



Wyoming State Treasurer's Office

Alternative Investment Supplemental Disclosure

Period Ended: December 31, 2014



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Wyoming State Treasurer's Office

Executive Summary

As of December 31, 2014

General Comments

- Through this reporting period, Wyoming State Treasurer's Office has committed a total of \$1,520,733,680 to 12 non-marketable alternative investments.
- The average age of active investments (based upon vintage year and weighted by commitment) was 3.85 years.
- A total of \$1,178,254,197 has been called or otherwise contributed to date.
- Distributions have totaled \$618,264,148 since plan inception.
- The residual estimated value of interests in these partnerships/investments is \$877,998,583.
- Since inception net performance for the investments are as follows:
 - Annualized since-inception estimated Internal Rate of Return (IRR) of 12.20%.
 - Were an investment into the benchmark index (S&P 500 Index (Cap Wtd)) ("Index IRR") made with the identical cash-flow pattern, the resulting return would be equal to 10.65% indicating roughly 154 basis points of annualized out-performance.
 - For every \$1 paid into the portfolio, \$1.27 has been returned as a distribution or is held in residual value (multiple on invested capital = 1.27x).

Wyoming State Treasurer's Office

Executive Summary

As of December 31, 2014

Hedge Funds - Opportunistic

- Hedge Funds - Opportunistic funds account for 29.59% of commitments, 33.58% of contributed funds, 32.21% of distributed funds, and 28.02% of reported residual value.
- Pooled portfolio since inception performance is as follows:
 - Annualized since-inception IRR of 11.02%
 - S&P 500 Index (Cap Wtd) IRR of 16.00%
 - A multiple on invested capital of 1.13x.

Private Equity - Multi-Stage

- Private Equity - Multi-Stage funds account for 43.27% of commitments, 48.67% of contributed funds, 61.15% of distributed funds, and 48.21% of reported residual value.
- Pooled portfolio since inception performance is as follows:
 - Annualized since-inception IRR of 13.65%
 - S&P 500 Index (Cap Wtd) IRR of 7.50%
 - A multiple on invested capital of 1.40x.

Private Equity - Venture

- Private Equity - Venture funds account for 0.66% of commitments, 0.83% of contributed funds, 0.44% of distributed funds, and 1.51% of reported residual value.
- Pooled portfolio since inception performance is as follows:
 - Annualized since-inception IRR of 12.60%
 - S&P 500 Index (Cap Wtd) IRR of 15.41%
 - A multiple on invested capital of 1.64x.

Wyoming State Treasurer's Office

Executive Summary

As of December 31, 2014

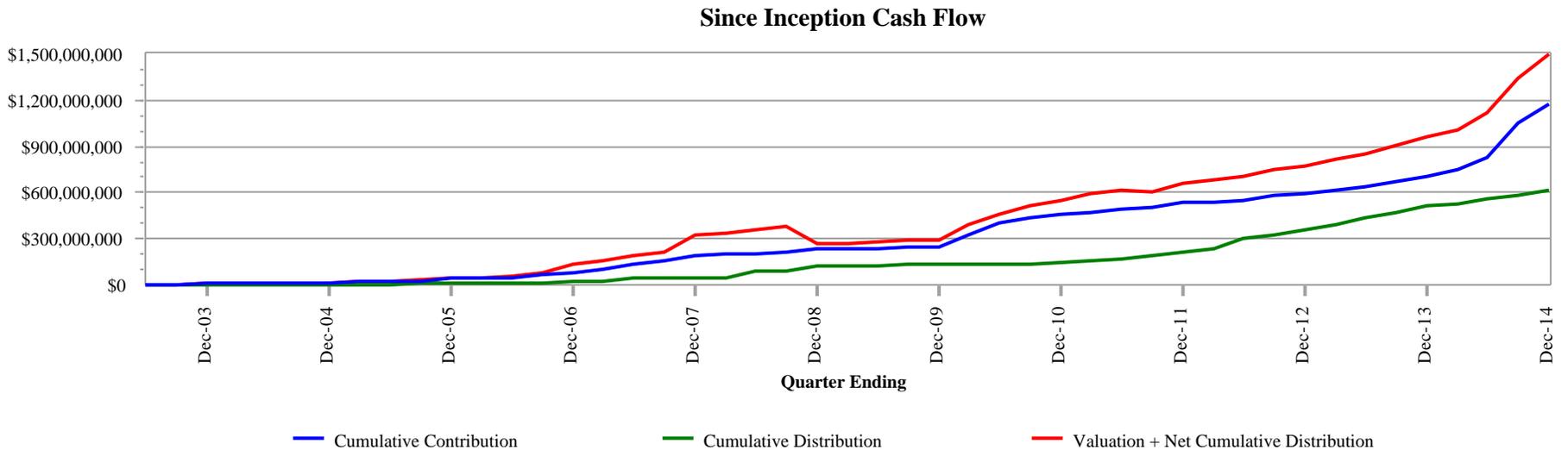
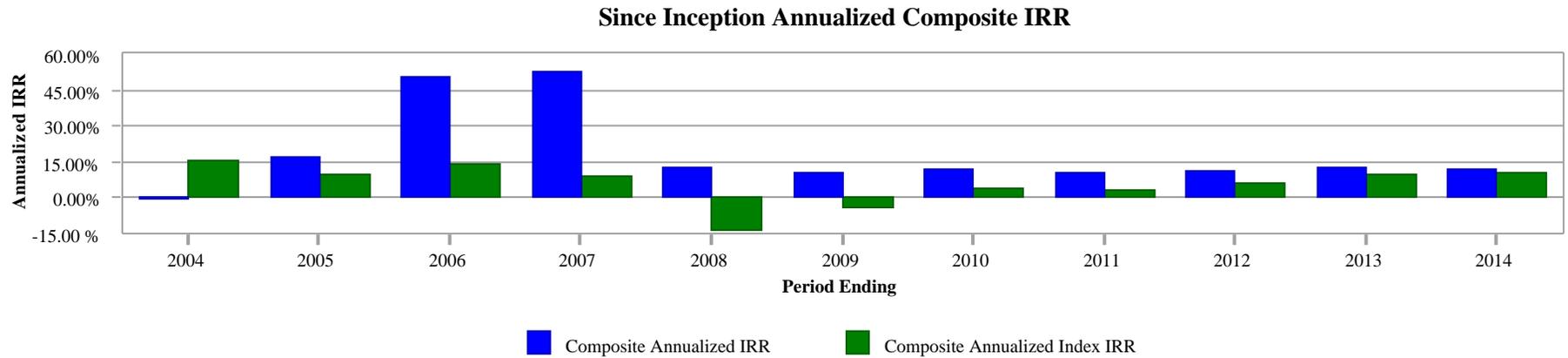
Real Estate - Opportunistic

- Real Estate - Opportunistic funds account for 9.86% of commitments, 5.83% of contributed funds, 0.13% of distributed funds, and 8.53% of reported residual value.
- Pooled portfolio since inception performance is as follows:
 - Annualized since-inception IRR - Not Material
 - S&P 500 Index (Cap Wtd) IRR - Not Material
 - A multiple on invested capital of 1.10x.

Real Estate - Value Added

- Real Estate - Value Added funds account for 16.62% of commitments, 11.10% of contributed funds, 6.07% of distributed funds, and 13.72% of reported residual value.
- Pooled portfolio since inception performance is as follows:
 - Annualized since-inception IRR of 6.37%
 - S&P 500 Index (Cap Wtd) IRR of 14.51%
 - A multiple on invested capital of 1.21x.

Wyoming State Treasurer's Office
Alternative Investment Composite Performance and Cash Flow Summary
As of December 31, 2014



Index IRR represents the dollar-weighted returns calculated using the S&P 500 Index (Cap Wtd) assuming an index investment with the same cash flow timing. This report may contain valuations for investments that are preliminary estimates of valuation as of the date of reporting which reflect the estimated impact of subsequent net cash contributions/distributions. These figures may be used in calculations contained in this report. IRRs are shown only for investments with one year or more of cash flows and for which an accurate IRR could be calculated.



Wyoming State Treasurer's Office
Alternative Investment Asset Class Composite Performance
As of December 31, 2014

Asset Class	Commitment	Paid In Capital	Distributions	Valuation	Asset Class IRR	Index IRR	Asset Class Multiple
Hedge Funds - Opportunistic	\$450,000,000	\$395,600,000	\$199,114,989	\$246,019,727	11.02%	16.00%	1.13
Private Equity - Multi-Stage	\$657,950,000	\$573,456,513	\$378,051,782	\$423,324,741	13.65%	7.50%	1.40
Private Equity - Venture	\$10,000,000	\$9,750,000	\$2,736,080	\$13,281,659	12.60%	15.41%	1.64
Real Estate - Opportunistic	\$150,000,000	\$68,685,827	\$812,142	\$74,911,546	N/M	N/M	1.10
Real Estate - Value Added	\$252,783,680	\$130,761,857	\$37,549,155	\$120,460,910	6.37%	14.51%	1.21
TOTAL	\$1,520,733,680	\$1,178,254,197	\$618,264,148	\$877,998,583	12.20%	10.65%	1.27

Index IRR represents the dollar-weighted returns calculated using the S&P 500 Index (Cap Wtd) assuming an index investment with the same cash flow timing. IRRs are shown only for investments with one year or more of cash flows and for which an accurate IRR could be calculated. Applicable IRRs are marked with 'N/M' for not material. Asset Class IRR is the annualized since-inception net internal rate for the indicated fund or composite. This report may contain valuations for investments that are preliminary estimates of valuation as of the date of reporting which reflect the estimated impact of subsequent net cash contributions/distributions. These figures may be used in calculations contained in this report. Asset Class Multiple is the since inception sum of distributions and valuation divided by paid in capital.

Wyoming State Treasurer's Office
Alternative Investment Vintage Year Composite
As of December 31, 2014

Average Commitment-weighted Active Investment Age (in years): 3.85

Vintage Year	Commitment	Paid In Capital	Distributions	Valuation	Vintage Year IRR	Index IRR	Vintage Year Multiple	Cumulative Multiple
2003	\$257,950,000	\$470,288,964	\$373,537,037	\$313,506,366	13.49%	7.26%	1.46	1.46
2006	\$25,000,000	\$24,750,000	\$5,590,139	\$22,978,744	2.59%	10.15%	1.15	1.45
2007	\$10,000,000	\$9,647,233	\$6,408,334	\$6,327,255	7.36%	12.81%	1.32	1.44
2009	\$150,000,000	\$150,000,000	\$199,114,989	\$640,727	12.55%	15.93%	1.33	1.42
2010	\$102,225,000	\$87,930,692	\$27,854,488	\$87,964,660	10.27%	18.04%	1.32	1.41
2013	\$675,558,680	\$190,037,308	\$5,759,162	\$201,201,831	17.45%	16.46%	1.09	1.34
2014	\$300,000,000	\$245,600,000	\$0	\$245,379,000	N/M	N/M	1.00	1.27
TOTAL	\$1,520,733,680	\$1,178,254,197	\$618,264,148	\$877,998,583	12.20%	10.65%		1.27

Index IRR represents the dollar-weighted returns calculated using the S&P 500 Index (Cap Wtd) assuming an index investment with the same cash flow timing. IRRs are shown only for investments with one year or more of cash flows and for which an accurate IRR could be calculated. Applicable IRRs are marked with 'N/M' for not material. Vintage Year IRR is the annualized since-inception net internal rate for the indicated fund or composite. This report may contain valuations for investments that are preliminary estimates of valuation as of the date of reporting which reflect the estimated impact of subsequent net cash contributions/distributions. These figures may be used in calculations contained in this report. Vintage Year Multiple is the since inception sum of distributions and valuation divided by paid in capital. Cumulative Multiple is the since inception sum of distributions and valuation divided by paid in capital for all investments through the indicated vintage year.

Wyoming State Treasurer's Office
Alternative Investment Fund Performance Listing
As of December 31, 2014

Fund Name	Vintage	Asset Class	Commitment	Paid In Capital	Distributions - Total	Distributions - Gain/Income	Distributions - ROC	Valuation	Fund IRR	Quartile	Index IRR	Fund Multiple
Cheyenne Capital Fund, LP	2003	Private Equity - Multi-Stage	\$257,950,000	\$470,288,964	\$373,537,037	\$21,331,098	\$352,205,939	\$313,506,366	13.49%	N/A	7.26%	1.46
Access Venture Partners II, LP	2006	Private Equity - Venture	\$10,000,000	\$9,750,000	\$2,736,080	\$2,736,080	\$0	\$13,281,659	12.60%	N/A	15.41%	1.64
TA Realty VIII	2006	Real Estate - Value Added	\$15,000,000	\$15,000,000	\$2,854,059	\$1,038,719	\$1,815,340	\$9,697,085	-2.67%	N/A	8.25%	0.84
Heitman Value Partners II	2007	Real Estate - Value Added	\$10,000,000	\$9,647,233	\$6,408,334	\$2,535,218	\$3,873,116	\$6,327,255	7.36%	N/A	12.81%	1.32
Grosvenor Global Recovery Fund, Ltd.	2009	Hedge Funds - Opportunistic	\$150,000,000	\$150,000,000	\$199,114,989	\$47,985,542	\$151,129,447	\$640,727	12.55%	N/A	15.93%	1.33
Cornerstone Core Mortgage Fund I	2010	Real Estate - Value Added	\$27,225,000	\$25,235,654	\$14,113,693	\$9,321,324	\$4,792,369	\$18,410,763	7.90%	N/A	17.21%	1.29
WestRiver RE Finance Fund	2010	Real Estate - Value Added	\$75,000,000	\$62,695,038	\$13,740,795	\$13,740,795	\$0	\$69,553,897	11.59%	N/A	18.59%	1.33
Hamilton Lane Wyoming Nowood Fund, LP	2013	Private Equity - Multi-Stage	\$200,000,000	\$48,167,549	\$4,514,745	\$370,527	\$4,144,218	\$47,210,450	16.90%	N/A	17.28%	1.07
M&G Real Estate Debt Fund III	2013	Real Estate - Value Added	\$125,558,680	\$18,183,932	\$432,275	\$308,831	\$123,444	\$16,471,910	N/M	N/A	N/M	0.93
Neuberger Berman Sauger Fund, LP	2013	Private Equity - Multi-Stage	\$200,000,000	\$55,000,000	\$0	\$0	\$0	\$62,607,925	24.37%	N/A	16.19%	1.14
Northwood Real Estate Partners (Series IV)	2013	Real Estate - Opportunistic	\$150,000,000	\$68,685,827	\$812,142	\$0	\$812,142	\$74,911,546	N/M	N/A	N/M	1.10
Grosvenor Slivery Lupine Fund, LLC	2014	Hedge Funds - Opportunistic	\$300,000,000	\$245,600,000	\$0	\$0	\$0	\$245,379,000	N/M	N/A	N/M	
TOTAL			\$1,520,733,680	\$1,178,254,197	\$618,264,148	\$99,368,134	\$518,896,014	\$877,998,583	12.20%		10.65%	1.27

M&G commitment is converted using the noon New York City Federal exchange rate as of the report date. Index IRR represents the dollar-weighted returns calculated using the S&P 500 Index (Cap Wtd) assuming an index investment with the same cash flow timing. IRRs are shown only for investments with one year or more of cash flows and for which an accurate IRR could be calculated. Applicable IRRs are marked with 'N/M' for not material. Fund IRR is the annualized since-inception net internal rate for the indicated fund or composite. Fund Multiple is the since inception sum of distributions and valuation divided by paid in capital. Quartile data is currently unavailable.

Cheyenne Capital Fund valuations set forth herein could be materially different once underlying investments are realized. Market conditions at the time of exit could be substantially different than at the reporting period, resulting in valuations different than those represented above. Fund valuations shown above may differ from the traditional investment performance report due to the exclusion of assets held in cash. Valuation shown for Grosvenor Global Recovery Fund and Grosvenor Slivery Lupine Fund will differ from the traditional investment performance report, as the valuation reflected therein is not on a one-quarter lag due to the nature of this particular investment. Non-recallable return of capital distributions are included in Distribution - Gain/Income as they do not reduce the remaining fund commitment. Paid In Capital is adjusted for closing true-ups and closing fee remittances.

Wyoming State Treasurer's Office
Reconciliation with Traditional Report
As of March 31, 2015

Fund Name	Vintage	Asset Class	Commitment	As of 12/31/2014			Quarter To Date Ending 03/31/2015		
				Paid In Capital	Distributions - Total	Valuation	Paid In Capital	Distributions - Total	Valuation
Cheyenne Capital Fund, LP	2003	Private Equity - Multi-Stage	\$257,950,000	\$470,288,964	\$373,537,037	\$313,506,366	\$5,297,659	\$11,188,658	\$307,978,077 *
Access Venture Partners II, LP	2006	Private Equity - Venture	\$10,000,000	\$9,750,000	\$2,736,080	\$13,281,659	\$0	\$0	\$16,063,471
TA Realty VIII	2006	Real Estate - Value Added	\$15,000,000	\$15,000,000	\$2,854,059	\$9,697,085	\$0	\$60,267	\$9,942,423
Heitman Value Partners II	2007	Real Estate - Value Added	\$10,000,000	\$9,647,233	\$6,408,334	\$6,327,255	\$0	\$111,250	\$6,444,729
Grosvenor Global Recovery Fund, Ltd.	2009	Hedge Funds - Opportunistic	\$150,000,000	\$150,000,000	\$199,114,989	\$640,727	\$0	\$0	\$640,727
Cornerstone Core Mortgage Fund I	2010	Real Estate - Value Added	\$27,225,000	\$25,235,654	\$14,113,693	\$18,410,763	\$0	\$333,406	\$18,210,260
WestRiver RE Finance Fund	2010	Real Estate - Value Added	\$75,000,000	\$62,695,038	\$13,740,795	\$69,553,897	\$0	\$4,010,879	\$68,236,011
Hamilton Lane Wyoming Nowood Fund, LP	2013	Private Equity - Multi-Stage	\$200,000,000	\$48,167,549	\$4,514,745	\$47,210,450	\$3,923,114	\$6,204,855	\$44,996,761 *
M&G Real Estate Debt Fund III	2013	Real Estate - Value Added	\$125,558,680	\$18,183,932	\$432,275	\$16,471,910	\$17,304,380	\$3,193,454	\$30,392,222
Neuberger Berman Sauger Fund, LP	2013	Private Equity - Multi-Stage	\$200,000,000	\$55,000,000	\$0	\$62,607,925	\$15,000,000	\$0	\$77,607,925 *
Northwood Real Estate Partners (Series IV)	2013	Real Estate - Opportunistic	\$150,000,000	\$68,685,827	\$812,142	\$74,911,546	\$11,301,640	\$1,704,057	\$80,074,662
Grosvenor Slivery Lupine Fund, LLC	2014	Hedge Funds - Opportunistic	\$300,000,000	\$245,600,000	\$0	\$245,379,000	\$27,000,000	\$0	\$276,804,087
TOTAL			\$1,520,733,680	\$1,178,254,197	\$618,264,148	\$877,998,583	\$79,826,794	\$26,806,827	\$937,391,355

Certain valuations (marked with a **) are preliminary estimates of valuation as of the date of reporting and reflect the estimated impact of subsequent net cash contributions/distributions. M&G commitment is converted using the noon New York City Federal exchange rate on the date of the report, while M&G cash flows are converted on the date of the flow. Valuation shown for Heitman, Cornerstone, and WestRiver as of the current quarter-end includes an income distribution payable in the month following quarter-end.

Cheyenne Capital Fund valuations set forth herein could be materially different once underlying investments are realized. Market conditions at the time of exit could be substantially different than at the reporting period, resulting in valuations different than those represented above. Fund valuations as of September 30, 2014 shown above may differ from the traditional investment performance report due to the exclusion of assets held in cash. Paid In Capital is adjusted for closing true-ups and closing fee remittances. Expense Contributions included in Paid In Capital and Income/Gain Distributions included in Distributions - Total are not reflected in preliminary valuations. All valuations shown for fiscal year-end are finalized and include unrealized appreciation.

PORTLAND

CHICAGO

NEW YORK

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