

Executive Summary
Private Equity Report – Open Session

Key Topics in Report¹

- The Private Equity Program’s performance continues to rebound from the depths of the COVID-19 pandemic as financial markets performed well despite various economic challenges. Results as of September 30, 2021 are strong on both an absolute basis and relative to benchmarks. The Program is outperforming both the Custom State Street Index and the Custom Benchmark over all periods evaluated. While impressive, we do not believe the one-year returns are meaningful.
 - The Program’s outperformance against the Custom State Street Index was largely driven by strong Buyouts performance, particularly in Europe.
- The Program’s NAV increased by \$7.2 billion (net of cash flows) during the prior six months, and \$14.5 billion since September 30, 2020.
- Staff has achieved the 13% long-term allocation target. Private Equity currently makes up 14.3% of the Total Plan, compared to 12.5% six months ago. The Program’s NAV, currently \$44.5 billion, grew by 55% since September 30, 2020.
- Investment pacing has increased substantially in recent years. Continued disciplined investment pace will be required to maintain the long-term target.
 - Staff has increased its pace to Co-investments, which now represent approximately 18% of the Private Equity Program.
- The Portfolio remains well diversified across Strategy and Geography type, and is in line with sub-asset and diversification targets.

¹ Performance is based on data as of September 30, 2021.