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Scott C. Evans
Chief Investment Officer

SCOTT M. STRINGER
COMPTROLLER

MEMORANDUM

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

FROM: Scott C. Evans

DATE: December 9, 2015

RE: **TEACHERS' RETIREMENT SYSTEM OF THE CITY OF NEW YORK INVESTMENT MEETING – DECEMBER 16, 2015**

Enclosed is a copy of the **public meeting materials** for the Wednesday, December 16, 2015 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 give me a call at 212-669-8318.

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NEW YORK, N.Y. 10007-2341

Scott M. Stringer
COMPTROLLER

TEACHERS' RETIREMENT SYSTEM OF THE CITY OF NEW YORK

COMMON INVESTMENT MEETING

DECEMBER 16, 2015

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

TEACHERS' RETIREMENT SYSTEM OF THE CITY OF NEW YORK

(CIM) COMMON INVESTMENT MEETING

DECEMBER 16, 2015

PUBLIC AGENDA MATERIALS

PUBLIC AGENDA

Performance Reviews:

ETI Quarterly Report

TRS Pension Fund - Economically Targeted Investments Quarterly Report

Public/Private Apartment Rehabilitation Program (PPAR)

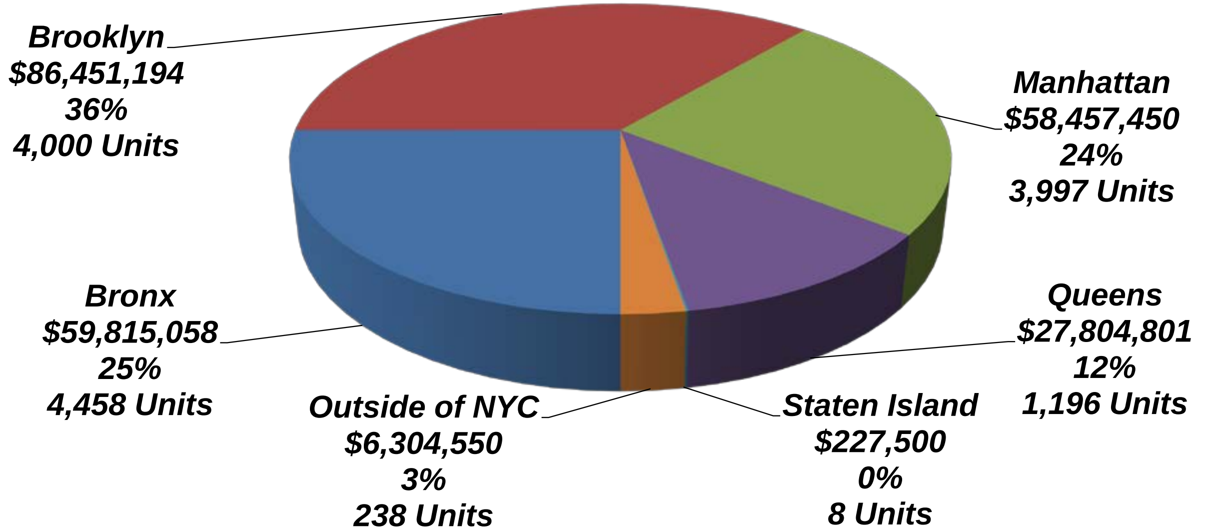
Lenders*	BOA		CCD		CFSB		CPC		LIIF		NCBCI		NHS		Wells Fargo		LISC	
Contractual Commitments	$30.00 MM		$40.00 MM		$9.00 MM		$250.00 MM		$25.00 MM		$12.00 MM		$3.00 MM		$20.00 MM		$10.00 MM	
Current Market Value	$7.49 MM		$15.23 MM		$2.37 MM		$140.90 MM		$5.52 MM		$1.81 MM		$0.64 MM		$0.00 MM		$0.00 MM	
	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units	Dollars	Units
Commitments 3Q 15 (included in total)																		
Bronx	$0	0	$0	0	$0	0	$605,418	18	$0	0	$0	0	$0	0	$0	0	$0	0
Brooklyn	2,457,608	288	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
Queens	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
Outside of NYC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	$2,457,608	288	$0	0	$0	0	$605,418	18	$0	0	$0	0	$0	0	$0	0	$0	0
Delivered 3Q 15 (included in total)																		
Bronx	$1,750,000	60	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Brooklyn	0	0	0	0	0	0	246,121	35	0	0	0	0	0	0	0	0	0	0
Manhattan	0	0	0	0	0	0	114,167	12	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
Staten Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Outside of NYC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	$1,750,000	60	$0	0	$0	0	$360,288	47	$0	0	$0	0	$0	0	$0	0	$0	0
Total Commitments																		
Bronx	$0	0	$4,888,159	193	$0	0	$18,763,848	1,007	$1,001,650	74	$0	0	$0	0	$0	0	$0	0
Brooklyn	4,984,509	400	868,000	50	0	0	21,201,421	1,144	4,247,788	251	0	0	0	0	0	0	0	0
Manhattan	2,240,000	100	0	0	0	0	25,601,425	1,256	5,827,187	338	0	0	0	0	3,881,067	103	1,921,533	90
Queens	600,000	54	0	0	0	0	9,288,300	406	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	360,000	67	0	0
Outside of NYC	595,000	39	0	0	0	0	6,912,150	186	0	0	0	0	0	0	0	0	0	0
Total	$8,419,509	593	$5,756,159	243	$0	0	$81,767,144	3,999	$11,076,625	663	$0	0	$0	0	$4,241,067	170	$1,921,533	90
Historical Investments																		
Bronx	$1,750,000	60	$5,937,550	452	$0	0	$51,592,522	3,903	$534,986	43	$0	0	$0	0	$0	0	$0	0
Brooklyn	0	0	3,678,416	252	0	0	80,129,298	3,496	2,313,267	245	0	0	330,213	7	0	0	0	0
Manhattan	0	0	3,235,255	283	2,659,482	197	48,193,439	3,257	2,511,247	122	1,605,582	123	252,445	15	0	0	0	0
Queens	5,019,680	239	660,000	54	0	0	22,125,121	903	0	0	0	0	0	0	0	0	0	0
Staten Island	0	0	0	0	0	0	227,500	8	0	0	0	0	0	0	0	0	0	0
Outside of NYC	0	0	0	0	0	0	6,304,550	238	0	0	0	0	0	0	0	0	0	0
Total	$6,769,680	299	$13,511,221	1,041	$2,659,482	197	$208,572,430	11,805	$5,359,500	410	$1,605,582	123	$582,658	22	$0	0	$0	0
*Lenders :	Bank of America		Citibank Community Development		Carver Federal Savings Bank		The Community Preservation Corp		Low Income Investment Fund		NCB Capital Impact		Neighborhood Housing Service		Wells Fargo		Local Initiatives Support Corporation	

TRS Pension Fund - Economically Targeted Investments Quarterly Report

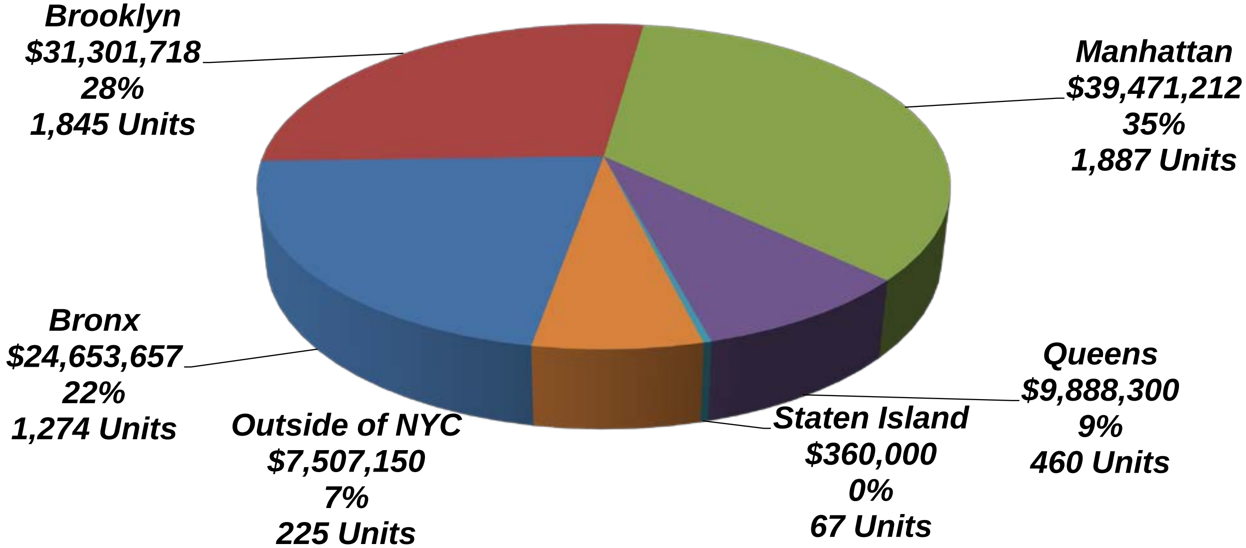
Public/Private Apartment Rehabilitation Program (PPAR)

Contractual Commitments	$399.00 MM	
Current Market Value	$173.96 MM	
	Dollars	Units
Commitments 3Q 15 (included in total)		
Bronx	$605,418	18
Brooklyn	2,457,608	288
Manhattan	0	0
Queens	0	0
Staten Island	0	0
Outside of NYC	0	0
Total	$3,063,026	306
Delivered 3Q 15 (included in total)		
Bronx	$1,750,000	60
Brooklyn	246,121	35
Manhattan	114,167	12
Queens	0	0
Staten Island	0	0
Outside of NYC	0	0
Total	$2,110,288	107
Total Commitments		
Bronx	$24,653,657	1,274
Brooklyn	31,301,718	1,845
Manhattan	39,471,212	1,887
Queens	9,888,300	460
Staten Island	360,000	67
Outside of NYC	7,507,150	225
Total	$113,182,037	5,758
Historical Investments		
Bronx	$59,815,058	4,458
Brooklyn	86,451,194	4,000
Manhattan	58,457,450	3,997
Queens	27,804,801	1,196
Staten Island	227,500	8
Outside of NYC	6,304,550	238
Total	$239,060,553	13,897

Historical Investments Since Inception All PPAR Lenders



Current Commitments All PPAR Lenders



TRS Pension Fund - Economically Targeted Investments Quarterly Report

AFL-CIO Housing Investment Trust (HIT)
Market Value $220.43 million*
NYC Community Investment Initiative (NYCCII)

NYCCII Phase II 2006-2013
Multifamily Investments Detail

Borough	3Q Investments	Investments Since Inception	3Q Housing Units	Housing Units Since Inception
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

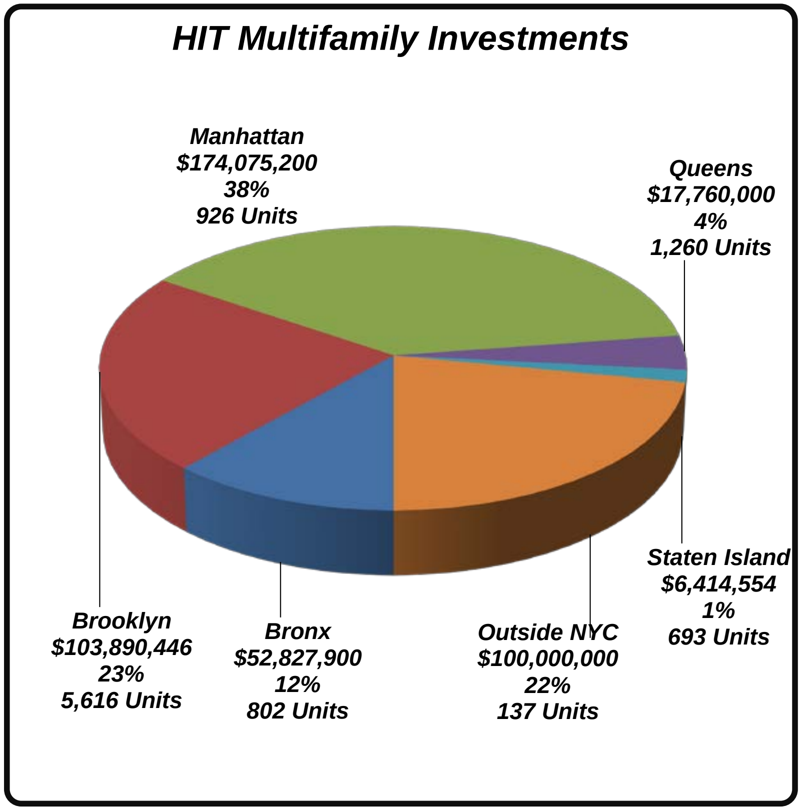
NYCCII Phase I 2002-2005

	Dollars	Units	Member Loans	Total All NYC PF's
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

	Dollars	Units	Member Loans	Total All NYC PF's
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

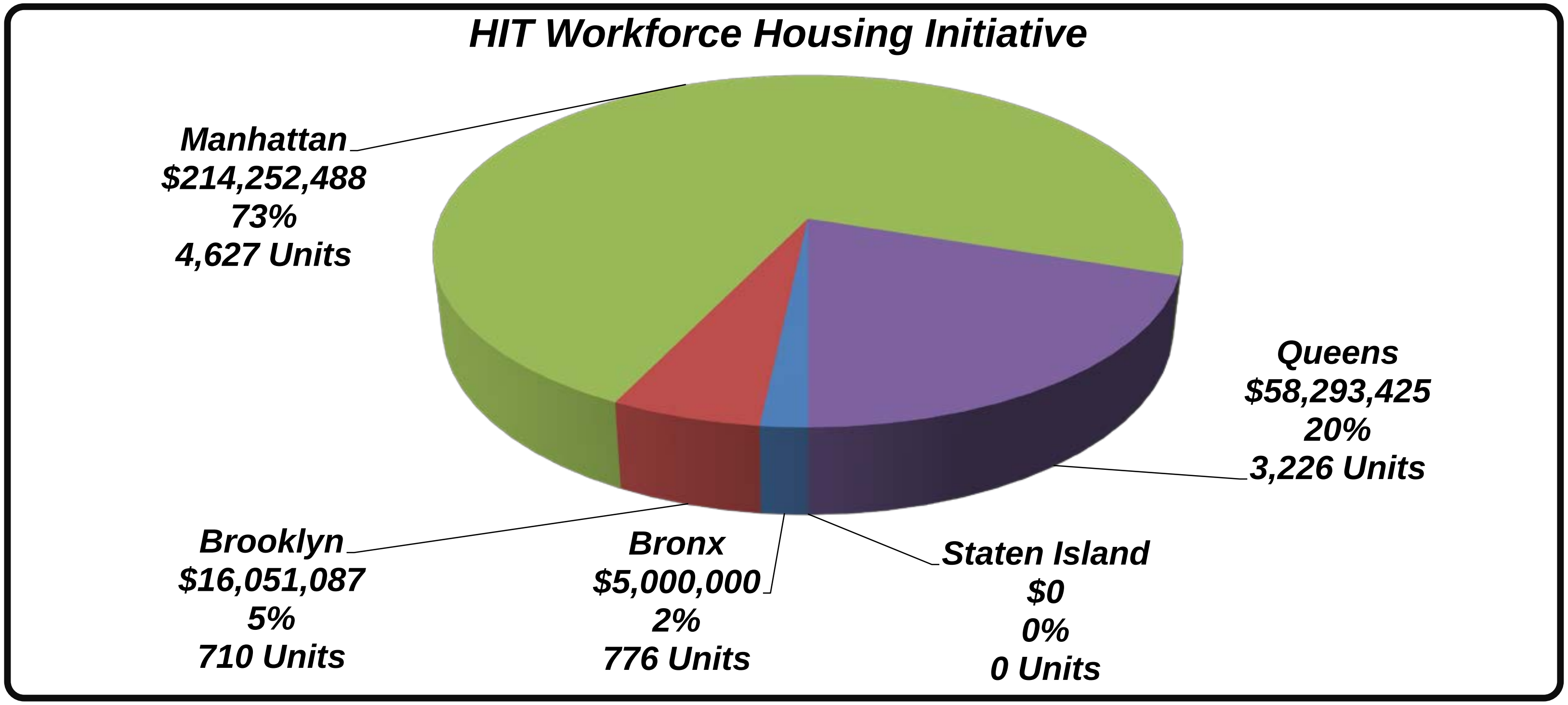


AFL-CIO Housing Investment Trust (HIT)
NYC Workforce Housing Initiative

Investments From 2009 Through Q3 2015

Workforce Investments Detail

Borough	3Q Investments	Investments Since Inception	3Q Housing Units	Housing Units Since Inception
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



TRS Pension Fund - Economically Targeted Investments Quarterly Report

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

$105 million Allocated (35% of total account)
Market Value $107.08 million

Multifamily Investments Detail	$ Invested[1] 3Q	$ Invested[1] Total	Units[2] 3Q	Units[2] Total
Bronx	$0	$19,536,610	0	17,328
Brooklyn	0	$8,260,429	0	8,904
Manhattan	0	$24,844,578	0	6,285
Queens	0	$5,827,500	0	873
Staten Island	0	$0	0	0
Total TRS Multifamily Investments	0	$58,469,117	0	33,390
Multifamily Total All Systems	0	$167,054,619	0	33,390

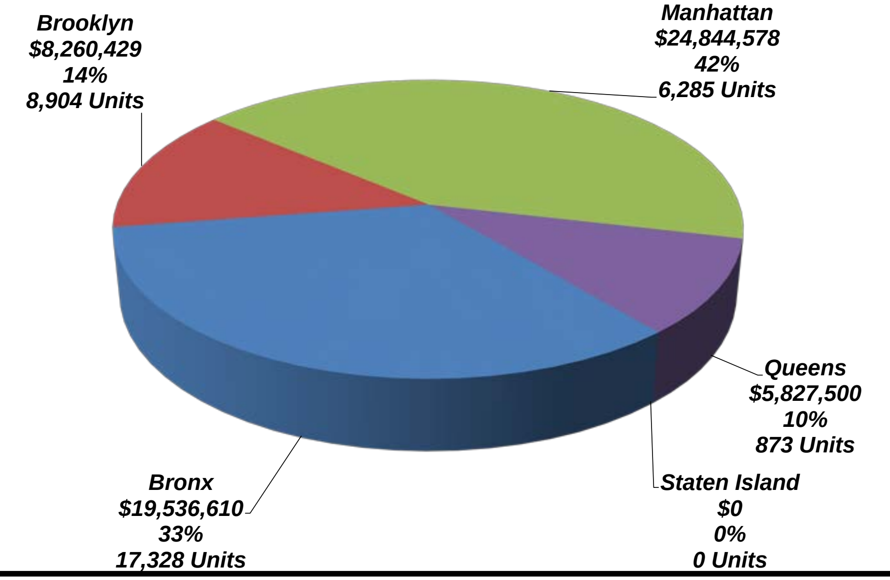
Single Family Investments Detail	$ Invested 3Q	$ Invested Total	Units 3Q	Units Total
Bronx	0	$12,007,851	0	200
Brooklyn	0	$34,215,950	0	501
Manhattan	0	$2,988,722	0	39
Queens	0	$49,318,340	0	654
Staten Island	0	$27,576,275	0	371
Total TRS Single Family Investments	0	$126,107,139	0	1,765
Single Family Total All Systems	0	$360,306,111	0	1,765

Other Investments Detail	$ Invested 3Q	$ Invested Total	Units 3Q	Units Total
Bronx	0	$236,250	0	1
Brooklyn	0	$1,886,641	0	8
Manhattan	0	$851,517	0	5
Queens	0	$190,201	0	3
Staten Island	0	$0	0	0
Total TRS Other Investments	0	$3,164,609	0	17
Other Investments Total All Systems	0	$9,041,740	0	17

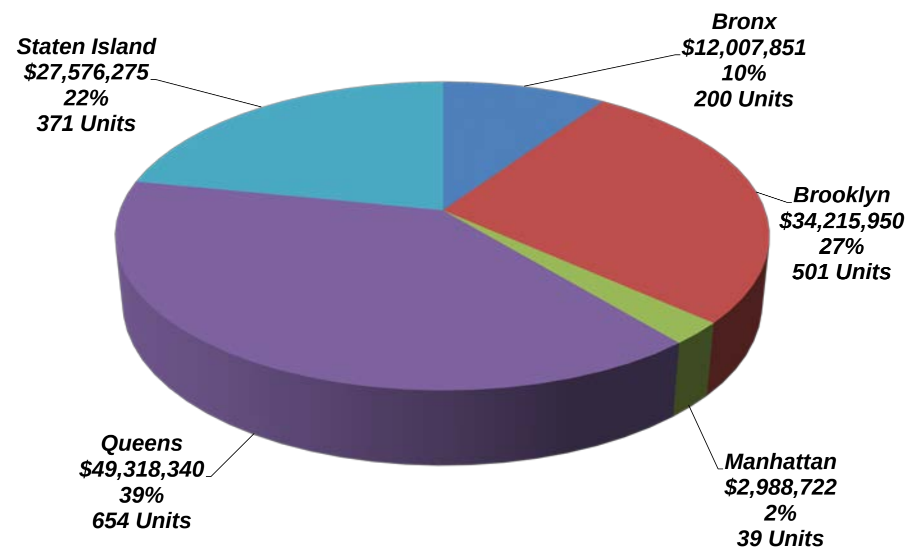
	3Q	Total		
Grand Total TRS	$0	$187,740,865		
Grand Total All Systems	$0	$536,402,470		

[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 TRS



Access Single Family Investment Since Inception TRS



Private Equity Quarterly Report

Hamilton Lane

Teachers' Retirement System of the City of New York

Second Quarter 2015 Report

Content

Section 1:

Market Update

The Private Equity Market

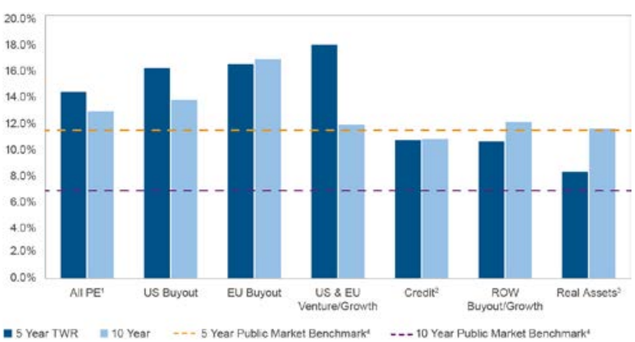
Introduction

U.S. public market growth continued to slowdown in the second quarter of 2015. The S&P 500, although reaching record highs, registered a 0.3% gain for the quarter. In May, the Federal Reserve Chair Janet Yellen cautioned equity market volatility may rise as the central bank begins to tighten its monetary policy, although an interest rate hike did not occur during the quarter.[1] In Europe, Greece's financial situation drove second quarter equity returns down 4.5%. In June, Greece's existing bailout program was set to expire and concerns loomed whether the country would be able to obtain the necessary funds to service its debt. Greece missed a debt payment, but a July 5th referendum was called for creditors to negotiate another bailout.[2] Despite the turmoil in Greece, developed international markets, as measured by the EAFE index, gained 0.6% during the second quarter, while the MSCI Emerging Markets index gained 0.8%.[3]

During the second quarter of 2015, private equity experienced slow growth across the asset class. The number of funds closed during the quarter increased quarter-over-quarter slightly, but total capital raised continued to decline from the recent peak in 4Q14. The number of deal exits increased 2% from the prior quarter, while aggregate exit value increased a much more substantial 16%.[4] Private equity performance increased slightly at the 10-year time interval, generating a time weighted return (TWR) of 12.8%. The 5-year TWR remained unchanged from prior quarters 14.3%.[5]

Private Equity Performance

Chart 1: Time Weighted Returns: Private Equity vs. MSCI World[4]



Source: Hamilton Lane Fund Investment Database (August 2015). Return figures are geometric averages of time-weighted returns in local currency. Returns longer than one year are annualized.

[1]The All PE sample includes all funds classified as buyout, growth equity, venture capital, distressed debt, mezzanine, infrastructure, co-investment, real estate, secondaries or special situation strategies contained within the Hamilton Lane Fund Investment Database as of the date of this chart. The All PE sample's performance is calculated on a pooled basis where larger funds have a greater impact than smaller funds. Performance of the funds included in this sample takes into account the effect of fees charged by the fund's GP, but not by Hamilton Lane.

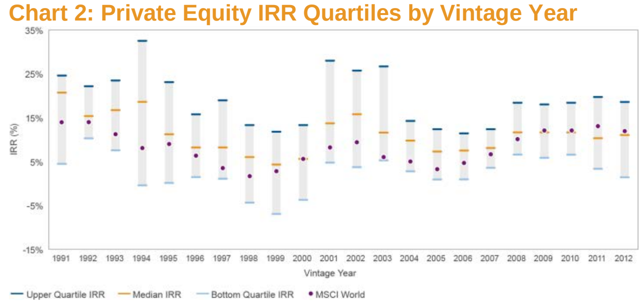
[2] Includes Mezzanine and Distressed Debt Strategies

[3] Includes Natural Resources, Commodities, and Infrastructure strategies

[4] MSCI World, local currency, with reinvested dividends net of tax

Private equity has continued to provide investors with superior performance over longer time horizons, which provides a more accurate depiction of returns, given the long term duration of the asset class. As seen in Chart 1, all strategies significantly outperform the ten-year MSCI World Public Market Benchmark. Ten-Year returns are led by US Buyouts and EU Buyouts, which have outperformed the public market benchmark by 7.0% and 10.1%, respectively. The five-year time weighted return for all private equity, US & EU buyouts, and US & EU Venture/Growth, exceed the MSCI World Index, which is impressive considering the public markets are now in the seventh year of a bull market.

Chart 2: Private Equity IRR Quartiles by Vintage Year

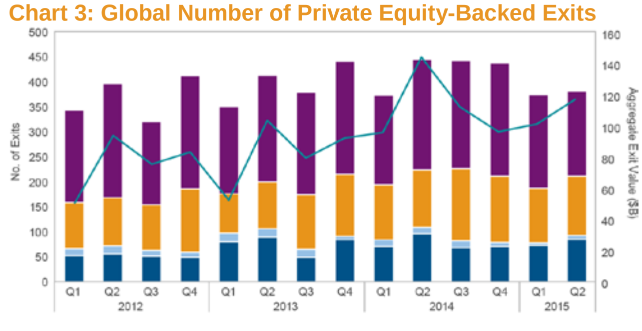


Source: Hamilton Lane Fund Investment Database (September 2015) MSCI World, net reinvested dividends . Benchmark calculated as PME (Public Market Equivalent) using All Private Equity pooled cashflows.

As evidenced in Chart 2, investors in private equity have seen significantly greater returns than the public markets when investing with top quartile fund managers. Over the twenty-two year period, top quartile funds outperformed public markets in all vintage years, while median quartile managers outperformed public markets in all but four vintage years. Upper quartile funds have produced an average IRR of 19.2% over the twenty-two year period, exceeding the MSCI World average by 11.1%. Since most institutional investors typically require minimum returns of 8%, or greater, the exceedingly high returns private equity offers become a crucial part of their portfolios. This also helps to illustrate the importance of picking top tier fund managers.

Increase in Exit Activity

Chart 3: Global Number of Private Equity-Backed Exits

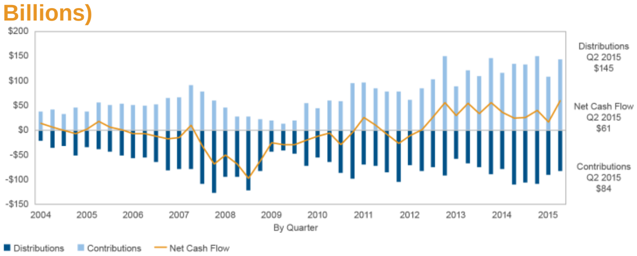


Source: Preqin Q2 Quarterly Private Equity Update

[1] BNY Q2 2015 Capital Markets Review
[2]Schroders Q2 2015 Market Overview
[3] BNY Q2 2015 Capital Markets Review
[4] Preqin Q2 Quarterly Private Equity Update
[5] Hamilton Lane Fund Investment Database

Exit activity increased slightly quarter-over-quarter from 374 exits to 381. Along with the increased volume, aggregate exit value experienced a quarter-over-quarter increase of $16.2 billion. Aggregate exit values in 2Q15 reached the highest levels since 2Q14. Trade sales and Sales to GP's continue to be the most common exit method, accounting for 76% of exits during the quarter. The number of IPO's continues to rise, increasing 16% from 1Q15.

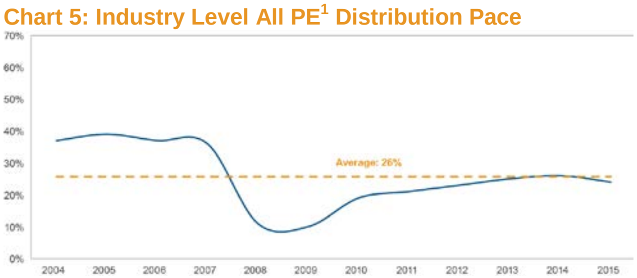
Chart 4: Private Equity Industry Level Cash Flows (USD in Billions)



Source: Hamilton Lane Fund Investment Database (September 2015). Cashflows through 6/30/2015.

The increase in exit activity and aggregate exit value has led to a 33% increase in distributions for the second quarter. The significant increase in distributions has resulted in the highest quarterly net cash flow for private equity in the past twelve years. Chart 5 shows that private equity distribution pacing continues to be below the historical average, meaning industry level net asset values are also rising to record heights.

Chart 5: Industry Level All PE[1] Distribution Pace



Source: Hamilton Lane Fund Investment Database (September 2015).

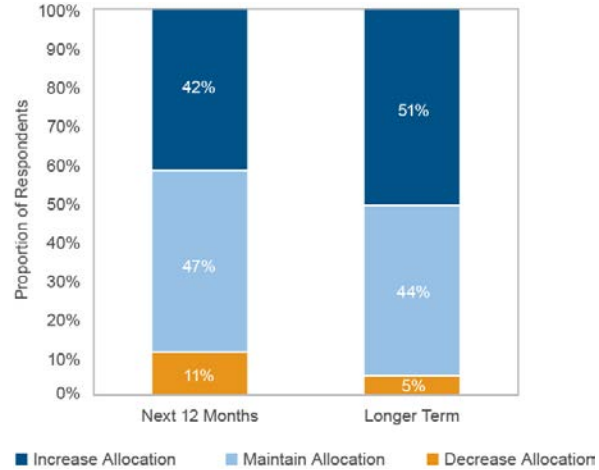
[1] The All PE sample includes all funds classified as buyout, growth equity, venture capital, distressed debt, mezzanine, infrastructure, co-investment, real estate, secondaries or special situation strategies contained within the Hamilton Lane Fund Investment Database as of the date of this chart. The All PE sample's performance is calculated on a pooled basis where larger funds have a greater impact than smaller funds. Performance of the funds included in this sample takes into account the effect of fees charged by the fund's GP, but not by Hamilton Lane.

[2] Cashflows through 6/30/2015.

Increasing Allocations

Private equity allocations continue to rise in 2015. According to Preqin's Investor Outlook Survey, which surveyed 460 institutions, 35% of respondents feel their private equity fund investments have exceeded their expectations, while 52% felt they met expectations. While respondents were pleased with historical returns, expectations for the future of their private equity portfolios are rising. 49% of respondents expect their portfolio to exceed the public market by 4.1% or greater, a 14% increase from surveyed respondents one year ago. As the asset class continues to outperform public market comparables over the long term, allocations are expected to continue to rise. Looking at Chart 6, 42% of investors are currently below their target allocation. When asked what their longer term intentions are for their private equity allocation, 51% of respondents said they intend to increase their allocation.

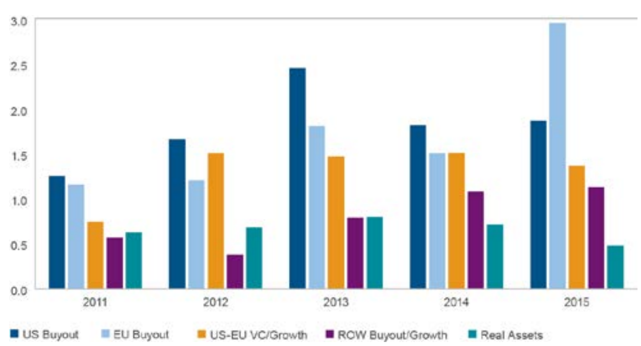
Chart 6: Investor's Intentions for Their Private Equity Allocation



Source: Preqin H2 2015 Investor Outlook Survey

A strong liquidity ratio will generally draw more investors to the private equity asset class. Chart 7 shows each private equity strategy maintains a ratio above 1.0x, demonstrating in 2015 distributions are consistently outpacing contributions. European buyouts have experienced the greatest year-over-year increase in liquidity, up 95% from 2014. US buyouts have maintained a strong liquidity ratio, exceeding 1.5x since 2012. According to Preqin's survey, 31% of investors see liquidity as being one of the biggest challenges for investors to operate an effective private equity program.

Chart 7: Annual Liquidity Ratio by Strategy (Distributions/Contributions) by Calendar Year[1]



Source: Hamilton Lane Fund Investment Database (September 2015).
[1] Cash flows through June 30, 2015.

Private Equity Fundraising

Fundraising remained relatively flat during 2Q15, as 243 funds closed on $113.0 billion in commitments. Venture capital funds accounted for 33% of the number of funds closed during the period, followed by real estate funds, at 20%. Real estate funds raised the most capital during the quarter, accounting for 26.5% of total capital raised.[6] According to Preqin's investor survey, 26% of investors intend to make more real estate fund commitments in the next twelve months than the prior year.

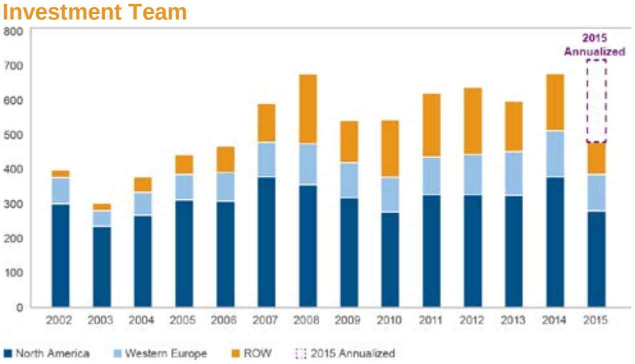
[6] Preqin Q2 Quarterly Private Equity Update

Chart 8: Quarterly Global Private Equity Fundraising

Source: Preqin Q2 Quarterly Private Equity Update

Although fundraising has been slow, 2015 is on track to be the highest volume of PPMs received historically by the Hamilton Lane Fund Investment Team. The Hamilton Lane Fund Investment Team received 203 new PPMs during 2Q15, an increase of 13 from 1Q15. The increase of PPMs is driven by continued expansion into newer markets (Asia, Latin America), broadening strategies (credit, infrastructure), and spin outs from existing fund managers. Private equity fund selection will continue to become more complex as the asset class matures.

Chart 9: PPMs Received by Hamilton Lane Fund Investment Team

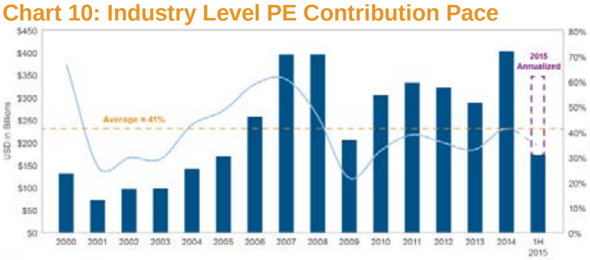


Source: Hamilton Lane Diligence (September 2015)

Deal Activity

Deal activity is slowing, as evidenced by Chart 10, which demonstrates General Partners are spending less cash and therefore less deals are taking place. Contribution pacing continues to fall below the historical average because of rising valuations, which has made it increasingly difficult for General Partners to find well-priced deals.

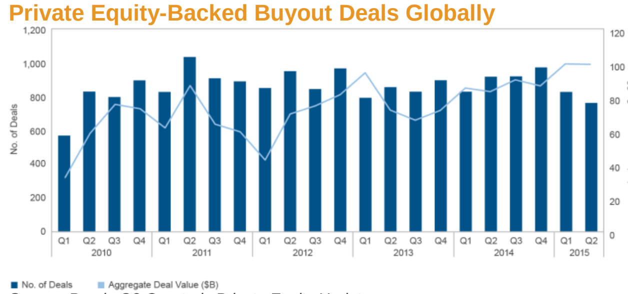
Chart 10: Industry Level PE Contribution Pace



Source: Hamilton Lane Fund Investment Database (August 2015).

As shown in Chart 10, the number of global buyout deals continued to decline from the prior quarter. With just 765 deals, 2Q15 experienced the lowest buyout deal volume since 2010. Although volume is down, aggregate deal value remains at the highest levels seen since 2007. The sustained level of deal value is driven by European buyouts, which increased 67% from the prior quarter. North America, Asia, and rest of world buyouts all experienced a decline in aggregate deal value during 2Q15.[7]

Chart 11: Quarterly Number and Aggregate Value of Private Equity-Backed Buyout Deals Globally



Source: Preqin Q2 Quarterly Private Equity Update

Chart 11 shows venture capital deal values have also reached the highest levels since 2007. Deal values increased quarter-over-quarter by 17%, while the number of deals remained relatively flat.

Chart 12: Quarterly Number and Aggregate Value of Venture Capital Deals[1] Globally, Q1 2009 - Q2 2015

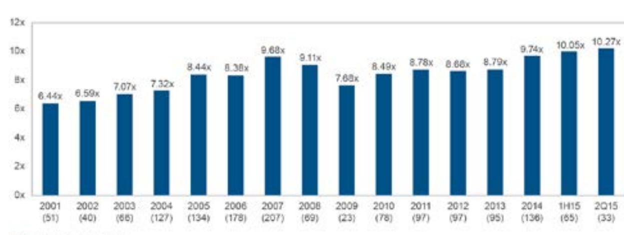
Source: Preqin Q2 Quarterly Private Equity Update

[1] *Figures exclude add-ons, grants, mergers, venture debt and secondary stock purchases*

Deal Pricing

LBO purchase price multiples rose during the second quarter, bringing 1H15 values to 10.05x. Competition for deals continues to drive multiples to their highest levels since before the Global Financial Crisis, while increased dry powder and steady fundraising has provided General Partners with sufficient capital to make deals at a premium.

Chart 13: LBO Purchase Price Multiples



Source: S&P Capital IQ M&A Stats June 2015

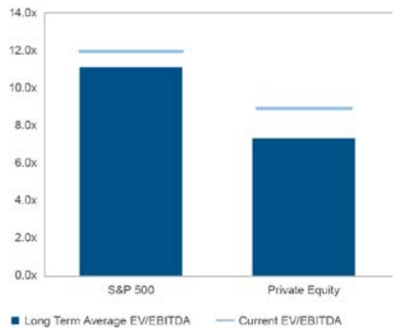
[7] *Preqin Q2 Quarterly Private Equity Update*

Teachers' Retirement System of the City of New York

Second Quarter 2015 Report

While prices are high, Chart 14 shows that private equity deals remain cheap in comparison to the public markets. According to Hamilton Lane's Fund Investment Database, current private equity purchase price multiples are 3.0x lower than the S&P 500.

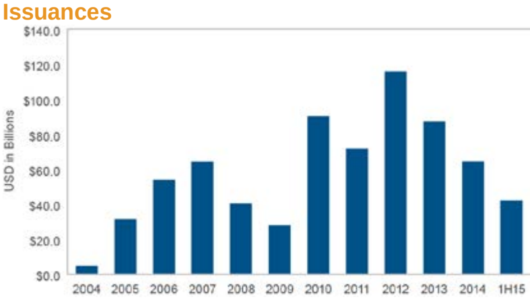
Chart 14: Public vs. Private Market Valuation Multiples



Source: Hamilton Lane Fund Investment Database, Bloomberg. As of 6/30/2015 (September 2015)

Debt Markets

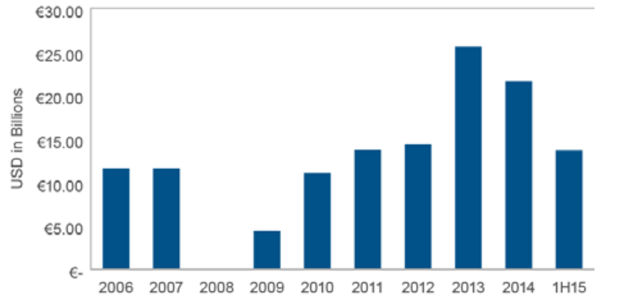
Chart 15: Annual Volume of Sponsored High-Yield Bond Issuances



Source: S&P Capital IQ M&A Stats June 2015

High-yield bond issuance increased 20% in 2Q15, bringing total high yield issuances for 1H2015 to $42.6 billion. European bond markets saw volatility during the quarter, as investors flocked to safe havens amid the Greece turmoil.[8] Europe's high-yield bond issuances decreased 5% quarter-over-quarter, but are on pace to reach 2014 levels. Current high-yield default rates for both the U.S. and Europe are below historical averages.[9] [10] In Asia, Moody's Investors Service reported only $2.7 billion high yield bond Issuances during the second quarter, the lowest levels seen since Q3 2013. Moody's cited weak market sentiment, concerns over China's economy, and Greece's debt situation as reasons for the slowdown in Asia.

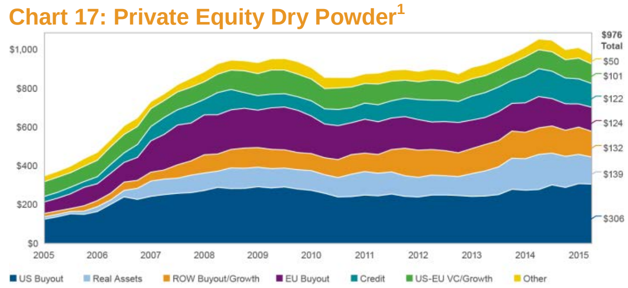
Chart 16: European Annual Volume of Sponsored High-Yield Bond Issuances



Source: S&P Capital IQ M&A Stats June 2015

Capital Overhang

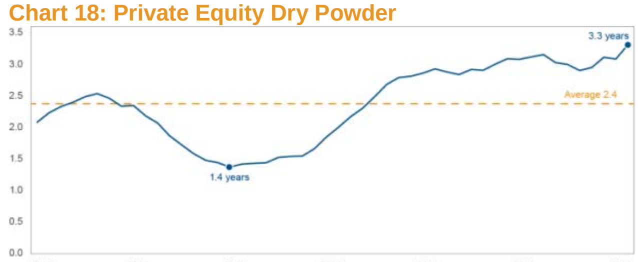
Chart 17: Private Equity Dry Powder[1]



Source: Hamilton Lane Fund Investment Database (August 2015).
[1]Real Assets includes Infrastructure and Natural Resources. Excludes real estate, secondary, and funds-of-funds strategies.

Industry level dry powder decreased 4% in 2Q15 to $976 billion. All strategies experienced a reduction in dry powder, with the exception of EU buyout, which added $4.9 billion during the quarter. Real assets led the decline, eliminating $11.9 billion. Chart 17 shows that capital overhang has sustained 2008 levels over the past 7 years, a result of expansion into credit, real assets, and emerging markets. Age of capital overhang is at record highs, as seen in Chart 18. General Partners will begin to feel pressure to deploy aging capital as funds fall below their target investment pace.

Chart 18: Private Equity Dry Powder



Source: Hamilton Lane Fund Investment Database (August 2015).

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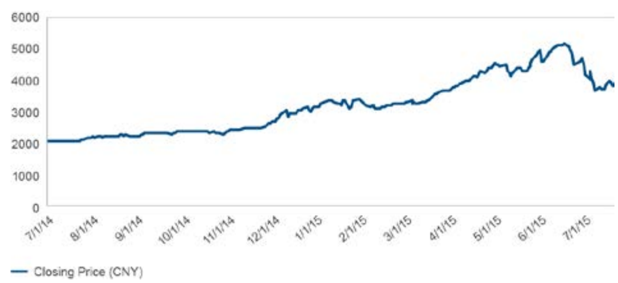
[8] Schroders Q2 2015 Market Overview
[9] JPMorgan
[10] Credit Suisse

Spotlight: China

Introduction

China's growing economy has made it a very attractive region for private equity investors. Private equity fundraising for Greater China based funds increased in 2014 for the first time in two years and continued to rise into the first half of 2015. Greater China made up 35% of aggregate Asia private equity deal volume in 2014 and has maintained this share of activity through the first half of 2015.[11] General Partners of venture capital and growth funds have benefited from the reopening of China's dormant IPO market in early 2014. In the challenging Asia climate, the ability to accelerate exit processes is critical, which the China IPO channel offers. Following the IPO market reopening, the Chinese equity markets grew substantially, gaining 150% from June of 2014 at its peak. Regulatory measures ended the rise in equities in 2015, which has led to drastic governmental efforts to stabilize the market, including reclosing the IPO market. Now, unprecedented government intervention and market volatility have caused uncertainty for the Chinese markets and the surrounding region.

Chart 1: Shanghai Composite Index Composite Index 7/1/2014 – 7/15/2015

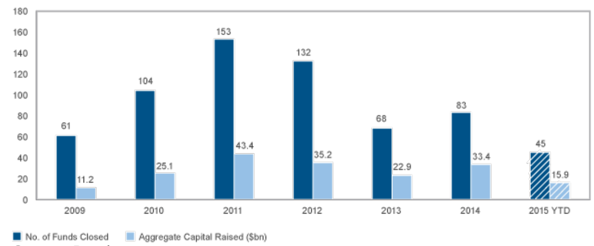


Source: Bloomberg

Fundraising

Private equity fundraising in Greater China continued to expand during the first half of 2015, with 45 funds closing on nearly $16 billion in commitments. While fundraising for Greater China focused funds is growing, more General Partners are choosing to raise regional funds, rather than country-focused funds. Country-focused fundraising experienced a decline in 2014, while regional-focused funds raised 33% more capital than the prior year.[12] Regional-focused funds are attractive because they offer General Partners the ability to diversify across multiple Asia-Pacific economies.

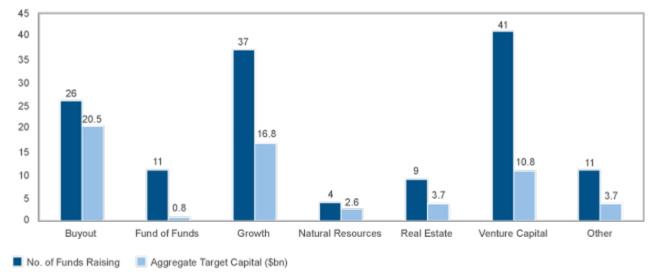
Chart 2: Annual Greater China-Based Private Equity Fundraising, 2008 - 2015 YTD[1]



Source: Preqin
[1]As of August 24, 2015

In the current Greater China fundraising market, the number of venture and growth funds far exceed other strategies, as seen in Chart 3. When Preqin surveyed Asia-based investors in June of 2015, 43% of respondents thought venture capital funds provided the best private equity investment opportunities, a 28% increase from those surveyed one year prior.

Chart 3: Greater China-Based Private Equity Funds in Market by Fund Type[1]



Source: Preqin
[1]As of August 24, 2015

Deal Activity

As shown in Chart 4, aggregate venture capital deal values are reaching 7-year highs in Greater China. Aggregate deal values more than doubled year-over-year in 2014 and they are on pace to do so again this year. It can also be seen that while venture deal values are high, the number of deals occurring is also very high. In the first half of 2015, 746 venture capital deals have already occurred. The reopening of the IPO markets has potentially sparked an increase in venture investments, given venture capital GPs now have an exit avenue that was unavailable for the past several years.

[11] *Preqin*
[12] *Preqin*

Chart 4: Number and Aggregate Value of Venture Capital Deals[1] in Greater China, 2007 - 2015 YTD[2]

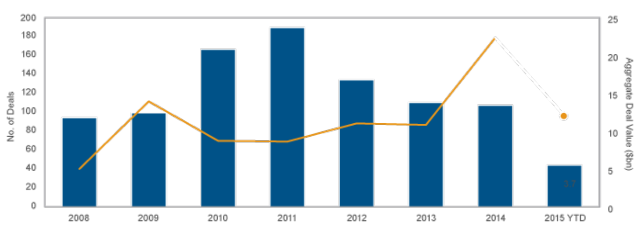
Source: Preqin

[1] *Figures exclude add-ons, grants, mergers, secondary stock purchases and venture debt*

[2] *As of August 24, 2015*

Buyout deals in Greater China are also experiencing record-setting aggregate deal values. Unlike venture capital, the number of deals is declining, meaning this growth is being driven by mega-deals with high valuations. Total Chinese deal value grew significantly in 2014, increasing over 180% relative to 2013 totals.[13] Increased competition and rising valuations, partly driven by public market comparables, has pushed private deal prices higher. This is evidenced by the average purchase price multiple of 15.3x seen in Asia-Pacific private equity-backed transactions during 2014. This trend has continued into 2015, as there have been 44 buyout deals that have generated $12 billion in aggregate deal value. The average deal size has been approximately $270 million, up from the 2014 average deal size of $208 million.

Chart 5: Number and Aggregate Value of Private Equity-Backed Buyout Deals in Greater China, 2007 - 2015 YTD (As at 24 August 2015)

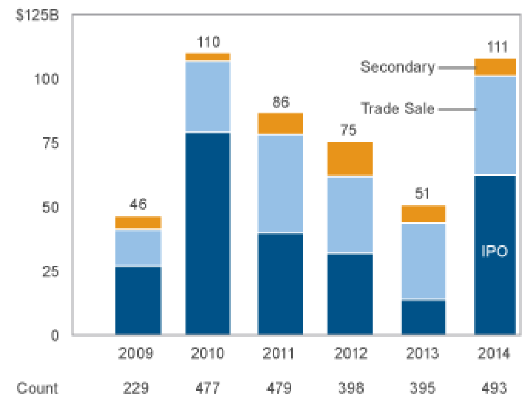


Source: Preqin

Exit Activity

When China closed its IPO channel in late 2012 through 2013, it caused a downturn in both exit values and number of exits in the Asia-Pacific region. Chart 5 demonstrates the drastic affect reopening China's IPO channel in early 2014 had on exit activity. The increase in IPOs created a 218% surge in exit value in Greater China.[14] This was largely driven by the $25 billion IPO from online commerce company, Alibaba.

Chart 6: Number and Aggregate Value of Private Equity-Backed Exits in Asia Pacific Region, 2009 - 2014 YTD

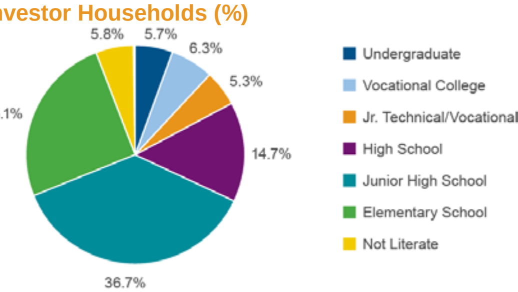


Source: Thomson, AVCJ

The Chinese Retail Investor

Since 2014, IPOs have created a staggering amount of wealth for Chinese investors, returning an average of 417.5%, as of May 2015.[15] In hopes of making quick returns, large amounts of novice investors began opening brokerage accounts. In the first quarter of 2015 more than 10 million new retail stock accounts were opened in China.[16] According to a 2014 China Household Finance Survey, more than two-thirds of new Chinese equity investors had exited the education system by middle school. Retail investors increased their chances of obtaining IPO shares by opening new accounts and then weak margin regulations allowed them to leverage their bets. In the U.S., margin lending as a percentage of total market cap is about 2.5%, while China's reached 20% near the end of June.[17]

Chart 7: Highest Level of Education Attained in New Investor Households (%)



Source: SWUFE China Household Finance Survey

Challenges Going Forward

In June of 2015 the China Securities Regulatory Commission (CSRC) published draft rules capping margin trading, which appears to have triggered a sharp sell-off in public equities. In an attempt to ease the selloff, the People's Bank of China (PBOC) announced it would cut interest rates by .25% on June 28th and multiple regulators announced more powerful

[13] *Thomson; AVCJ*

[14] *Bain & Company Asia-Pacific Private Equity Report 2015*

[15] *Barrons Asia*

[16] *U.S. Global Investors, Inc.*

[17] *U.S. Global Investors, Inc.*

measures they would take to stabilize the market on the weekend of July 3rd. After three weeks' decline, as of July 8, the Shanghai Composite shed 29%. The selloff caused multiple Chinese regulatory bodies to take action. The China's Securities Finance Corporation (CSF) announced an aggressive plan to lend $42 billion (260 billion yuan) to 21 different brokerage firms to purchase blue chip stocks in an attempt to stop the selloff. An additional $40 billion (250 billion yuan) was allocated to stimulate areas of China's slowing economy. Also, government spending will be used to improve infrastructure by building roads and utilities. Lastly, state council suspended all IPO's, allowed half of the companies on the stock exchange to halt trading, and prohibited controlling shareholders and board members from selling company shares for six months.

The actions of Chinese authorities will have implications for the private markets. The suspension of IPOs will impact some near-term planned IPOs in domestic stock exchanges. However, Chinese PE-backed companies also go to IPO in the U.S. and Hong Kong markets. Also, for USD denominated funds, the domestic market is still not the main channel for IPO exits. Market volatility may affect the performance of private equity funds if they have large publicly listed positions in their portfolio. Although, these positions should not negatively affect overall returns very much, as the Chinese stock market is still one of the best performers in the world compared to one year ago, or YTD.

Section 2:

Portfolio Update

Portfolio Snapshot

Hamilton Lane was engaged by the Teachers' Retirement System of the City of New York ("TRS") in October 2010 to provide alternative investment consulting services in accordance with the investment objectives of the TRS Private Equity portfolio (the "Portfolio"). This report represents the review by Hamilton Lane of TRS's Portfolio and is based upon information made available to Hamilton Lane by the general partners sponsoring each of the partnership investments in the Portfolio as of June 30, 2015, with highlights through September 30, 2015.

Private Equity Allocation: TRS has a target allocation of 6.0% to Private Equity. As of June 30, 2015, Private Equity constituted 4.7% of TRS plan. (Plan value is $60.1 billion as of June 30, 2015)

Performance: As of June 30, 2015, the Portfolio consists of 153 partnerships and 98 underlying fund managers. The Portfolio has generated a since inception internal rate of return ("IRR") of 9.50% and a total value multiple of 1.4x.

Portfolio Summary

$ in millions	3/31/2015	6/30/2015	Change
Active Partnerships	148	153	5
Active GP Relationships	96	98	2
Capital Committed [1]	$5,727.0	$5,974.9	$247.9
Commitments Sold	$288.5	$288.5	-
Unfunded Commitment	$2,144.1	$2,296.1	$152.0
Capital Contributed	$4,370.8	$4,482.9	$112.1
Capital Distributed	$3,056.2	$3,263.6	$207.4
Market Value	$2,817.5	$2,795.6	($21.9)
Total Value Multiple	1.3x	1.4x	0.1x
Since Inception IRR	9.46%	9.50%	4 bps
Avg. Age of Active Commitments	5.5 years	5.6 years	0.1 years

[1] The "change" in capital committed from the prior quarter reflects currency adjustments from existing foreign denominated funds and additional commitments made during the quarter.

Portfolio Exposures: The Corporate Finance/Buyout strategy represents 61% of the Portfolio's total exposure, Secondaries represent 12%, Growth Equity accounts for 7%, Special Situations/Turnaround represents 7%, Venture Capital represents 6%, Energy represents 3%, Co-Investment represents 3%, and Mezzanine represents the remaining 1%. The Portfolio has significant exposure to North America, with 78% of the underlying company market value based in the region.

Portfolio Overview

Commitments

The table below highlights the funds that have closed through the second quarter of the 2015 calendar year.

YTD Commitments - 2015			
Closing Date	Partnership	Investment Strategy	Commitment Amount ($ in Millions)
1/9/2015	American Securities Partners VII, L.P.	Corporate Finance/Buyout - Large	$111.0
2/4/2015	Siris Partners III, L.P.	Corporate Finance/Buyout - Mid	$45.0
5/28/2015	Valor Equity Partners III, L.P.	Growth Equity	$11.0
6/26/2015	Welsh, Carson, Anderson & Stowe XII, L.P.	Corporate Finance/Buyout - Large	$110.5
6/30/2015	Bridgepoint Europe V, L.P.	Corporate Finance/Buyout - Large	€77.3/$85.7
6/30/2015	Bridgepoint Europe V Co-Invest	Co/Direct Investment	€21.8/$24.1
6/30/2015	Patriot Financial Partners II, L.P.	Growth Equity	$9.9
Total			$397.2

The Portfolio closed on seven new investments, totaling $397.2 million, which are detailed below:

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

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

Valor Equity Partners III, L.P. ($11.0 million) the fund, an Emerging Manager 2012 Program commitment, will target growth equity investments within North America. The fund utilizes an opportunistic approach targeting disruptive businesses with significant growth potential across sectors.

Welsh, Carson, Anderson & Stowe XII, L.P. ($110.5 million) the fund will pursue control investments in the information/business services and healthcare sectors, focusing primarily on businesses in the United States.

Bridgepoint Europe V, L.P. (€77.3/$85.7 million) the fund will target mid-market companies with predominant exposure to Western Europe. Investments will be made across sectors and geographies with no more than 10% of investments outside of Europe.

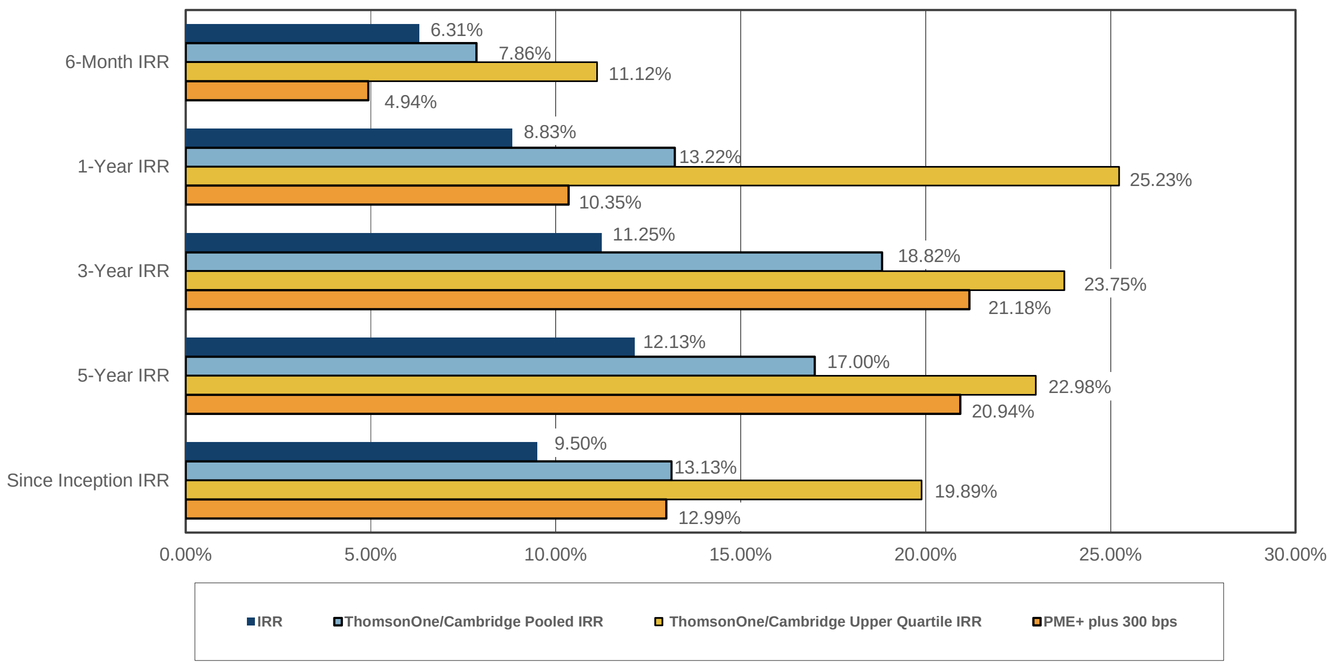
Bridgepoint Europe V Co-Invest (€21.8/$24.1 million) the fund is a co-investment vehicle related to the Bridgepoint Europe V, L.P. commitment.

Patriot Financial Partners II, L.P. ($9.9 million) the fund, an Emerging Manager 2012 Program commitment, will target growth equity investments in the North American financial services sector. The fund seeks to make smaller toe-hold investments in certain publicly traded community banks with the goal of obtaining board representation and eventually consummating a transaction

Portfolio Performance Summary

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

IRR Performance
vs. Benchmarks
As of June 30, 2015



Note: Private Equity benchmark is provided by ThomsonOne/Cambridge and reflects U.S. Buyout Funds Pooled IRR and Upper Quartile IRR as of June 30, 2015, for funds with vintage years 1999 to 2015. PME+ is the Russell 3000 Total Return Index and incorporates the PME + methodology for all partnerships where distributions have occurred, and incorporates the Long Nickels methodologies for those partnerships that have not yet had any distributions to date. This calculation includes a 3% premium.

- As private equity is a long term asset class, the most significant time horizon is the since inception time period. Performance on a since inception basis for the second quarter of 2015 increased 4 basis points from the prior quarter, with the Portfolio generating an IRR of 9.50%.
  - Relative to the benchmarks, the since inception IRR is underperforming the ThomsonOne/ Cambridge Pooled IRR by 363 basis points, the ThomsonOne/Cambridge Upper Quartile IRR by 1,039 basis points, and Russell 3000 PME+ plus 300 basis points by 349 basis points.
- Performance on a one-year basis for the second quarter 2015 decreased 60 basis points from the first quarter 2015, with the Portfolio generating an IRR of 8.83% as of June 30, 2015.
  - Relative to the benchmarks, the one-year IRR is underperforming the ThomsonOne/Cambridge Pooled IRR by 439 basis points, the ThomsonOne/Cambridge Upper Quartile IRR by 1,640 basis points, and Russell 3000 PME+ plus 300 basis points by 152 basis points.
    - The Portfolio one-year IRR decreased 60 basis points from the prior quarter. During the same time period the Russell 3000 PME+ plus 300 basis points decreased by 495 basis points.

Quarterly Value Analysis

The table below details quarterly performance of the Portfolio for the year ending June 30, 2015.

Portfolio Summary					
	Quarter Ending				Year Ending
in $ millions	9/30/2014	12/31/2014	3/31/2015	6/30/2015	6/30/2015
Beginning Market Value	$2,650.1	$2,712.4	$2,720.4	$2,817.5	$2,650.1
Paid-in Capital	185.3	131.5	115.9	112.1	544.8
Distributions	(157.3)	(152.9)	(115.4)	(207.4)	(633.0)
Net Value Change	**34.4**	**29.4**	**96.6**	**73.4**	**233.7**
Ending Market Value	$2,712.4	$2,720.4	$2,817.5	$2,795.6	$2,795.6
Unfunded Commitments	**$2,164.0**	**$2,116.2**	**$2,144.1**	**$2,296.1**	**$2,296.1**
Total Exposure	$4,876.4	$4,836.6	$4,961.6	$5,091.7	$5,091.7
Point to Point IRR	1.29%	1.08%	3.55%	2.65%	8.83%
Since Inception IRR	9.45%	9.29%	9.46%	9.50%	9.50%

- Over the past twelve months, the Portfolio has experienced a total of $233.7 million in net value appreciation.
    - The since inception IRR of 9.50% represents a decrease of 9 basis points when compared to the since inception IRR as of June 30, 2014.

Performance by Strategy

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

Performance by Investment Strategy				
Investment Strategy	Capital Committed	IRR	ThomsonOne/ Cambridge Median Quartile IRR	ThomsonOne/ Cambridge Upper Quartile IRR
Corporate Finance/Buyout	$ 3,614,185,518	10.57%	12.38%	20.00%
Corporate Finance/Buyout - Mega	1,149,339,210	10.90%	10.01%	13.37%
Corporate Finance/Buyout - Large	851,285,432	16.92%	13.63%	18.56%
Corporate Finance/Buyout - Mid	876,537,139	10.27%	10.57%	17.33%
Corporate Finance/Buyout - Small	737,023,737	7.67%	13.09%	20.93%
Co-Invest	206,927,465	5.01%	N/A	N/A
Energy	217,500,000	0.50%	8.07%	13.43%
Growth Equity	338,271,863	7.47%	8.26%	16.42%
Secondary	665,000,000	14.87%	13.41%	23.21%
Special Situations/Turnaround	385,000,000	19.08%	12.51%	19.43%
Other	485,000,000	4.59%	5.51%	12.13%
Venture Capital	435,000,000	3.94%	4.71%	12.26%
Mezzanine	50,000,000	13.22%	7.65%	8.93%

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

Vintage Year Performance

The table below details IRR performance of the Portfolio with respect to Vintage Year. The Portfolio is benchmarked against the ThomsonOne/Cambridge Median Quartile IRR, ThomsonOne/Cambridge Upper Quartile IRR, and the Russell 3000 Public Market Equivalent ("PME+").

Performance by Vintage Year

Vintage Year	Capital Committed	IRR	ThomsonOne/ Cambridge Median Quartile IRR	ThomsonOne/ Cambridge Upper Quartile IRR	PME Benchmark[1]	PME Spread[2]
1999	$ 95,000,000	7.03%	9.80%	14.17%	6.30%	0.73%
2000	35,000,000	6.59%	14.32%	21.60%	5.70%	0.89%
2001	65,000,000	19.05%	20.85%	29.28%	7.70%	11.35%
2002	150,000,000	11.14%	17.63%	26.54%	7.90%	3.24%
2003	85,000,000	20.14%	14.52%	19.98%	6.70%	13.44%
2004	234,000,000	6.26%	11.17%	14.71%	7.70%	(1.44%)
2005	299,801,702	5.04%	8.39%	13.56%	6.40%	(1.36%)
2006	578,593,905	7.98%	9.81%	15.72%	8.80%	(0.82%)
2007	506,312,678	8.04%	12.13%	16.80%	11.80%	(3.76%)
2008	776,523,568	13.07%	14.70%	20.89%	14.70%	(1.63%)
2009	42,500,000	10.81%	20.73%	27.75%	16.00%	(5.19%)
2010	45,000,000	9.11%	13.76%	31.94%	15.00%	(5.89%)
2011	572,117,271	16.35%	13.65%	20.09%	16.60%	(0.25%)
2012	589,750,000	15.07%	12.08%	24.38%	14.00%	1.07%
2013	825,844,382	4.49%	5.63%	14.84%	9.60%	(5.11%)
2014	659,200,000	N/M	N/M	N/M	N/M	N/M
2015	352,241,340	N/M	N/M	N/M	N/M	N/M

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

(1) PME is the Russell 3000 Total Return Index and incorporates the PME+ methodology for all partnerships where distributions have occurred, and incorporates the Long Nickels methodologies for those partnerships that have not yet had any distributions to date.

(2) PME Spread is the percentage difference between the IRR and PME Benchmark for each respective partnership.

Performance by Geographic Focus

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

Performance Summary by Region[1]

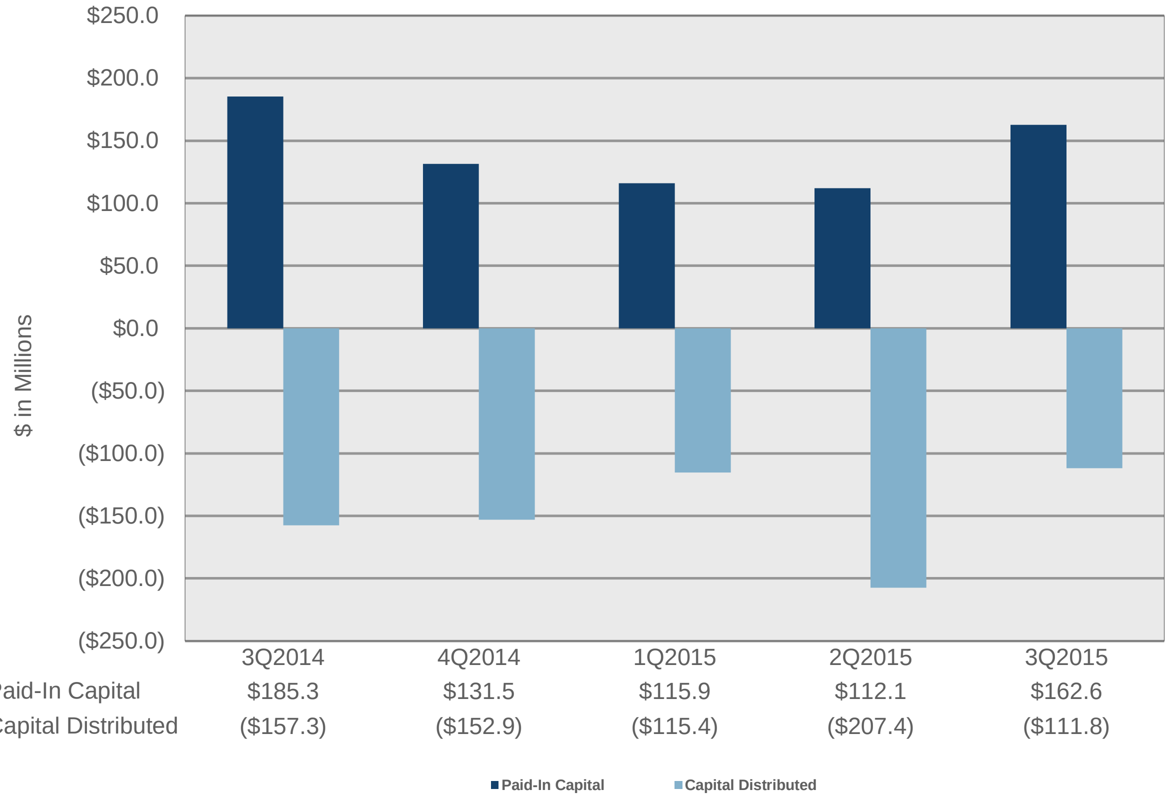
Region	Capital Committed	Paid-In Capital	Capital Distributed	Reported Market Value	IRR	Total Value Multiple
North America	$4,400,709,002	$3,495,116,508	$2,588,059,031	$2,225,187,041	10.00%	1.38x
Western Europe	$555,575,844	$291,275,611	$125,716,483	$186,228,471	1.96%	1.07x
Global/Rest of World	$955,600,000	$696,514,271	$549,856,785	$384,213,195	9.79%	1.34x
Total	**$5,911,884,846**	**$4,482,906,390**	**$3,263,632,299**	**$2,795,628,707**	**9.50%**	**1.35x**

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

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

Cash Flow Drivers

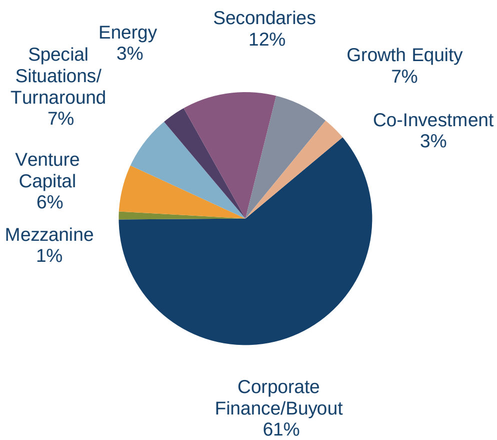
The chart below highlights the cash flows of the Portfolio over the past five quarters ended September 30, 2015.



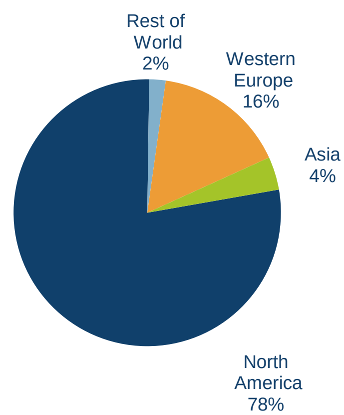
Portfolio Exposures

The pie charts below represent the strategic and geographic diversification of the Portfolio as of June 30, 2015. Strategy is measured by total exposure, which is the sum of the market value and the unfunded commitments and provides a snapshot of the Portfolio's future diversification. Geography is measured by the Portfolio's exposed market value of the underlying portfolio companies.

Strategic Diversification by Total Exposure As of June 30, 2015



Underlying Investment Diversification by Geographic Location As of June 30, 2015



As of June 30, 2015

	Sum of Current Exposed Market Value	% of Total
North America	**$2,437.9**	**78%**
U.S. (non-NY State)	*$2,224.9*	*72%*
U.S. (NY State)	*$250.2*	*8%*
New York City	*$116.6*	*4%*
Non-New York City	*$133.6*	*4%*
Western Europe	**$493.9**	**16%**
Rest of World	**$82.1**	**2%**
Asia	**$112.2**	**4%**
Total	**$3,126.1**	**100%**

- The Portfolio is focused in the Corporate Finance/Buyout strategy, with 61% of the total exposure attributable to this strategy.
- With respect to geography, the Portfolio is concentrated in North America, with 78% of the Portfolio's underlying market value attributable to this region.
    - The remaining 22% of the Portfolio's exposure is diversified between Western Europe, 'Rest-of-World' and Asia.
    - Roughly 8% of the Portfolio's current exposed market value is based in New York.
        - About 4%, or roughly $116.6 million, of the Portfolio's current exposed market value is based in New York City.

Section 3:

Portfolio Assessment

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

Vintage Year	Investment	First Drawdown	Committed Capital	Paid-In Capital	Distributed Capital	Market Value	Multiple	IRR	PME Benchmark[2]	PME Spread[3]
Active Investments										
1999	Cypress Merchant Banking Partners II, LP	7/8/1999	$ 50,000,000	$ 53,874,600	43,453,284	$ 7,581,576	0.95x	(1.01%)	5.54%	(6.55%)
1999	FdG Capital Partners, L.P.	6/2/1999	30,000,000	34,517,861	51,547,118	5,356,793	1.65x	14.53%	6.61%	7.92%
1999	Lincolnshire Equity Fund II, L.P.	2/26/2001	15,000,000	14,446,100	27,347,315	899,247	1.96x	24.64%	6.93%	17.71%
2000	SCP Private Equity Partners II, L.P.	1/19/2001	20,000,000	22,196,012	6,682,699	5,685,823	0.56x	(7.33%)	5.41%	(12.74%)
2000	Solera Partners, L.P.	7/8/2002	15,000,000	19,782,277	31,226,365	5,530,857	1.86x	9.54%	6.67%	2.87%
2001	Apollo Investment Fund V, L.P.	8/23/2001	30,000,000	46,743,989	91,849,314	1,184,488	1.99x	38.81%	8.33%	30.48%
2001	New Mountain Partners, L.P.	7/20/2001	15,000,000	12,984,277	18,470,548	359,884	1.45x	12.38%	6.24%	6.14%
2001	RRE Ventures III, L.P.	6/13/2002	20,000,000	26,146,917	33,022,260	3,548,515	1.40x	6.20%	6.64%	(0.44%)
2002	BDCM Opportunity Fund, L.P.	11/10/2003	25,000,000	54,583,604	91,120,355	235,469	1.67x	23.04%	6.06%	16.98%
2002	Coller International Partnership IV, L.P.	11/6/2002	35,000,000	31,222,054	40,595,819	1,922,350	1.36x	11.77%	7.14%	4.63%
2002	Landmark Equity Partners XI, L.P.	9/15/2004	20,000,000	21,259,660	29,892,089	1,908,528	1.50x	23.73%	7.46%	16.27%
2002	Thomas McNerney & Partners, L.P.	11/26/2002	15,000,000	14,700,000	5,252,354	4,282,582	0.65x	(8.48%)	10.80%	(19.28%)
2002	Yucaipa American Alliance Fund I, L.P.	10/1/2004	55,000,000	80,828,995	69,484,670	27,145,699	1.20x	5.23%	10.24%	(5.01%)
2003	Ares Corporate Opportunities Fund, L.P.	5/4/2004	15,000,000	18,004,666	25,779,114	1,519,264	1.52x	13.42%	7.43%	5.99%
2003	Blackstone Capital Partners IV L.P.	1/10/2003	30,000,000	30,690,311	72,555,982	4,548,385	2.51x	37.95%	8.24%	29.71%
2003	FS Equity Partners V, L.P.	5/30/2003	25,000,000	21,695,841	38,694,048	6,269,240	2.07x	16.04%	5.38%	10.66%
2003	Leeds Weld Equity Partners IV, L.P.	12/13/2004	15,000,000	15,356,325	15,910,243	4,400,687	1.32x	4.68%	5.33%	(0.65%)
2004	Aurora Equity Partners III, L.P.	5/19/2005	20,000,000	21,706,212	34,553,138	1,864,479	1.68x	14.27%	9.89%	4.38%
2004	Celtic Pharmaceutical Holdings, L.P.	7/10/2006	15,000,000	15,241,256	241,256	13,818,472	0.92x	(1.02%)	8.76%	(9.78%)
2004	FdG Capital Partners II, L.P.	8/30/2004	35,000,000	37,462,592	42,562,842	2,673,846	1.21x	3.76%	6.64%	(2.88%)
2004	Lincolnshire Equity Fund III, L.P.	12/23/2004	25,000,000	23,894,537	30,911,345	13,210,252	1.85x	31.39%	10.88%	20.51%
2004	Markstone Capital Partners, L.P.	7/21/2004	35,000,000	40,766,689	16,852,082	2,155,960	0.47x	(46.60%)	10.56%	(57.16%)
2004	New York/Fairview Emerging Managers (Tranche A), L.P.	10/21/2004	24,000,000	24,134,484	13,214,167	14,840,473	1.16x	2.96%	9.02%	(6.06%)
2004	Paladin Homeland Security Fund (NY), L.P	10/1/2004	15,000,000	16,274,224	4,956,957	4,571,569	0.59x	(7.44%)	6.23%	(13.67%)
2004	Trilantic Capital Partners III (fka LBMB III), L.P.	9/22/2005	30,000,000	23,733,854	34,937,426	1,005,596	1.51x	12.53%	4.95%	7.58%
2005	Blackstone Mezzanine Partners II, L.P.	5/26/2006	20,000,000	19,313,066	22,986,255	2,100,110	1.30x	7.31%	3.58%	3.73%
2005	Bridgepoint Europe III, L.P.	12/6/2005	30,575,902	26,996,441	17,702,271	16,418,243	1.26x	3.80%	5.75%	(1.95%)
2005	GI Partners Fund II, L.P.	6/19/2006	25,000,000	25,268,080	29,327,590	9,825,573	1.55x	7.50%	5.68%	1.82%
2005	JP Morgan Fleming (Tranche A), L.P.	12/21/2005	31,000,000	29,759,188	21,698,561	21,751,230	1.46x	8.85%	10.99%	(2.14%)
2005	NB NYC Growth Fund, LLC	8/16/2005	30,000,000	26,117,536	23,989,729	-	0.92x	(1.71%)	2.79%	(4.50%)
2005	New Mountain Partners II, L.P.	1/12/2005	23,225,800	21,335,293	39,291,422	1,781,938	1.93x	13.67%	4.57%	9.10%
2005	Palladium Equity Partners III, L.P.	8/10/2005	35,000,000	36,882,723	48,726,587	26,161,585	2.03x	18.13%	11.34%	6.79%
2005	Prism Venture Partners V-A, L.P.	7/14/2005	20,000,000	20,931,568	10,213,652	6,880,870	0.82x	(4.17%)	8.21%	(12.38%)
2005	Psilos Group Partners III, L.P.	10/17/2007	25,000,000	26,575,585	12,820,541	20,749,329	1.26x	5.12%	7.92%	(2.80%)
2005	Quadrangle Capital Partners II, L.P.	2/28/2006	35,000,000	29,806,644	33,545,981	6,259,754	1.34x	6.02%	6.33%	(0.31%)
2005	Snow Phipps Group, L.P.	8/2/2007	15,000,000	17,088,026	13,251,863	9,193,257	1.31x	7.84%	11.00%	(3.16%)
2005	USPF II Institutional Fund, L.P.	11/23/2005	35,000,000	46,164,567	30,880,542	29,257,873	1.30x	5.67%	7.29%	(1.62%)
2005	VSS Communications Partners IV, L.P.	6/2/2006	10,000,000	11,280,602	6,068,886	2,648,708	0.77x	(4.62%)	7.32%	(11.94%)
2006	Aisling Capital II, L.P.	1/12/2006	4,500,000	5,073,948	3,322,003	3,219,295	1.29x	5.35%	8.10%	(2.75%)
2006	Ampersand 2006, L.P.	7/6/2007	15,000,000	15,000,000	15,019,347	13,248,823	1.88x	13.46%	8.52%	4.94%
2006	Apollo Investment Fund VI, L.P.	5/10/2006	35,000,000	45,048,207	54,230,334	14,786,169	1.53x	9.79%	7.64%	2.15%
2006	Ares Corporate Opportunities Fund II, L.P.	5/23/2006	30,000,000	32,880,396	49,684,374	6,669,498	1.71x	13.96%	4.24%	9.72%
2006	Arsenal Capital Partners II, L.P.	12/19/2006	13,500,000	15,978,875	14,615,294	9,887,827	1.53x	9.92%	12.17%	(2.25%)
2006	Avista Capital Partners, L.P.	8/11/2006	30,000,000	39,055,553	32,330,117	18,255,001	1.30x	6.03%	6.29%	(0.26%)
2006	BDCM Opportunity Fund II, L.P.	12/28/2006	25,000,000	35,923,618	31,920,333	35,490,828	1.88x	17.07%	11.69%	5.38%
2006	Blackstone Capital Partners V, L.P.	4/13/2006	75,600,000	76,246,318	76,026,352	51,470,514	1.67x	9.02%	8.51%	0.51%
2006	Catterton Partners VI, L.P.	12/14/2006	30,000,000	32,959,821	39,841,631	21,960,637	1.88x	13.68%	8.75%	4.93%
2006	CCMP Capital Investors II, L.P.	5/22/2007	20,000,000	21,728,567	23,532,035	13,128,121	1.69x	14.63%	10.91%	3.72%
2006	Cinven Fourth Fund	1/22/2007	43,939,339	44,538,000	44,096,900	17,098,761	1.37x	6.71%	7.87%	(1.16%)
2006	CLP 2014 (fka Perseus VII)	8/6/2007	20,000,000	22,567,679	5,665,565	418,379	0.27x	(38.50%)	13.10%	(51.60%)
2006	Fairview Ventures Fund III, L.P.	7/13/2007	20,000,000	19,812,309	11,906,717	23,956,429	1.81x	16.31%	13.41%	2.90%
2006	First Reserve Fund XI, L.P.	12/22/2006	30,000,000	34,241,400	20,006,416	7,788,379	0.81x	(5.32%)	6.53%	(11.85%)
2006	GF Capital Private Equity Fund, L.P.	3/20/2008	15,000,000	15,135,481	10,786,837	14,960,172	1.70x	15.02%	13.38%	1.64%
2006	GSC Recovery III, L.P.	5/4/2006	10,000,000	11,208,693	11,688,755	1,322,949	1.16x	3.94%	6.57%	(2.63%)
2006	InterMedia Partners VII, L.P.	6/8/2006	25,000,000	28,671,799	16,147,307	29,793,743	1.60x	7.56%	10.18%	(2.62%)
2006	Landmark Equity Partners XIII, L.P.	5/15/2006	25,000,000	23,437,100	18,364,185	11,253,979	1.26x	5.21%	6.20%	(0.99%)
2006	MidOcean Partners III, L.P.	6/19/2007	40,000,000	43,793,698	28,931,714	34,100,875	1.44x	8.59%	9.67%	(1.08%)
2006	RRE Ventures IV, L.P.	10/25/2006	25,000,000	30,080,020	7,086,200	34,531,102	1.38x	6.94%	11.08%	(4.14%)
2006	Terra Firma Capital Partners III, L.P.	2/26/2007	31,054,566	30,975,783	648,250	15,851,378	0.53x	(11.01%)	4.76%	(15.77%)
2006	Thomas, McNerney & Partners II, L.P.	11/30/2006	15,000,000	14,267,607	24,226,102	8,218,289	2.27x	17.93%	11.68%	6.25%
2007	Carlyle Partners V, L.P.	9/28/2007	50,000,000	49,181,939	45,141,158	37,825,786	1.69x	14.45%	11.44%	3.01%
2007	Co-Investment Partners Europe, L.P.	12/5/2008	26,419,392	28,867,565	11,803,812	24,608,696	1.26x	5.57%	16.52%	(10.95%)
2007	Constellation Ventures III, L.P.	11/20/2008	15,000,000	16,116,750	3,405,627	8,151,911	0.72x	(7.68%)	18.77%	(26.45%)
2007	Craton Equity Investors I, L.P.	3/11/2008	10,000,000	9,266,168	35,559	3,896,340	0.42x	(15.91%)	20.19%	(36.10%)
2007	FTVentures III, L.P.	3/1/2007	14,081,947	14,882,466	9,669,574	15,387,634	1.68x	11.89%	10.41%	1.48%
2007	GSO Capital Opportunities Fund, L.P.	8/15/2008	30,000,000	48,071,316	61,089,031	7,144,621	1.42x	18.26%	10.51%	7.75%
2007	Halyard Capital Fund II, L.P.	11/2/2007	15,000,000	12,622,161	6,078,134	9,535,091	1.24x	4.58%	9.86%	(5.28%)
2007	Montreux Equity Partners IV, L.P.	3/27/2007	15,000,000	14,930,359	8,077,322	16,923,064	1.67x	13.44%	11.18%	2.26%
2007	Nautic Partners VI, L.P.	6/30/2008	20,000,000	21,431,400	22,358,457	21,954,938	2.07x	17.83%	12.69%	5.14%
2007	New Mountain Partners III, L.P.	9/25/2007	35,000,000	34,282,966	14,614,430	35,429,627	1.46x	10.41%	13.56%	(3.15%)
2007	PCG Clean Energy & Technology Fund East, L.P.	4/25/2008	60,000,000	50,082,329	6,230,474	25,893,014	0.64x	(9.58%)	13.97%	(23.55%)
2007	Pegasus Partners IV, L.P.	10/9/2007	20,000,000	24,601,985	12,029,295	13,732,388	1.05x	1.19%	11.65%	(10.46%)
2007	Pine Brook Capital Partners, L.P.	4/7/2008	22,500,000	21,982,735	12,253,967	17,685,430	1.36x	10.86%	12.57%	(1.71%)
2007	Quaker BioVentures II, L.P.	4/18/2008	15,000,000	13,252,775	8,111,836	11,929,587	1.51x	11.58%	13.32%	(1.74%)
2007	RLJ Equity Partners Fund I, L.P.	4/14/2009	15,000,000	14,567,589	6,276,116	13,892,738	1.38x	11.13%	15.75%	(4.62%)
2007	SCP Vitalife Partners II, L.P.	1/10/2008	15,000,000	14,662,274	1,184	13,701,089	0.93x	(1.52%)	12.57%	(14.09%)
2007	StarVest Partners II, L.P.	12/8/2008	20,000,000	19,287,177	912,803	15,796,747	0.87x	(3.94%)	16.68%	(20.62%)
2007	Trilantic Capital Partners IV L.P.	10/22/2007	53,311,339	53,435,019	61,384,087	27,069,781	1.66x	16.36%	11.74%	4.62%
2007	USPF III Institutional Fund, L.P.	7/10/2007	30,000,000	29,984,326	14,373,986	25,383,435	1.33x	6.00%	9.02%	(3.02%)
2007	Vista Equity Partners Fund III, L.P.	11/30/2007	25,000,000	26,574,500	56,546,571	10,842,387	2.54x	28.82%	10.28%	18.54%
2008	Aisling Capital III, L.P.	11/20/2008	10,500,000	10,423,111	9,059,995	8,402,234	1.68x	25.29%	16.55%	8.74%
2008	Apollo Investment Fund VII, L.P.	4/16/2008	50,000,000	56,670,490	84,651,931	19,260,942	1.83x	26.47%	14.08%	12.39%

Vintage Year	Investment	First Drawdown	Committed Capital	Paid-In Capital	Distributed Capital	Market Value	Multiple	IRR	PME Benchmark[2]	PME Spread[3]
2008	Ares Corporate Opportunities Fund III, L.P.	7/30/2008	60,000,000	67,718,556	63,217,918	55,933,670	1.76x	22.68%	13.03%	9.65%
2008	Avista Capital Partners II, L.P.	12/31/2008	50,000,000	58,921,422	56,114,965	55,925,295	1.90x	20.33%	15.81%	4.52%
2008	Blue Wolf Capital Fund II, L.P.	11/14/2008	20,000,000	21,395,770	7,984,160	16,497,227	1.14x	5.40%	19.10%	(13.70%)
2008	Bridgepoint Europe IV, L.P.	9/30/2008	26,523,568	23,858,185	13,966,853	18,827,289	1.37x	10.29%	17.04%	(6.75%)
2008	Carpenter Community BancFund-A, L.P.	6/5/2008	15,000,000	14,389,912	690,525	20,808,948	1.49x	8.12%	16.39%	(8.27%)
2008	GCM Grosvenor TRSCNY Emerging Manager Co-Investment Fun	8/22/2008	12,626,263	7,121,013	9,528,883	2,597,772	1.70x	13.59%	11.89%	1.70%
2008	GCM Grosvenor TRSCNY Emerging Manager Fund, L.P.	8/22/2008	59,373,737	56,540,838	25,141,152	46,707,562	1.27x	10.70%	15.25%	(4.55%)
2008	First Reserve Fund XII, L.P.	11/14/2008	30,000,000	30,318,066	13,610,184	14,254,639	0.92x	(2.46%)	17.43%	(19.89%)
2008	GI Partners III, L.P.	7/29/2008	30,000,000	31,902,818	30,188,919	18,343,650	1.52x	15.03%	16.29%	(1.26%)
2008	Landmark Equity Partners XIV, L.P.	9/19/2008	50,000,000	45,748,917	31,181,224	31,296,638	1.37x	15.37%	14.33%	1.04%
2008	Lee Equity Partners, L.P.	4/23/2008	30,000,000	31,858,866	14,036,303	26,956,926	1.29x	8.13%	15.10%	(6.97%)
2008	Leeds Equity Partners V, L.P.	7/28/2008	40,000,000	35,960,432	25,032,890	28,312,940	1.48x	15.06%	15.60%	(0.54%)
2008	Levine Leichtman Capital Partners IV, L.P.	9/22/2008	25,000,000	24,808,667	28,173,596	12,675,479	1.65x	19.96%	15.48%	4.48%
2008	New York/Fairview Emerging Managers (Tranche B), L.P.	5/28/2008	35,000,000	30,201,500	12,892,156	30,764,844	1.45x	14.35%	15.20%	(0.85%)
2008	NGN BioMed Opportunity II, L.P.	10/31/2008	15,000,000	13,538,866	2,959,657	8,012,932	0.81x	(5.15%)	16.60%	(21.75%)
2008	Onex Partners III, L.P.	3/31/2009	40,000,000	43,125,264	18,777,480	41,513,424	1.40x	12.66%	17.55%	(4.89%)
2008	Paladin III (HR), L.P.	1/8/2008	20,000,000	20,816,701	11,160,998	13,910,600	1.20x	5.97%	12.06%	(6.09%)
2008	Relativity Fund, L.P.	1/17/2008	15,000,000	8,181,270	1,827,612	2,665,278	0.55x	(12.06%)	11.89%	(23.95%)
2008	Riverstone/Carlyle Global Energy & Power Fund IV	9/29/2008	32,500,000	32,342,795	24,241,291	15,735,549	1.24x	7.45%	14.43%	(6.98%)
2008	Yucaipa American Alliance Fund II, L.P.	3/28/2008	75,000,000	100,618,920	69,196,787	86,434,715	1.55x	13.63%	13.32%	0.31%
2008	Yucaipa Corporate Initiatives Fund II, L.P.	6/23/2008	35,000,000	31,709,756	9,110,803	18,108,931	0.86x	(3.90%)	12.31%	(16.21%)
2009	Lincolnshire Equity Fund IV, L.P.	8/7/2009	12,500,000	10,526,972	3,745,074	8,454,501	1.16x	5.95%	16.01%	(10.06%)
2009	Welsh, Carson, Anderson & Stowe XI, L.P.	2/10/2009	30,000,000	28,378,628	17,337,655	26,147,223	1.53x	15.15%	16.02%	(0.87%)
2010	JP Morgan Fleming (Tranche B), L.P.	3/31/2008	10,000,000	8,692,730	2,448,747	9,161,271	1.34x	11.97%	15.90%	(3.93%)
2010	Trident V, L.P.	12/30/2010	35,000,000	36,169,148	5,628,905	37,608,000	1.20x	8.27%	14.77%	(6.50%)
2011	Ampersand 2011, L.P.	3/11/2011	17,500,000	16,887,500	987,648	26,870,421	1.65x	19.61%	15.75%	3.86%
2011	Blackstone Capital Partners VI, L.P.	1/24/2011	60,000,000	40,756,607	7,496,510	42,593,342	1.23x	13.40%	15.40%	(2.00%)
2011	EQT VI, L.P.	8/1/2011	48,310,651	40,252,971	1,366,544	40,982,029	1.05x	2.92%	14.87%	(11.95%)
2011	BC European Capital IX, L.P.	9/19/2011	65,516,703	47,573,726	10,133,336	41,997,034	1.10x	4.90%	17.12%	(12.22%)
2011	AXA Secondary Fund V L.P.	8/11/2011	160,000,000	75,280,905	38,964,399	70,038,689	1.45x	16.70%	18.26%	(1.56%)
2011	Pegasus Partners V, L.P.	8/16/2011	20,789,916	12,656,041	3,737,465	14,875,143	1.47x	16.71%	17.58%	(0.87%)
2011	Green Equity Investors VI, L.P.	11/30/2012	100,000,000	58,626,661	2,160,127	65,651,461	1.16x	12.56%	13.10%	(0.54%)
2011	Vista Equity Partners IV, L.P.	11/30/2011	100,000,000	88,481,474	36,725,664	100,991,176	1.56x	21.39%	16.31%	5.08%
2011	American Securities Partners VI, L.P.	1/10/2012	100,000,000	92,322,730	28,661,099	94,654,261	1.34x	22.15%	15.64%	6.51%
2012	Ares Corporate Opportunities Fund IV, L.P.	11/5/2012	105,000,000	74,586,726	11,438,882	71,728,018	1.12x	11.44%	11.64%	(0.20%)
2012	Warburg Pincus Private Equity XI, L.P.	5/24/2012	175,000,000	90,604,102	5,816,838	92,426,218	1.08x	6.06%	15.30%	(9.24%)
2012	Trilantic Capital Partners V, L.P.	9/20/2012	70,000,000	22,825,902	348,938	20,549,289	0.92x	(5.97%)	14.13%	(20.10%)
2012	Platinum Equity Capital Partners III, L.P.	1/14/2013	115,000,000	60,158,968	43,528,365	48,531,288	1.53x	57.75%	16.03%	41.72%
2012	NYCTRS - 2012 Emerging Manager Program*	2/7/2013	175,000,000	61,417,642	4,205,375	58,344,358	1.02x	N/M	N/M	N/M
2013	American Securities Partners VII, L.P.	N/A	111,000,000	-	-	-	0.00x	N/M	N/M	N/M
2013	Apollo Investment Fund VIII, L.P.	12/11/2013	200,000,000	42,647,437	127,657	41,509,410	0.98x	N/M	N/M	N/M
2013	Carlyle Partners VI, L.P.	7/3/2013	125,000,000	39,733,407	1,301,318	38,314,940	1.00x	N/M	N/M	N/M
2013	Carlyle Partners VI, L.P. - Side Car	9/23/2014	13,750,000	3,034,618	2	2,805,524	0.92x	N/M	N/M	N/M
2013	CVC Capital Partners VI, L.P.	2/18/2014	173,394,382	15,160,901	25,999	10,445,042	0.69x	N/M	N/M	N/M
2013	Landmark Equity Partners XV, L.P.	10/30/2013	113,000,000	22,154,228	6,931,743	21,115,239	1.27x	N/M	N/M	N/M
2013	Landmark Equity Partners XV, L.P. - Side Car	12/24/2013	37,000,000	10,005,111	-	12,751,154	1.27x	N/M	N/M	N/M
2013	Olympus Growth Fund VI, L.P.	1/21/2014	100,000,000	12,311,789	2,996,756	12,219,092	1.24x	N/M	N/M	N/M
2014	ASF VI, L.P.	5/9/2014	112,000,000	36,334,955	579,337	44,695,620	1.25x	N/M	N/M	N/M
2014	ASF VI NYC Co-Invest, L.P.	5/9/2014	38,000,000	22,193,240	-	27,056,032	1.22x	N/M	N/M	N/M
2014	Centerbridge Capital Partners III, L.P.	5/21/2015	33,500,000	2,128,962	-	2,177,881	1.02x	N/M	N/M	N/M
2014	Crestview Partners III, L.P.	3/3/2015	75,000,000	10,175,802	206,461	9,170,910	0.92x	N/M	N/M	N/M
2014	Crestview Partners III (Co-Investment B), L.P.	N/A	25,000,000	-	-	-	0.00x	N/M	N/M	N/M
2014	Lexington Capital Partners VIII, L.P.	1/8/2015	150,000,000	10,618,752	26,185	17,494,766	1.65x	N/M	N/M	N/M
2014	Siris Partners III, L.P.	5/4/2015	45,000,000	283,083	-	-	0.00x	N/M	N/M	N/M
2014	Vista Equity Partners Fund V, L.P.	9/8/2014	125,000,000	57,038,687	54,499	56,577,936	0.99x	N/M	N/M	N/M
2015	Bridgepoint Europe V, L.P.	N/A	85,709,531	-	-	-	0.00x	N/M	N/M	N/M
2015	Bridgepoint Europe V Co-Invest	N/A	24,131,810	-	-	-	0.00x	N/M	N/M	N/M
2015	Welsh, Carson, Anderson & Stowe XII, L.P.	8/26/2015	110,500,000	-	-	-	0.00x	N/M	N/M	N/M
Total Active Investments			**$ 5,921,834,846**	**$ 4,164,667,866**	**$ 2,881,814,673**	**$ 2,795,628,707**	**1.36x**	**9.80%**		
Total Exited Investments			**$ 63,000,000**	**$ 318,238,524**	**$ 381,817,625**	**$ -**	**1.20x**	**5.99%**		
Total Portfolio[1]			**$ 5,984,834,846**	**$ 4,482,906,390**	**$ 3,263,632,299**	**$ 2,795,628,707**	**1.35x**	**9.50%**		

Vintage Year	Investment	First Drawdown	Committed Capital	Net Contributed Capital	Net Distributed Capital	Market Value	Multiple	IRR
Commitments Closed Subsequent to as of Date								
	No Commitments Post Report Date							
Total Commitments Closed Subsequent to as of Date			**$ -**	**$ -**	**$ -**	**$ -**	**N/A**	**N/A**

*Please note that the NYCTRS - 2012 Emerging Manager Program total commitment amount includes the full amount allocated to the Program, of which $165.1 million has been committed as of June 30, 2015.

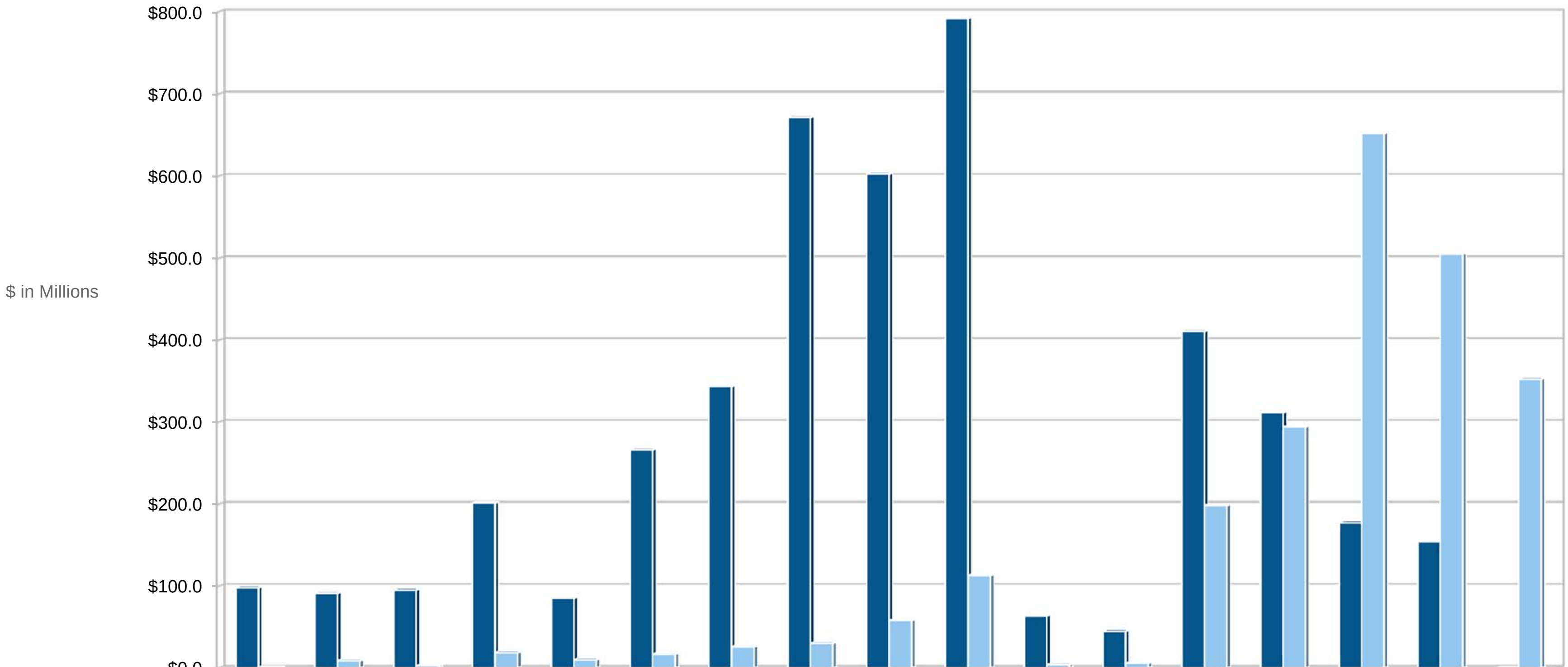
[1]Please note that the Total Portfolio is inclusive of liquidated investments in the TRS Portfolio and include sales proceeds from the 2012 Secondary Sale Partnerships.

[2]PME is the Russell 3000 Total Return Index and incorporates the PME + methodology for all partnerships where distributions have occurred, and incorporates the Long Nickels methodologies for those partnerships that have not yet had any distributions to date.

[3]PME Spread is the percentage difference between the IRR and PME Benchmark for each respective partnership.

Note: Where available, June 30, 2015 reported valuations were used. In the absense of June 30, 2015 reported values, market values have been adjusted forward using interim cashflows through June 30, 2015. The IRR calculated in the early years of a fund is not meaningful given the j-curve effect. The aggregate portfolio performance figures for IRR and multiple are as of June 30, 2015.

Teachers' Retirement System of the City of New York
Commitments By Vintage Year
As of June 30, 2015

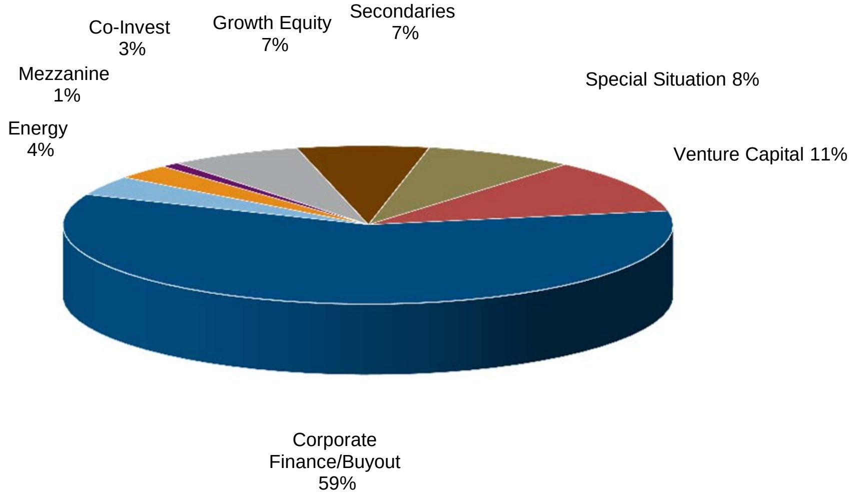


	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Funded Commitments	$97.8	$91.0	$95.1	$201.1	$85.1	$265.9	$343.1	$671.2	$602.5	$791.8	$63.5	$44.7	$410.9	$311.2	$177.3	$154.3	-
Unfunded Commitments	$0.8	$8.8	$2.8	$18.8	$10.1	$17.0	$25.8	$30.1	$58.0	$112.9	$4.0	$5.8	$198.0	$293.9	$651.8	$505.3	$352.2

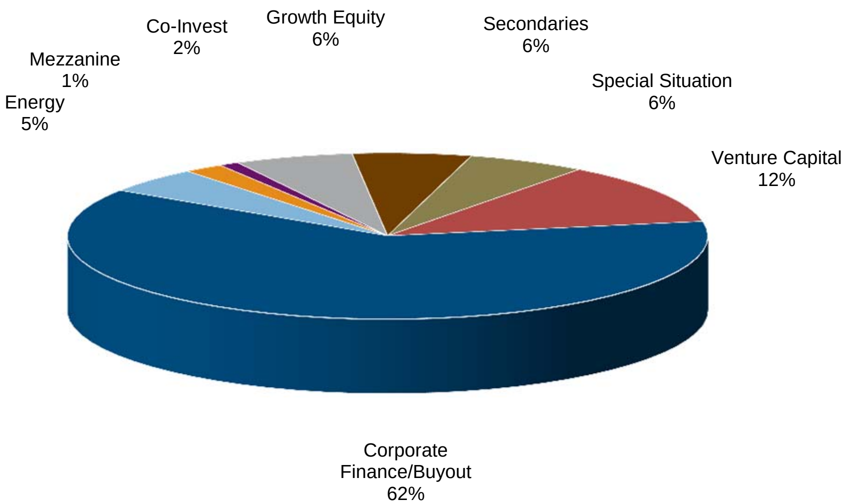
Funded Commitments exclude additional fees.
Unfunded Commitments include recallable returns of capital.

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

As of June 30, 2015



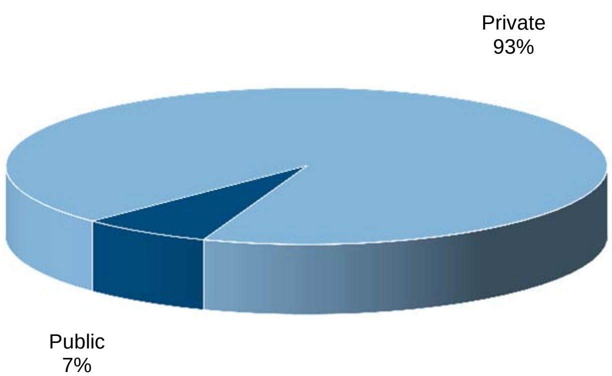
As of June 30, 2014



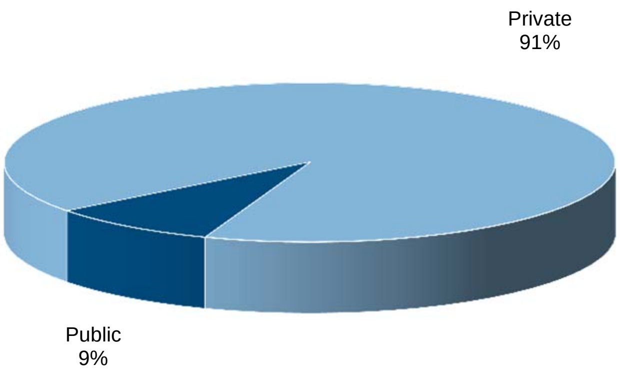
Note: The June 30, 2015 financial statement for Markstone Capital Partners, L.P. and NB NYC Growth Fund, L.P. was not available from the general partner at the time of completion of this report. The remaining market value is based upon the last reported market value and adjusted forward for net cash flows.

Teachers' Retirement System of the City of New York
Public Vs. Private Holdings
As of June 30, 2015

Based on Number of Companies (1)



Based on Reported Market Value (1)



(1) Portfolio Company information as of June 30, 2015 for AXA Secondary Fund V, L.P., Lincolnshire Equity Fund II, L.P. and Markstone Capital Partners, L.P. was not available at the time of this analysis. Market values for underlying holdings have been carried forward from last quarter.

Appendix A:

Glossary of Terms

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

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

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

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

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

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

Cost Basis: Capital contributions less return of principal.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix B:

Disclosure Statement

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

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

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

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

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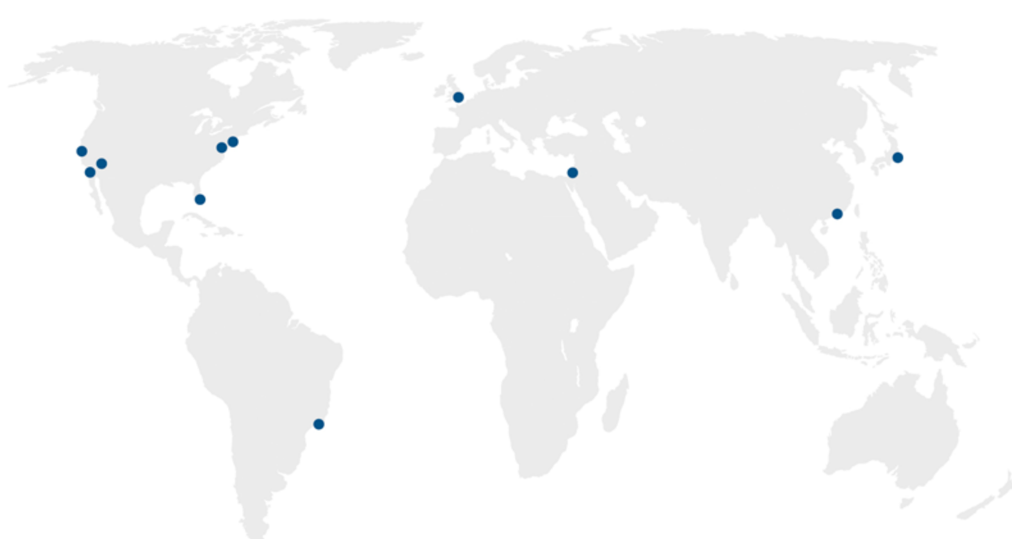


Real Assets Quarterly Report

Portfolio Profile

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

Portfolio Statistics (June 30, 2015)

Total Plan Assets	$60.1 billion
Target Real Assets Allocation (%)	6%
Target Real Assets Allocation ($)	$3.6 billion
Total Real Estate Market Value	$1.5 billion
Real Estate Unfunded Commitments	$802million
Total Real Estate Exposure	$2.3 billion
Number of Investments	46
Number of Managers	35

Net Returns (as of June 30, 2015)

2Q15 Time-Weighted Net Return:	3.1%
1 Year Time Weighted Net Return:	14.1%
3 Year Time Weighted Net Return:	12.8%
Inception-to-Date (ITD) Time-Weighted:	9.4%
ITD Net IRR:	9.4%
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 $70.0 million commitment to an emerging manager separate account and a $10.0 million commitment to an emerging manager closed-end fund.

OVERVIEW

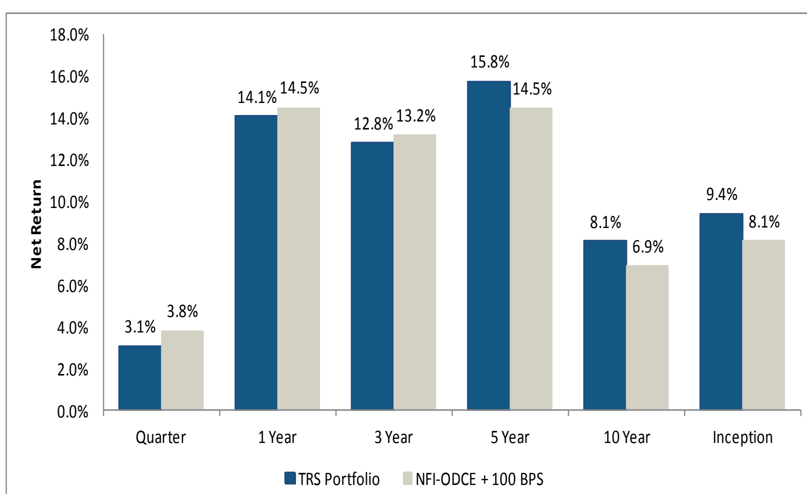
Real estate markets are building momentum as leasing activity has been matched by investment activity for the first time in the current cycle. Investment activity remains high, and does not show signs of slowing. Investment volumes continue to expand as first half volumes rose to $177 billion which is 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 2015	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 Teachers' Retirement System of the City of New York ("NYCTRS") Real Estate Portfolio is, and has been, well positioned to take advantage of conditions in the real estate marketplace. Post economic downturn, in the period reflected in the rolling five-year returns, NYCTRS performance exceeds the benchmark by 130 basis points. At the end of the Second Quarter 2015, the Portfolio achieved a total gross return of 3.4% which was comprised of 1.4% income and 2.0% appreciation. The net return for the Quarter was 3.1%. A detailed analysis of NYCTRS' real estate performance is found later in this Executive Summary.



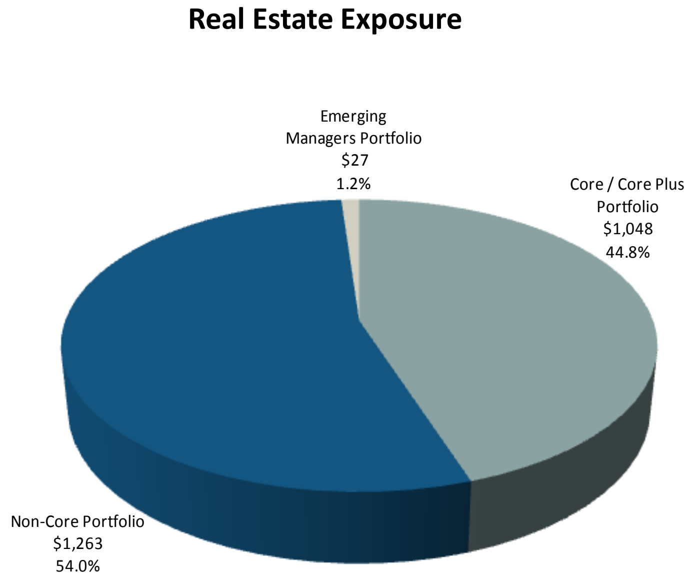
FUNDING AND COMPOSITION

At the end of the Second Quarter, the Portfolio was funded at $1.5 billion, or 2.6% of total plan assets. A total of $802 million in unfunded commitments are still outstanding. Unfunded commitments are down from $833 million in the first quarter 2015. New commitment activity will continue throughout 2015.

New contributions for the Quarter totaled $70.8 million, offset by just over $123.4 million in distributions and withdrawals. Distributions were weighted to the non-core sector.

Shown in the pie chart to the right is the current risk sector exposure calculated by Market Values + Unfunded Commitments. The Core/ Core Plus component accounts for 44.8% of the Portfolio exposure during the Quarter. The Non-Core component accounts for 54.0% of the Portfolio exposure. The Emerging Manager component accounts for 1.1% 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.



Teachers' Retirement System of the City of New York		
Total Plan Assets	6/30/2015	60,111
Real Assets Allocation (%)		6.0
Real Assets Allocation ($)		3,607
Style Sector Statistics		
Funded (Market Value) Core / Core Plus Portfolio		$840
Funded (Market Value) Non-Core Portfolio		$677
Funded (Market Value) Emerging Managers Portfolio		$19
Unfunded Core / Core Plus Portfolio		$208
Unfunded Non-Core Portfolio		$587
Unfunded Emerging Managers Portfolio		$8
Funded (Market Value) and Committed Statistics		
Core / Core Plus Portfolio		44.8%
Non-Core Portfolio		54.0%
Emerging Managers Portfolio		1.2%
$ Committed		2,338
% Committed on Real Asset Allocation		64.8%
% Committed on Total Plan Assets		3.9%
Funded (Market Value) Statistics		
% Funded (Market Value) of Total Plan Assets		2.6%
% Funded (Market Value) of Total Real Assets Allocation		42.6%

PERFORMANCE

During the Quarter under review, the NYCTRS Real Estate Portfolio produced a 3.4% total gross return. The total net return for the Quarter was 3.1%. On a rolling one-year basis the total gross return of 17.0% was recorded. On a net basis the total return was 14.1%. On a gross basis the NYCTRS Portfolio exceeds the NFI-ODCE over all relevant time periods except the Quarter. The benchmark return contemplates a 100 bps premium over the ODCE net return over full market cycles (10-year). This benchmark is exceeded over the five-year, ten-year and since inception time periods. The various components of the Portfolio returns are depicted in the chart below.

Core/Core Plus

As of June 30, 2015 the market value of the Core/ Core Plus Portfolio was $840 million, or 54.7% on an invested basis. On a funded and committed basis, the Core/ Core Plus Portfolio totaled $1.0 billion, or 44.8% of the total Portfolio. The Core/ Core plus Portfolio generated a 3.3% total gross return for the Quarter comprised of 1.3% in income and 2.0% in appreciation. The total net return for the Quarter was 3.1%.

The most significant contributor to the Quarterly return for the Core/Core Plus Portfolio was Heitman HART, which added 0.10% to the total return. The largest detractor from the Core/Core Plus Portfolio was Related Asset Management, which detracted (0.34)% from the total net return.

The Core/Core Plus Portfolio achieved a 12.2% net return over the three-year period ending June 30, 2015. Of the 16 Core/Core Plus Funds, JP Morgan Strategic Property Fund was the largest contributor, adding 0.15% to the overall performance of the Portfolio. UBS Trumbull Property Fund was the largest detractor, taking away (0.67)% from the overall performance of the Core/Core Plus Portfolio.

Non-Core

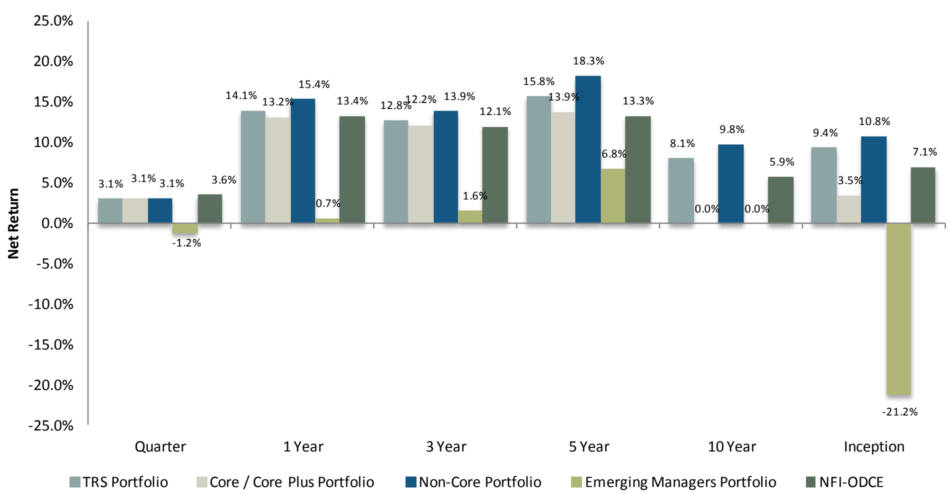
As of June 30, 2015 the market value of the Non-Core Portfolio was $676 million, or 44.1% on an invested basis. On a funded and committed basis, the Non-Core Portfolio totaled $1.3 billion, or 54.0% of the total Portfolio. The Non-Core Portfolio generated a 3.6% total gross return for the Quarter comprised of 1.4% in income and 2.1% in appreciation. The total net return for the Quarter was 3.1%.

Of the 27 Non-Core Funds that contributed to the Quarterly return, Lone Stare Real Estate Fund III contributed the most, adding 0.86%. Blackstone Real Estate Partners VI was the largest detractor for the Quarter, taking away (0.51)% from the overall performance of the Non-Core Portfolio.

The Non-Core Portfolio generated a three-year net return of 13.9%. Of the 27 Non-Core Funds that contributed to the three-year performance of the Portfolio, Carlyle Realty Partners VI was the largest contributor, adding 1.17%. The largest detractor among these Funds was Tishman Speyer Separate Account, which took away (1.70)% from overall Non-Core performance.

Emerging Managers

As of June 30, 2015 the market value of the Emerging Managers Portfolio was $19 million, or 1.2% on an invested basis. On a funded and committed basis, the Emerging Managers Portfolio totaled $27 million, or 1.1% of the total Portfolio. The Emerging Managers Portfolio generated a (0.8)% total gross return for the Quarter comprised of 3.6% in income and (4.3)% in appreciation. The total net return for the Quarter was (1.2)%. The Emerging Managers Portfolio has underperformed for a number of reasons including the fact that performance has been adversely impacted by virtue of the vintage years of these funds.

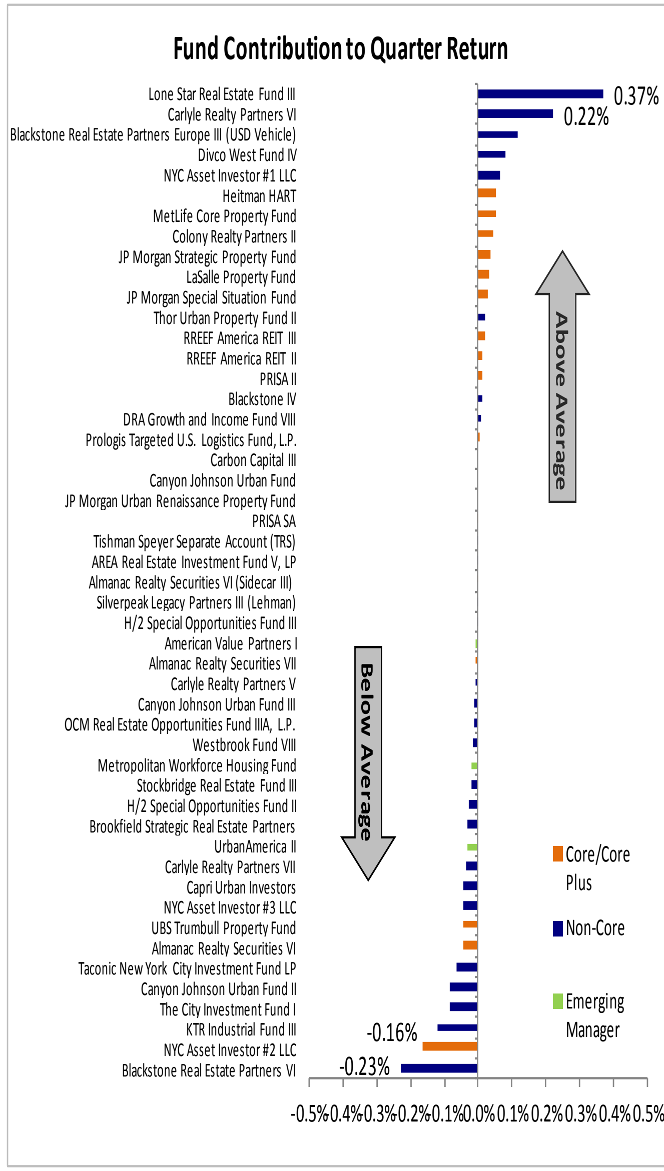


PERFORMANCE

Portfolio Performance

At the end of the Second Quarter 2015, the Portfolio had a cumulative market value of $1.5 billion. Total market value plus unfunded commitments was $2.3 billion, or 64.8% of the real estate allocation. During the Quarter, the Portfolio achieved a total gross return of 3.4% which was comprised of 1.4% in income and 2.0% in appreciation. The Portfolio achieved a total net return of 3.1%. Since inception, the Portfolio has a net IRR of 9.4% 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 by Lone Star Real Estate Fund III, which contributed 0.37% to the overall performance. The primary laggards in the Portfolio were Related Asset Management and Blackstone Real Estate Partners VI, detracting (0.16)% and (0.23)%, respectively. Brief reviews of Funds making positive contributions to performance during the Quarter are found below. Note, that attached as Exhibit C are charts relating to fund contributions to returns during different relevant periods.



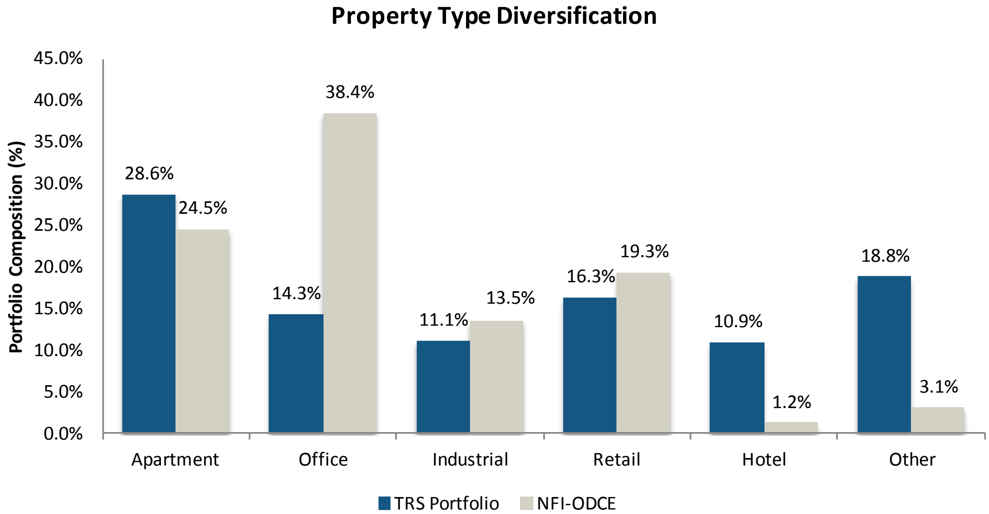
Lone Star Real Estate Fund III (LS III). The Fund produced a total gross return of 9.7%, comprised of 0.6% in income and 9.1% in appreciation. The net return after fees was 8.3%. There are currently 20 investments encompassing 933 assets. Current portfolio diversification as of June 30, 2015 is 90% in 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.

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.

Blackstone Real Estate Partners Europe III (BREP Europe III). BREP Europe III had a total gross return of 9.9% comprised of 1.5% in income and 8.4% of appreciation. The net return after fees was 8.3%. Five hotels from a hotel portfolio were sold in May for £158 million. The portfolio's remaining assets are the three largest located in London and Amsterdam. In addition, a 24,000 square meter office complex in Paris was sold for €167 million at a 5.25% forward cap rate generating a gross IRR of 55% and a 2.2x gross equity multiple. Distributions to Limited Partners for the Second Quarter totaled €434.6 million. During the Quarter, valuation increased by €126 million, which is approximately 3% including currency adjustments.

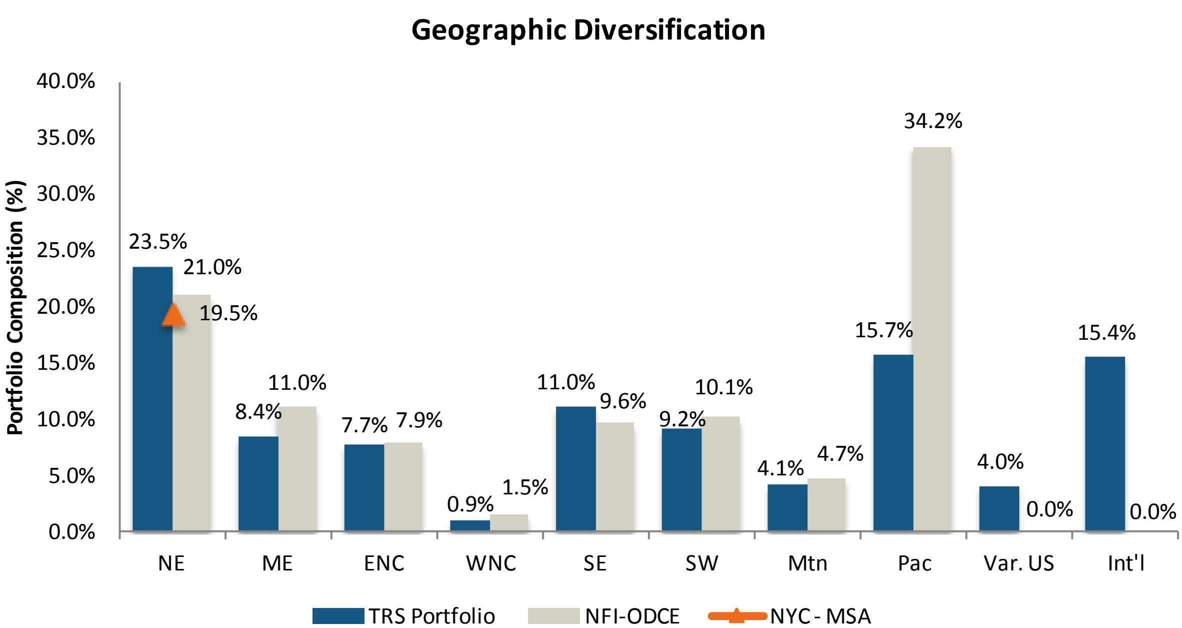
PROPERTY TYPE DIVERSIFICATION

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 office, industrial and retail due to TRS' allocation to other property types such as For Sale Residential, Self Storage, Land , Health Care, Medical Office, Senior Living and Student Housing.



GEOGRAPHIC DIVERSIFICATION

The diversification of the current funded Portfolio by geographic region is shown below and compared to the diversification of the NFI-ODCE at the end of the Quarter. The ODCE is a US-only index. The domestic portion of the Portfolio is well diversified relative to the ODCE with a slight overweight to the Northeast and a slight underweight to the Mid East, East North Central, Mountain and Pacific. The 15.4% international exposure is appropriate for the risk and return profile of TRS and consistent with our long-term target.



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.

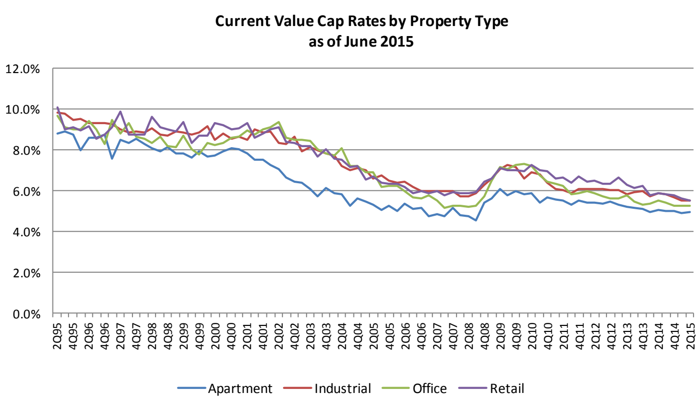
Commercial Real Estate

▪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.



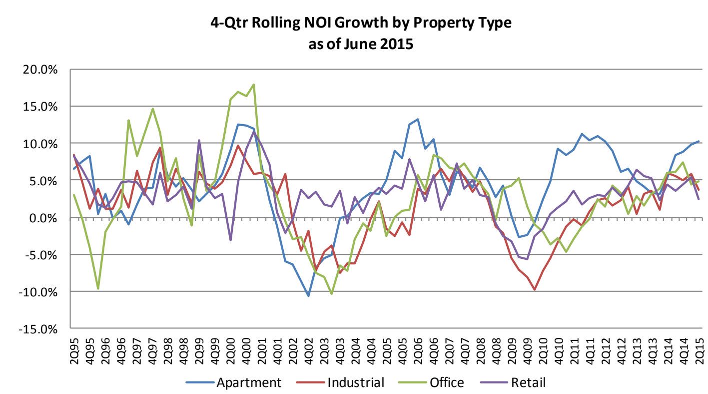


EXHIBIT A: COMPLIANCE MATRIX

Category	Requirement	Portfolio Status
Benchmark	NFI-ODCE (net) +100 bps over full market cycles (10-year)	*Portfolio returns outperform the benchmark.*
Portfolio Composition	Core/Core Plus (minimum of 40%) Non Core (minimum of 40%) Non Core Emerging	*The portfolio is funded (market value) and committed at 64.8 % of real asset allocation with a portfolio composition of 44.8% core, 54.0% non-core, and 1.2% emerging.*
Real Asset Allocation	Target of 6.0% Currently Funded at 2.6%	*Funded (market value) and committed dollars place the portfolio at 3.9 % of total plan assets.*
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	*All property type locations are in compliance.*
Geographic Diversification	Diversified geographically Max 25% Ex-US	*All geographic type locations are in compliance*
LTV	65%	*Portfolio is in compliance (40.1 %).*
Manager Exposure	15% of real estate allocation	*Manager exposure is in compliance based on market value.*

EXHIBIT B: SECOND QUARTER 2015 FOIL

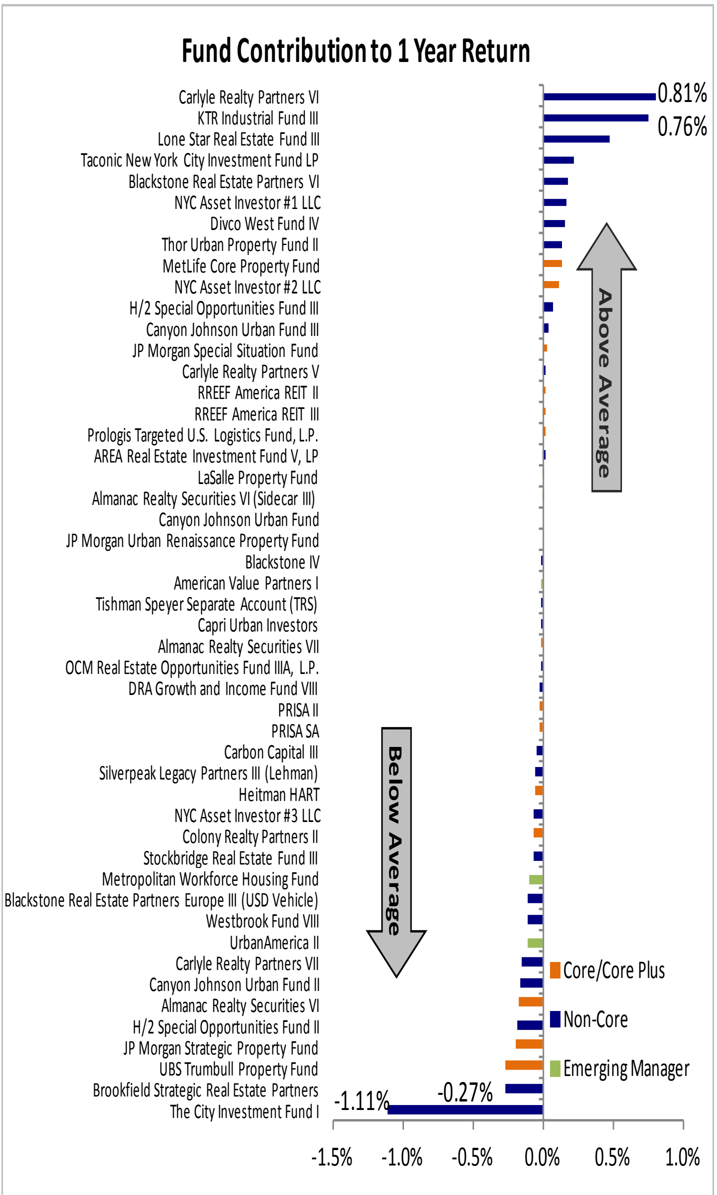
TOWNSENDGROUP

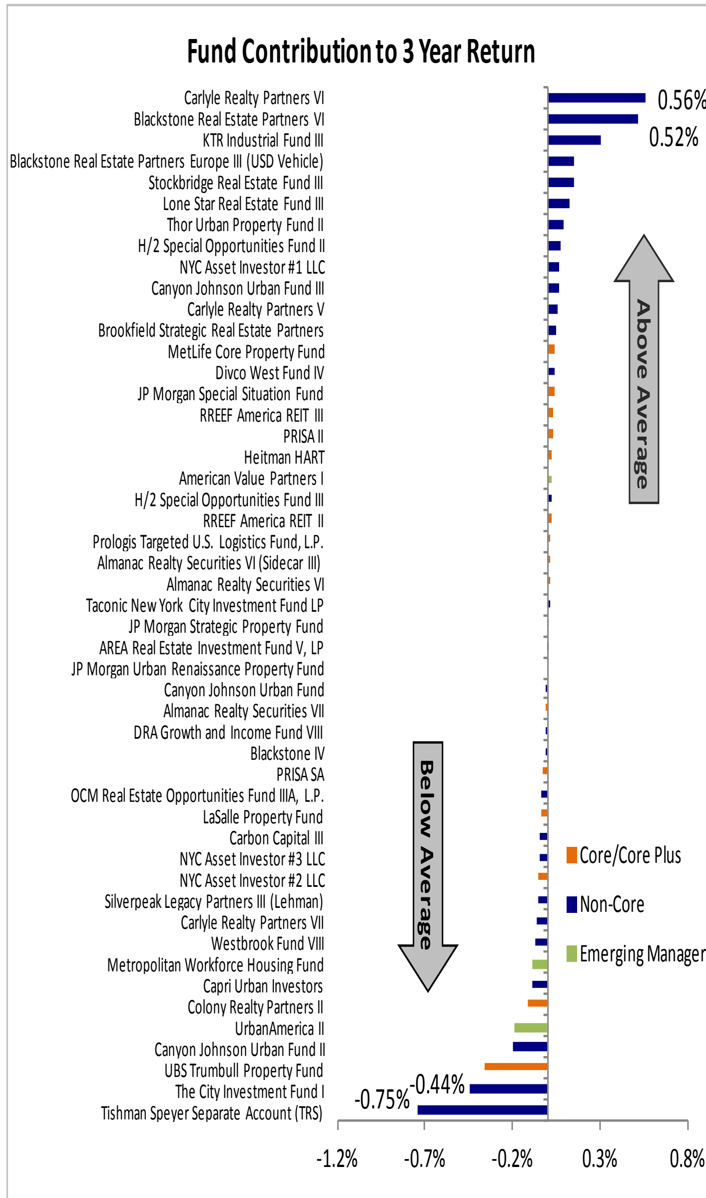
Teachers' Retirement System of the City of New York

Vintage Year	Fund Name	First Draw Down	Capital Committed	Contributions	Distributions	Market Value	Equity Multiple	Net IRR
2012	Almanac Realty Securities VI	6/6/2012	100,000,000	55,367,344	-37,115,456	29,614,864	1.2	13.7
2012	Almanac Realty Securities VI (Sidecar III)	7/31/2012	35,000,000	7,502,036	-5,058,318	4,206,205	1.2	19.8
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	15,000,000	16,065,058	-499,580	5,917,000	0.4	-11.5
2007	Heitman HART	3/29/2007	48,000,000	63,308,057	-15,308,013	79,128,591	1.5	7.7
2007	JP Morgan Special Situation Property Fund	1/2/2007	15,000,000	16,851,396	-3,677,362	16,917,449	1.2	2.8
2007	JP Morgan Strategic Property Fund	12/4/2006	86,000,000	92,234,294	0	147,043,679	1.6	8.0
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	80,000,000	66,666,668	-1,951,998	70,808,890	1.1	20.1
2013	NYC Asset Investor #2 LLC	7/9/2013	145,000,000	88,586,160	-15,847,882	83,222,208	1.1	12.1
2007	PRISA II	6/30/2007	63,374,139	66,842,675	-10,022,389	76,530,925	1.3	4.0
2006	PRISA SA	9/29/2006	36,000,000	38,422,173	-7,589,778	43,293,575	1.3	3.5
2006	Prologis Targeted U.S. Logistics Fund	10/1/2006	10,000,000	12,529,107	-2,604,745	11,057,107	1.1	1.2
2006	RREEF America REIT II	10/1/2006	36,000,000	47,527,452	-18,899,343	43,524,022	1.3	4.2
2007	RREEF America REIT III - 1410	10/1/2007	15,000,000	14,836,751	-6,009,638	2,640,390	0.6	-7.3
2006	UBS Trumbull Property Fund	9/28/2006	106,000,000	133,857,560	-22,202,997	159,267,157	1.4	6.8
	Core / Core Plus Portfolio		**905,374,139**	**774,599,489**	**-154,232,857**	**840,305,972**	**1.3**	**5.7**
2006	AREA Real Estate Investment Fund V, LP	6/15/2006	5,000,000	5,000,001	-1,853,705	2,591,054	0.9	-2.0
2004	Blackstone Fund IV	5/10/2004	25,000,000	32,033,922	-35,011,023	11,552,584	1.5	11.9
2010	Blackstone Real Estate Partners Europe III (USD Ve	10/24/2008	50,000,000	40,114,677	-27,503,703	32,668,591	1.5	16.3
2007	Blackstone Real Estate Partners VI	9/27/2007	50,000,000	53,695,903	-66,620,000	38,440,006	2.0	14.4
2012	Brookfield Strategic Real Estate Partners	9/20/2012	125,000,000	111,407,926	-37,535,334	94,031,665	1.2	14.9
2003	Canyon Johnson Urban Fund	12/6/2002	15,000,000	13,590,364	-15,874,432	0	1.2	10.2
2005	Canyon Johnson Urban Fund II	5/11/2005	30,000,000	26,966,112	-5,795,945	7,284,369	0.5	-9.8
2010	Canyon Johnson Urban Fund III	3/29/2010	25,000,000	24,655,816	-16,703,968	16,323,593	1.3	12.1
2008	Capri Urban Investors	6/3/2008	40,000,000	39,987,138	-7,281,400	26,064,653	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	15,000,000	18,348,481	-19,115,861	5,601,156	1.3	8.4
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	120,000,000	17,832,463	0	16,126,316	0.9	-26.1
2014	Divco West Fund IV	1/15/2014	25,000,000	20,480,614	-3,073,453	21,505,761	1.2	24.6
2014	DRA Growth and Income Fund VIII	9/29/2014	75,000,000	16,666,667	-1,253,135	16,556,794	1.1	12.1
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	70,000,000	30,589,081	-47,355,816	1,056,562	1.6	40.8
2014	Lone Star Real Estate Fund III	5/20/2014	190,000,000	107,766,896	-14,952,772	107,344,203	1.1	20.4
2013	NYC Asset Investor #1 LLC	6/25/2013	60,000,000	46,005,205	-6,446,318	47,783,048	1.2	20.7
2013	NYC Asset Investor #3 LLC	9/20/2013	96,000,000	18,786,890	-375,692	19,196,718	1.0	4.5
2003	OCM Real Estate Opportunities Fund IIIA	5/30/2003	15,000,000	15,000,000	-23,027,038	1,088,568	1.6	10.2
2008	Silverpeak Legacy Partners III (Lehman)	5/28/2008	30,000,000	11,748,148	-2,932,677	2,582,776	0.5	-16.2
2008	Stockbridge Real Estate Fund III	9/9/2008	22,500,000	21,904,458	0	33,187,167	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	120,000,000	118,337,757	-112,094,014	7,942,667	1.0	0.3
2009	Thor Urban Property Fund II	10/30/2008	12,500,000	16,173,958	-8,021,986	13,685,317	1.3	11.0
2004	Tishman Speyer Separate Account (TRS)	8/5/2004	100,000,000	72,402,952	-249,109,243	184,235	3.4	57.5
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	25,000,000	17,795,166	-9,913,367	10,142,949	1.1	3.1
2007	Metropolitan Workforce Housing Fund	7/13/2007	10,500,000	10,509,770	-4,497,770	6,903,722	1.1	2.0
2007	UrbanAmerica II	1/30/2007	11,000,000	10,218,031	-412,785	1,569,972	0.2	-20.4
	Non Core and Emerging Manager Portfolio		**1,713,860,625**	**1,168,342,517**	**-899,840,157**	**695,172,083**	**1.4**	**14.2**
	Teachers' Retirement System of the City of New York		**2,619,234,764**	**1,942,942,006**	**-1,054,073,014**	**1,535,478,055**	**1.3**	**9.4**

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. The General Partner of the JPMorgan Urban Renaissance Fund terminated the Fund on February 23, 2010 and all capital contributed, including management fees, was returned to investors.

EXHIBIT C : ATTRIBUTION





Infrastructure Monitoring Report

For the period ended June 30, 2015

Report Prepared For:

Teachers' Retirement System of the City of New York

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

I. Executive Summary

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

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

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

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

Since inception through June 30, 2015, the Program has committed US$470.0 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

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

As of June 30, 2015, the market value of NYC TRS Real Assets Program represented approximately 2.9% of total pension assets. The market value of NYC TRS Infrastructure Program represented approximately 0.4% of total pension assets, a 24 basis point increase from the prior quarter.

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

US$ in millions *	June 30, 2015	March 31, 2015	June 30, 2014	Quarterly Change	Yearly Change
Total Pension Assets*	$60,111.0	$60,146.0	$58,257.0	($35.0)	$1,854.0
Total Real Assets*	$1,771.0	$1,584.0	$1,342.0	$187.0	$429.0
% Allocation to Real Assets (Target of 6% +/- 2%)	2.9%	2.6%	2.3%	+ 31 bps	+ 64 bps
Total Infrastructure Assets	$212.2	$67.6	$36.5	$144.7	$175.7
% Allocation to Infrastructure vs. Total Pension Assets	0.4%	0.1%	0.1%	+ 24 bps	+ 29 bps
% Allocation to Infrastructure vs. Total Real Assets	12.0%	4.3%	2.7%	+ 772 bps	+ 926 bps

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

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 12.5%. Note that, given the relative immaturity of the Portfolio and underlying fund investments, the current performance to-date is not meaningful.

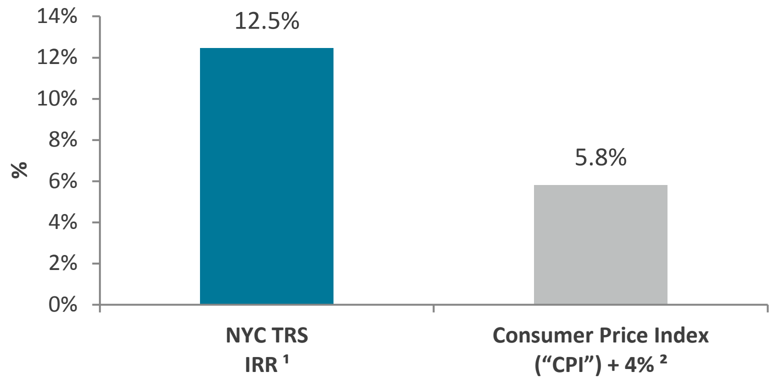
US$ in millions *	June 30, 2015	March 31, 2015	June 30, 2014	Quarterly Change	Yearly Change
Number of Managers	4	3	3	1	1
Number of Investments	4	3	3	1	1
Committed Capital[1]	$470.0	$370.0	$370.0	$100.0	$100.0
Contributed Capital	$209.3	$65.7	$36.2	$143.6	$173.2
Distributed Capital	$5.9	$4.1	$0.6	$1.9	$5.3
Market Value	$212.2	$67.6	$36.5	$144.7	$175.7
Total Value	$218.2	$71.6	$37.1	$146.6	$181.1
Total Gain/(Loss)	$8.8	$5.9	$0.9	$3.0	$7.9
Unfunded Commitment	$260.7	$304.3	$333.9	($43.6)	($73.2)
Exposure[2]	$472.9	$371.9	$370.4	$101.1	$102.6
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]	**12.5%**	**14.9%**	**10.6%**	**-2.4%**	**1.9%**
TVPI Net of StepStone Fees[6]	1.04x	1.09x	1.03x	-0.05x	0.01x
IRR Net of StepStone Fees[6]	12.4%	14.9%	10.6%	-2.5%	1.8%

* 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 NYC TRS 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 6.6%. 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.



[1]NYC TRS since inception Internal Rate of Return ("IRR") is calculated based on the Portfolio's daily cash flows and market value as of quarter-end. IRR is net of fund managers' fees, expenses and carried interest.

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

Portfolio Diversification

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

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

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

	Market Value		Unfunded Commitment		Exposure	
As of June 30, 2015 (US$ in millions)	$	% of Total	$	% of Total	$	% of Total
By Strategy:						
Core	212.2	100.0%	260.7	100.0%	472.9	100.0%
Non-Core	-	0.0%	-	0.0%	-	0.0%
Total	**212.2**	**100.0%**	**260.7**	**100.0%**	**472.9**	**100.0%**
By Geographic Focus:						
Global	66.6	31.4%	75.8	29.1%	142.5	30.1%
OECD	145.6	68.6%	184.9	70.9%	330.5	69.9%
Total	**212.2**	**100.0%**	**260.7**	**100.0%**	**472.9**	**100.0%**
By Industry Focus:						
Diversified	208.1	98.1%	175.8	67.4%	383.9	81.2%
Energy	4.1	1.9%	84.9	32.6%	89.0	18.8%
Total	**212.2**	**100.0%**	**260.7**	**100.0%**	**472.9**	**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.

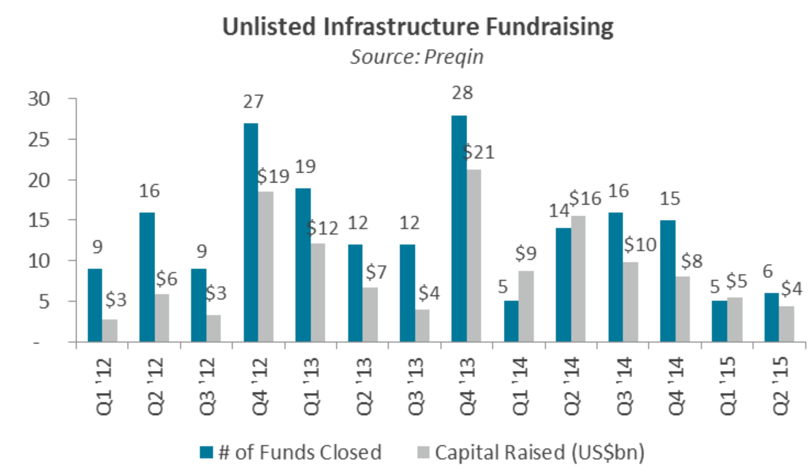
While infrastructure investment in Japan has traditionally been dominated by government-related entities and infrastructure companies with limited private participation by institutional investors, the government continues to face high debt levels. The country recently announced the privatization act 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.

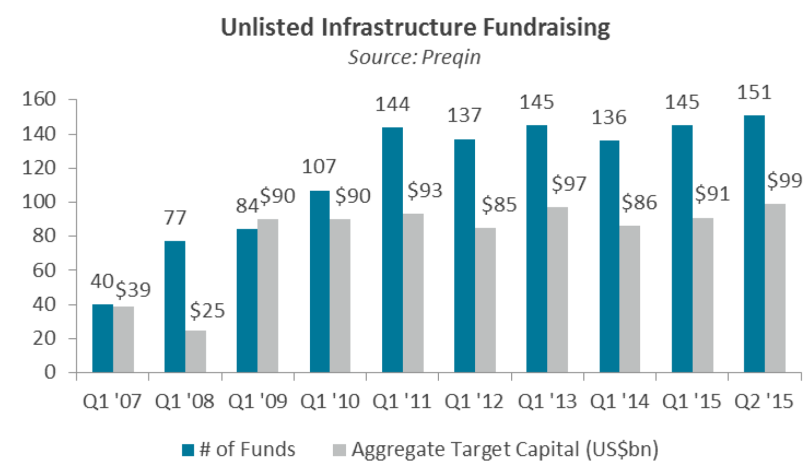
During the second quarter, six funds held final closings. Aggregate capital raised was US$4.4 billion. The amount represented a year over year decrease of 72% compared to Q2 2014, when 14 funds held a final close raising US$15.5 billion.

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.



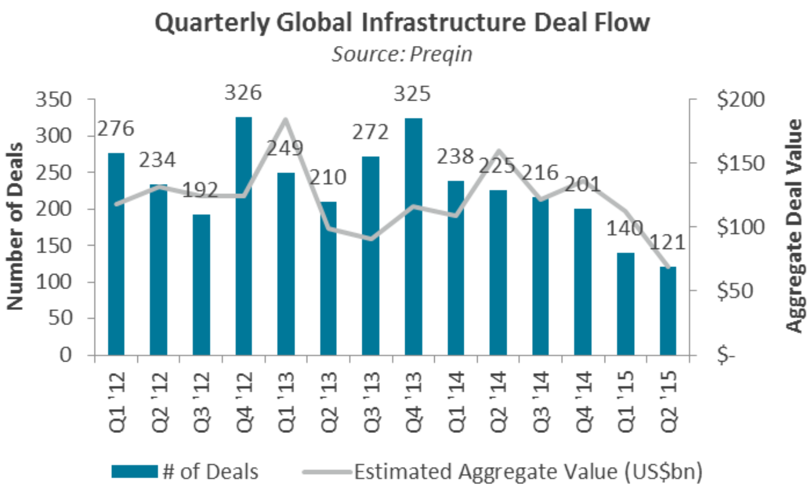
Fund	General Partner		Size	Final Close Date	Location Focus
ISQ Global Infrastructure Fund	I Squared Capital	$	3,000	Apr-15	US
iCON Infrastructure Partners III	iCON Infrastructure	€	800	May-15	Europe
MC-Seamax Shipping Opportunities Fund	MC-Seamax Management	$	300	May-15	US
CVI Shipping Opportunities 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.



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$100.0 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	$100.0
Total						**$100.0**

- **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$143.6 million of contributions and received US$1.9 million of distributions, for a net cash outflow of US$141.7 million. This compared to a net cash outflow of US$22.7 million during the prior quarter. Net cash flow is expected to remain negative for the next several years as the Program's committed capital is drawn down for investments, fees and expenses by fund managers.

- **Valuation Increased** – During the second quarter of 2015, net of cash flow activity, the valuation of the Portfolio increased by approximately US$3.0 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	41.3	41.3	1.0x
Manchester Airports Group	IFM Global Infrastructure Fund	Feb-13	Private	Industrials	United Kingdom	16.7	25.2	1.5x
Essential Power	IFM Global Infrastructure Fund	May-08	Private	Utilities	United States	13.2	5.9	0.4x
Freeport Investment Notes	IFM Global Infrastructure Fund	Nov-14	Private	Energy	United States	12.9	13.5	1.1x
Vienna Airport	IFM Global Infrastructure Fund	Dec-14	Public	Industrials	Austria	7.9	6.7	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	$140.0	$64.2	$5.9	$66.6	$72.6	$8.3	$75.8	$142.5	0.1x	1.1x	15.3%
2014	330.0	145.1	-	145.6	145.6	0.5	184.9	330.5	NM	NM	NM
Total	**$470.0**	**$209.3**	**$5.9**	**$212.2**	**$218.2**	**$8.8**	**$260.7**	**$472.9**	**0.0x**	**1.0x**	**12.5%**

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	**$470.0**	**$209.3**	**$5.9**	**$212.2**	**$218.2**	**$8.8**	**$260.7**	**$472.9**	**0.0x**	**1.0x**	**12.5%**
Diversified	380.0	204.2	5.9	208.1	214.1	9.8	175.8	383.9	0.0x	1.0x	14.1%
Energy	90.0	5.1	-	4.1	4.1	(1.0)	84.9	89.0	NM	NM	NM
Total	**$470.0**	**$209.3**	**$5.9**	**$212.2**	**$218.2**	**$8.8**	**$260.7**	**$472.9**	**0.0x**	**1.0x**	**12.5%**

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	$140.0	$64.2	$5.9	$66.6	$72.6	$8.3	$75.8	$142.5	0.1x	1.1x	15.3%
OECD	330.0	145.1	-	145.6	145.6	0.5	184.9	330.5	NM	NM	NM
Total	**$470.0**	**$209.3**	**$5.9**	**$212.2**	**$218.2**	**$8.8**	**$260.7**	**$472.9**	**0.0x**	**1.0x**	**12.5%**

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:

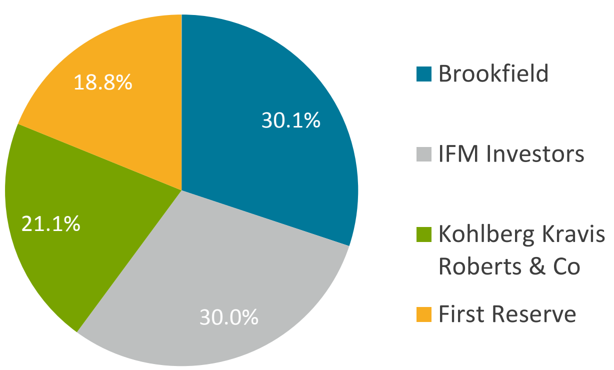
- Core Infrastructure Investments: 60% to 100%; and
- Non-Core Infrastructure Investments: 0% to 40%.

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.

	Market Value		Unfunded Commitment		Exposure	
As of June 30, 2015 (US$ in millions)	$	% of Total	$	% of Total	$	% of Total
By Strategy:						
Core	212.2	100.0%	260.7	100.0%	472.9	100.0%
Non-Core	-	0.0%	-	0.0%	-	0.0%
Total	**212.2**	**100.0%**	**260.7**	**100.0%**	**472.9**	**100.0%**
By Geographic Focus:						
Global	66.6	31.4%	75.8	29.1%	142.5	30.1%
OECD	145.6	68.6%	184.9	70.9%	330.5	69.9%
Total	**212.2**	**100.0%**	**260.7**	**100.0%**	**472.9**	**100.0%**
By Industry Focus:						
Diversified	208.1	98.1%	175.8	67.4%	383.9	81.2%
Energy	4.1	1.9%	84.9	32.6%	89.0	18.8%
Total	**212.2**	**100.0%**	**260.7**	**100.0%**	**472.9**	**100.0%**

By Investment Manager

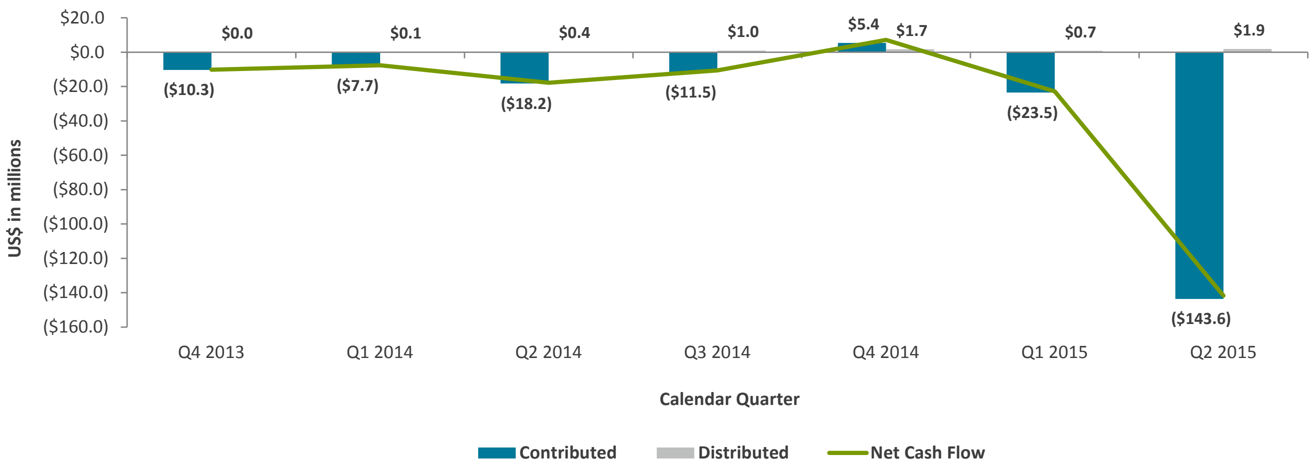
As of June 30, 2015, the Program had made four investment commitments to four managers. NYC TRS seeks to limit its exposure to any single manager to no more than 10% of the total Real Assets Program when fully invested. As the Program matures and closes on additional commitments, the single manager exposure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



Portfolio Cash Flow Analysis

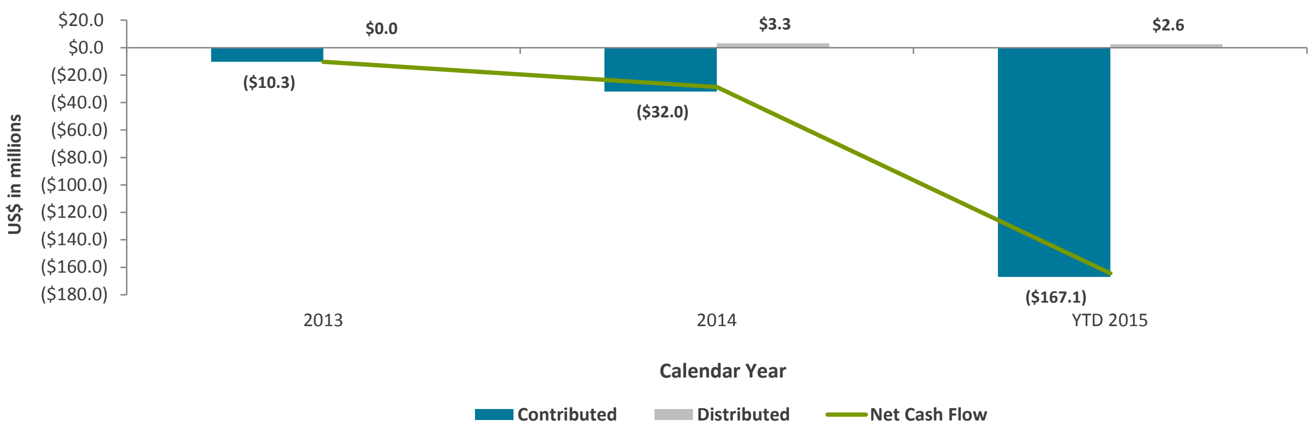
Quarterly Cash Flow Activity

During the second quarter of 2015, the Program made US$143.6 million of contributions and received US$1.9 million of distributions, for a net cash outflow of US$141.7 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

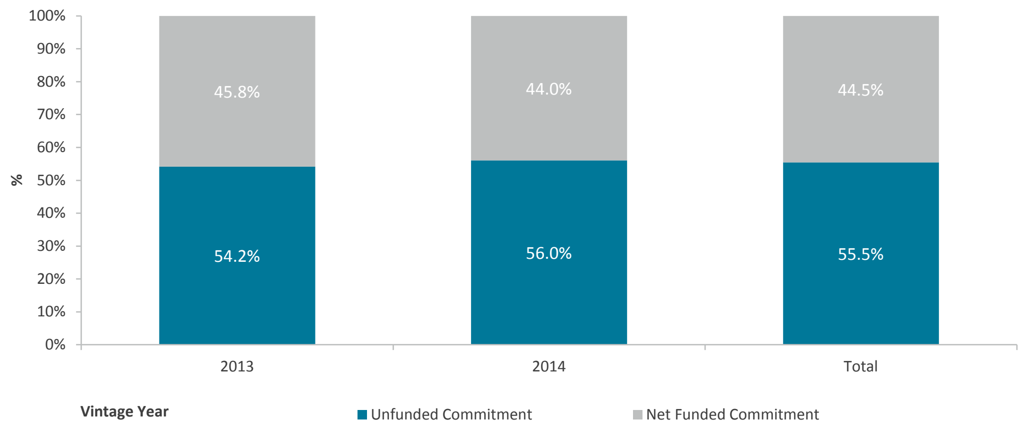
During the first six months of 2015, the Program made US$167.1 million of contributions and received US$2.6 million of distributions, for a net cash outflow of US$164.4 million. The graph below illustrates cash flow activity since inception by calendar year.



Net Funded and Unfunded Commitments by Vintage Year

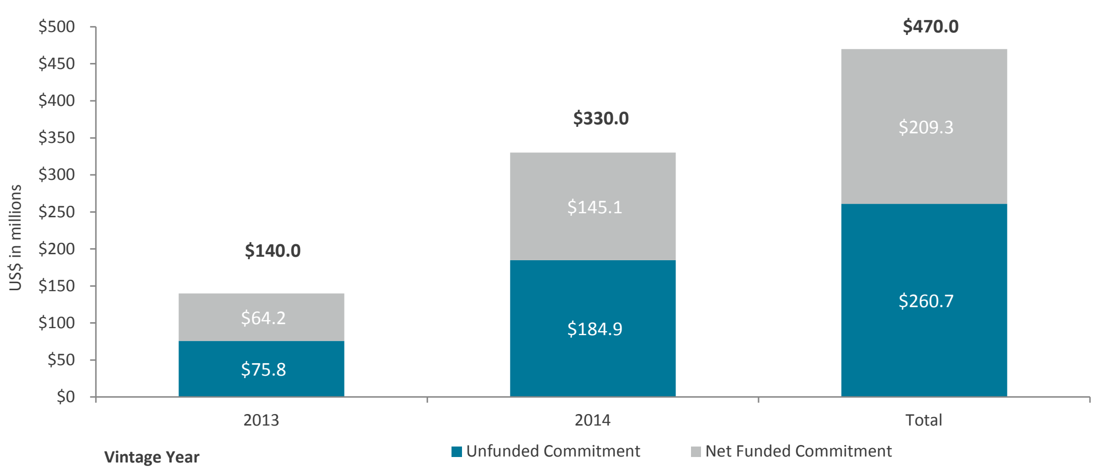
The following chart illustrates the Portfolio's net funded commitments (defined as total contributions inside commitment less any returns of excess capital and recallable distributions) as a percentage of total capital commitments, by fund vintage year, as of June 30, 2015. Overall, the Portfolio was 55.5% unfunded as of quarter-end.

Net Funded and Unfunded Commitment by Vintage Year (%)



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$260.7 million of unfunded commitments as of quarter-end.

Net Funded and Unfunded Commitment by Vintage Year (US$ millions)

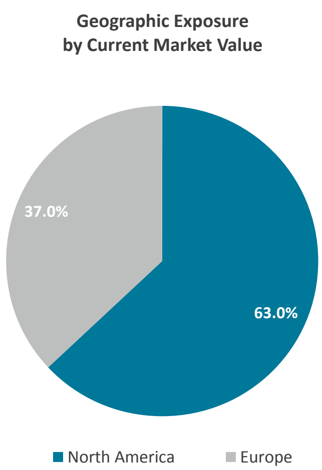


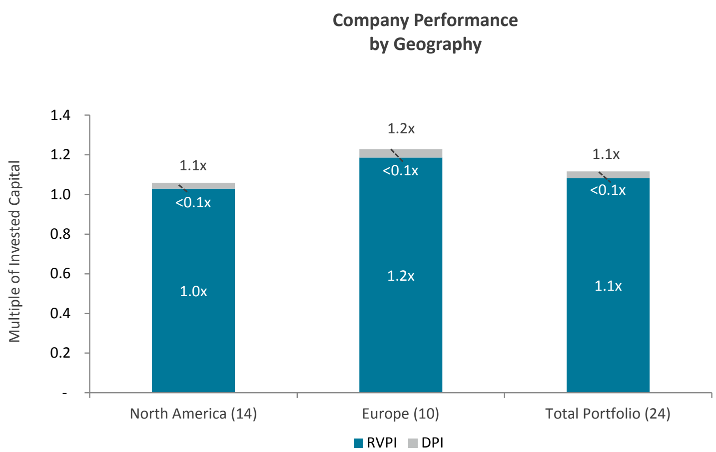
Portfolio Company-Level Analysis

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

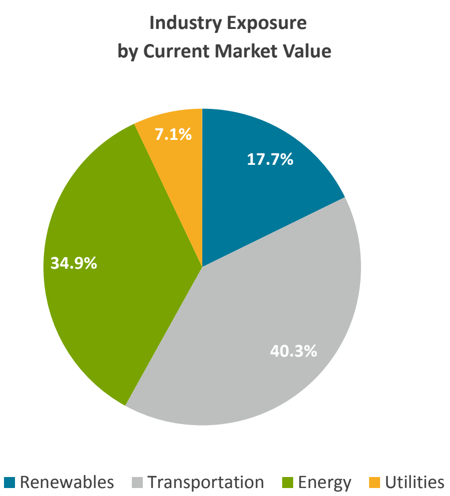
The following charts illustrate the Portfolio's current exposure and performance by geographic region at the portfolio company level.

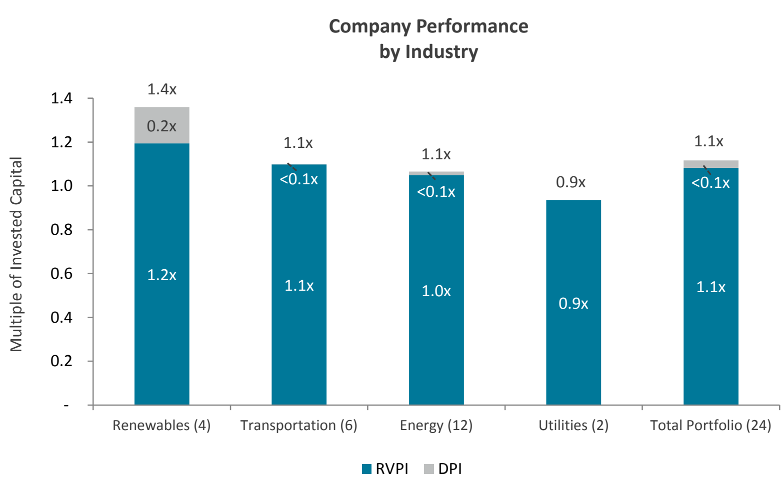




Industry Exposure and Performance

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

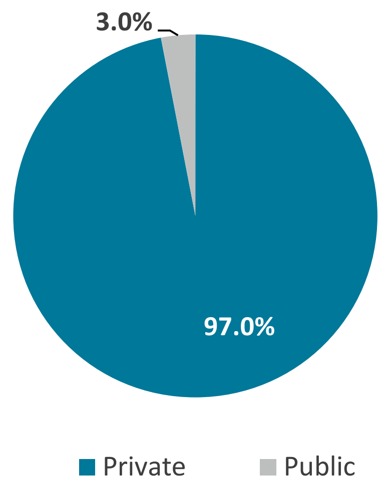




Public Market Exposure

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	NYC TRS has a Real Assets allocation target of 6% (plus or minus 2%) of total pension assets. Infrastructure is a component asset class within the NYC TRS Real Assets investment program.	✓	The market value of NYC TRS Real Assets Program currently represents approximately 2.9% of total pension assets and the market value of NYC TRS Infrastructure Program represents approximately 0.4% of total pension assets. As the Program matures, its market value as a percentage of the total NYC TRS pension assets and the total Real Assets Program is expected to increase.
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 Portfolio outperformed the benchmark by 6.6%. However, given the relative immaturity of the Portfolio, the current performance to-date versus benchmarks is not meaningful.
Strategy Diversification	Core Infrastructure Investments: 60-100% Non-Core Infrastructure Investments: 0-40% Actual percentages may differ substantially from these targets during the initial years of the Program.	✓	The Program is in compliance with the Core/Non-Core allocation ranges. Currently the Program only has exposure to Core investments.
Asset Type & Location Diversification	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.	✓	Given the relative immaturity of the Portfolio, it is not yet diversified by asset type. The asset types and geographic location of current Portfolio investments are in compliance with the Program's Investment Policy Statement and Permissible Markets.
Leverage	The average leverage of all investments in the Program is to be no higher than 65%.	✓	The Program is in compliance with the average leverage limitation. The current leverage level is 41.6%*.
Single Investment Size & Manager Diversification	The maximum commitment to a single investment is limited to no more than 15% of the aggregate committed capital of each fund. The maximum commitment to a single manager is limited to 10% of the total Real Assets Program allocation when fully invested.	✓	On the individual fund level, all current investments are in compliance with the single investment limitation of 15% of total fund size. The Program is in compliance with the single manager limitation of 10% of the total Real Assets Program. 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.

*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

TRS - BASKET/NON BASKET SUMMARY

As of October 31st, 2015	Adjusted Fund Policy			Fund Actual (PE & RE on an invested basis)		
Equity	**Non Basket***	**Basket***	**Total**	**Non Basket***	**Basket***	**Total**
Domestic Equity	34.2%	0.0%	34.2%	34.6%	0.0%	34.6%
Non-U.S. Equity	10.0%	7.8%	17.8%	10.0%	7.5%	17.5%
Private Equity	0.0%	4.8%	4.8%	0.0%	4.8%	4.8%
Real Assets	3.2%	0.0%	3.2%	3.2%	0.0%	3.2%
REITS	2.8%	0.2%	3.0%	3.1%	0.2%	3.3%
Total Equity	50.1%	12.7%	62.9%	50.9%	12.5%	63.4%
Fixed Income						
Core+5	18.9%	0.5%	19.4%	17.8%	0.5%	18.3%
U.S. Gov't Sector	*4.1%*	*0.0%*	*4.1%*	*2.0%*	*0.0%*	*2.0%*
Mortgage Sector	*7.0%*	*0.0%*	*7.0%*	*7.3%*	*0.0%*	*7.3%*
Credit Sector	*7.8%*	*0.5%*	*8.3%*	*8.1%*	*0.5%*	*8.6%*
High Yield	4.2%	0.9%	5.1%	3.5%	0.9%	4.4%
Bank Loans	0.0%	2.6%	2.6%	0.0%	2.6%	2.6%
TIPS	3.6%	0.4%	4.0%	2.1%	0.2%	2.3%
Convertibles	2.4%	0.6%	3.0%	1.3%	0.3%	1.7%
Opportunistic Fixed Income	0.0%	2.4%	2.4%	0.0%	2.4%	2.4%
Other Fixed Income	0.8%	0.0%	0.8%	5.1%	0.0%	5.1%
Total Fixed Income	29.9%	7.3%	37.1%	29.7%	6.9%	36.6%
Total Fund	80.0%	20.0%	100.0%	80.6%	19.4%	100.0%
Remaining Capacity		5.0%			5.6%	

* Note: Basket amounts are estimates

Liquidity Analysis

TRS Liquidity Profile - Static Analysis

11/24/15

AUM as of October 31, 2015

		Liquid Assets		
	Current MV	**Today**	**1 Year**	**2 Years**
Domestic Equity	$20,772	$20,772	$20,772	$20,772
International Equity	5,395	5,395	5,395	5,395
Emerging Markets	5,131	5,131	5,131	5,131
REITS	2,007	2,007	2,007	2,007
Private Equity	2,863	0	0	0
Private Real Estate	1,894	0	0	0
Core + 5	10,952	10,952	10,952	10,952
TIPS	1,381	1,381	1,381	1,381
Opportunistic Fixed Income	1,412	1,059	1,412	1,412
Enhanced Yield	2,627	2,627	2,627	2,627
Bank Loans	1,536	1,536	1,536	1,536
Convertible Bonds	1,006	1,006	1,006	1,006
ETI	562	106	389	389
Cash	2,473	2,473	2,473	2,473
Total Assets	**$60,009**	**$54,444**	**$55,080**	**$55,080**
Total Illiquid $		$5,565	$4,929	$4,929
Total Illiquid %		9.3%	8.2%	8.2%
Unfunded PE Commitments	$2,099			
Unfunded RE Commitments	$1,131			
Unfunded OFI Commitments	$384			
Total commitments $	$3,615			
Total commitments %	6.0%			

TRS Liquidity Profile - Static Analysis

11/24/15

AUM as of October 31, 2015

Denominator Effect - Decrease AUM by One-Third				
Total Illiquid $		$5,565	$4,929	$4,929
Total Illiquid %		13.9%	12.3%	12.3%

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

		Liquid Assets		
	Current MV	**Today**	**1 Year**	**2 Years**
Total Assets	**$60,009**	**$54,444**	**$55,080**	**$55,080**
Private Equity, Real Estate and Opportunistic Fixed Income Stress Case				
Unfunded PE Commitments Drawn			$420	$840
Unfunded RE Commitments Drawn			226	452
Unfunded OFI Commitments Drawn			192	0
Total commitments $			**$838**	**$1,292**
Total commitments %			1.4%	2.2%
Total Illiquid $			$5,767	$6,221
Total Illiquid %			9.6%	10.4%

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 $		$5,565	$5,767	$6,221
Total Illiquid %		13.9%	14.4%	15.6%

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