Oregon Public Employees' Retirement Fund
Real Estate Portfolio
As of Mar 31, 2026
($ in millions)

Vintage Year	Partnership	Capital Commitment	Total Capital Contributed	Total Capital Distributed	Fair Market Value	Total Value Multiple	IRR
1991	Timber	$46.5	$57.5	$68.0	$0.0	1.18x	2.29%
1991	TransEuropean I	$15.4	$16.4	$25.0	$0.0	1.53x	6.83%
1993	Hampstead I	$42.3	$44.3	$123.0	$1.6	2.82x	37.00%
1995	Westbrook I	$75.0	$81.7	$177.1	$0.0	2.17x	26.50%
1996	Hampstead II	$70.0	$70.0	$11.3	$0.0	0.16x	-9.76%
1996	Lone Star Fund I	$75.0	$75.0	$93.7	$0.0	1.25x	7.49%
1996	Oaktree RE Oppo Fund A, LP	$30.0	$31.7	$49.7	$0.0	1.57x	7.52%
1997	JER Real Estate Partners	$87.0	$105.0	$165.9	$0.0	1.58x	13.91%
1997	Westbrook II	$80.0	$85.9	$127.5	$0.0	1.48x	12.95%
1998	Lone Star Fund II	$125.0	$125.0	$167.4	$0.0	1.34x	16.37%
1998	Westbrook III	$45.0	$47.6	$62.0	$0.0	1.3x	7.44%
1999	Hampstead III	$120.0	$89.4	$150.2	$0.0	1.68x	9.86%
1999	JER Real Estate Partners II	$100.0	$108.3	$157.9	$0.0	1.46x	11.05%
2000	Lone Star Fund III	$200.0	$198.2	$411.9	$0.0	2.08x	32.08%
2001	Lone Star Fund IV	$200.0	$189.2	$448.4	$0.6	2.37x	30.84%
2001	Westbrook IV	$45.0	$45.0	$71.0	$0.0	1.58x	18.39%
2003	Fortress II	$111.4	$159.0	$262.6	$0.0	1.65x	37.01%
2003	Greenfield Partners III	$50.0	$50.5	$62.6	$0.6	1.25x	5.16%
2003	Rockpoint RE Special Fund, L.P.	$73.9	$39.7	$59.2	$0.0	1.49x	18.95%
2004	Clift	$50.0	$51.0	$57.4	$0.0	1.13x	27.63%
2004	Fortress III	$125.0	$156.9	$168.1	$0.0	1.07x	1.19%
2004	Page Mill	$50.0	$26.4	$39.5	$0.0	1.5x	N/M
2004	Rockpoint Real Estate Fund I, L.P.	$50.0	$51.5	$63.0	$0.0	1.22x	11.30%
2005	Aetos Capital Asia TE II	$100.0	$99.6	$51.8	$2.2	0.54x	-7.81%
2005	Fortress Residential Inv. Deutschland	$100.0	$59.9	$59.0	$0.0	0.98x	-0.31%
2005	Heritage Fields Capital	$132.7	$101.9	$296.0	$90.7	3.79x	8.28%
2005	Lone Star Fund V	$270.0	$287.4	$263.8	$0.1	0.92x	-1.50%
2005	Rockpoint Real Estate Fund II, L.P.	$100.0	$114.2	$99.0	$0.0	0.87x	-2.71%
2005	RREEF America Fund II	$200.0	$233.9	$262.5	$101.5	1.56x	5.38%
2005	SDL Hospitality Co-Invest Fund	$22.0	$27.5	$45.9	$0.2	1.68x	8.99%
2006	Fortress Investment Fund IV	$125.0	$142.6	$118.4	$0.5	0.83x	-2.33%
2006	GI Partners Fund II	$100.0	$100.0	$164.0	$0.0	1.64x	7.92%
2006	Guggenheim Structured Real Estate II, L.P.	$100.0	$100.0	$2.3	$0.0	0.02x	N/M
2006	Guggenheim Structured Real Estate, L.P.	$50.0	$51.3	$54.9	$0.0	1.07x	8.63%
2006	KeyStone Industrial Fund, LP	$100.0	$112.2	$141.0	$0.0	1.26x	3.66%
2006	Rockwood Capital RE Partners VII	$100.0	$99.1	$65.0	$0.0	0.66x	-4.68%
2006	Starwood Capital Hospitality Fund I-2	$50.0	$50.0	$46.5	$4.6	1.02x	0.27%
2007	Blackstone Real Estate Partners VI, LP	$200.0	$218.9	$440.7	$0.1	2.01x	13.09%
2007	Buchanan Fund V	$75.0	$67.9	$65.1	$0.0	0.96x	-0.68%
2007	Europe Fund III	$100.0	$81.8	$30.4	$0.3	0.38x	-14.62%
2007	Fortress V	$125.0	$125.1	$135.4	$13.8	1.19x	2.03%
2007	Hines US Office Value Add Fund II	$100.0	$95.6	$69.7	$0.0	0.73x	-4.62%
2007	IL & FS India Realty Fund	$100.0	$102.2	$43.3	$2.4	0.45x	-6.75%
2007	Lion Mexico Fund	$100.0	$113.5	$65.9	$2.1	0.6x	-8.12%
2007	Rockpoint Finance Fund I, LP	$100.0	$8.9	$5.6	$0.0	0.63x	-5.58%
2007	Rockpoint Real Estate Fund III, L.P.	$150.0	$151.3	$204.1	$1.4	1.36x	13.45%
2007	Windsor Realty VII	$50.0	$48.0	$24.6	$0.0	0.51x	-11.94%
2008	Aetos Capital Asia TE III	$100.0	$118.7	$56.4	$3.2	0.5x	-14.23%
2008	Alpha Asia Macro Trends Fund	$100.0	$98.3	$139.0	$0.0	1.41x	6.59%
2008	CBRE Strategic Partners US Value Fund 5	$100.0	$94.8	$136.3	$0.0	1.44x	16.18%
2008	GI Partners Fund III	$200.0	$217.6	$349.1	$0.0	1.6x	12.96%
2008	Guggenheim Structured Real Estate III	$150.0	$150.0	$122.5	$0.0	0.82x	-4.98%
2008	IL & FS India Realty Fund II	$100.0	$100.6	$55.4	-$0.7	0.54x	-8.88%
2008	KTR Industrial Fund II, LP	$100.0	$92.0	$206.0	$0.0	2.24x	26.98%
2008	Lone Star Fund VI	$500.0	$440.8	$725.0	$0.0	1.64x	11.57%
2008	Lone Star Real Estate Fund	$100.0	$82.9	$101.3	$0.0	1.22x	4.65%
2008	Western National Realty II	$100.0	$118.7	$228.3	$0.0	1.92x	12.72%
2009	Fortress Fund III PIK Notes	$7.5	$7.5	$11.5	$0.0	1.53x	20.26%
2009	Rockwood Capital RE Partners VIII	$100.0	$90.9	$150.1	$0.0	1.65x	19.16%
2009	Western National Co-Investment	$10.0	$9.4	$24.6	$0.0	2.6x	16.66%
2010	AG Asia Realty Fund II, L.P.	$100.0	$91.8	$145.2	$0.0	1.58x	17.22%
2010	Beacon Capital Strategic Partners VI, LP	$100.0	$75.2	$117.1	$0.3	1.56x	16.48%
2010	Canyon Johnson Urban Fund III	$50.0	$49.8	$67.8	$0.0	1.36x	12.50%
2010	Lone Star Fund VII	$200.0	$196.8	$339.8	$0.0	1.73x	47.67%
2010	Lone Star Real Estate Fund II	$200.0	$199.5	$299.4	$0.0	1.5x	26.10%
2010	Starwood Cap Hospitality Fd II Global LP	$100.0	$96.6	$154.5	$2.9	1.63x	9.52%
2010	Vornado Capital Partners L.P.	$100.0	$99.8	$100.2	$0.0	1x	0.15%
2011	Alpha Asia Macro Trends Fund II	$200.0	$195.4	$292.1	$0.0	1.5x	10.92%
2011	Brazil Real Estate Opportunities II	$100.0	$96.4	$43.0	$10.2	0.55x	-7.96%
2011	Prologis Global Industrial Ventures	$500.0	$112.4	$19.3	$251.2	2.41x	6.66%
2011	SH Group I, LP	$5.0	$3.1	$12.4	$0.0	3.94x	25.73%
2011	Waterton Residential Property Venture XI	$100.0	$110.1	$202.1	$0.6	1.84x	20.06%
2012	Blackstone Real Estate Partners VII, LP	$100.0	$144.2	$216.6	$7.5	1.55x	14.11%
2012	Rockpoint Real Estate Fund IV, L.P.	$100.0	$105.6	$136.5	$1.3	1.31x	12.96%
2012	CBRE Strategic Partners US Value Fund 6	$100.0	$103.8	$141.5	$0.0	1.36x	12.06%
2013	KTR Industrial Fund III	$100.0	$45.5	$70.7	$0.0	1.56x	40.16%
2013	Lone Star Fund VIII	$178.7	$175.4	$185.7	$9.7	1.11x	5.31%
2013	Lone Star Real Estate Fund III	$300.0	$304.7	$404.8	$0.0	1.33x	14.09%
2014	DivcoWest Fund IV REIT, L.P.	$100.0	$99.4	$164.6	$2.2	1.68x	24.93%
2014	Talmage Total Return Partners, LLC	$100.0	$113.7	$131.2	$0.0	1.15x	18.25%
2014	Waterton Residential Property Venture XII	$100.0	$120.3	$157.6	$13.0	1.42x	8.86%

Oregon Public Employees' Retirement Fund
Real Estate Portfolio
As of Mar 31, 2026
($ in millions)

2014	Landmark Real Estate Partners VII, L.P.	$100.0	$95.3	$101.6	$9.8	1.17x	5.66%
2015	Och-Ziff Real Estate Fund III	$125.0	$105.5	$165.5	$7.7	1.64x	19.73%
2015	Rockpoint Growth and Income Fund I, L.P.	$100.0	$106.0	$77.7	$26.1	0.98x	-0.41%
2015	Harrison Street Real Estate Partners V-A	$115.0	$108.5	$140.6	$29.7	1.57x	9.08%
2015	WRPV XI CK Expansion, L.L.C	$17.4	$14.3	$11.9	$0.8	0.89x	-1.62%
2015	Lone Star Fund IX	$300.0	$302.3	$365.6	$97.0	1.53x	13.12%
2015	Harrison Street REP V Co-Investment	$35.0	$37.7	$57.4	$10.2	1.79x	10.73%
2015	Madison Realty Capital Debt Fund III, LP	$150.0	$254.0	$184.5	$73.4	1.02x	0.43%
2015	Lone Star Real Estate Fund IV	$243.0	$252.1	$221.3	$65.6	1.14x	5.55%
2016	Lone Star Real Estate Fund V	$277.9	$91.8	$44.8	$14.4	0.64x	-15.89%
2016	DivcoWest Fund V	$250.0	$249.8	$73.0	$98.9	0.69x	-8.59%
2017	JP Morgan Strategic Property Fund	$300.0	$265.8	$144.5	$182.5	1.23x	2.77%
2017	ASB Allegiance Real Estate Fund	$150.0	$151.9	$32.6	$115.0	0.97x	-0.36%
2018	Morgan Stanley Prime Property Fund	$250.0	$255.3	$158.9	$189.9	1.37x	4.76%
2018	Harrison Street Core Property Fund, LP	$150.0	$161.0	$47.4	$170.1	1.35x	4.89%
2018	Heitman America Real Estate Trust, L.P.	$150.0	$157.9	$38.7	$156.9	1.24x	3.28%
2019	Blackstone Real Estate Partners IX	$300.0	$359.0	$168.6	$249.6	1.16x	4.90%
2019	Harrison Street Core Property Fund Co-Investment	$150.0	$145.4	$14.3	$104.6	0.82x	-5.55%
2019	Prologis Targeted US Logistic Fund	$250.0	$255.6	$21.0	$448.4	1.84x	10.22%
2019	DivcoWest Real Estate Fund VI	$200.0	$142.5	$12.1	$84.6	0.68x	-11.16%
2020	Sculptor Real Estate Fund IV	$150.0	$164.0	$76.0	$120.8	1.2x	10.03%
2020	Nuveen U.S. Cities Multifamily Fund	$100.0	$112.6	$17.6	$124.3	1.26x	5.44%
2020	Harrison Street REP VIII	$150.0	$145.1	$40.3	$122.0	1.12x	3.23%
2020	Blue Owl Real Estate Capital Fund V	$200.0	$214.0	$95.2	$187.2	1.32x	10.29%
2020	Waterton Residential Prop Venture XIV	$150.0	$154.4	$5.3	$131.0	0.88x	-3.79%
2021	AEW Core Property Trust	$110.0	$110.0	$5.1	$129.0	1.22x	4.07%
2021	GID Mainstay Fund	$150.0	$166.1	$25.9	$204.9	1.39x	8.33%
2021	Walton Street Real Estate Core-Plus Fund	$250.0	$257.6	$20.8	$250.1	1.05x	1.31%
2021	Harrison Street Life Science Non-Core	$100.0	$152.8	$70.7	$74.3	0.95x	-1.91%
2021	LBA Logistics Value Fund IX	$200.0	$156.0	$5.9	$146.6	0.98x	-0.87%
2022	Harrison Street Real Estate Partners IX	$150.0	$155.8	$40.0	$142.3	1.17x	9.15%
2022	Abacus Multi-Family Partners VI LP	$150.0	$120.6	$2.0	$106.2	0.9x	-6.52%
2022	AEW Essential Housing Fund, L.P.	$250.0	$226.5	$24.1	$216.3	1.06x	2.31%
2022	Lincoln CIP Industrial Value Add	$257.0	$126.3	$18.2	$200.8	1.73x	41.22%
2022	Nuveen U.S. Cities Industrial Fund	$200.0	$208.4	$12.1	$186.8	0.95x	-1.44%
2022	Blackstone RE Partners X LP	$300.0	$142.5	$19.8	$144.2	1.15x	10.29%
2022	Windsor Columbia Realty Fund Non Core	$0.0	$305.9	$163.3	$215.0	1.24x	10.66%
2023	Sculptor Diversified RE Income Trust	$150.0	$150.0	$33.9	$171.9	1.37x	11.20%
2023	Blue Owl Real Estate Capital Fund VI	$200.0	$139.1	$18.8	$154.9	1.25x	19.55%
2023	Carlyle Property Investors, L.P.	$200.0	$206.3	$6.3	$209.8	1.05x	2.94%
2024	Sculptor Real Estate Fund V	$100.0	$10.4	$1.7	$9.2	1.04x	13.59%
2024	Hammes Income & Growth Healthcare Fund, L.P.	$110.0	$29.4	$2.4	$28.6	1.05x	8.71%
2025	Rockwood Mixed Use Partners II	$75.3	$46.1	$0.0	$62.8	1.36x	37.08%
2025	DW-OR Partners II	$80.0	$216.6	$0.0	$219.9	1.02x	1.78%
2025	Blue Owl Real Estate Fund VII, L.P.	$100.0	$16.8	$4.0	$12.1	0.96x	-13.18%
2025	Abacus Multi-Family Partners VII, LP	$100.0	$4.3	$0.0	$1.0	0.23x	-96.85%
Grand Total(s):		**$16,712.9**	**$15,908.6**	**$14,276.4**	**$6,231.2**	**1.29x**	

Oregon Public Employees' Retirement Fund
Real Estate Portfolio
As of Mar 31, 2026
($ in millions)

REITS

Vintage Year	Partnership	Total Capital Distributed	Fair Market Value	IRR
1985	LaSalle REIT	$1,748.7	$226.8	12.41%
2000	Cohen & Steers	$516.5	$0.0	18.31%
2001	Cliffwood	$92.2	$0.0	-4.54%
2004	Woodbourne	$186.5	$0.0	5.75%
2006	European Investors Global REIT	$88.2	$0.0	0.91%
2006	Morgan Stanley Global REIT	$478.8	$0.0	4.64%
2006	Presima Global REIT	$50.8	$0.0	-10.40%
Grand Total(s):		**$3,161.7**	**$226.8**	

Separate Accounts

Vintage Year	Partnership	Total Capital Distributed	Fair Market Value	Total Value Multiple	IRR
1994	Clarion	$1,623.5	$0.0	1.72x	8.77%
2000	Clarion Holding	$326.8	$0.0	1.14x	7.01%
2000	Lincoln	$2,853.2	$2,015.2	1.67x	13.16%
2000	Lincoln Holdings	$96.3	$0.0	1.83x	16.08%
2000	Regency Core	$780.3	$0.0	1.92x	10.90%
2001	Greystar Residential	$619.6	$0.0	2.05x	66.39%
2003	Lionstone Westloop	$43.8	$0.0	1.53x	8.53%
2004	Cameron Village	$87.2	$122.1	3.43x	8.30%
2004	Regency II	$457.6	$536.6	1.39x	7.08%
2005	Lincoln Non Mandate	$195.7	$39.1	1x	0.11%
2005	Windsor Columbia Realty Fund	$1,247.5	$1,318.7	1.64x	11.67%
2006	Clarion Columbia Office Properties	$3,302.4	$691.2	1.3x	7.76%
2006	Lionstone CFO ONE	$520.5	$4.2	0x	3.52%
2006	Pacific Realty	$59.5	$86.4	4.64x	12.79%
2008	Talmage Separate Account	$227.7	$0.0	-5.17x	8.72%
2011	Lionstone CFO One Non Mandate	$37.0	$0.0	1.45x	22.07%
2013	Ascentris - OR Partners LLC	$684.4	$394.2	1.07x	2.86%
2015	LORE One, L.P. (Core)	$596.4	$0.0	1.18x	2.98%
2015	LORE One, L.P. (Value Add)	$595.1	$0.4	0.92x	-3.46%
2015	Waterton Fund IX PT Chicago, LLC	$81.4	$164.3	1.48x	4.80%
2016	Clarion (Non Mandate)	$115.6	$2.0	1.16x	3.50%
2018	Ascentris Core	$62.8	$237.4	0.87x	-5.31%
2019	DW-Columbia Perfco LP	$43.3	$93.6	0.49x	-14.69%
2019	LBA Core Industrial	$5.4	$600.2	1.13x	3.21%
2020	Oregon Abacus Multifamily Associates LP	$58.2	$513.9	1.14x	4.00%
2021	Harrison Street Life Science Core	$15.4	$40.9	1.17x	6.51%
2023	Harrison Street Life Science SMA Account	$3.1	$35.8	1.04x	1.90%
2023	Ascentris-OR Cherry Creek West, LLC	$0.0	$40.9	0.93x	-36.50%
2024	LBA Logistics Value Fund X, LP	$0.0	$16.3	0.96x	-14.94%
2025	Ascentris - OR Takeover	$9.5	$184.1	1.09x	7.69%
2025	Ascentris West End	$4.8	$65.1	1.17x	13.80%
Grand Total(s):		**$14,754.0**	**$7,202.5**	**0.67x**	

Investments held less than three years generally have IRRs that are non-meaningful, and are therefore labeled N/M.

Warning: Due to a number of factors, including most importantly a lack of valuation standards in the real estate industry, differences in the pace of investments across partnerships and the understatement of returns in the early years of a partnership's life, the IRR information in this report DOES NOT accurately reflect the current or expected future returns of the partnership. The IRRs SHOULD NOT be used to assess the investment success of a partnership or to compare returns across partnerships. The IRRs in this report HAVE NOT been approved by the individual general partners of the partnerships.