



# Alternative Investment Supplemental Disclosure

Wyoming State Treasurer's Office

Period Ended: June 30, 2020



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General Comments

- Through this reporting period, Wyoming State Treasurer's Office has committed a total of \$2,020,554,240 to 15 non-marketable alternative investments.
- The average age of active investments (based upon vintage year and weighted by commitment) was 7.00 years.
- A total of \$2,052,305,008 has been called or otherwise contributed to date.
- Distributions have totaled \$1,928,743,079 since plan inception.
- The residual estimated value of interests in these partnerships/investments is \$942,938,450.
- Since inception net performance for the investments are as follows:
  - Annualized since-inception estimated Internal Rate of Return (IRR) of 10.62%.
  - 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 8.90% indicating roughly 171 basis points of annualized out-performance.
  - For every \$1 paid into the portfolio, \$1.40 has been returned as a distribution or is held in residual value (multiple on invested capital = 1.40x).

**Hedge Funds - Opportunistic**

- Hedge Funds - Opportunistic funds account for 22.27% of commitments, 21.93% of contributed funds, 26.55% of distributed funds, and 7.53% of reported residual value.
- Pooled portfolio since inception performance is as follows:
  - Annualized since-inception IRR of 7.82%
  - S&P 500 Index (Cap Wtd) IRR of 10.55%
  - A multiple on invested capital of 1.30x.

**Private Equity - Buyout**

- Private Equity - Buyout funds account for 13.61% of commitments, 5.05% of contributed funds, 0.00% of distributed funds, and 10.92% 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 0.99x.

**Private Equity - Multi-Stage**

- Private Equity - Multi-Stage funds account for 32.56% of commitments, 47.02% of contributed funds, 52.89% of distributed funds, and 50.14% of reported residual value.
- Pooled portfolio since inception performance is as follows:
  - Annualized since-inception IRR of 12.69%
  - S&P 500 Index (Cap Wtd) IRR of 7.89%
  - A multiple on invested capital of 1.55x.

**Private Equity - Venture**

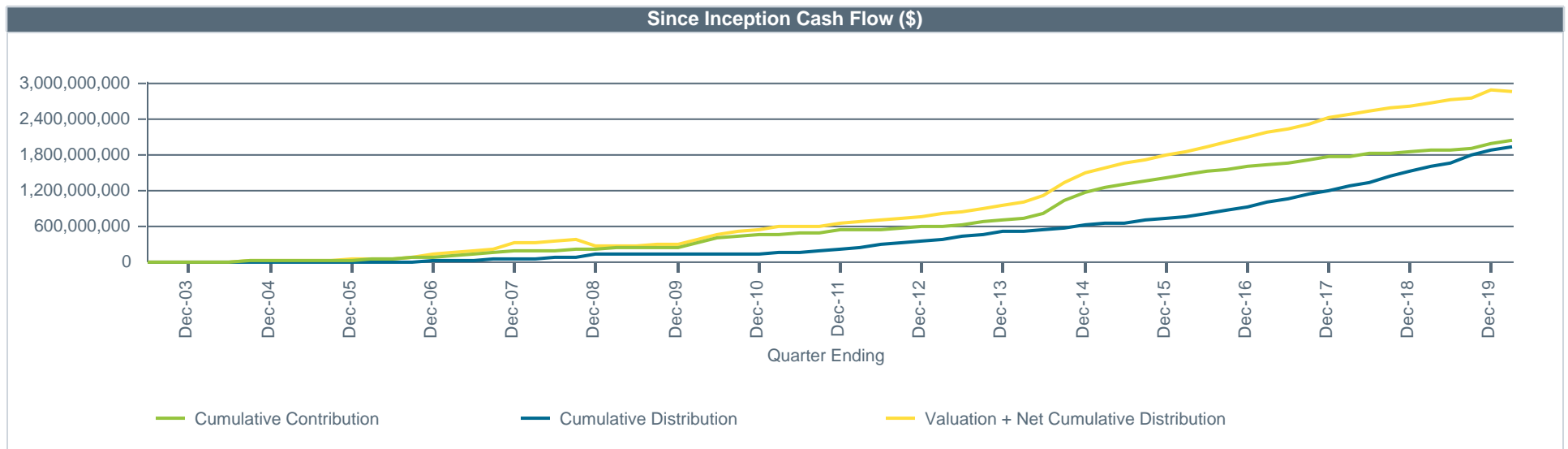
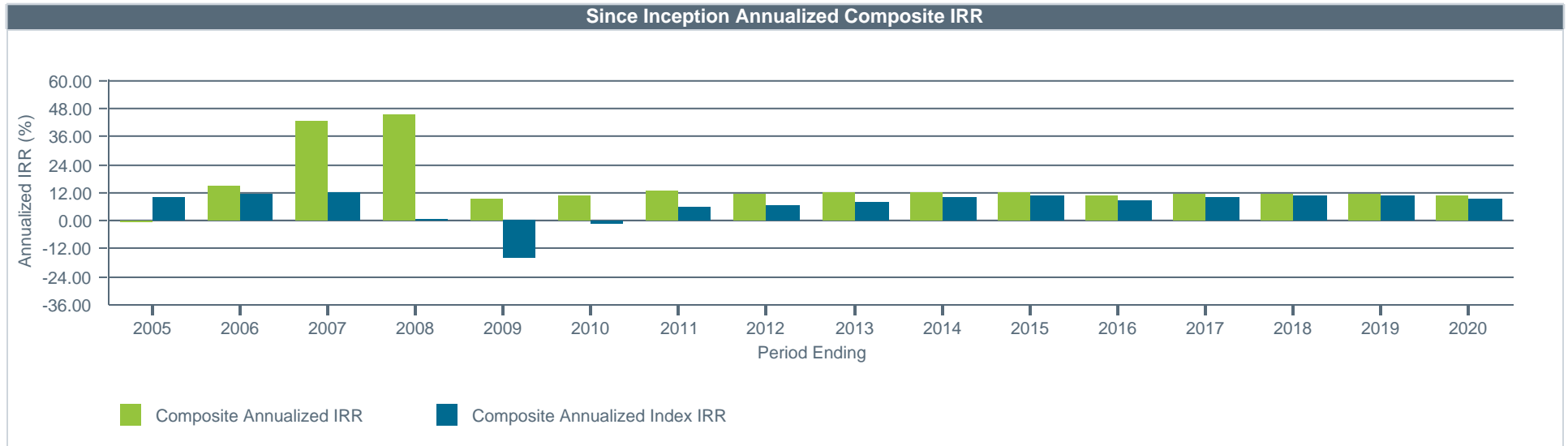
- Private Equity - Venture funds account for 0.49% of commitments, 0.49% of contributed funds, 0.86% of distributed funds, and 0.19% of reported residual value.
- Pooled portfolio since inception performance is as follows:
  - Annualized since-inception IRR of 8.99%
  - S&P 500 Index (Cap Wtd) IRR of 12.62%
  - A multiple on invested capital of 1.84x.

**Real Estate - Opportunistic**

- Real Estate - Opportunistic funds account for 7.42% of commitments, 8.36% of contributed funds, 6.21% of distributed funds, and 13.66% of reported residual value.
- Pooled portfolio since inception performance is as follows:
  - Annualized since-inception IRR of 12.32%
  - S&P 500 Index (Cap Wtd) IRR of 8.00%
  - A multiple on invested capital of 1.45x.

**Real Estate - Value Added**

- Real Estate - Value Added funds account for 23.64% of commitments, 17.15% of contributed funds, 13.49% of distributed funds, and 17.57% of reported residual value.
- Pooled portfolio since inception performance is as follows:
  - Annualized since-inception IRR of 6.24%
  - S&P 500 Index (Cap Wtd) IRR of 9.88%
  - A multiple on invested capital of 1.21x.



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.



## Alternative Investment Asset Class Composite Performance

Asset Class	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Asset Class IRR (%)	Index IRR (%)	Asset Class Multiple
Hedge Funds - Opportunistic	450,000,000	450,000,000	512,048,121	70,988,914	7.82	10.55	1.30
Private Equity - Buyout	275,000,000	103,681,221	0	102,991,152	N/M	N/M	0.99
Private Equity - Multi-Stage	657,950,000	965,076,573	1,020,031,049	472,747,972	12.69	7.89	1.55
Private Equity - Venture	10,000,000	10,000,000	16,602,711	1,755,065	8.99	12.62	1.84
Real Estate - Opportunistic	150,000,000	171,544,437	119,859,732	128,769,324	12.32	8.00	1.45
Real Estate - Value Added	477,604,240	352,002,777	260,201,467	165,686,023	6.24	9.88	1.21
	<b>2,020,554,240</b>	<b>2,052,305,008</b>	<b>1,928,743,079</b>	<b>942,938,450</b>	<b>10.62</b>	<b>8.90</b>	<b>1.40</b>

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.

Average Commitment-weighted Active Investment Age (in years): 7.00

Vintage Year	Commitment (\$)	Paid In Capital (\$)	Distributions (\$)	Valuation (\$)	Vintage Year IRR (%)	Index IRR (%)	Vintage Year Multiple	Cumulative Multiple
2003	257,950,000	611,047,092	847,027,202	157,375,331	13.27	7.72	1.64	1.64
2006	25,000,000	25,000,000	31,507,154	1,755,065	3.54	9.31	1.33	1.63
2007	10,000,000	9,647,233	14,137,084	20,020	8.58	10.81	1.47	1.63
2009	150,000,000	150,000,000	199,748,121	0	12.54	12.85	1.33	1.57
2010	102,225,000	87,930,692	136,112,966	11,753,575	10.51	12.27	1.68	1.58
2013	650,379,240	649,679,187	384,052,107	480,909,581	9.67	8.01	1.33	1.48
2014	300,000,000	300,000,000	312,300,000	70,988,914	5.85	8.79	1.28	1.44
2016	100,000,000	100,145,696	3,858,445	101,770,252	3.70	0.27	1.05	1.42
2019	275,000,000	103,681,221	0	102,991,152	N/M	N/M	0.99	1.40
2020	150,000,000	15,173,887	0	15,374,560	N/M	N/M	1.01	1.40
<b>TOTAL</b>	<b>2,020,554,240</b>	<b>2,052,305,008</b>	<b>1,928,743,079</b>	<b>942,938,450</b>	<b>10.62</b>	<b>8.90</b>		<b>1.40</b>

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 Private Equity Fund Performance Listing

As of March 31, 2020

Fund Name	Vintage	Asset Class	Commitment	Paid In Capital	Distributions - Total	Distributions - Gain/Income	Distributions - ROC	Valuation	Fund IRR (%)	Quartile	Index IRR (%)	Fund Multiple
Access Venture Partners II, LP	2006	Private Equity - Venture	\$10,000,000	\$10,000,000	\$16,602,711	\$13,787,636	\$2,815,075	\$1,755,065	8.99	2nd	12.62	1.84
Cheyenne Capital Fund, LP	2003	Private Equity - Multi-Stage	\$257,950,000	\$611,047,092	\$847,027,202	\$21,178,495	\$825,848,706	\$157,375,331	13.27	2nd	7.72	1.64
Hamilton Lane Wyoming Nowood Fund, LP	2013	Private Equity - Multi-Stage	\$200,000,000	\$214,829,481	\$117,993,847	\$28,868,811	\$89,125,036	\$136,044,672	7.18	4th	7.54	1.18
BlackRock Long Term Private Capital	2019	Private Equity - Buyout	\$275,000,000	\$103,681,221	\$0	\$0	\$0	\$102,991,152	N/M	N/A	N/M	0.99
Neuberger Berman Sauger Fund, LP	2013	Private Equity - Multi-Stage	\$200,000,000	\$139,200,000	\$55,010,000	\$10,651,024	\$44,358,976	\$179,327,969	12.80	3rd	8.10	1.68
<b>TOTAL</b>			<b>\$942,950,000</b>	<b>\$1,078,757,794</b>	<b>\$1,036,633,760</b>	<b>\$74,485,966</b>	<b>\$962,147,793</b>	<b>\$577,494,189</b>	<b>12.55</b>		<b>7.66</b>	<b>1.50</b>

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 based on information provided by Preqin.

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. 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  
Alternative Investment Private Real Estate Fund Performance Listing

As of March 31, 2020

Fund Name	Vintage	Asset Class	Commitment	Paid In Capital	Distributions - Total	Distributions - Gain/Income	Distributions - ROC	Valuation	Fund IRR (%)	Quartile	Index IRR (%)	Fund Multiple
Cornerstone Core Mortgage Fund I	2010	Real Estate - Value Added	\$27,225,000	\$25,235,654	\$34,144,840	\$29,352,471	\$4,792,369	\$0	6.68	N/A	10.78	1.35
Heitman Value Partners II	2007	Real Estate - Value Added	\$10,000,000	\$9,647,233	\$14,137,084	\$6,342,696	\$7,794,388	\$20,020	8.58	N/A	6.14	1.47
M&G Real Estate Debt Fund III	2013	Real Estate - Value Added	\$100,379,240	\$124,105,269	\$91,188,528	\$22,183,508	\$69,005,020	\$36,767,616	1.26	N/A	7.45	1.03
Northwood Real Estate Partners (Series IV)	2013	Real Estate - Opportunistic	\$150,000,000	\$171,544,437	\$119,859,732	\$49,049,057	\$70,810,675	\$128,769,324	12.32	N/A	8.04	1.45
SC Core Fund	2016	Real Estate - Value Added	\$100,000,000	\$100,145,696	\$3,858,445	\$3,623,177	\$235,269	\$101,770,252	3.70	N/A	5.42	1.05
Realterm Logistics Income Fund	2020	Real Estate - Value Added	\$150,000,000	\$15,173,887	\$0	\$0	\$0	\$15,374,560	N/M	N/A	N/M	1.01
TA Realty VIII	2006	Real Estate - Value Added	\$15,000,000	\$15,000,000	\$14,904,443	\$1,450,837	\$13,453,606	\$0	-0.07	N/A	4.33	0.99
WestRiver RE Finance Fund	2010	Real Estate - Value Added	\$75,000,000	\$62,695,038	\$101,968,126	\$67,970,820	\$33,997,306	\$11,753,575	11.91	N/A	10.12	1.81
<b>TOTAL</b>			<b>\$627,604,240</b>	<b>\$523,547,214</b>	<b>\$380,061,199</b>	<b>\$179,972,566</b>	<b>\$200,088,633</b>	<b>\$294,455,347</b>	<b>8.13</b>		<b>8.19</b>	<b>1.29</b>

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 NCREIF ODCE Index 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 based on information provided by Prequin.

Fund valuations shown above may differ from the traditional investment performance report due to the exclusion of assets held in cash. 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  
 Alternative Investment Diversified Hedge Funds Fund Performance Listing

As of March 31, 2020

Fund Name	Vintage	Asset Class	Commitment	Paid In Capital	Distributions - Total	Distributions - Gain/Income	Distributions - ROC	Valuation	Fund IRR (%)	Quartile	Index IRR (%)	Fund Multiple
Grosvenor Silvery Lupine Fund, LLC	2014	Hedge Funds - Opportunistic	\$300,000,000	\$300,000,000	\$312,300,000	\$69,346,225	\$242,953,775	\$70,988,914	5.85	N/A	8.79	1.28
Grosvenor Global Recovery Fund, Ltd.	2009	Hedge Funds - Opportunistic	\$150,000,000	\$150,000,000	\$199,748,121	\$47,985,542	\$151,762,578	\$0	12.54	N/A	12.85	1.33
<b>TOTAL</b>			<b>\$450,000,000</b>	<b>\$450,000,000</b>	<b>\$512,048,121</b>	<b>\$117,331,768</b>	<b>\$394,716,353</b>	<b>\$70,988,914</b>	<b>7.82</b>		<b>10.55</b>	<b>1.30</b>

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 based on information provided by Preqin.

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 Silvery 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. Grosvenor Global Recovery Fund paid its final distribution in June 2015.

Wyoming State Treasurer's Office  
Alternative Investment Private Equity Fund Performance Listing

As of June 30, 2020

Fund Name	Vintage	Asset Class	Commitment	As of 03/31/2020			Quarter To Date Ending 06/30/2020		
				Paid In Capital	Distributions - Total	Valuation	Paid In Capital	Distributions - Total	Valuation
Access Venture Partners II, LP	2006	Private Equity - Venture	\$10,000,000	\$10,000,000	\$16,602,711	\$1,755,065	\$0	\$0	\$1,755,169
Cheyenne Capital Fund, LP	2003	Private Equity - Multi-Stage	\$257,950,000	\$611,047,092	\$847,027,202	\$157,375,331	\$2,236,287	\$4,368,415	\$165,839,306
Hamilton Lane Wyoming Nowood Fund, LP	2013	Private Equity - Multi-Stage	\$200,000,000	\$214,829,481	\$117,993,847	\$136,044,672	\$5,070,277	\$6,930,000	\$142,888,665
BlackRock Long Term Private Capital	2019	Private Equity - Buyout	\$275,000,000	\$103,681,221	\$0	\$102,991,152	\$38,219,445	\$0	\$147,953,066
Neuberger Berman Sauger Fund, LP	2013	Private Equity - Multi-Stage	\$200,000,000	\$139,200,000	\$55,010,000	\$179,327,969	\$0	\$5,000,000	\$196,784,515
<b>TOTAL</b>			<b>\$942,950,000</b>	<b>\$1,078,757,794</b>	<b>\$1,036,633,760</b>	<b>\$577,494,189</b>	<b>\$45,526,009</b>	<b>\$16,298,415</b>	<b>\$655,220,721</b>

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. 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.

Wyoming State Treasurer's Office  
Alternative Investment Private Real Estate Fund Performance Listing

As of June 30, 2020

Fund Name	Vintage	Asset Class	Commitment	As of 03/31/2020			Quarter To Date Ending 06/30/2020		
				Paid In Capital	Distributions - Total	Valuation	Paid In Capital	Distributions - Total	Valuation
Cornerstone Core Mortgage Fund I	2010	Real Estate - Value Added	\$27,225,000	\$25,235,654	\$34,144,840	\$0	\$0	\$0	\$0
Heitman Value Partners II	2007	Real Estate - Value Added	\$10,000,000	\$9,647,233	\$14,137,084	\$20,020	\$0	\$19,818	\$0
M&G Real Estate Debt Fund III	2013	Real Estate - Value Added	\$100,379,240	\$124,105,269	\$91,188,528	\$36,767,616	-\$17,316	\$2,372,070	\$36,244,862
Northwood Real Estate Partners (Series IV)	2013	Real Estate - Opportunistic	\$150,000,000	\$171,544,437	\$119,859,732	\$128,769,324	\$3,400,065	\$6,380,453	\$133,728,445
SC Core Fund	2016	Real Estate - Value Added	\$100,000,000	\$100,145,696	\$3,858,445	\$101,770,252	\$0	\$1,558,735	\$102,534,813
Realterm Logistics Income Fund	2020	Real Estate - Value Added	\$150,000,000	\$15,173,887	\$0	\$15,374,560	\$15,592,500	\$58,458	\$31,519,959
TA Realty VIII	2006	Real Estate - Value Added	\$15,000,000	\$15,000,000	\$14,904,443	\$0	\$0	\$0	\$0
WestRiver RE Finance Fund	2010	Real Estate - Value Added	\$75,000,000	\$62,695,038	\$101,968,126	\$11,753,575	\$0	\$0	\$11,806,817
<b>TOTAL</b>			<b>\$627,604,240</b>	<b>\$523,547,214</b>	<b>\$380,061,199</b>	<b>\$294,455,347</b>	<b>\$18,975,249</b>	<b>\$10,389,533</b>	<b>\$315,834,895</b>

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.

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.

Wyoming State Treasurer's Office  
 Alternative Investment Diversified Hedge Funds Fund Performance Listing

As of June 30, 2020

Fund Name	Vintage	Asset Class	Commitment	As of 03/31/2020			Quarter To Date Ending 06/30/2020		
				Paid In Capital	Distributions - Total	Valuation	Paid In Capital	Distributions - Total	Valuation
Grosvenor Silvery Lupine Fund, LLC	2014	Hedge Funds - Opportunistic	\$300,000,000	\$300,000,000	\$312,300,000	\$70,988,914	\$0	\$0	\$70,930,128
Grosvenor Global Recovery Fund, Ltd.	2009	Hedge Funds - Opportunistic	\$150,000,000	\$150,000,000	\$199,748,121	\$0	\$0	\$0	\$0
<b>TOTAL</b>			<b>\$450,000,000</b>	<b>\$450,000,000</b>	<b>\$512,048,121</b>	<b>\$70,988,914</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,930,128</b>

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. Grosvenor Global Recovery Fund paid its final distribution in June 2015.

PORTLAND

BOISE

CHICAGO

NEW YORK

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