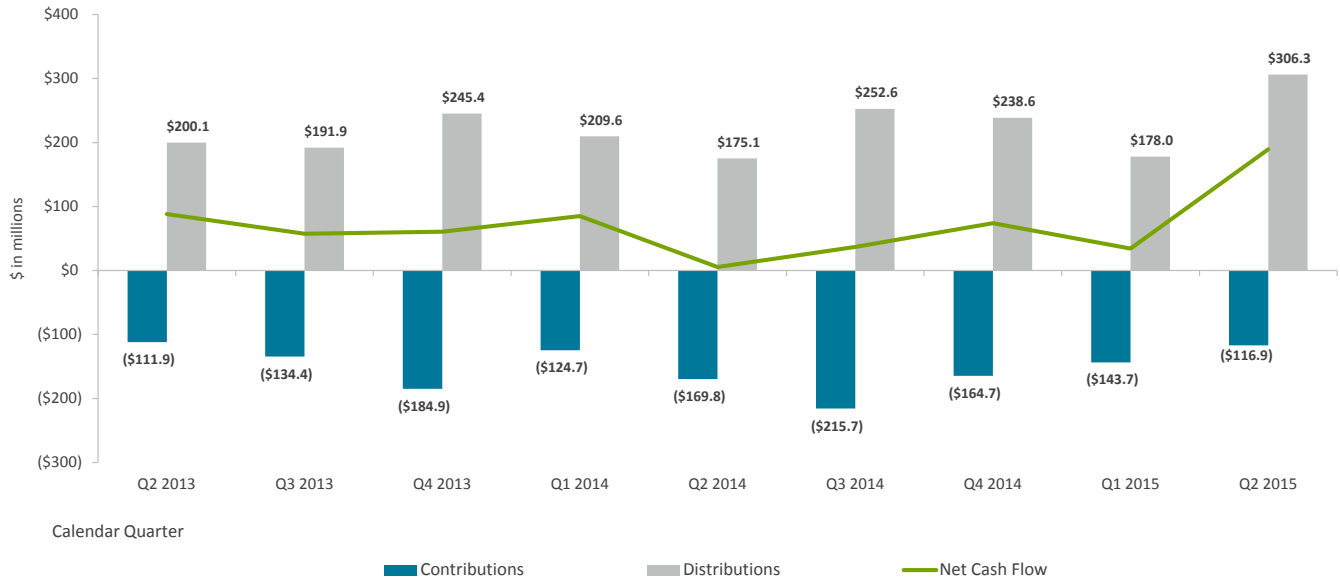


YTD 2015 Total Distributed by Sub-Strategy



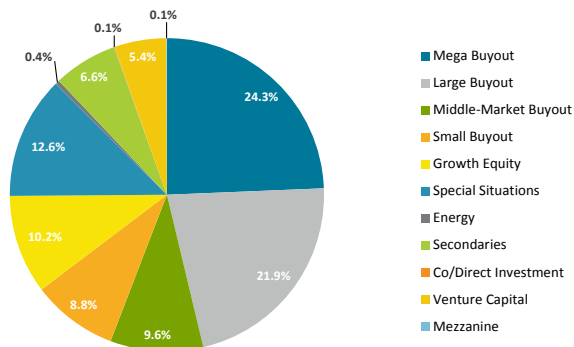
Quarterly Cash Flow Activity

During the second quarter of 2015, the Portfolio made US\$116.9 million of contributions and received US\$306.3 million of distributions, for a net cash inflow of US\$189.4 million. The graph below illustrates recent cash flow activity by quarter.

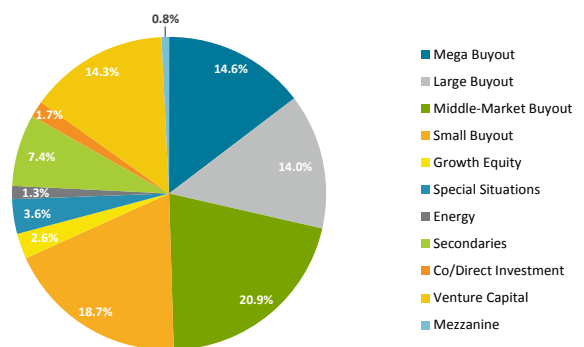


Buyout funds were the most active in terms of cash flow activity during the second quarter of 2015. Buyout funds drew down US\$75.6 million, or 64.7% of total contributions during the quarter, and distributed US\$209.0 million, or 68.2% of total distributions during the quarter.

Q2 2015 Contributed by Sub-Strategy



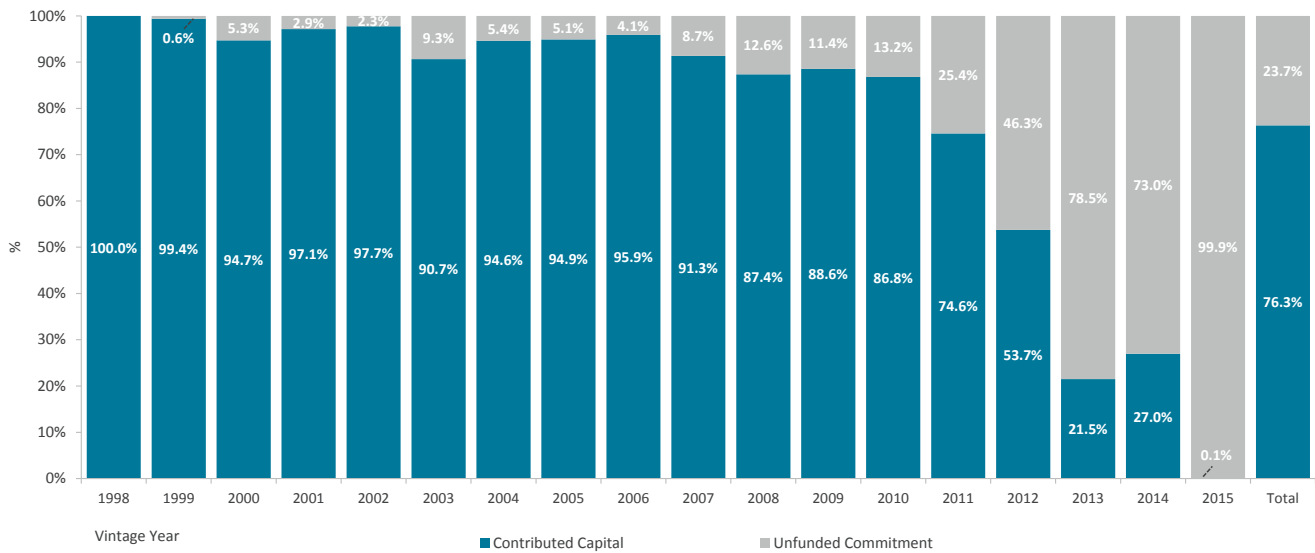
Q2 2015 Distributed by Sub-Strategy



Invested Capital by Vintage Year

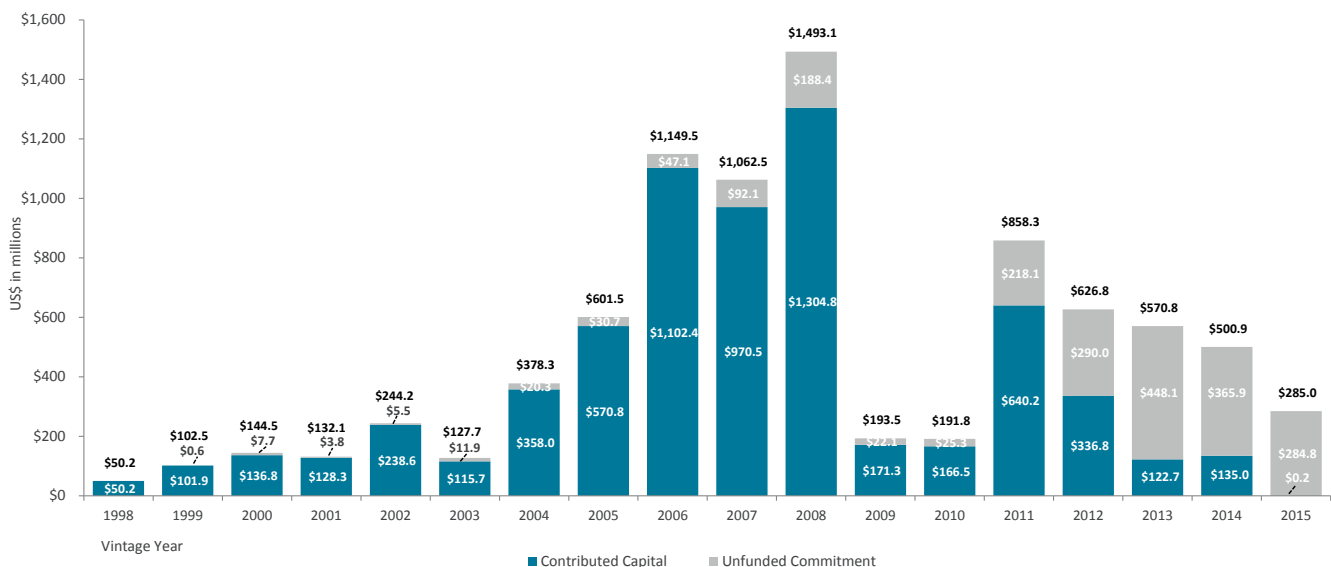
The following chart illustrates cumulative capital contributions as a percentage of total capital commitments, by fund vintage year, as of June 30, 2015.

Capital Contributions to Unfunded by Vintage Year (%)



The following chart illustrates cumulative capital contributions relative to unfunded commitment, by fund vintage year, as of June 30, 2015.

Capital Contributions to Unfunded by Vintage Year (US\$)



Portfolio Company-Level Analysis

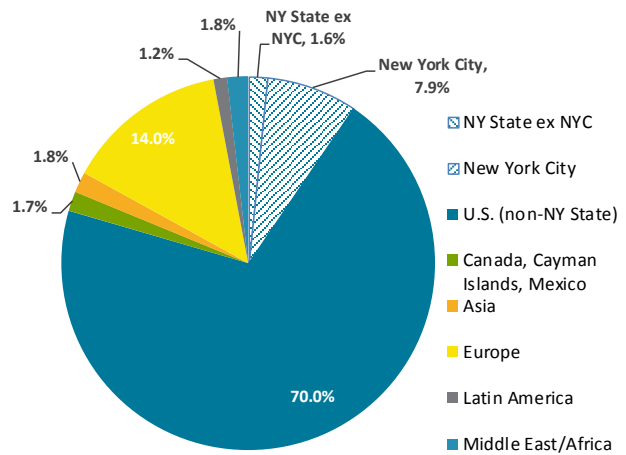
Geographic Exposure

The following charts illustrate the Portfolio's current exposure by geography at the portfolio company level as of June 30, 2015. Please note that the geography is based upon the corporate headquarters of each portfolio company.

Geographic Exposure by Current Cost

As of June 30, 2015 (US\$ in millions)

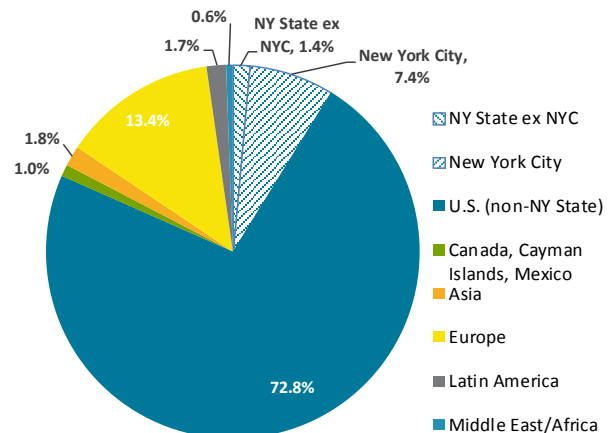
	Sum of Current Cost	% of Total
North America	\$2,605.8	81.2%
New York	\$304.4	9.5%
NY State ex NYC	51.3	1.6%
New York City	253.1	7.9%
U.S. (non-NY State)	2,247.3	70.0%
Canada, Cayman Islands, Mexico	54.1	1.7%
Asia	58.0	1.8%
Europe	449.0	14.0%
Latin America	37.9	1.2%
Middle East/Africa	58.1	1.8%
Total	\$3,208.7	100.0%



Geographic Exposure by Current Market Value

As of June 30, 2015 (US\$ in millions)

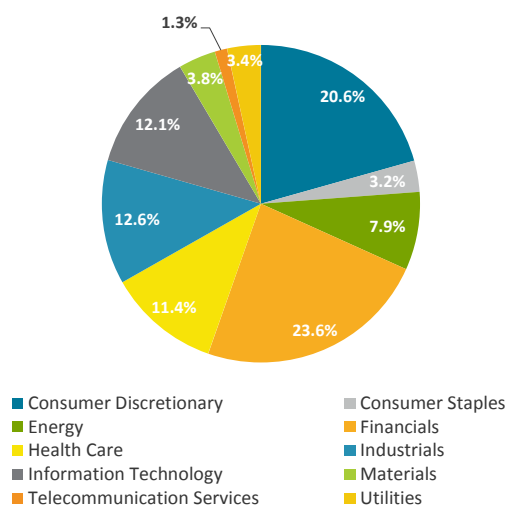
	Sum of Current Market Value	% of Total
North America	\$3,594.2	82.6%
New York	\$382.5	8.8%
NY State ex NYC	62.1	1.4%
New York City	320.4	7.4%
U.S. (non-NY State)	3,167.7	72.8%
Canada, Cayman Islands, Mexico	44.0	1.0%
Asia	76.2	1.8%
Europe	581.1	13.4%
Latin America	72.8	1.7%
Middle East/Africa	24.9	0.6%
Total	\$4,349.3	100.0%



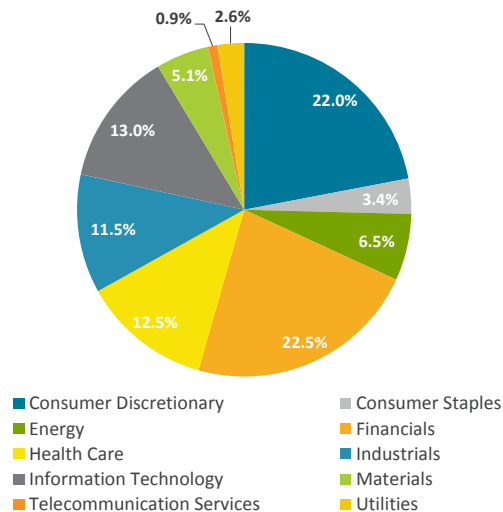
Industry Exposure

The following charts illustrate the Portfolio's current exposure by industry at the portfolio company level as of June 30, 2015. Please note that the Financials category includes investments in various debt securities as well as certain undisclosed fund of funds investments.

Industry Exposure by Current Cost



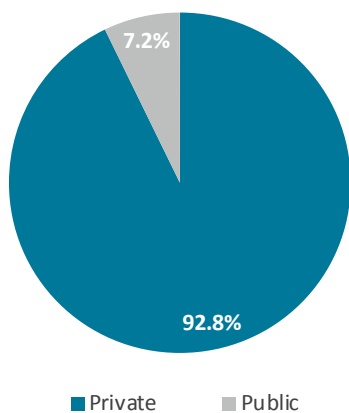
Industry Exposure by Current Market Value



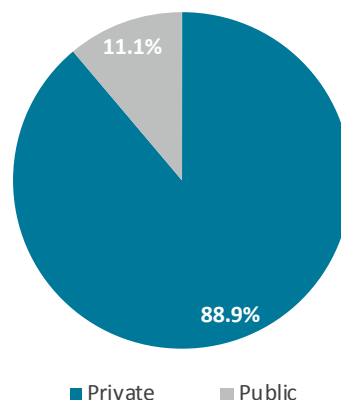
Public Market Exposure

As of quarter-end, publicly traded investments comprised 7.2% of the Portfolio's exposed cost and 11.1% of the Portfolio's exposed market value. The following charts illustrate the current public market exposure at the portfolio company level.

Public Market Exposure by Current Cost



Public Market Exposure Current Market Value



IV. Appendix

New York City Employees' Retirement System
Private Equity Portfolio
As of June 30, 2015 (in USD)

Vintage Year	Investment	First Drawdown	Committed Capital	Contributed Capital	Distributed Capital	Market Value	Multiple	IRR	PME Benchmark ¹	PME Spread ²
Active Investments										
1999	Cypress Merchant Banking Partners II, L.P.	3/29/1999	\$ 45,172,972	\$ 53,861,600	\$ 43,440,706	\$ 7,581,576	0.95x	(1.0%)	5.5%	(6.6%)
1999	FdG Capital Partners LLC	6/2/1999	25,000,000	28,756,835	42,947,883	4,464,067	1.65x	14.5%	6.6%	7.9%
1999	Lincolnshire Equity Fund II, L.P.	10/20/1999	18,397,347	19,261,466	36,463,088	1,199,000	1.96x	24.6%	6.9%	17.7%
2000	Solera Partners, L.P.	5/26/2000	19,999,779	26,376,382	41,635,156	7,374,582	1.86x	9.5%	6.6%	2.9%
2000	SCP Private Equity Partners II, L.P.	6/15/2000	27,442,463	30,827,225	9,060,182	5,954,288	0.49x	(9.7%)	5.1%	(14.8%)
2001	New Mountain Partners, L.P.	3/16/2001	18,141,933	17,116,468	24,431,489	479,844	1.46x	12.4%	6.2%	6.2%
2001	Apollo Investment Fund V, L.P.	4/13/2001	40,000,000	62,509,880	122,768,943	1,580,354	1.99x	38.6%	8.4%	30.2%
2001	RRE Ventures III, L.P.	7/6/2001	19,999,999	26,200,206	33,075,548	3,548,514	1.40x	6.2%	6.6%	(0.4%)
2002	Yucaipa American Alliance Fund I, LP	7/1/2002	90,000,000	114,094,892	94,282,024	45,389,689	1.22x	5.2%	10.2%	(4.9%)
2002	Thomas, Mc Nerney & Partners, L.P.	10/9/2002	20,000,000	19,600,000	7,003,139	5,710,109	0.65x	(8.5%)	10.8%	(19.3%)
2002	BDCM Opportunity Fund, L.P.	10/14/2002	25,000,000	52,664,244	89,787,434	471,968	1.71x	22.8%	6.2%	16.6%
2002	Landmark Equity Partners XI, L.P.	10/23/2002	55,000,000	52,284,778	76,023,982	5,248,449	1.55x	23.7%	7.5%	16.3%
2003	FS Equity Partners V, L.P.	1/20/2003	25,000,000	22,911,467	39,909,674	6,269,241	2.02x	16.0%	5.4%	10.7%
2003	Blackstone Capital Partners IV, L.P.	2/26/2003	34,418,762	38,818,058	96,545,592	1,881,415	2.54x	39.7%	7.6%	32.1%
2003	Ares Corporate Opportunities Fund, L.P.	4/1/2003	45,000,000	54,008,942	77,332,286	4,557,783	1.52x	13.4%	7.4%	6.0%
2004	Markstone Capital Partners, LP	1/30/2004	40,000,000	46,899,103	19,568,130	2,463,955	0.47x	(46.6%)	18.8%	(65.4%)
2004	FdG Capital Partners II LP	8/30/2004	35,000,000	37,398,788	42,499,038	2,673,846	1.21x	3.8%	6.6%	(2.9%)
2004	Paladin Homeland Security Fund (NY City), L.P.	9/27/2004	15,000,000	16,236,925	4,919,658	4,571,569	0.58x	(7.4%)	6.4%	(13.8%)
2004	Lincolnshire Equity Fund III, L.P.	10/1/2004	55,000,000	52,567,981	68,004,958	29,062,555	1.85x	31.4%	10.9%	20.5%
2004	New York/Fairview Emerging Managers Fund, L.P.-Tranche 1	10/21/2004	32,000,000	32,179,310	17,618,889	19,787,300	1.16x	3.0%	9.0%	(6.1%)
2004	Aurora Equity Partners III L.P.	11/16/2004	50,000,000	54,119,877	86,237,201	4,661,196	1.68x	14.3%	9.9%	4.4%
2004	Trilantic Capital Partners III L.P.	11/18/2004	45,088,848	40,021,959	58,694,581	1,675,990	1.51x	12.5%	4.9%	7.6%
2004	Celtic Pharmaceutical Holdings L.P.	12/23/2004	25,000,000	25,402,094	402,094	15,195,734	0.61x	(6.0%)	9.2%	(15.2%)
2005	Palladium Equity Partners III, L.P.	11/12/2004	35,000,000	35,632,029	48,678,411	26,260,218	2.10x	19.8%	12.1%	7.7%
2005	New Mountain Partners II, L.P.	1/12/2005	46,451,615	41,776,299	77,688,562	3,563,887	1.94x	13.7%	4.5%	9.1%
2005	VSS Communications Partners IV, L.P.	3/14/2005	25,000,000	28,201,361	15,172,079	6,621,778	0.77x	(4.6%)	7.5%	(12.2%)
2005	Prism Venture Partners V-A, L.P.	7/14/2005	30,000,000	30,762,722	14,685,847	10,321,307	0.81x	(4.2%)	8.2%	(12.4%)
2005	Erasmus New York City Growth Fund	8/16/2005	34,819,694	34,819,694	31,991,019	(1,875,661)	0.86x	(3.0%)	2.5%	(5.5%)
2005	Quadrangle Capital Partners II LP	8/29/2005	60,636,859	60,873,246	63,467,384	16,361,971	1.31x	5.7%	6.9%	(1.2%)
2005	Snow Phipps Group, L.P.	9/7/2005	20,000,000	22,911,125	17,796,241	12,257,678	1.31x	7.8%	11.0%	(3.2%)
2005	GI Partners Fund II L.P.	9/26/2005	35,000,000	35,366,970	41,050,284	13,755,807	1.55x	7.5%	5.7%	1.8%
2005	Blackstone Mezzanine Partners II, L.P.	10/10/2005	25,000,000	23,463,130	28,375,919	2,736,406	1.33x	7.5%	3.8%	3.7%
2005	Psilos Group Partners III, L.P.	10/24/2005	35,000,000	37,205,819	17,948,760	29,049,057	1.26x	5.1%	7.9%	(2.8%)
2005	USPF II Institutional Fund, L.P.	11/23/2005	65,000,000	85,734,194	57,349,566	54,330,554	1.30x	5.7%	7.3%	(1.6%)
2005	JP Morgan Fleming (Tranche A)	12/21/2005	43,000,000	41,080,990	28,288,577	29,560,831	1.41x	8.0%	10.9%	(3.0%)
2006	Aisling Capital II, LP	1/12/2006	6,680,102	7,814,346	5,070,342	5,007,796	1.29x	5.3%	8.2%	(2.9%)
2006	InterMedia Partners VII, L.P.	1/20/2006	25,000,000	28,671,799	16,147,308	29,793,743	1.60x	7.6%	10.3%	(2.7%)
2006	Terra Firma Capital Partners III, L.P.	3/8/2006	52,770,112	52,635,580	1,124,908	27,951,777	0.55x	(10.4%)	5.4%	(15.8%)
2006	BDCM Opportunity Fund II, L.P.	3/29/2006	25,000,000	35,923,618	31,920,333	35,490,828	1.88x	17.1%	11.5%	5.6%
2006	Blackstone Capital Partners V, L.P.	4/13/2006	122,052,590	128,973,995	123,607,449	86,776,176	1.63x	8.7%	8.5%	0.1%
2006	Avista Capital Partners, L.P.	4/27/2006	45,000,000	58,410,347	48,322,189	37,582,522	1.30x	6.0%	6.3%	(0.3%)
2006	GSC Recovery III, L.P.	5/4/2006	25,000,000	28,098,874	29,299,014	3,307,386	1.16x	3.9%	6.6%	(2.6%)
2006	Apollo Investment Fund VI, L.P.	5/10/2006	90,000,000	115,838,240	139,449,455	38,020,764	1.53x	9.8%	7.6%	2.2%
2006	Landmark Equity Partners XIII, L.P.	5/11/2006	50,000,000	47,643,105	41,488,853	18,977,395	1.27x	5.6%	6.2%	(0.6%)
2006	Ares Corporate Opportunities Fund II, L.P.	5/23/2006	50,000,000	54,735,490	82,742,122	11,115,828	1.71x	14.0%	4.1%	9.8%
2006	Fairview Ventures Fund III, L.P.	6/29/2006	25,000,000	24,765,386	14,883,397	29,945,514	1.81x	16.3%	13.4%	2.9%
2006	Ampersand 2006	8/14/2006	25,000,000	25,000,000	25,032,244	22,081,372	1.88x	13.5%	8.5%	5.0%
2006	CCMP Capital Investors II, L.P.	8/17/2006	30,000,000	32,830,387	35,535,588	19,692,169	1.68x	14.6%	10.8%	3.8%
2006	CLP 2014 (fka Perseus Partners VII)	8/31/2006	30,000,000	34,885,025	9,531,843	890,504	0.30x	(36.5%)	13.1%	(49.6%)
2006	Thomas, Mc Nerney & Partners II, L.P.	11/30/2006	25,000,000	23,769,167	40,366,658	13,697,148	2.27x	17.9%	11.7%	6.3%
2006	Catterton Partners VI, L.P.	12/14/2006	45,000,000	49,232,803	59,555,525	33,298,554	1.89x	13.8%	8.7%	5.0%
2006	First Reserve Fund XI, L.P.	12/14/2006	45,000,000	47,820,682	26,468,206	11,682,573	0.80x	(5.3%)	6.5%	(11.8%)
2006	Arsenal Capital Partners II, LP	12/19/2006	22,500,000	26,575,144	24,302,509	16,479,713	1.53x	9.9%	12.2%	(2.3%)
2006	RRE Ventures IV, L.P.	12/19/2006	35,000,000	42,115,503	9,924,151	48,343,529	1.38x	6.9%	11.1%	(4.1%)
2006	MidOcean Partners III, L.P.	12/21/2006	60,000,000	65,996,927	43,303,959	51,151,309	1.44x	8.6%	9.7%	(1.1%)
2006	GF Capital Private Equity Fund, L.P.	12/22/2006	20,000,000	20,167,555	14,382,447	19,946,894	1.70x	15.0%	13.4%	1.7%
2006	The Fourth Given Fund	1/22/2007	71,472,350	71,209,741	70,488,954	27,338,413	1.37x	6.7%	7.7%	(1.0%)
2007	Pegasus Partners IV, L.P.	1/29/2007	30,000,000	34,735,972	15,876,945	20,598,405	1.05x	1.2%	11.5%	(10.4%)
2007	FTVentures III, LP	3/1/2007	24,201,990	24,651,990	23,627,186	26,777,208	2.04x	17.0%	10.6%	6.5%
2007	Co-Investment Partners Europe, L.P.	3/19/2007	39,932,233	41,853,743	16,133,848	37,430,068	1.28x	5.7%	16.6%	(10.9%)
2007	Montreux Equity Partners IV, L.P.	3/27/2007	20,000,000	20,000,000	6,843,774	22,564,122	1.47x	9.1%	11.2%	(2.1%)
2007	Quaker BioVentures II, L.P.	3/30/2007	20,000,000	17,058,740	10,204,154	15,906,117	1.53x	11.6%	13.3%	(1.7%)
2007	SCP Vitalife Partners II Fund	4/13/2007	20,000,000	19,549,698	1,579	18,268,113	0.93x	(1.5%)	12.6%	(14.1%)
2007	Craton Equity Investors I, L.P.	4/30/2007	20,000,000	20,089,805	71,125	7,787,885	0.39x	(17.1%)	15.1%	(32.2%)
2007	Nautic Partners VI, L.P.	5/14/2007	30,000,000	33,393,732	34,784,318	32,932,407	2.03x	17.8%	12.7%	5.1%
2007	Constellation Venture Capital III, L.P.	5/22/2007	25,000,000	26,861,250	5,676,045	13,586,519	0.72x	(7.7%)	18.7%	(26.4%)
2007	United States Power Fund III, L.P.	6/28/2007	65,000,000	64,966,042	31,143,646	54,997,438	1.33x	6.0%	8.6%	(2.6%)
2007	Halyard Capital Fund II, L.P.	7/2/2007	25,000,000	21,006,320	10,099,612	15,891,815	1.24x	4.6%	10.0%	(5.4%)
2007	Carlyle Partners V, L.P.	7/6/2007	70,000,000	70,460,495	67,328,340	51,787,770	1.69x	14.8%	11.4%	3.4%

New York City Employees' Retirement System
Private Equity Portfolio
As of June 30, 2015 (in USD)

Vintage Year	Investment	First Drawdown	Committed Capital	Contributed Capital	Distributed Capital	Market Value	Multiple	IRR	PME Benchmark ¹	PME Spread ²
2007	PCG Clean Energy & Technology Fund (East), LLC	7/6/2007	90,000,000	78,758,190	9,345,681	42,618,926	0.66x	(8.8%)	13.8%	(22.6%)
2007	GSO Capital Opportunities Fund LP	7/16/2007	45,000,000	67,047,270	86,573,890	10,716,930	1.45x	18.3%	10.6%	7.7%
2007	StarVest Partners II, L.P.	8/1/2007	25,000,000	24,134,957	1,166,983	19,745,937	0.87x	(3.9%)	16.8%	(20.8%)
2007	New Mountain Partners III, L.P.	8/9/2007	100,000,000	97,104,530	40,908,708	101,227,484	1.46x	10.4%	13.7%	(3.3%)
2007	Vista Equity Partners Fund III, L.P.	10/3/2007	30,000,000	31,844,909	67,811,388	13,010,876	2.54x	28.8%	10.2%	18.6%
2007	Trilantic Capital Partners IV L.P.	10/22/2007	69,028,637	68,953,720	79,906,986	34,554,060	1.66x	16.2%	11.5%	4.7%
2007	RJ Equity Partners Fund I, L.P.	11/30/2007	20,000,000	20,921,728	8,301,877	19,963,050	1.35x	10.5%	16.0%	(5.5%)
2007	Pine Brook Capital Partners, L.P.	1/11/2008	30,000,000	30,161,064	16,373,819	22,623,183	1.29x	9.3%	12.4%	(3.1%)
2008	Paladin III (NY City), L.P.	1/8/2008	30,000,000	32,832,220	16,523,491	24,136,050	1.24x	6.6%	12.2%	(5.6%)
2008	Relativity Fund, L.P.	1/17/2008	20,000,000	10,773,614	2,302,071	3,553,706	0.54x	(12.1%)	10.7%	(22.8%)
2008	Apollo Investment Fund VII, L.P.	1/28/2008	100,000,000	113,844,001	167,685,511	38,368,330	1.81x	25.8%	14.0%	11.9%
2008	NGN BioMed Opportunity II, L.P.	2/11/2008	20,000,000	18,051,821	3,946,209	10,683,909	0.81x	(5.2%)	16.6%	(21.7%)
2008	Carpenter Community BancFund-A, L.P.	2/12/2008	20,000,000	19,186,548	920,699	27,745,262	1.49x	8.1%	16.3%	(8.2%)
2008	Riverstone/Carlyle Global Energy & Power Fund IV, L.P.	3/3/2008	45,000,000	47,004,475	33,750,235	25,852,985	1.27x	8.3%	14.6%	(6.3%)
2008	Yucaipa American Alliance Fund II, LP	3/28/2008	120,000,000	160,122,785	95,518,980	138,295,549	1.46x	11.5%	13.2%	(1.7%)
2008	Levine Leichtman Capital Partners IV, L.P.	4/8/2008	35,000,000	34,919,411	39,631,066	17,745,671	1.64x	20.0%	15.5%	4.5%
2008	Lee Equity Partners Fund, L.P.	4/23/2008	42,500,000	45,781,340	20,532,734	38,188,963	1.28x	8.1%	15.1%	(7.0%)
2008	New York/Fairview Emerging Managers Fund, L.P.-Tranche 2	5/28/2008	45,000,000	38,830,500	16,575,630	39,554,798	1.45x	14.4%	15.2%	(0.8%)
2008	Yucaipa Corporate Initiatives Fund II, LP	6/23/2008	42,092,788	40,754,359	11,698,560	23,282,911	0.86x	(3.9%)	11.6%	(15.5%)
2008	Leeds Equity Partners V, L.P.	7/28/2008	60,000,000	49,486,508	33,095,196	42,469,411	1.53x	15.1%	15.6%	(0.5%)
2008	GI Partners Fund III L.P.	7/29/2008	45,000,000	47,862,151	45,291,308	27,515,473	1.52x	15.0%	16.3%	(1.3%)
2008	Ares Corporate Opportunities Fund III, L.P.	7/30/2008	75,000,000	87,193,294	78,615,245	71,293,839	1.72x	22.0%	13.1%	8.9%
2008	GCM Grosvenor NYCERS Emerging Manager Co-Investment Fund, L.P.	8/22/2008	12,875,950	14,606,766	19,755,245	5,421,706	1.72x	13.8%	11.9%	1.9%
2008	GCM Grosvenor NYCERS Emerging Manager Fund, L.P.	8/22/2008	116,737,374	110,511,647	49,013,947	91,493,642	1.27x	10.8%	15.3%	(4.5%)
2008	First Reserve Fund XII, L.P.	8/25/2008	45,000,000	46,581,023	19,674,430	23,858,621	0.93x	(1.9%)	17.3%	(19.2%)
2008	Landmark Equity Partners XIV, L.P.	9/19/2008	109,120,000	98,949,774	71,176,458	63,735,676	1.36x	15.4%	16.0%	(0.6%)
2008	Crestview Partners II, L.P.	10/1/2008	50,000,000	52,467,104	35,275,091	42,614,628	1.48x	14.3%	16.3%	(2.0%)
2008	Avista Capital Partners II, L.P.	11/5/2008	75,000,000	88,070,992	83,861,322	83,887,957	1.90x	20.3%	15.8%	4.6%
2008	Blue Wolf Capital Fund II, L.P.	11/14/2008	25,000,000	26,744,713	9,980,200	20,621,535	1.14x	5.4%	19.0%	(13.6%)
2008	Bridgepoint Europe IV	11/14/2008	26,749,660	24,454,185	14,492,404	19,384,965	1.39x	10.4%	17.0%	(6.5%)
2008	Aisling Capital III, LP	11/20/2008	14,000,000	13,896,928	12,000,214	11,202,930	1.67x	25.1%	16.5%	8.6%
2008	Onex Partners III LP	12/10/2008	75,000,000	80,859,872	35,207,779	77,837,648	1.40x	12.7%	17.5%	(4.9%)
2009	Welsh, Carson, Anderson & Stowe XI, L.P.	2/10/2009	40,000,000	37,838,174	23,116,875	34,862,970	1.53x	15.2%	16.0%	(0.9%)
2009	FS Equity Partners VI, L.P.	7/27/2009	32,500,000	33,225,244	18,952,494	44,973,499	1.92x	24.4%	17.2%	7.2%
2009	Lincolnshire Equity Fund IV, L.P.	8/5/2009	27,500,000	24,559,038	9,638,864	18,599,902	1.15x	6.0%	15.8%	(9.9%)
2009	Lexington Capital Partners VII, L.P.	12/3/2009	50,000,000	40,515,887	29,742,560	30,339,559	1.48x	17.2%	16.1%	1.0%
2010	Snow Phipps II, L.P.	1/8/2010	30,000,000	23,364,300	13,286,171	20,050,678	1.43x	16.5%	15.6%	0.9%
2010	JP Morgan Fleming (Tranche B)	2/26/2010	35,000,000	30,041,782	8,082,147	33,836,492	1.40x	13.6%	15.8%	(2.3%)
2010	Trident V, L.P.	4/29/2010	110,000,000	113,046,370	17,062,758	118,196,566	1.20x	8.3%	14.3%	(6.0%)
2011	Blackstone Capital Partners VI, L.P.	1/24/2011	120,000,000	85,548,072	16,074,096	89,628,018	1.24x	13.5%	15.4%	(1.9%)
2011	Ampersand 2011	3/11/2011	25,000,000	24,125,000	1,410,929	38,382,655	1.65x	19.6%	15.7%	3.9%
2011	BDCM Opportunity Fund III, L.P.	4/8/2011	45,000,000	55,838,810	20,728,277	45,196,330	1.18x	12.0%	15.1%	(3.2%)
2011	AXA Secondary Fund V B L.P.	6/16/2011	120,000,000	87,326,005	43,265,944	90,740,228	1.53x	21.3%	17.7%	3.6%
2011	Wellspring Capital Partners V, L.P.	7/1/2011	40,000,000	23,921,369	3,036,285	25,567,461	1.20x	9.4%	16.1%	(6.6%)
2011	EQT VI, L.P.	8/1/2011	105,994,526	87,393,421	2,195,346	89,420,206	1.05x	2.7%	15.1%	(12.4%)
2011	Pegasus Partners V, L.P.	8/16/2011	20,789,916	13,996,432	3,700,886	13,902,335	1.26x	9.4%	18.1%	(8.7%)
2011	BC European Capital IX	9/19/2011	132,135,908	94,301,534	19,357,452	84,072,707	1.10x	4.9%	17.1%	(12.2%)
2011	American Securities Partners VI, L.P.	11/18/2011	80,000,000	73,858,179	22,928,856	75,723,425	1.34x	22.2%	15.7%	6.5%
2011	Vista Equity Partners Fund IV, L.P.	11/30/2011	100,000,000	93,904,500	42,458,042	100,991,176	1.53x	21.1%	16.0%	5.0%
2012	Warburg Pincus Private Equity XI, L.P.	5/24/2012	110,000,000	79,789,372	16,926,030	84,975,277	1.28x	19.1%	15.1%	4.0%
2012	Trilantic Capital Partners V L.P.	9/20/2012	70,000,000	22,755,101	278,137	20,549,289	0.92x	(6.0%)	13.4%	(19.3%)
2012	Palladium Equity Partners IV, L.P.	10/10/2012	55,000,000	20,238,862	1,196,649	22,129,853	1.15x	10.3%	17.9%	(7.7%)
2012	Ares Corporate Opportunities Fund IV, L.P.	11/5/2012	125,000,000	83,128,827	7,952,823	85,390,498	1.12x	11.4%	11.6%	(0.2%)
2012	Green Equity Investors VI, L.P.	11/30/2012	120,000,000	69,248,988	1,489,154	78,781,753	1.16x	12.6%	13.1%	(0.5%)
2012	Platinum Equity Capital Partners III, L.P.	1/14/2013	100,000,000	45,443,008	30,981,615	42,201,118	1.61x	57.8%	16.2%	41.6%
2012	NYCERS - 2012 Emerging Manager Program ³	6/21/2013	150,000,000	49,628,003	2,226,401	49,192,530	1.04x	NM	NM	N/A
2013	Carlyle Partners VI, L.P.	7/3/2013	75,000,000	25,008,080	634,884	24,080,242	0.99x	NM	NM	N/A
2013	Carlyle Partners VI, L.P. (Side Car)	9/23/2014	8,250,000	1,820,369	-	1,682,944	0.92x	NM	NM	N/A
2013	Landmark Equity Partners XV, L.P.	10/30/2013	75,000,000	17,394,502	4,068,028	17,498,066	1.24x	NM	NM	N/A
2013	Landmark - NYC Fund I, L.P.	12/24/2013	25,000,000	10,482,609	-	11,815,887	1.13x	NM	NM	N/A
2013	Apollo Investment Fund VIII, L.P.	12/11/2013	140,000,000	29,967,451	203,605	29,056,587	0.98x	NM	NM	N/A
2013	CVC Capital Partners VII, L.P.	2/18/2014	121,983,190	11,431,065	829,561	7,316,410	0.71x	NM	NM	N/A
2013	Crestview Partners III, L.P.	3/3/2015	66,000,000	8,954,705	181,686	8,070,402	0.92x	NM	NM	N/A
2013	Crestview Partners III (Co-Investment B), L.P.	N/A	22,000,000	-	-	-	-	N/A	N/A	N/A
2014	Olympus Growth Fund VI, L.P.	1/21/2014	75,000,000	9,233,841	2,247,565	9,164,230	1.24x	NM	NM	N/A
2014	ASF VI B L.P.	5/9/2014	83,000,000	27,970,424	480,129	34,815,665	1.26x	NM	NM	N/A
2014	ASF VI B NYC Co-Invest L.P.	5/9/2014	27,000,000	15,768,881	-	19,476,990	1.24x	NM	NM	N/A
2014	Vista Equity Partners Fund V, L.P.	9/8/2014	125,000,000	56,993,933	9,745	56,577,936	0.99x	NM	NM	N/A
2014	Lexington Capital Partners VIII, L.P.	1/8/2015	110,000,000	7,787,085	19,202	12,829,494	1.65x	NM	NM	N/A
2014	Centerbridge Capital Partners III, L.P.	5/21/2015	23,700,000	1,506,163	-	1,540,774	1.02x	NM	NM	N/A

New York City Employees' Retirement System
Private Equity Portfolio
As of June 30, 2015 (in USD)

Vintage Year	Investment	First Drawdown	Committed Capital	Contributed Capital	Distributed Capital	Market Value	Multiple	IRR	PME Benchmark ¹	PME Spread ²
2015	Siris Partners III, L.P.	5/4/2015	31,000,000	195,014	-	(88,065)	(0.45x)	NM	NM	N/A
2015	Welsh, Carson, Anderson & Stowe XII, L.P.	8/26/2015	78,500,000	-	-	(702,034)	-	NM	NM	N/A
2015	American Securities Partners VII, L.P.	N/A	80,000,000	-	-	-	-	N/A	N/A	N/A
2015	Bridgepoint Europe V L.P.	N/A	60,429,075	-	-	(247,289)	-	N/A	N/A	N/A
2015	Bridgepoint Europe V Co-Invest	N/A	17,543,925	-	-	-	-	N/A	N/A	N/A
Total Portfolio⁴			\$ 7,822,859,300	\$ 6,650,878,486	\$ 4,970,756,519	\$ 4,085,451,597	1.36x	9.5%	10.1%	(0.6%)

¹ Russell 3000 PME+

² PME Spread is calculated as IRR minus PME Benchmark.

³ NYCERS - 2012 Emerging Manager Program total commitment amount includes the full amount allocated to the Program, of which \$139.6 million has been committed as of November 20, 2015.

⁴ Total Portfolio includes liquidated investments.

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 early years of a fund is 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 ("StepStone"), a consultant to the New York City Employees' Retirement System, based on information provided by the general partners (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.

**New York City Employees' Retirement System
Subsequent Commitments
As of June 30, 2015 (in USD)**

Vintage Year	Investment	First Drawdown	Committed Capital	Contributed Capital	Distributed Capital	Market Value	Multiple	IRR	PME Benchmark ¹	PME Spread ²
Commitments Closed Subsequent to as of Date										
2015	EQT VII, L.P.	N/A	\$ 157,137,600	-	-	-	N/A	N/A	N/A	N/A
2015	Warburg Pincus Private Equity XII, L.P.	N/A	205,500,000	-	-	-	N/A	N/A	N/A	N/A
Total Commitments Closed Subsequent to as of Date			\$ 362,637,600	\$ -	\$ -	\$ -	N/A	N/A	N/A	N/A

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 early years of a fund is 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 ("StepStone"), a consultant to the New York City Employees' Retirement System, based on information provided by the general partners (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.

Real Assets Quarterly Report

The New York City Employees' Retirement System

Executive Summary: Second Quarter 2015 Performance Measurement Report Real Estate

Portfolio Profile

The New York City Employees' Retirement System 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 (June 30, 2015)

Total Plan Assets	\$54.3 billion
Target Real Assets Allocation (%)	6%
Target Real Assets Allocation (\$)	\$3.3 billion
Total Real Estate Market Value	\$2.5 billion
Real Estate Unfunded Commitments	\$614.4million
Total Real Estate Exposure	\$3.2 billion
Number of Investments	48
Number of Managers	34

Net Returns (as of June 30, 2015)

2Q15 Time-Weighted Net Return:	3.5%
1 Year Time Weighted Net Return:	13.7%
3 Year Time Weighted Net Return:	13.7%
Inception-to-Date (ITD) Time-Weighted:	7.4%
ITD Net IRR:	7.1%
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%

First Quarter Investment Activity

During the Quarter, the Board made a \$53.0 million commitment to an emerging manager separate account and a \$8.0 million commitment to an emerging manager closed-end fund.

OVERVIEW

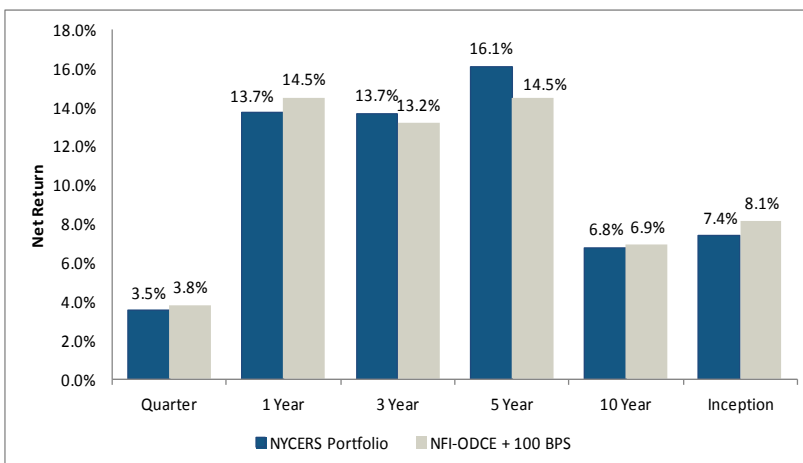
Real estate markets are building momentum as leasing activity has been matched by investment activity for the first time in the current cycle. Investment activity remains high, and does not show signs of slowing. Investment volumes continue to expand as first half volumes rose to \$177 billion which is 9% above the first half of 2014. Commercial real estate investments in Europe decreased 2% from the first quarter to €55.8 billion for the Second Quarter. Finland, Norway, Spain and Portugal had investment activity double in comparison to second quarter of 2014. Investment activity was up 62% in Germany with €12 billion in activity, representing the largest European market. The Asia-Pacific market has seen significant growth in leasing activity with 41% growth year-on-year. Transactional volumes in China were up 54% year-on-year during the Second Quarter. Sentiment for the office sector has been improving in Tier 1 and top-end Tier 2 cities. Borrowing costs are expected to lower due to lower interest rates and bank reserve requirement ratios.

Direct Commercial Real Estate Investment - Regional Volumes, 2014-2015

\$ US Billions	Q1 15	Q2 15	% Change Q1 15 - Q2 15	Q2 14	% Change Q2 14 - Q2 15	YTD 2014	YTD 2015	% Change YTD 2014 - YTD 2015
Americas	73	81	11%	67	20%	129	153	19%
EMEA	59	65	11%	63	3%	120	124	3%
Asia Pacific	25	31	24%	31	-2%	55	56	2%
Total	156	177	13%	162	9%	304	333	9%

Source: Jones Lang LaSalle, July 2015

The New York City Employees' Retirement System ("NYCERS") 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, NYCERS performance exceeds the benchmark by 166 basis points. At the end of the Second Quarter 2015, the Portfolio achieved a total gross return of 4.0% which was comprised of 1.3% income and 2.7% appreciation. The net return for the Quarter was 3.5%. A detailed analysis of the Portfolio's real estate performance is found later in this Executive Summary.



The New York City Employees' Retirement System

Executive Summary: Second Quarter 2015 Performance Measurement Report

Real Estate

FUNDING AND COMPOSITION

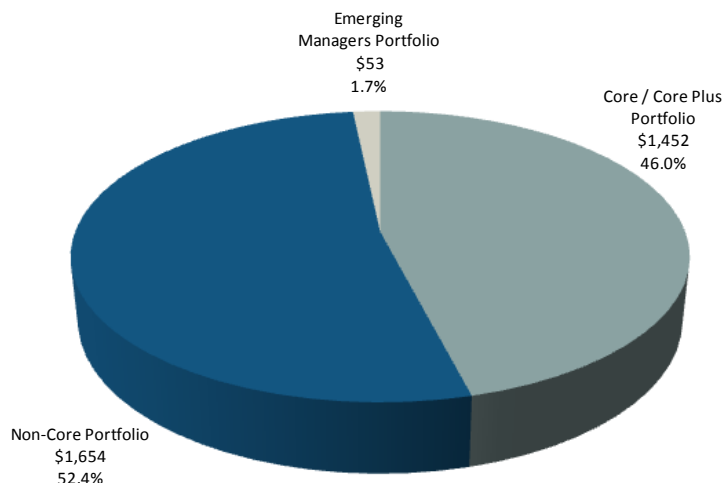
At the end of the Second Quarter, the Portfolio was funded at \$2.5 billion, or 4.7% of total plan assets. A total of \$614 million in unfunded commitments are still outstanding. Unfunded commitments are down from \$688 million as of first quarter 2015. New commitment activity has accelerated over the past several months and the trend will continue throughout 2015.

New contributions for the Quarter totaled \$76.8 million, offset by \$135.6 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 Value + Unfunded Commitments. The Core/ Core Plus component accounts for 46.0% of the Portfolio exposure during the Quarter. The Non-Core component accounts for 52.4% of the Portfolio exposure. The Emerging Manager component accounts for 1.7% 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



New York City Employees' Retirement System		
Total Plan Assets	6/30/2015	54,289
Real Assets Allocation (%)		6.0
Real Assets Allocation (\$)		3,257
Style Sector Statistics		
Funded (Market Value) Core / Core Plus Portfolio		\$1,346
Funded (Market Value) Non-Core Portfolio		\$1,163
Funded (Market Value) Emerging Managers Portfolio		\$35
Unfunded Core / Core Plus Portfolio		\$106
Unfunded Non-Core Portfolio		\$491
Unfunded Emerging Managers Portfolio		\$18
Funded (Market Value) and Committed Statistics		
Core / Core Plus Portfolio		46.0%
Non-Core Portfolio		52.4%
Emerging Managers Portfolio		1.7%
\$ Committed		3,158
% Committed on Real Asset Allocation		97.0%
% Committed on Total Plan Assets		5.8%
Funded (Market Value) Statistics		
% Funded (Market Value) of Total Plan Assets		4.7%
% Funded (Market Value) of Total Real Assets Allocation		78.1%

The New York City Employees' Retirement System

Executive Summary: Second Quarter 2015 Performance Measurement Report

Real Estate

PERFORMANCE

During the Quarter under review, the NYCERS Real Estate Portfolio produced a 4.0% total gross return. The total net return for the Quarter was 3.5%. On a rolling one-year basis the total gross return of 16.5% was recorded. On a net basis the total return was 13.7%. On a gross basis the NYCERS Portfolio exceeds the NFI-ODCE over the one-year, three-year, five-year and ten-year periods. It underperformed on a gross basis during the quarter and since inception time period. The benchmark return contemplates a 100 bps premium over the ODCE net return over full market cycles. This benchmark is exceeded over the three-year and five-year time periods. The various components of the Portfolio returns are depicted in the chart below.

Core/Core Plus

As of June 30, 2015 the market value of the Core/ Core Plus Portfolio was \$1.3 billion, or 52.9% on an invested basis. On a funded and committed basis, the Core/ Core Plus Portfolio totaled \$1.5 billion, or 46.0% of the total Portfolio. The Core/ Core plus Portfolio generated a 3.9% total gross return for the Quarter comprised of 1.3% in income and 2.6% in appreciation. The total net return for the Quarter was 3.7%.

The most significant contributor to the Quarterly return in the Core/Core Plus sector was JP Morgan Strategic Property Fund, contributing 0.16% to the overall performance. The largest detractor from the Core/Core Plus Portfolio was UBS Trumbull Property Fund, which took away (0.21)% from the total net return.

Post economic downturn, the Core/Core Plus Portfolio achieved a 12.7% net return over the three-year period ending June 30, 2015. Of the 14 Core/Core Plus Funds, JP Morgan Special Situation Fund was the largest contributor, adding 0.28% to the overall performance of the Portfolio. UBS Trumbull Property Fund was the largest detractor, taking away (0.64)% from the overall performance of the Core/Core Plus Portfolio, however, with its low leverage target, UBS historically outperforms during down cycles.

Non-Core

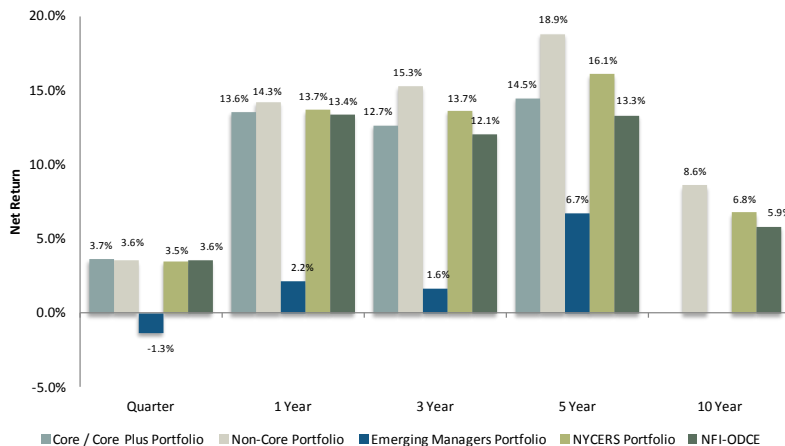
As of June 30, 2015 the market value of the Non- Core Portfolio was \$1.2 billion, or 45.7% on an invested basis. On a funded and committed basis, the Non-Core Portfolio totaled \$1.7 billion, or 52.4% of the total Portfolio. The Non-Core Portfolio generated a 4.3% total gross return for the Quarter comprised of 1.2% in income and 3.1% in appreciation. The total net return for the Quarter was 3.6%.

Of the 31 Non-Core Funds that contributed to the Quarterly return of the Portfolio, Blackstone Real Estate Partners Europe IV was the largest contributor, adding 0.49%. Blackstone Real Estate Partners VI was the largest detractor for the Quarter, taking away (0.74)% from the overall performance of the Non-Core Portfolio.

The Non-Core Portfolio generated a three-year net return of 15.3%. Of the 31 non-core Funds that contributed to the three-year performance of the Portfolio, Blackstone Real Estate Partners VII was the largest contributor, adding 1.16%. The largest detractor among these Funds was The City Investment Fund, which took away (1.34)% from overall Non-Core performance.

Emerging Managers

As of June 30, 2015 the market value of the Emerging Managers Portfolio was \$35.1 million, or 1.4% on an invested basis. On a funded and committed basis, the Emerging Managers Portfolio totaled \$52.7 million, or 1.7% of the total Portfolio. The Emerging Managers Portfolio generated a (0.9)% total gross return for the Quarter comprised of 4.1% in income and (5.0)% in appreciation. The total net return for the Quarter was (1.3)%. The Emerging Managers Portfolio has underperformed for a number of reasons including the fact that performance has been adversely impacted by v



The New York City Employees' Retirement System

Executive Summary: Second Quarter 2015 Performance Measurement Report

Real Estate

PERFORMANCE

Portfolio Performance

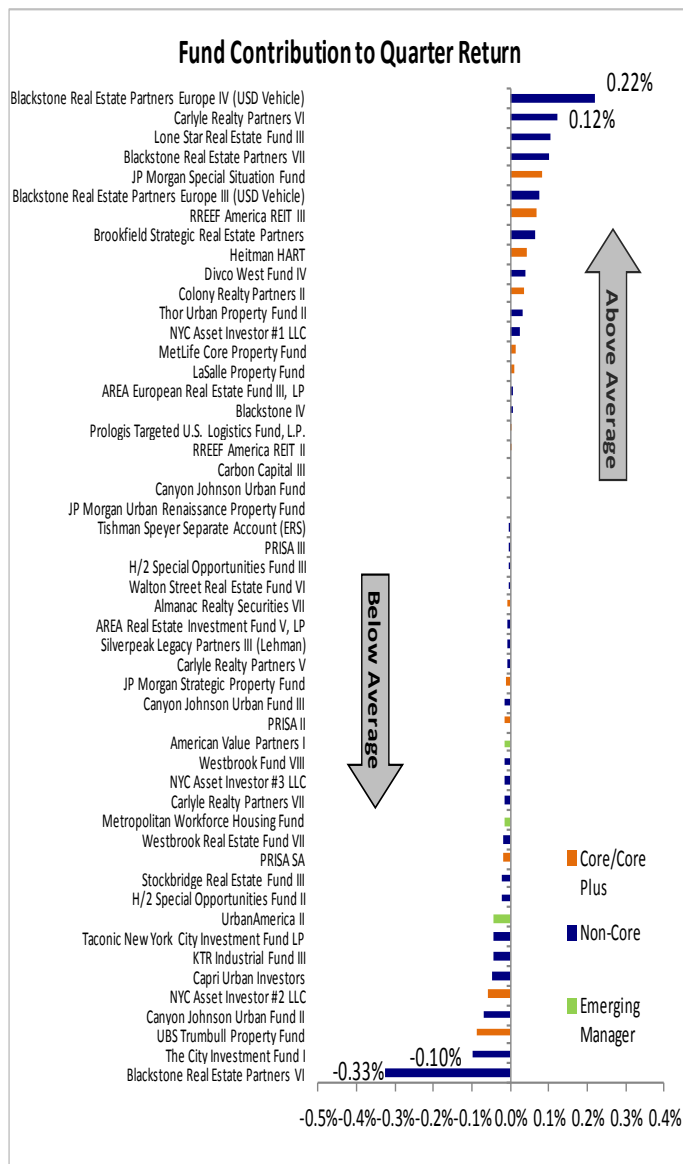
At the end of the Second Quarter 2015, the Portfolio had a cumulative market value of \$2.5 billion. Total market value plus unfunded commitments was \$3.2 billion, or 97.0% of the real estate allocation. During the Quarter, the Portfolio achieved a total gross return of 4.0% which was comprised of 1.3% income and 2.7% appreciation. The Portfolio achieved a total net return of 3.5%. Since inception, the Portfolio has a net IRR of 7.1% and an equity multiple of 1.3x as of June 30, 2015. Note, attached as Exhibit B are performance metrics relating to each investment within the Portfolio.

The Quarterly return was driven Blackstone Real Estate Partners Europe IV which contributed 0.22% to the overall performance. The primary laggard in the Portfolio was Blackstone Real Estate Partners VI detracting (0.33)%. 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.

Blackstone Real Estate Partners Europe IV (BREP Europe IV). BREP Europe IV had a total gross return of 13.5% comprised of 1.0% in income and 12.5% of appreciation. The net return after fees was 11.2%. Valuation for the portfolio increased by €267 million during the quarter or approximately 7.2%. €1.4 billion of equity was invested across 17 transactions during the Second Quarter. Distributions for the Quarter totaled €46 million. An Italian real estate fund that sold three assets during the first quarter, generated proceeds that added €5.2 million of distributions for the current Quarter. 26 logistic assets were acquired across Germany, France, the Netherlands and Portugal during the Second Quarter as part of the larger European Logistics Platform.

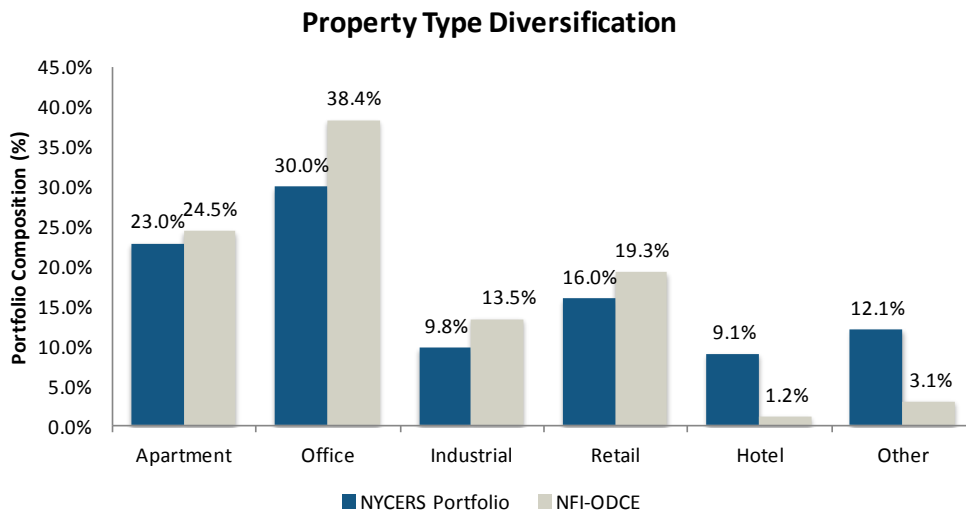
Carlyle Realty Partners VI (Carlyle VI). Carlyle VI had a total gross return of 9.4% comprised of 8.0% in income and 1.4% in appreciation. The net return after fees was 9.3%. As of June 30, 2015, Carlyle VI has closed on 128 investments requiring approximately \$2.1 billion of Fund equity. As of Quarter end the Fund has fully exited 54 investments and partially exited three investments. These sales have generated a gross IRR of 54% and an equity multiple of 2.0x to date. There were various dispositions throughout the Quarter. A development site, was sold during the Quarter for \$59 million. The multi-family asset located in Chicago was sold in June 2015 for \$74.5 million generating gross profits of \$18.1 million, an 86% gross IRR and a 2.6x equity multiple for the Fund.

Lone Star Real Estate Fund III (LS III). The Fund produced a total gross return of 9.7%, comprised of 0.6% in income and 9.1% in appreciation. The net return after fees was 8.3%. There are currently 20 investments encompassing 933 assets. Current portfolio diversification as of June 30, 2015 is 90% in Europe, 9% located in North America and 1% in Japan. There were no acquisitions executed during the Second Quarter. The portfolio of commercial non-performing loans experienced an increase in IRR due to accelerated sales proceeds. The Spanish residential developer portfolio, officially closed in May 2015 and prior to closing sold 831 completed units for €111.2 million and 86 partially built units/land plots for €27.9 million. All of these proceeds from sale were retained within the company.



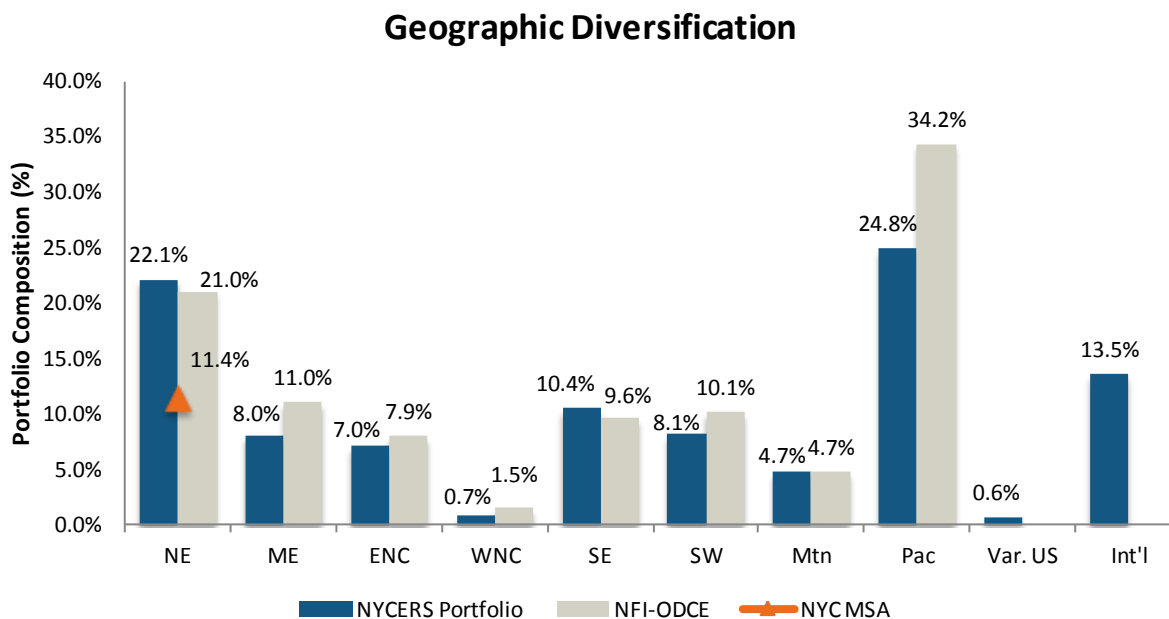
PROPERTY TYPE DIVERSIFICATION

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 its allocation to other property types such as For Sale Residential, Self Storage, Land, Health Care, Medical Office, Data Centers, 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 Southeast and a slight underweight to several other geographic sectors. The 13.5% international exposure is appropriate for the risk and return profile of NYCERS and consistent with our long-term target.



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Executive Summary: Second Quarter 2015 Performance Measurement Report

Real Estate

MARKET UPDATE

General

- As of 2Q15, real GDP exceeded the Commerce department's initial expectations by 140 bps, with a growth rate of 3.7%, 310 bps above 1Q15. After rebounding from temporary winter doldrums, the economic growth was further stimulated by rising consumer and government spending, business investments, private inventory investments, and positive net export.
- As of 2Q15, consumer spending representing two thirds of the GDP, grew by 3.1%, 130 bps above 1Q15 due to a boost in purchasing power, characterized by a 1.3% increase in disposable income, as well as strong fundamentals in the job market. In addition, household wealth was positively influenced by weak energy prices, a strong U.S. Dollar as well as the ongoing housing recovery.
- During the quarter, business investment was the principal catalyst of the GDP's upward revision rising 3.2%, or 380 bps above estimates. This rise was due to higher investment in construction, research and development, equipment, and inventories. While spending on intellectual property rose by 8.6%, the highest since 4Q07, inventory grew to \$121.1 billion, or \$11 billion above estimates. Note, growth in business investment was partially offset by low energy prices and a strong U.S. Dollar due to reduced drilling activities and expensive exports, respectively.
- In 2Q15, CMBS loss severity increased to 41.6%, or 17.1% above 1Q15 and only 50 bps below the total weighted average loss severity between 1Q00 and 2Q15. Although the CMBS market remains strong with issuance up to 8.0%, it has become more volatile due to (i) excess deal supply, (ii) low energy prices, (iii) an expected Fed tightening before year-end 2015, (iv) the Greek debt crisis and (v) the devaluation of the Chinese Yuan.

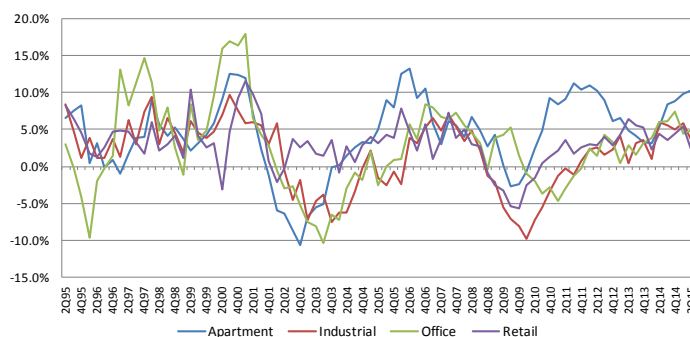
Commercial Real Estate

- During 1H15, the U.S. commercial real estate sector remained the strongest on the global scale, with \$232 billion of year-to-date transaction volumes, representing an annual investment sale growth of 46.4%. Consistently, current macroeconomic and financial indicators suggest ample room for continued potential expansion, with an anticipated full year growth of 20%.
- During 1H15, the office sector was the busiest market in the U.S., representing 31.6% of total transaction activities.
- As of 1H15, transaction cap rates from all traditional property sectors continued to decline. Year-to-date, industrial recorded the sharpest cap rate compression (-25 bps), with a primary cap rate of 5.2%. Multifamily recorded the lowest primary cap rate (4.4%) at mid year, with core apartment trading at 30 bps point above 2007 peak level.
- As of 1H15, foreign capital represented 14.8% of total transaction activity, exceeding 2014 year-end figures and nearing 2007 peak levels, with Singapore and China representing two of the five most active investors since 2014. While the office sector has long been representing more than half of total foreign acquisitions on an annual basis, foreign investors have progressively grown interest in large-scale industrial multimarket portfolios in primary locations as well as iconic hotel investments.

Current Value Cap Rates by Property Type
as of June 2015



4-Qtr Rolling NOI Growth by Property Type
as of June 2015



The New York City Employees' Retirement System

Executive Summary: Second Quarter 2015 Performance Measurement Report
Real Estate

EXHIBIT A: COMPLIANCE MATRIX

Category	Requirement	Portfolio Status
Benchmark	NFI-ODCE (net) +100 bps over full market cycles (10-year)	<i>Portfolio returns underperform the benchmark.</i>
Portfolio Composition	Core/Core Plus (minimum of 40%)	<i>The portfolio is funded (market value) and committed at 97.0% of real asset allocation with a portfolio composition of 46.0% core, 52.4% non-core, and 1.7% 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 5.8% of total plan assets.</i>
	Currently Funded at 4.7%	
Property Type Diversification	Up to 40% Multifamily 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 compliance (40.8 %).</i>
Manager Exposure	15% of real estate allocation	<i>Manager exposure is in compliance based on market value.</i>

The New York City Employees' Retirement System

Executive Summary: Second Quarter 2015 Performance Measurement Report

Real Estate

EXHIBIT B: SECOND QUARTER 2015 FOIL



New York City Employees' Retirement System

Vintage Year	Fund Name	First Draw Down	Capital Committed	Contributions	Distributions	Market Value	Equity Multiple	Net IRR
2015	Almanac Realty Securities VII	4/24/2015	65,000,000	4,002,757	0	3,931,457	1.0	-12.9
2007	Colony Realty Partners II	12/20/2006	20,000,000	21,420,211	-666,108	7,889,200	0.4	-11.5
2007	Heitman HART	3/29/2007	115,000,000	151,677,412	-36,677,412	189,581,225	1.5	7.7
2007	JP Morgan Special Situation Property Fund	1/2/2007	90,000,000	101,108,380	-22,060,848	101,504,722	1.2	2.8
2007	JP Morgan Strategic Property Fund	12/4/2006	136,000,000	146,985,695	0	229,619,453	1.6	6.7
2010	LaSalle Property Fund	7/1/2010	50,000,000	50,000,000	-7,445,357	63,202,455	1.4	12.6
2014	MetLife Core Property Fund	7/1/2014	50,000,000	41,666,666	-1,220,000	44,255,554	1.1	20.1
2013	NYC Asset Investor #2 LLC	7/9/2013	75,000,000	45,820,427	-8,197,181	43,045,968	1.1	12.1
2007	PRISA II	6/30/2007	141,518,761	149,232,204	-22,381,026	170,901,767	1.3	4.0
2006	PRISA SA	9/29/2006	86,000,000	91,786,303	-18,131,141	103,423,531	1.3	3.5
2006	Prologis Targeted U.S. Logistics Fund	10/1/2006	25,000,000	31,322,766	-6,511,862	27,642,766	1.1	1.2
2006	RREEF America REIT II	10/1/2006	86,000,000	113,537,802	-45,148,438	103,974,052	1.3	4.2
2007	RREEF America REIT III - 1410	10/1/2007	90,000,000	90,000,000	-37,037,321	15,842,342	0.6	-7.3
2006	UBS Trumbull Property Fund	9/28/2006	156,000,000	204,051,460	-38,267,687	240,893,581	1.4	6.0
Core / Core Plus Portfolio			1,185,518,761	1,242,612,083	-243,744,382	1,345,708,074	1.3	4.2
2008	AREA European Real Estate Fund III, LP	5/6/2008	30,000,000	30,487,500	-26,655,000	9,955,743	1.2	5.0
2006	AREA Real Estate Investment Fund V, LP	6/15/2006	25,000,000	25,000,001	-9,268,520	12,955,276	0.9	-2.0
2004	Blackstone Fund IV	5/10/2004	30,000,000	38,440,704	-42,013,234	13,863,099	1.5	11.9
2010	Blackstone Real Estate Partners Europe III	10/24/2008	50,000,000	50,737,576	-27,354,826	43,947,305	1.4	14.5
2014	Blackstone Real Estate Partners Europe IV	12/23/2013	169,000,000	89,637,699	-8,464,005	85,599,429	1.0	6.3
2007	Blackstone Real Estate Partners VI	9/27/2007	110,000,000	121,267,407	-146,465,935	88,351,838	1.9	14.3
2012	Blackstone Real Estate Partners VII	3/31/2012	170,000,000	188,730,443	-96,676,854	176,940,328	1.4	26.4
2012	Brookfield Strategic Real Estate Partners	9/20/2012	100,000,000	100,662,023	-22,555,784	99,349,981	1.2	16.8
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	40,000,000	35,954,818	-7,727,927	9,712,492	0.5	-9.8
2010	Canyon Johnson Urban Fund III	3/29/2010	30,000,000	29,586,980	-20,044,762	19,588,312	1.3	12.1
2008	Capri Urban Investors	6/3/2008	60,000,000	59,980,707	-10,927,000	39,087,602	0.8	-3.5
2009	Carbon Capital III	7/2/2009	40,000,000	43,757,162	-53,134,591	0	1.2	8.5
2007	Carlyle Realty Partners V	8/27/2007	20,000,000	24,873,871	-25,487,814	7,725,429	1.3	8.2
2011	Carlyle Realty Partners VI	9/14/2011	70,000,000	61,647,536	-42,545,782	52,207,323	1.5	29.3
2014	Carlyle Realty Partners VII	6/30/2014	80,000,000	11,888,308	0	10,750,877	0.9	-26.1
2014	Divco West Fund IV	1/15/2014	23,000,000	18,842,163	-2,827,576	19,785,299	1.2	24.6
2011	H/2 Special Opportunities Fund II	1/31/2011	40,000,000	39,999,999	-21,920,972	32,007,252	1.3	17.6
2015	H/2 Special Opportunities Fund III	12/29/2014	65,000,000	12,659,708	0	13,962,551	1.1	50.1
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	40,000,000	17,479,475	-27,060,466	603,702	1.6	40.8
2014	Lone Star Real Estate Fund III	5/20/2014	100,000,000	56,719,419	-7,869,880	56,496,949	1.1	20.4
2013	NYC Asset Investor #1 LLC	6/25/2013	50,000,000	38,337,673	-5,371,486	39,819,661	1.2	20.7
2013	NYC Asset Investor #3 LLC	9/20/2013	50,000,000	9,784,839	-195,673	9,998,289	1.0	4.5
2008	PRISA III	9/30/2008	50,000,000	56,105,369	0	101,923,301	1.8	11.9
2008	Silverpeak Legacy Partners III (Lehman)	5/28/2008	50,000,000	22,168,479	-1,920,744	7,106,118	0.4	-13.4
2008	Stockbridge Real Estate Fund III	9/9/2008	27,000,000	26,285,345	0	39,824,600	1.5	9.2
2012	Taconic New York City Investment Fund LP	7/5/2012	70,000,000	28,954,546	-636,364	39,144,039	1.4	13.8
2004	The City Investment Fund I	3/16/2004	225,000,000	221,883,300	-210,176,151	14,892,621	1.0	0.3
2009	Thor Urban Property Fund II	10/30/2008	40,000,000	51,756,666	-25,670,356	43,793,016	1.3	11.0
2004	Tishman Speyer Separate Account (ERS)	12/16/2003	100,000,000	71,066,452	-259,238,975	91,842	3.6	63.2
2009	Walton Street Real Estate Fund VI	4/27/2009	50,000,000	44,323,933	-29,126,180	36,482,957	1.5	10.7
2008	Westbrook Real Estate Fund VII	12/3/2007	40,000,000	43,322,936	-28,775,762	20,670,390	1.1	2.7
2010	Westbrook Real Estate Fund VIII	12/28/2009	50,000,000	59,098,645	-60,634,486	16,436,473	1.3	13.1
2008	American Value Partners Fund I	10/18/2007	55,000,000	39,149,355	-22,287,648	22,315,076	1.1	3.3
2007	Metropolitan Workforce Housing Fund	7/13/2007	14,000,000	14,013,027	-5,997,039	9,205,261	1.1	2.0
2007	UrbanAmerica II	1/30/2007	25,000,000	23,222,735	-938,145	3,568,103	0.2	-20.4
Non Core and Emerging Manager Portfolio			2,219,360,625	1,825,623,686	-1,270,050,892	1,198,162,534	1.4	11.4
New York City Employees' Retirement System			3,404,879,386	3,068,235,769	-1,513,795,274	2,543,870,608	1.3	7.1

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 June 30, 2015.

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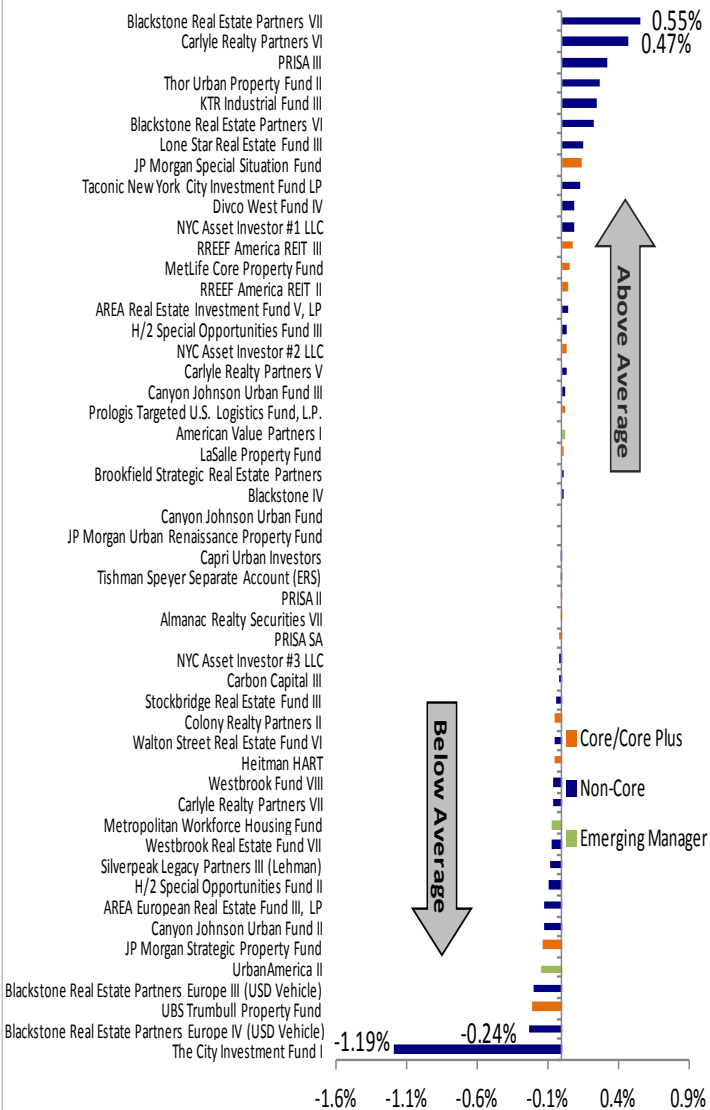
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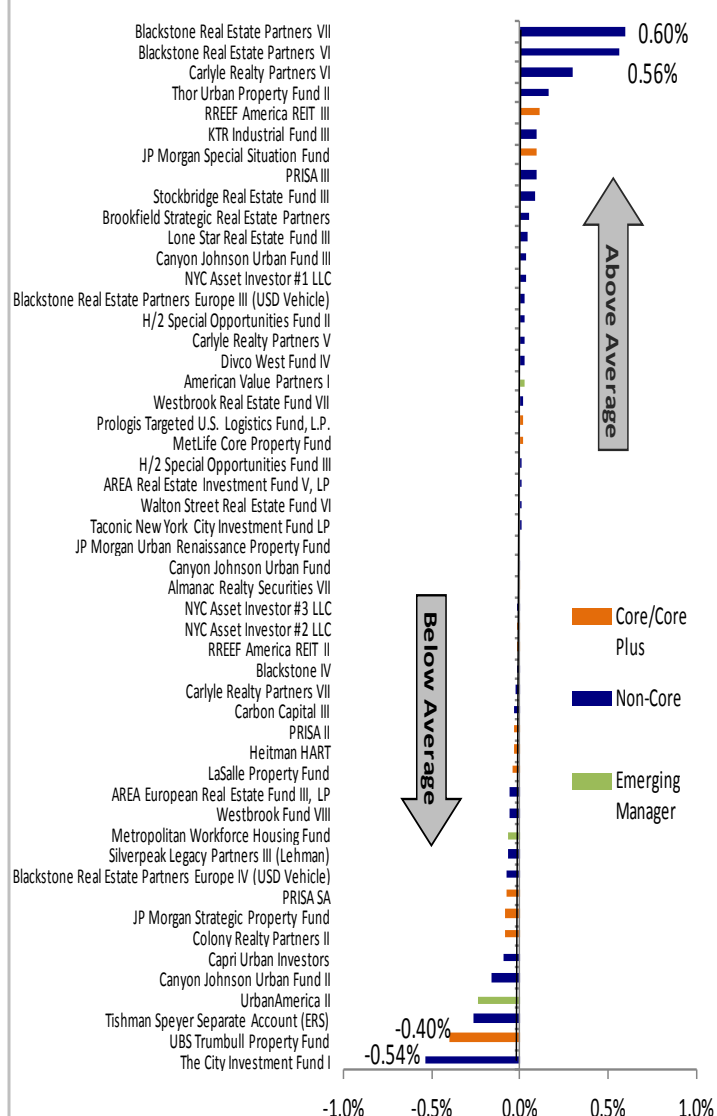
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EXHIBIT C : ATTRIBUTION

Fund Contribution to 1 Year Return



Fund Contribution to 3 Year Return





Infrastructure Monitoring Report

For the period ended June 30, 2015

Report Prepared For:

New York City Employees' Retirement System



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An investment involves a number of risks and there are conflicts of interest.

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Past performance is not necessarily indicative of future results. Actual performance may vary.

I. Executive Summary

New York City Employees' Retirement System ("NYCERS") 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 NYCERS 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 NYCERS 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 June 30, 2015, the Program has committed US\$272.0 million to four partnership investments (the "Portfolio"). This quarterly monitoring report covers the performance of the Portfolio as of June 30, 2015 as well as significant activity that occurred during the second quarter of 2015.

Allocation Summary

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

As of June 30, 2015, the market value of NYCERS Real Assets Program represented approximately 4.8% of total pension assets. The market value of NYCERS Infrastructure Program represented approximately 0.2% of total pension assets, a 14 basis point increase from the prior quarter.

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

US\$ in millions *	June 30, 2015	March 31, 2015	June 30, 2014	Quarterly Change	Yearly Change
Total Pension Assets *	\$54,289.0	\$54,339.0	\$53,548.0	(\$50.0)	\$741.0
Total Real Assets *	\$2,633.0	\$2,477.0	\$2,329.0	\$156.0	\$304.0
% Allocation to Real Assets (Target of 6% +/- 2%)	4.8%	4.6%	4.3%	+ 29 bps	+ 50 bps
Total Infrastructure Assets	\$113.5	\$36.1	\$19.6	\$77.4	\$93.9
% Allocation to Infrastructure vs. Total Pension Assets	0.2%	0.1%	0.0%	+ 14 bps	+ 17 bps
% Allocation to Infrastructure vs. Total Real Assets	4.3%	1.5%	0.8%	+ 285 bps	+ 347 bps

* NYCERS 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

Performance Summary

As of June 30, 2015, the Infrastructure Program has achieved a Total Value to Paid-In multiple of 1.0x invested capital and an IRR of 12.1%. 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>	June 30, 2015	March 31, 2015	June 30, 2014	Quarterly Change	Yearly Change
Number of Managers	4	3	3	1	1
Number of Investments	4	3	3	1	1
Committed Capital ¹	\$272.0	\$195.0	\$195.0	\$77.0	\$77.0
Contributed Capital	\$112.0	\$35.1	\$19.4	\$76.8	\$92.6
Distributed Capital	\$3.2	\$2.2	\$0.3	\$1.0	\$2.9
Market Value	\$113.5	\$36.1	\$19.6	\$77.4	\$93.9
Total Value	\$116.7	\$38.3	\$19.9	\$78.4	\$96.8
Total Gain/(Loss)	\$4.7	\$3.2	\$0.5	\$1.5	\$4.2
Unfunded Commitment	\$160.1	\$159.9	\$175.7	\$0.2	(\$15.6)
Exposure ²	\$273.6	\$196.0	\$195.2	\$77.5	\$78.4
DPI ³	0.0x	0.1x	0.0x	0.0x	0.0x
TVPI ⁴	1.04x	1.09x	1.03x	-0.05x	0.01x
IRR ⁵	12.1%	15.1%	10.5%	-2.9%	1.6%
TVPI Net of StepStone Fees ⁶	1.04x	1.09x	1.03x	-0.05x	0.02x
IRR Net of StepStone Fees ⁶	12.0%	15.1%	10.5%	-3.1%	1.4%

* Note that amounts may not total due to rounding.

¹ 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 S&P Capital IQ as the source for quarter-end exchange rates to calculate committed capital.

² Exposure represents the sum of Market Value and Unfunded Commitment.

³ 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.

⁴ 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.

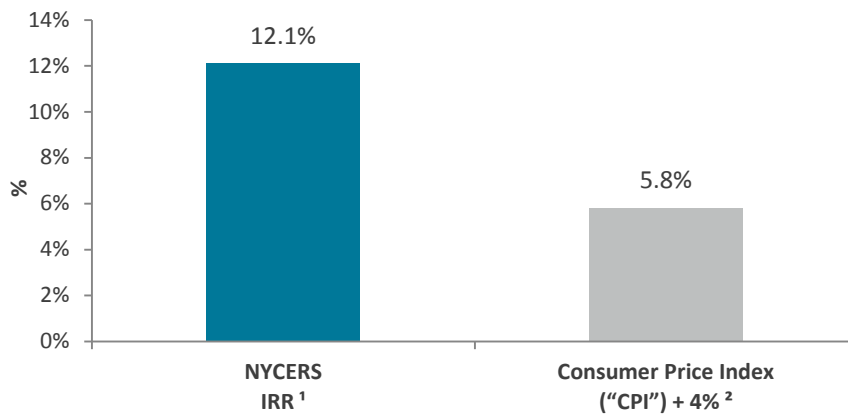
⁵ IRR, or Internal Rate of Return, is a performance metric that is calculated based on the Portfolio's daily cash flows and market value as of quarter-end. IRR is net of fund managers' fees, expenses and carried interest.

⁶ TVPI and IRR Net of StepStone fees represent TVPI and IRR net of fees paid by NYCERS to StepStone through the quarter-end date.

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 June 30, 2015, the Program outperformed the benchmark by 6.3%. 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 June 30, 2015.



¹NYCERS 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.

²Consumer 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 June 30, 2015 (US\$ in millions)	Market Value		Unfunded Commitment		Exposure	
	\$	% of Total	\$	% of Total	\$	% of Total
By Strategy:						
Core	113.5	100.0%	160.1	100.0%	273.6	100.0%
Non-Core	-	0.0%	-	0.0%	-	0.0%
Total	113.5	100.0%	160.1	100.0%	273.6	100.0%
By Geographic Focus:						
Global	35.7	31.5%	40.6	25.4%	76.3	27.9%
OECD	77.8	68.5%	119.5	74.6%	197.3	72.1%
Total	113.5	100.0%	160.1	100.0%	273.6	100.0%
By Industry Focus:						
Diversified	111.4	98.2%	117.6	73.5%	229.1	83.7%
Energy	2.1	1.8%	42.5	26.5%	44.5	16.3%
Total	113.5	100.0%	160.1	100.0%	273.6	100.0%

II. Infrastructure Market Overview

Market Overview

Demand for infrastructure investments from institutional investors remained strong during the second quarter of 2015 ("2Q15"). This demand was primarily a result of expansionary monetary policies in most markets, which has kept interest rates at very low levels and caused investors to seek alternatives to traditional sources of investment income. This demand continued to drive a high valuation environment for the infrastructure asset class, particularly in mature markets with a wide range of opportunities, such as Western Europe, the Nordic region and Australia.

Global economic growth continued to exhibit divergence in the second quarter. According to the IMF, global growth is projected at 3.3 percent in 2015, marginally lower than in 2014, with a gradual pickup in advanced economies and a slowdown in emerging market and developing economies. Growth in advanced economies is projected to increase from 1.8 percent in 2014 to 2.1 percent in 2015. During the second quarter, accommodative central bank policies, lower fuel prices, and improving confidence and labor market conditions helped to accelerate economic activity in advanced economies. Conversely, growth in emerging market and developing economies is projected to slow from 4.6 percent in 2014 to 4.2 percent in 2015. The slowdown reflects several factors, including lower commodity prices and tighter external financial conditions, structural bottlenecks, rebalancing in China, and economic distress related to geopolitical factors.

Infrastructure investment in the US and Canada has been concentrated in the energy sector, although public-private partnerships ("P3s") in the transport and social infrastructure sectors continue to grow in the US, Canada and Mexico. In the US, fiscal constraints on public-sector funding for these projects has been a significant factor in the increase in recent activity levels. Deal count is expected to increase as a growing number of states are entertaining legislation to allow private investment in infrastructure. In June, the Obama administration announced a clean-energy investment program that includes \$4 billion in commitments from the private sector, including more than \$1 billion from institutional investors.

European markets 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. StepStone is aware of several infrastructure fund managers reviewing opportunities in Mexico. 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. In Australia, fiscal constraints placed on the federal and state governments have increased the reliance on private sector capital in meeting the country's infrastructure deficit. Government initiatives have encouraged a number of high profile opportunities including ports, energy and airport privatizations.

Infrastructure Fundraising

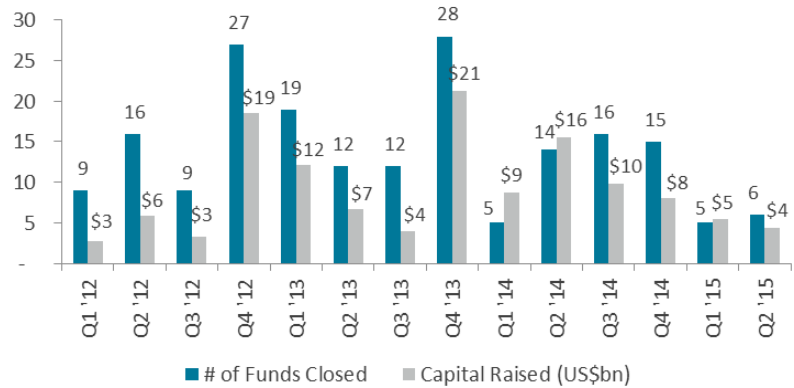
Fundraising for infrastructure strategies continues to be robust with a large number of funds in market, although the aggregate amount raised by funds that closed during the second quarter was down compared to recent periods.

During the second quarter, six funds held final closings. Aggregate capital raised was US\$4.4 billion. The amount represented a year over year decrease of 72% compared to Q2 2014, when 14 funds held a final close raising US\$15.5 billion.

The largest fund to reach a final closing during Q2 was ISQ Global Infrastructure Fund, which raised US\$3.0 billion of commitments. The fund will primarily focus on the energy, utilities and transportation sectors globally. Additionally, iCON Infrastructure Partners III closed with €800 million of commitments. The Fund will continue iCON Infrastructure's strategy of investing in mid-sized infrastructure assets in core infrastructure sectors in Europe and North America.

Unlisted Infrastructure Fundraising

Source: Preqin

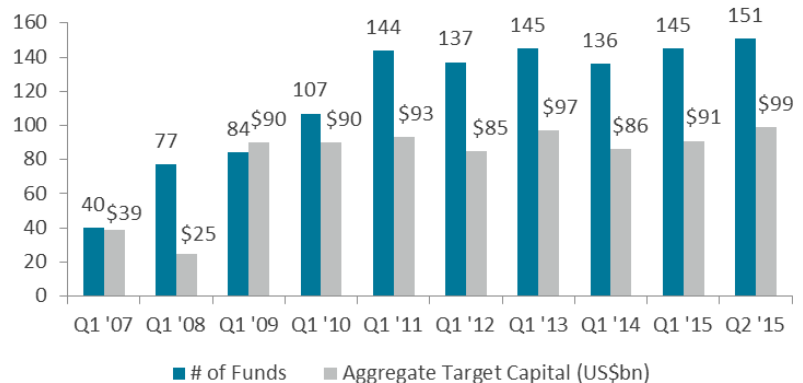


Fund	General Partner	Size	Final Close Date	Location Focus
ISQ Global Infrastructure Fund	I Squared Capital	\$ 3,000	Apr-15	US
iCON Infrastructure Partners III	iCON Infrastructure	€ 800	May-15	Europe
MC-Seamax Shipping Opportunities Fund	MC-Seamax Management	\$ 300	May-15	US
CVI Shipping Opportunities Fund	CarVal Investors	\$ 252	Jun-15	US
Equitix Energy Efficiency Fund	Equitix	£ 150	Apr-15	Europe

At the end of the second quarter, Preqin observed 151 funds in market targeting aggregate capital commitments of US\$99 billion. The largest funds in market include: Alinda Infrastructure Fund III, targeting US\$5.0 billion; Morgan Stanley Infrastructure Partners II, targeting US\$4.0 billion; ArcLight Energy Partners Fund VI, targeting US\$4.0 billion; Ardian Infrastructure Generation IV, targeting €2.5 billion for a European-focused strategy; and The UK Technologies Media Telecommunications and Infrastructures Fund, targeting €2.5 billion to focus on investments in large-scale communications projects in the UK and disruptive European start-ups in the TMT industry.

Unlisted Infrastructure Fundraising

Source: Preqin



Major Transactions

During the second quarter, 121 infrastructure deals were completed with an estimated aggregate deal value of US\$69.5 billion, representing a 38% decline in deal value compared to the prior quarter. Several significant infrastructure transactions completed in the second quarter are presented below.

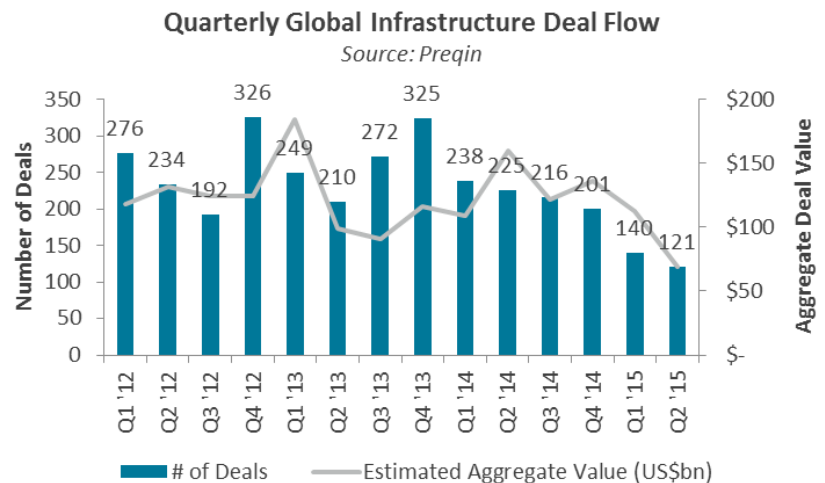
In May 2015, LaGuardia Gateway Partners was chosen by the Port Authority of New York and New Jersey to design, build, finance, operate and maintain a new terminal at LaGuardia Airport. The consortium is led by Swedish construction company Skanska AB and a Vancouver-based airport operator. The US\$4.0 billion construction project is expected to break ground in the first part of 2016.

In June 2015, Global Infrastructure Partners entered into a strategic joint venture with Hess Corporation through the acquisition of a 50% interest in Hess Infrastructure Partners for US\$2.7 billion. The midstream assets are located primarily in Williams, Mountrail and McKenzie counties, North Dakota, and are comprised of crude oil and natural gas gathering systems, a natural gas processing and fractionation facility, crude oil export logistics assets and an underground propane storage facility. Hess will retain operational and budget control, while decisions on capital structure, debt and equity offerings, and contracts will require joint agreement.

In April 2015, the Government of Canada announced that Signature on the Saint-Lawrence Group had been selected as the preferred proponent for the construction of a new bridge over the St. Lawrence River to replace the Champlain Bridge and associated infrastructure. The project cost is CAD\$2.2 billion.

In May 2015, a consortium led by Macquarie Infrastructure and Real Assets entered into an agreement to acquire Crown Castle Australia Holdings Pty Ltd, an Australian wireless communications infrastructure business majority owned by US-based Crown Castle International. Total deal size is AUD\$2.0 billion, an implied price of 20x EBITDA.

In April 2015, a consortium formed by EDF Invest, Gingko Tree Investment Ltd, and Dutch pension fund manager PGGM entered into an agreement to purchase Madrileña Red de Gas, a Spanish gas distribution company, from Morgan Stanley Infrastructure for €1.3 billion.



III. Portfolio Review

Quarterly Highlights

- **New Investment Commitments** – During the second quarter of 2015, the Program closed on one new investment commitment totaling US\$77.0 million. This is shown in the table below.

US\$ in millions

Investment	Month and Year Closed	Vintage Year	Strategy	Geographic Focus	Industry Focus	Committed Capital
KKR Global Infrastructure Investors II L.P.	June 2015	2014	Infrastructure	OECD	Diversified	\$77.0
Total						\$77.0

- **Subsequent Investment Commitments** – Subsequent to quarter-end through November 13, 2015, the Program has not closed on any additional investment commitments.
- **Cash Outflow Increased** – During the second quarter of 2015, the Program made US\$76.8 million of contributions and received US\$1.0 million of distributions, for a net cash outflow of US\$75.8 million. This compared to a net cash outflow of US\$12.2 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 second quarter of 2015, net of cash flow activity, the valuation of the Portfolio increased by approximately US\$1.5 million, or 1.4%, from the prior quarter. The valuation increase reflects the increase in value of underlying investments in IFM Global Infrastructure Fund and Brookfield Infrastructure Fund II.
- **Significant New Investments** – During the second quarter of 2015, 15 new investment positions were added to the Portfolio as a result of closing on commitments to IFM Global Infrastructure Fund and KKR Global Infrastructure Investors II. Of the 15 new investments, 14 were made in previous quarters by the aforementioned funds. The top five new investments in terms of the Portfolio's exposed invested capital are below.

US\$ in millions

Company	Fund(s)	Investment Date	Stage	Industry	Country	Exposed Invested Capital	Exposed Market Value	TVM
Indiana Toll Road	IFM Global Infrastructure Fund	May-15	Private	Industrials	United States	22.1	22.1	1.0x
Manchester Airports Group	IFM Global Infrastructure Fund	Feb-13	Private	Industrials	United Kingdom	8.9	13.5	1.5x
Essential Power	IFM Global Infrastructure Fund	May-08	Private	Utilities	United States	7.1	3.2	0.4x
Freeport Investment Notes	IFM Global Infrastructure Fund	Nov-14	Private	Energy	United States	6.9	7.3	1.1x
Vienna Airport	IFM Global Infrastructure Fund	Dec-14	Public	Industrials	Austria	4.3	3.6	0.9x

- **No Exits** – There were no exits of investment positions during the quarter.

Performance by Vintage Year

The following table illustrates the Portfolio's since-inception investment performance by vintage year as of June 30, 2015. Note that the performance of funds that are less than one year old is not meaningful.

As of June 30, 2015 (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	\$75.0	\$34.4	\$3.2	\$35.7	\$38.9	\$4.5	\$40.6	\$76.3	0.1x	1.1x	15.4%
2014	197.0	77.5	-	77.8	77.8	0.3	119.5	197.3	NM	NM	NM
Total	\$272.0	\$112.0	\$3.2	\$113.5	\$116.7	\$4.7	\$160.1	\$273.6	0.0x	1.0x	12.1%

Performance by Strategy and Industry Focus

The following table illustrates the Portfolio's since-inception investment performance by strategy and industry focus as of June 30, 2015.

As of June 30, 2015 (US\$ in millions)

Strategy/Industry	Committed Capital	Contributed Capital	Distributed Capital	Market Value	Total Value	Total Gain/ (Loss)	Unfunded Commitment	Exposure	DPI	TVPI	IRR
Core	\$272.0	\$112.0	\$3.2	\$113.5	\$116.7	\$4.7	\$160.1	\$273.6	0.0x	1.0x	12.1%
Diversified	227.0	109.4	3.2	111.4	114.6	5.2	117.6	229.1	0.0x	1.0x	13.6%
Energy	45.0	2.5	-	2.1	2.1	(0.5)	42.5	44.5	NM	NM	NM
Total	\$272.0	\$112.0	\$3.2	\$113.5	\$116.7	\$4.7	\$160.1	\$273.6	0.0x	1.0x	12.1%

Performance by Geographic Focus

The following table and charts illustrate the Portfolio's since-inception investment performance by geographic focus as of June 30, 2015.

As of June 30, 2015 (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	\$75.0	\$34.4	\$3.2	\$35.7	\$38.9	\$4.5	\$40.6	\$76.3	0.1x	1.1x	15.4%
OECD	197.0	77.5	-	77.8	77.8	0.3	119.5	197.3	NM	NM	NM
Total	\$272.0	\$112.0	\$3.2	\$113.5	\$116.7	\$4.7	\$160.1	\$273.6	0.0x	1.0x	12.1%

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:

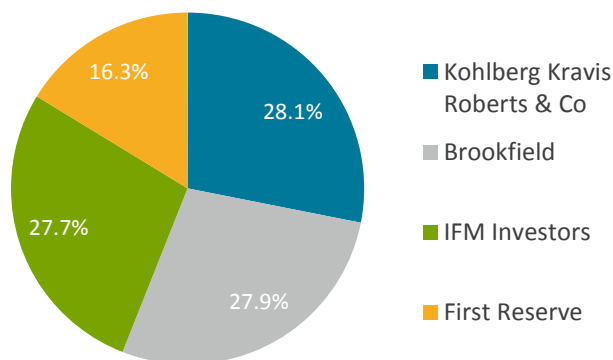
- Core Infrastructure Investments: 60% to 100%; and
- Non-Core Infrastructure Investments: 0% to 40%.

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 June 30, 2015 (US\$ in millions)	Market Value		Unfunded Commitment		Exposure	
	\$	% of Total	\$	% of Total	\$	% of Total
By Strategy:						
Core	113.5	100.0%	160.1	100.0%	273.6	100.0%
Non-Core	-	0.0%	-	0.0%	-	0.0%
Total	113.5	100.0%	160.1	100.0%	273.6	100.0%
By Geographic Focus:						
Global	35.7	31.5%	40.6	25.4%	76.3	27.9%
OECD	77.8	68.5%	119.5	74.6%	197.3	72.1%
Total	113.5	100.0%	160.1	100.0%	273.6	100.0%
By Industry Focus:						
Diversified	111.4	98.2%	117.6	73.5%	229.1	83.7%
Energy	2.1	1.8%	42.5	26.5%	44.5	16.3%
Total	113.5	100.0%	160.1	100.0%	273.6	100.0%

By Investment Manager

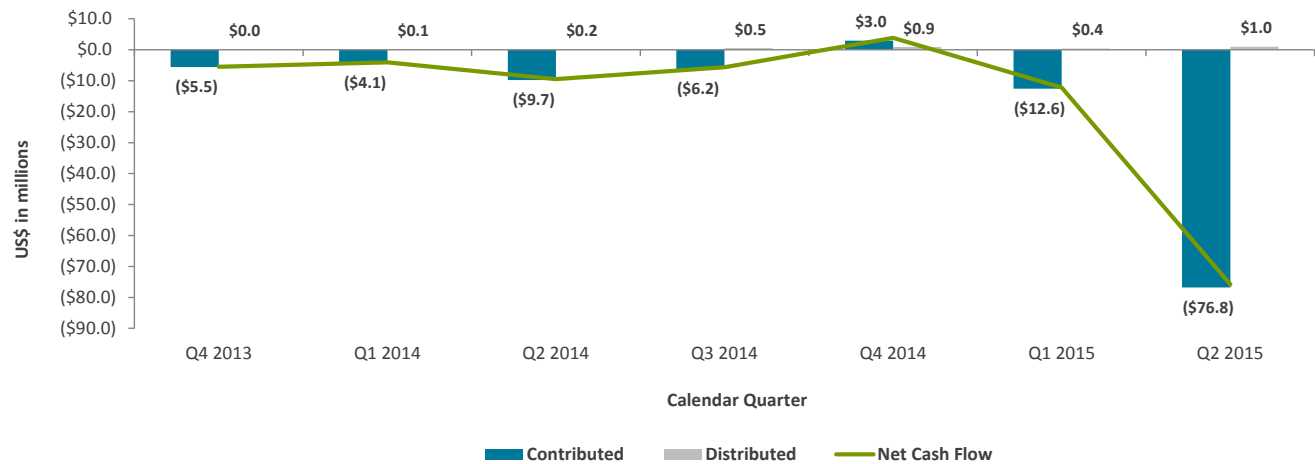
As of June 30, 2015, the Program had made four investment commitments to four managers. NYCERS seeks to limit its exposure to any single manager to no more than 10% of the total Real Assets Program when fully invested. As the Program matures and closes on additional commitments, the single manager exposure is expected to decline significantly. Below is the Portfolio's current exposure by manager.



Portfolio Cash Flow Analysis

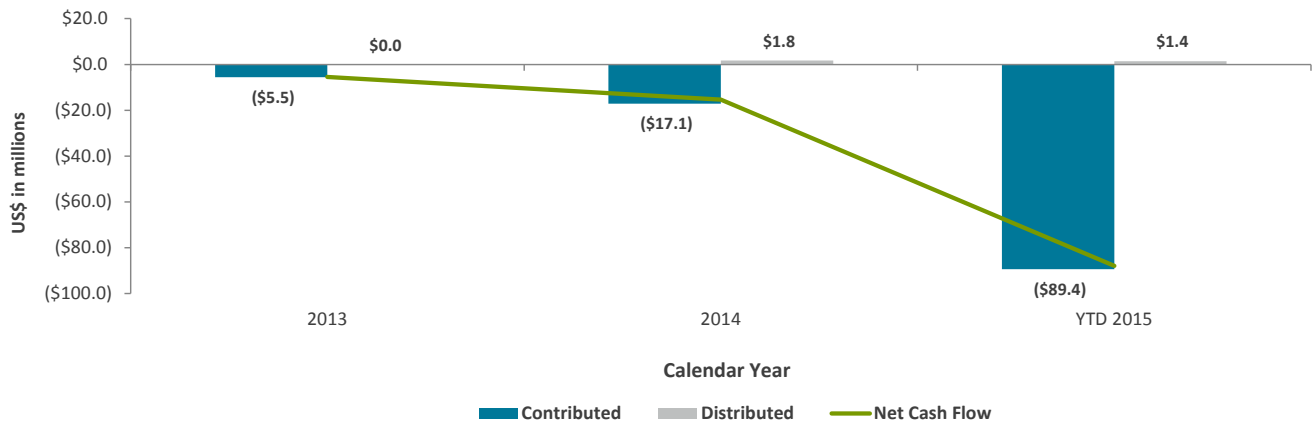
Quarterly Cash Flow Activity

During the second quarter of 2015, the Program made US\$76.8 million of contributions and received US\$1.0 million of distributions, for a net cash outflow of US\$75.8 million. As of June 30, 2015, three fund investments 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.



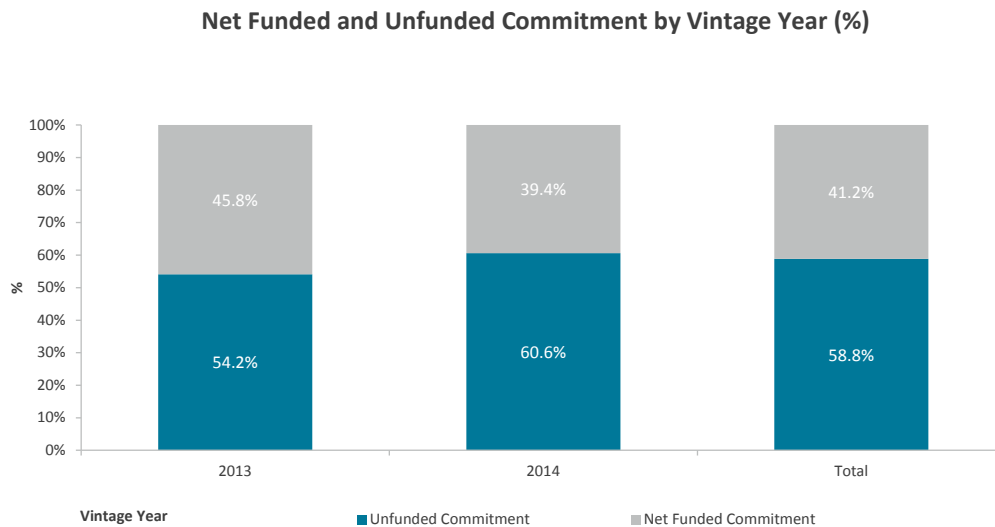
Annual Cash Flow Activity

During the first six months of 2015, the Program made US\$89.4 million of contributions and received US\$1.4 million of distributions, for a net cash outflow of US\$88.0 million. The graph below illustrates cash flow activity since inception by calendar year.

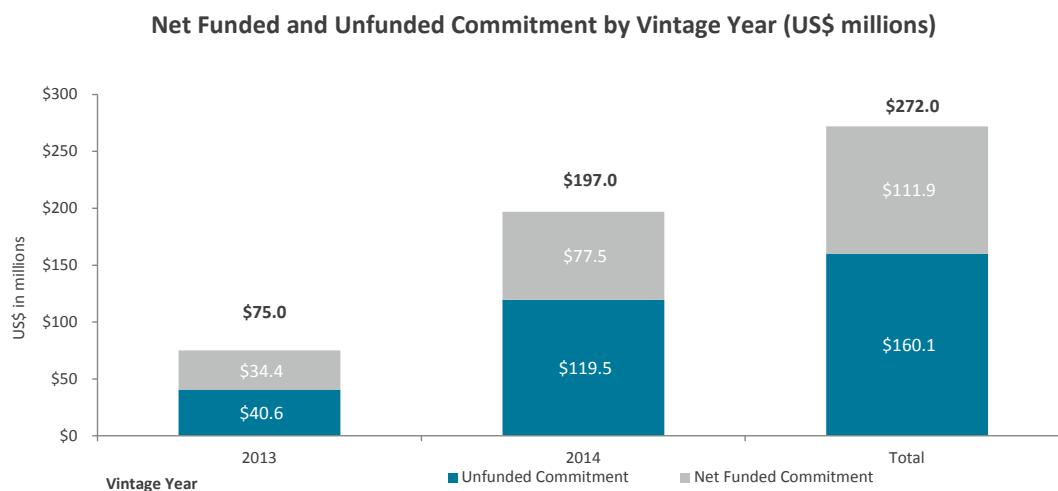


Net Funded and Unfunded Commitments by Vintage Year

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 June 30, 2015. Overall, the Portfolio was 58.8% 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 June 30, 2015. Overall, the Portfolio had US\$160.1 million of unfunded commitments as of quarter-end.

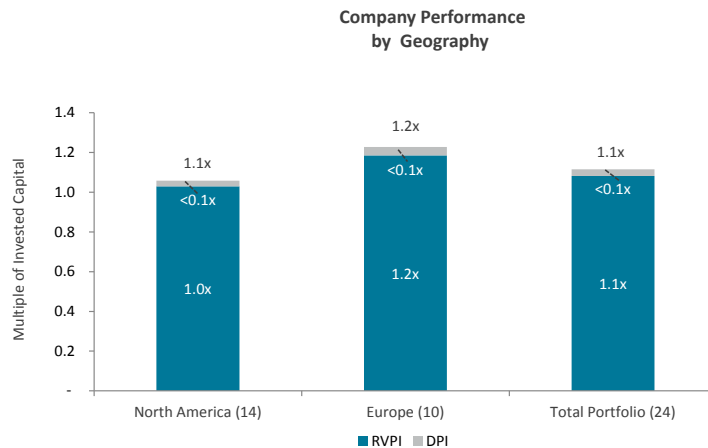
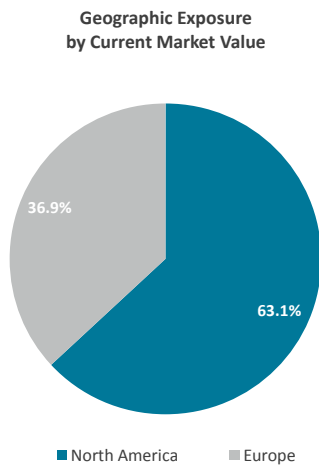


Portfolio Company-Level Analysis

As of quarter-end, the Portfolio had exposure to 24 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. The Program's individual portfolio investment exposure is relatively concentrated as a result of the relative immaturity of the Program.

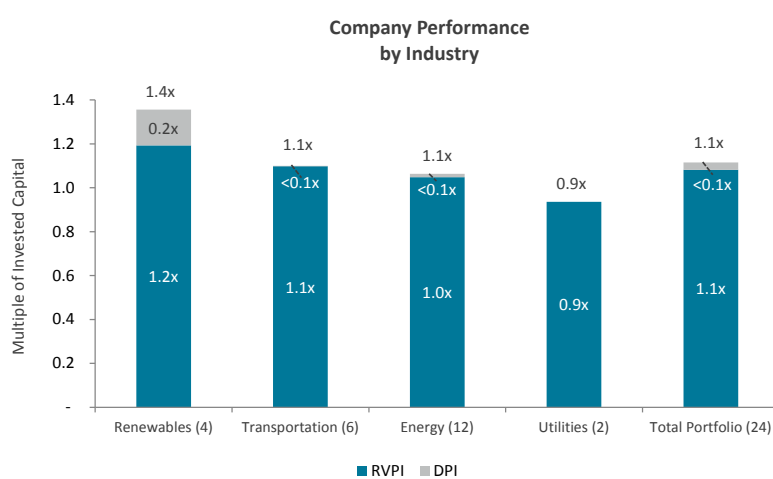
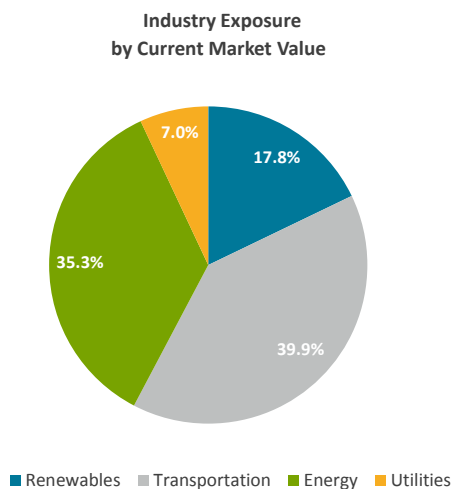
Geographic Exposure and Performance

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



Industry Exposure and Performance

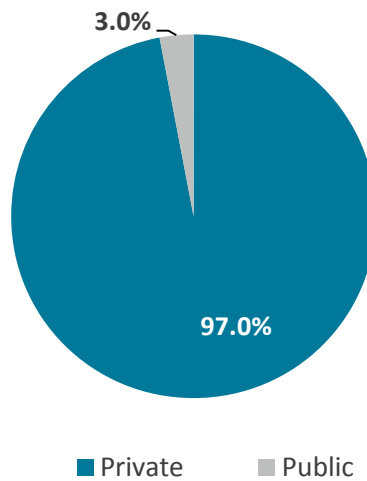
The following charts illustrate the Portfolio's current exposure and performance by industry at the portfolio company level.



Public Market Exposure

As of quarter-end, publicly traded investments comprised 3.0% of the Portfolio's exposed market value. The following chart illustrates the current public market exposure at the portfolio company level.

Public Market Exposure Current Market Value



IV. Risk Management Matrix

Category	Requirement	Status	Status Notes
Allocation	<p>NYCERS 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 NYCERS Real Assets investment program.</p>	✓	<p>The market value of NYCERS Real Assets Program currently represents approximately 4.8% of total pension assets and the market value of NYCERS Infrastructure Program represents approximately 0.2% of total pension assets.</p> <p>As the Program matures, its market value as a percentage of the total NYCERS pension assets and the total Real Assets Program is expected to increase.</p>
Performance vs. Benchmarks	<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 June 30, 2015, the Portfolio outperformed the benchmark by 6.3%.</p> <p>However, given the relative immaturity of the Portfolio, the current performance to-date versus benchmarks is not meaningful.</p>
Strategy Diversification	<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>
Asset Type & Location Diversification	<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>
Leverage	<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 41.6%*.</p>
Single Investment Size & Manager Diversification	<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>

*The Program's leverage level is calculated by using a weighted average of each underlying investment's leverage and Net Asset Value as of June 30, 2015.

APPENDICES:

Basket Clause

NYCERS - BASKET/NON BASKET SUMMARY

As of October 31st, 2015

Equity	Adjusted Fund Policy			Fund Actual (PE & RE on an invested basis)		
	Non Basket*	Basket*	Total	Non Basket*	Basket*	Total
Domestic Equity	33.5%	0.0%	33.5%	33.7%	0.0%	33.7%
Non-U.S. Equity	10.0%	7.0%	17.0%	10.0%	6.9%	16.9%
Private Equity	0.0%	7.0%	7.0%	0.0%	7.6%	7.6%
Real Assets	5.1%	0.0%	5.1%	5.1%	0.0%	5.1%
Hedge Funds	0.0%	2.7%	2.7%	0.0%	2.7%	2.7%
Total Equity	48.7%	16.8%	65.4%	48.8%	17.2%	66.0%
Fixed Income						
Core+5	20.8%	0.5%	21.3%	17.5%	0.5%	18.0%
<i>U.S. Gov't Sector</i>	4.4%	0.0%	4.4%	2.1%	0.0%	2.1%
<i>Mortgage Sector</i>	7.7%	0.0%	7.7%	6.6%	0.0%	6.6%
<i>Credit Sector</i>	8.6%	0.5%	9.1%	7.9%	0.5%	8.4%
High Yield	2.6%	0.8%	3.3%	3.0%	0.8%	3.8%
Bank Loans	0.0%	1.9%	1.9%	0.0%	1.9%	1.9%
TIPS	4.1%	0.5%	4.5%	2.9%	0.3%	3.3%
Convertibles	1.0%	0.0%	1.0%	1.0%	0.0%	1.0%
Opportunistic Fixed Income	0.0%	2.6%	2.6%	0.0%	2.6%	2.6%
Other Fixed Income	0.0%	0.0%	0.0%	3.5%	0.0%	3.5%
Total Fixed Income	28.4%	6.2%	34.6%	27.9%	6.0%	34.0%
Total Fund	77.1%	22.9%	100.0%	76.7%	23.3%	100.0%

Remaining Capacity

2.1%

1.7%

* Note: Basket amounts are estimates

Liquidity Analysis

NYCERS Liquidity Profile - Static Analysis

11/25/15

AUM as of October 31 , 2015

	Current MV	Liquid Assets		
		Today	1 Year	2 Years
Domestic Equity	\$18,066	\$18,066	\$18,066	\$18,066
International Equity	5,403	5,403	5,403	5,403
Emerging Markets	3,690	3,690	3,690	3,690
Hedge Funds	1,462	0	1,007	1,462
REITS	0	0	0	0
Private Equity	4,066	0	0	0
Private Real Estate	2,754	0	0	0
Core + 5	9,642	9,642	9,642	9,642
TIPS	1,745	1,745	1,745	1,745
Opportunistic Fixed Income	1,387	1,041	1,387	1,387
Enhanced Yield	2,027	2,027	2,027	2,027
Bank Loans	1,000	1,000	1,000	1,000
Convertible Bonds	529	529	529	529
ETI	720	120	415	415
Cash	1,183	1,183	1,183	1,183
Total Assets	\$53,673	\$44,445	\$46,094	\$46,549
Total Illiquid \$		\$9,228	\$7,579	\$7,124
Total Illiquid %		17.2%	14.1%	13.3%
Unfunded PE Commitments	\$2,027			
Unfunded RE Commitments	1,028			
Unfunded OFI Commitments	378			
Total commitments \$	\$3,432			
Total commitments %	6.4%			

NYCERS Liquidity Profile - Static Analysis

11/25/15

AUM as of October 31 , 2015

Denominator Effect - Decrease AUM by One-Third

Total Illiquid \$	\$9,228	\$7,579	\$7,124
Total Illiquid %	25.8%	21.2%	19.9%

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
Total Assets	\$53,673	\$44,445	\$46,094	\$46,549

Private Equity, Real Estate and Opportunistic Fixed Income Stress Case

Unfunded PE Commitments Drawn	\$405	\$811
Unfunded RE Commitments Drawn	206	411
Unfunded OFI Commitments Drawn	189	0
Total commitments \$	\$800	\$1,222
Total commitments %	1.5%	2.3%

Total Illiquid \$	\$8,378	\$8,346
Total Illiquid %	15.6%	15.5%

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

Denominator Effect - Decrease AUM by One-Third

Total Illiquid \$	\$9,228	\$8,378	\$8,346
Total Illiquid %	25.8%	23.4%	23.3%

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