



Hamilton Lane®

New Mexico Educational Retirement Board

June 30, 2018 Quarterly Investment Report

Client Overview

Program Inception:

2003

HL Relationship Inception:

2007

Real Assets Strategies:

Real Estate

Natural Resources

Plan Size (as of 6/30/2018):

\$12.90 billion

Target / Current Allocation:

Real Estate – 7.0% / 6.7%

Natural Resources – 4.5% / 4.5%

Real Estate Benchmark:

NCREIF Property Index

Natural Resources Benchmark:

Consumer Price Index + 4% (CPI-U)

\$ millions	3/31/2018	6/30/2018	Change
Active Partnerships	51	51	-
Inactive Partnerships	3	4	1
Active GP Relationships	30	29	(1)
Capital Committed	\$2,135.6	\$2,200.6	\$65.0
Unfunded Commitment	\$675.7	\$667.2	(\$8.5)
Paid-In Capital	\$2,414.6	\$2,466.2	\$51.6
Capital Distributed	\$1,960.3	\$1,990.5	\$30.2
Market Value	\$1,357.0	\$1,443.6	\$86.6
Total Value Multiple	1.37x	1.39x	0.02x
Avg. Age of Commitments	4 years	4.1 years	0.1 years
Since Inception IRR Performance			
Total Portfolio Net IRR	11.42%	11.60%	18 bps

Portfolio Snapshot metrics represent both active and inactive partnership data

Year-to-Date Commitments

	Raith Real Estate Fund II, L.P.	RAM Realty Partners V, L.P.
General Partner	Raith Capital Partners	RAM Realty Services
Existing Manager	Yes	Yes
Closing Date	1/8/2018	4/10/2018
Commitment	\$50,000,000	\$40,000,000
Fund Size	\$250,000,000	\$300,000,000
Strategy	Real Estate	Real Estate
Geographic Focus	North America	North America
Industries	Real Estate	Real Estate

Total Portfolio Performance

	Commitment (\$) ⁽³⁾	%	Unfunded	Market Value (\$)	%	Net Time Weighted Returns ⁽¹⁾						SI IRR		Multiples ⁽²⁾			
						Qtr	1 Year	3 Year	5 Year	7 Year	Since Inception	Initial CF Date	TVPI	RVPI	DPI	PIC	
Real Estate (Net)	\$1,430,716,996	67%	\$485,679,982	\$866,751,402	60%	5.54%	10.35%	10.96%	11.36%	11.64%	10.83%	11.98%	11/17/2003	1.44	0.45	0.99	1.28
				NCREIF Property Index		1.81%	7.20%	8.26%	9.77%	10.23%	14.32%						
				Difference		3.73%	3.15%	2.71%	1.59%	1.41%	(3.48%)						
Natural Resources (Net)	\$708,369,447	33%	\$181,558,561	\$576,805,680	40%	3.58%	13.06%	10.48%	8.16%	7.00%	5.17%	8.67%	3/9/2009	1.23	1.05	0.18	0.78
				CPI-U Index + 4%		4.98%	4.99%	4.34%	4.00%	4.15%	4.12%						
				Difference		(1.40%)	8.07%	6.14%	4.16%	2.85%	1.05%						
New Mexico (Net)	\$2,139,086,443	100%	\$667,238,544	\$1,443,557,082	100%	4.76%	11.44%	11.00%	10.94%	11.21%	10.49%	11.60%	11/17/2003	1.39	0.59	0.81	1.12

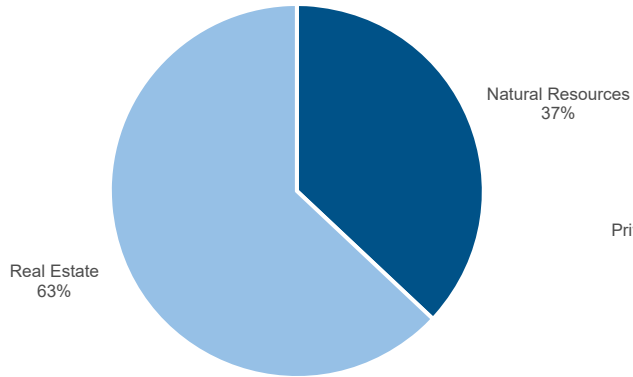
(1) Time weighted returns shown use a Modified Dietz methodology, based on quarterly return periods.

(2) PIC multiples may exceed 1.00 due to the recycling of capital and/or contributions made outside of commitment.

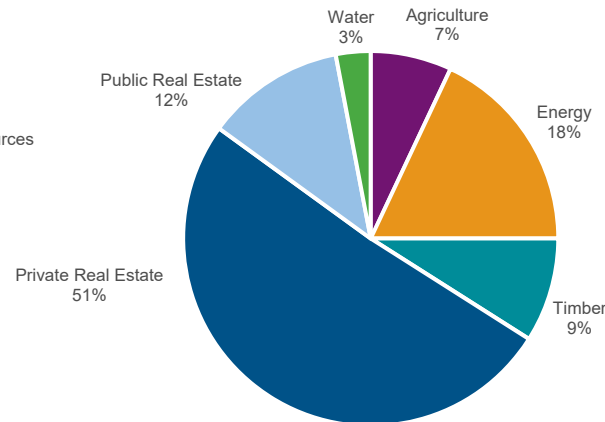
(3) Inactive funds are excluded from Commitment totals but included in performance metrics

Total Portfolio Diversification

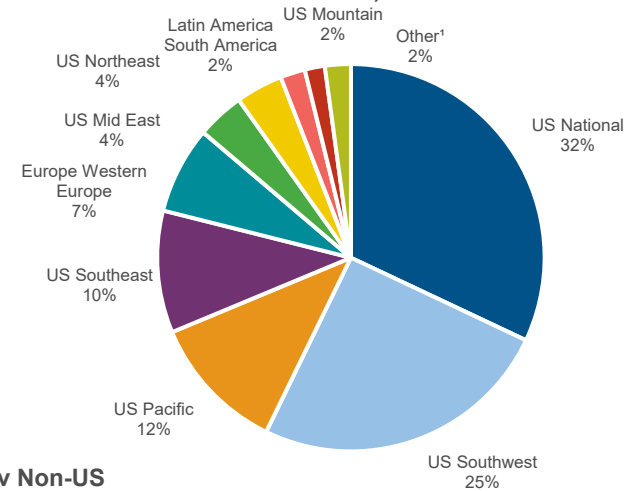
Real Asset Category by Total Exposure As of June 30, 2018



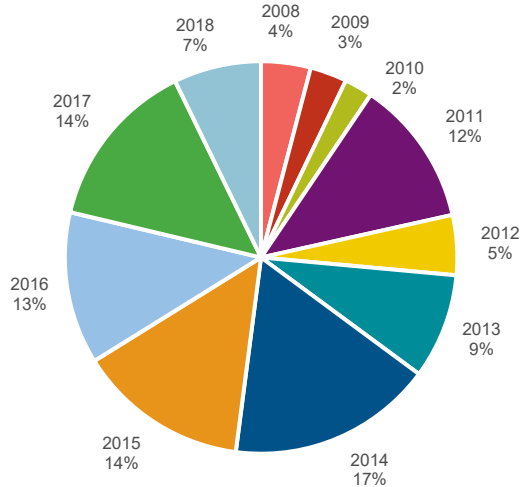
Asset Class by Total Exposure As of June 30, 2018



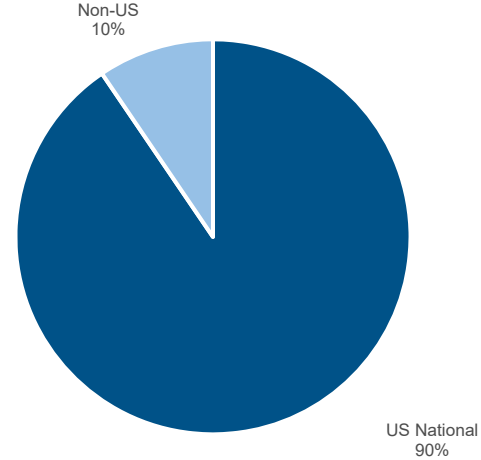
Geography by Exposed Market Value As of June 30, 2018



Vintage Year Diversification by Commitment Amount As of June 30, 2018



US v Non-US by Exposed Market Value As of June 30, 2018

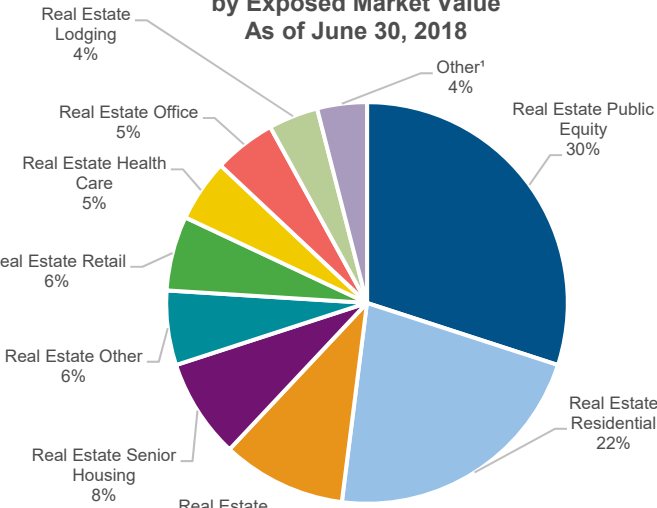


Note: Pie chart percentages may not sum to 100% due to rounding.

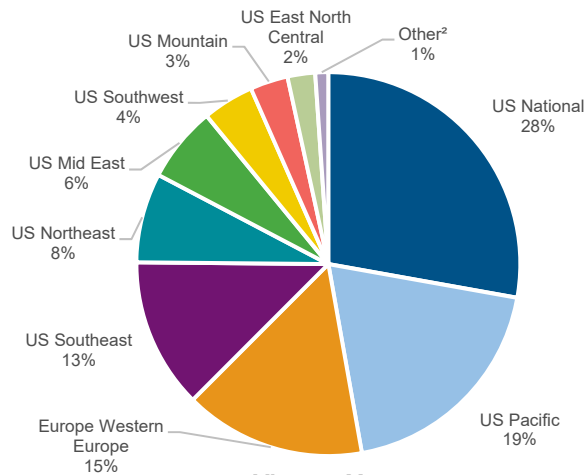
¹ US East & West North Central, Canada, Asia, Eastern Europe and Australia combined represent approximately 2% of exposed market value and are not shown in the chart

Real Estate Diversification

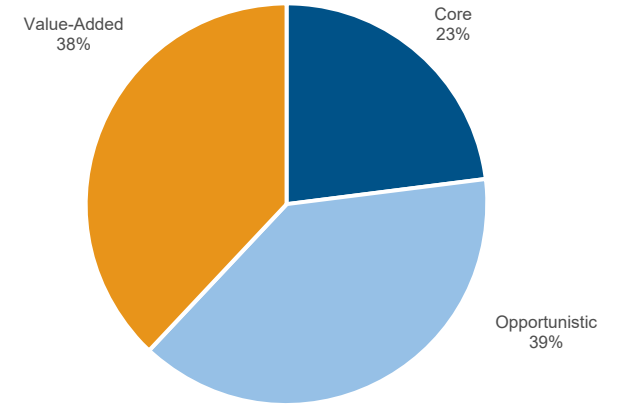
Asset Class by Exposed Market Value As of June 30, 2018



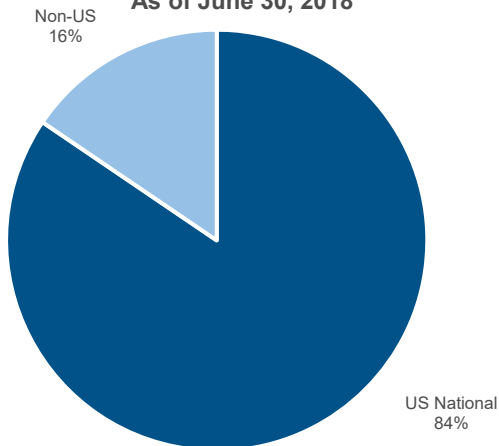
Geography by Exposed Market Value As of June 30, 2018



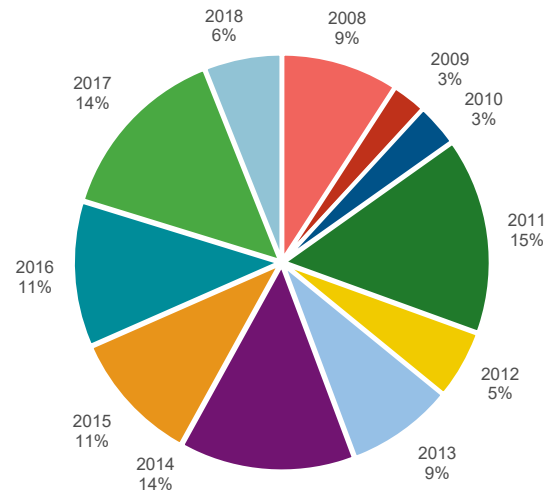
Risk Category by Total Exposure As of June 30, 2018



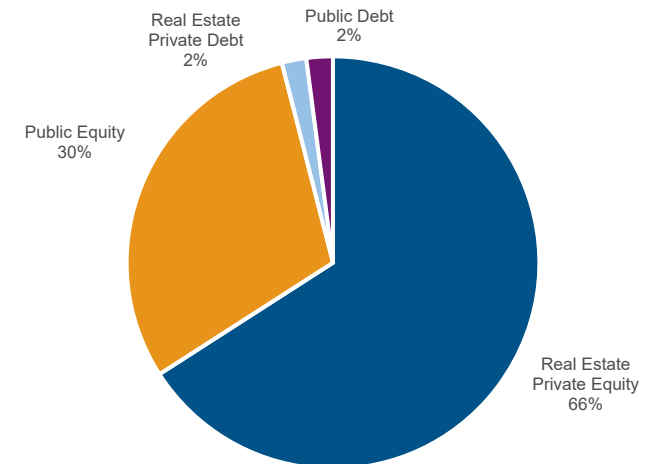
US v Non-US by Exposed Market Value As of June 30, 2018



Vintage Year by Commitment Amount As of June 30, 2018



Debt v Equity by Total Exposure As of June 30, 2018

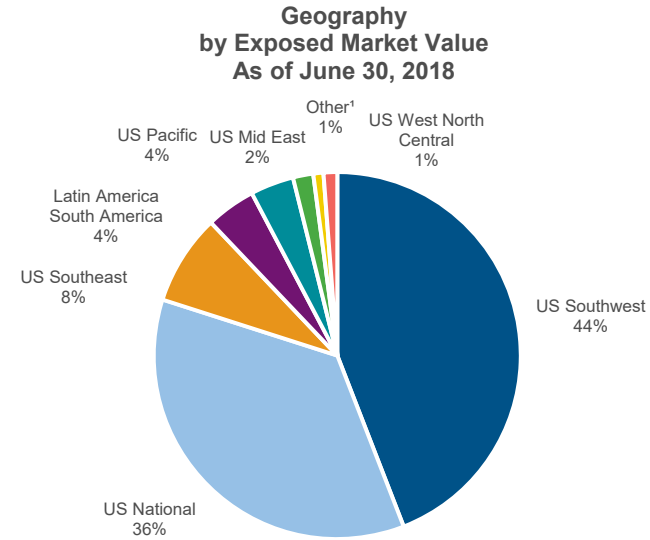
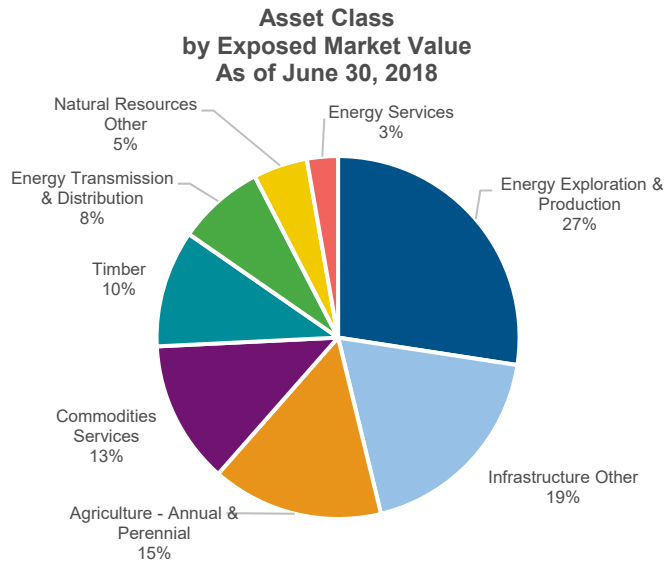


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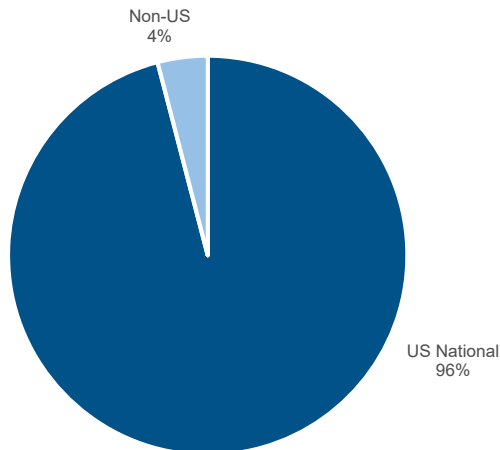
¹ Public & Private Debt, REOCs and Land investments combined represent approximately 4% of exposed market value and are not shown in the chart

² US West North Central, South America, Asia and Eastern Europe combined represent approximately 1% of exposed market value and are not shown in the chart

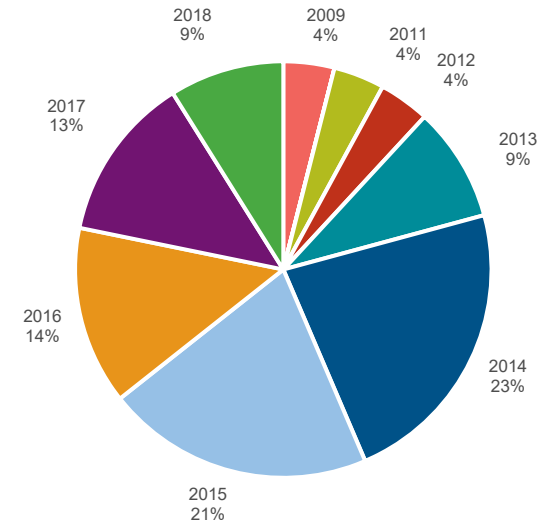
Natural Resources Diversification



US v Non-US by Exposed Market Value As of June 30, 2018



Vintage Year by Commitment Amount As of June 30, 2018



Note: Pie chart percentages may not sum to 100% due to rounding.

¹ US Northeast, US Mountain, Canada and Australia combined represent approximately 1% of exposed market value and are not shown in the chart

	Commitment	Unfunded	Market Value	Net Time Weighted Returns ⁽¹⁾						Since Inception	SI IRR ⁽⁴⁾	Initial CF Date	Multiples ⁽²⁾			
				Qtr	1 Year	3 Year	5 Year	7 Year	TVPI				RVPI	DPI	PIC ⁽³⁾	
Real Estate																
Public Real Estate																
U.S. Value Income REIT Strategy	160,000,000	\$0	261,106,477	10.86%	1.83%	5.43%	6.80%	N/A	12.34%	8.17%	7/1/2011	1.59	1.59	0.00	1.03	
Public Real Estate - Total	\$160,000,000	\$0	\$261,106,477	10.86%	2.10%	6.19%	7.29%	8.48%	9.33%	12.28%	11/17/2003	1.54	0.28	1.26	N/A	
			Wilshire REIT US Equity Index	8.62%	(0.30%)	3.71%	4.39%	5.09%	7.00%							
			Difference	2.24%	2.40%	2.48%	2.90%	3.39%	2.33%							
Private Real Estate																
Core																
PRIMA Mortgage Investment Trust, LLC	\$50,000,000	\$0	\$48,628,893	(0.46%)	(0.08%)	2.26%	3.38%	3.89%	4.51%	4.51%	7/21/2008	1.45	0.97	0.47	1.00	
Real Estate - Core Total	\$50,000,000	\$0	\$48,628,893	(0.46%)	0.88%	3.05%	3.90%	4.00%	3.72%	3.72%	7/1/2008	1.26	0.56	0.70	1.00	
Value Add																
Crow Holdings Realty Partners VI, L.P.	\$50,000,000	\$4,522,165	\$24,693,789	2.65%	14.50%	13.36%	N/A	N/A	10.33%	10.33%	9/23/2013	1.39	0.54	0.85	0.92	
Crow Holdings Realty Partners VII, L.P.	35,000,000	4,333,751	29,129,489	3.90%	19.55%	N/A	N/A	N/A	15.39%	15.80%	1/14/2016	1.26	0.91	0.35	0.91	
Crow Retail Fund II, L.P.	30,000,000	18,175,272	6,849,784	1.02%	3.57%	N/A	N/A	N/A	7.33%	N/A	3/28/2018	0.98	0.98	0.00	0.23	
Hammes Partners II, L.P.	50,000,000	5,258,596	44,060,756	5.57%	13.68%	N/A	N/A	N/A	11.85%	11.90%	7/16/2015	1.16	0.93	0.23	0.95	
Hammes Partners III, L.P.	30,000,000	30,000,000	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10/12/2018	N/A	N/A	N/A	0.00	
Prudential Senior Housing Partners IV, L.P.	44,178,595	2,579,562	44,011,777	1.95%	16.37%	15.79%	15.28%	N/A	13.32%	14.83%	10/3/2011	1.63	0.88	0.75	1.13	
Prudential Senior Housing V, L.P.	35,000,000	17,482,938	20,812,014	2.43%	12.33%	10.71%	N/A	N/A	10.71%	12.80%	5/15/2015	1.25	1.19	0.06	0.50	
RAM Realty Partners III, L.P.	30,000,000	2,903,331	11,297,556	3.64%	52.97%	28.27%	23.05%	N/A	22.10%	18.53%	10/19/2012	1.58	0.34	1.24	1.09	
RAM Realty Partners IV, L.P.	40,000,000	19,452,900	21,690,713	1.89%	24.59%	N/A	N/A	N/A	11.11%	5.48%	7/20/2016	1.05	0.76	0.30	0.71	
RAM Realty Partners V, L.P.	40,000,000	40,000,000	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9/26/2018	N/A	N/A	N/A	0.00	
Realterm Logistics Fund, L.P.	25,000,000	1,101,094	32,194,929	26.95%	44.06%	23.42%	N/A	N/A	23.28%	23.57%	3/10/2014	1.66	1.31	0.35	0.98	
Realterm Logistics Fund II, L.P.	25,000,000	22,238,970	2,046,139	(6.65%)	(30.49%)	N/A	N/A	N/A	(30.49%)	(37.13%)	5/19/2017	0.82	0.53	0.29	0.16	
Rockpoint Real Estate Fund IV, L.P.	45,454,545	3,358,834	19,528,127	1.36%	5.28%	8.46%	16.49%	N/A	12.32%	17.26%	6/30/2012	1.32	0.41	0.91	1.05	
Rockpoint Real Estate Fund V, L.P.	35,000,000	18,322,998	21,267,561	4.07%	14.21%	N/A	N/A	N/A	N/A	12.59%	6/30/2015	1.14	1.00	0.15	0.61	
Sares Regis Multifamily Fund, L.P.	30,000,000	1,696,393	14,736,937	2.34%	12.36%	22.96%	14.23%	N/A	14.23%	16.65%	6/26/2013	1.71	0.52	1.20	0.95	
Sares Regis Multifamily Value-Add Fund II, L.P.	30,000,000	4,090,151	27,820,781	4.21%	9.65%	N/A	N/A	N/A	4.93%	5.19%	8/11/2015	1.06	0.68	0.38	1.35	
Real Estate - Value Add Total	\$574,633,140	\$195,516,955	\$320,140,352	5.05%	17.36%	15.55%	14.58%	N/A	10.88%	14.72%	10/3/2011	1.34	0.75	0.60	0.74	
Opportunistic																
Edgewood Partners, L.P.	\$99,500,000	\$89,670,284	\$23,915,605	5.67%	76.19%	N/A	N/A	N/A	153.96%	125.79%	2/15/2017	2.43	2.43	0.00	0.10	
Greenfield Acquisition Partners V, L.P.	25,000,000	350,000	539,807	(2.78%)	21.58%	3.98%	4.18%	6.43%	2.96%	8.40%	4/4/2008	1.38	0.02	1.35	0.99	
Kildare European Partners I, L.P.	50,000,000	7,621,860	16,616,572	5.89%	19.77%	16.18%	N/A	N/A	15.08%	14.06%	5/6/2014	1.18	0.29	0.89	1.15	
Kildare European Partners II, L.P.	40,000,000	40,000,000	(441,495)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10/8/2018	N/A	N/A	N/A	0.00	
Lone Star Fund VII (U.S.), L.P.	50,000,000	3,081,775	525,690	0.64%	(56.17%)	(29.60%)	(10.16%)	6.13%	6.13%	46.56%	6/15/2011	1.71	0.01	1.70	0.99	
Lone Star Fund VIII (U.S.), L.P.	50,000,000	4,991,318	15,838,958	1.46%	(3.95%)	(3.42%)	16.47%	N/A	(6.72%)	14.54%	9/9/2013	1.25	0.32	0.93	0.98	
Lone Star Fund X (U.S.), L.P.	50,000,000	30,542,680	20,850,354	4.47%	N/A	N/A	N/A	N/A	280.83%	N/A	12/15/2017	1.08	1.07	0.01	0.39	
Lone Star Real Estate Fund II (U.S.), L.P.	25,000,000	2,847,542	1,496,602	3.67%	(5.00%)	7.27%	19.26%	22.35%	22.35%	25.02%	5/15/2011	1.48	0.06	1.42	1.00	
Lone Star Real Estate Fund V (U.S.), L.P.	37,063,856	33,203,292	3,435,227	2.82%	17.78%	N/A	N/A	N/A	24.46%	N/A	12/20/2017	0.89	0.89	0.00	0.10	
Raith Real Estate Fund I-A, L.P.	50,000,000	10,963,357	49,600,735	2.64%	21.73%	10.93%	N/A	N/A	10.46%	15.66%	2/7/2014	1.22	0.64	0.58	1.55	
Raith Real Estate Fund II, L.P.	50,000,000	48,086,862	1,768,044	(0.90%)	N/A	N/A	N/A	N/A	(0.90%)	N/A	6/15/2018	0.98	0.23	0.75	0.15	
RAPM NM Secondary Opportunity Fund L.P.	40,000,000	11,718,425	21,242,559	1.04%	5.36%	7.25%	4.67%	5.14%	(35.81%)	11.30%	7/2/2009	1.48	0.67	0.81	0.79	
RAPM-NMERB Co-Investment Fund L.P.	79,520,000	7,085,632	81,487,022	0.32%	11.93%	23.82%	N/A	N/A	22.19%	21.98%	6/10/2014	1.55	1.08	0.47	0.95	
Real Estate - Opportunistic Total	\$646,083,856	\$290,163,027	\$236,875,680	2.05%	15.43%	14.74%	17.52%	18.95%	11.11%	15.27%	1/14/2008	1.36	0.52	0.84	0.68	
Private Real Estate Total	\$1,270,716,996	\$485,679,982	\$605,644,925	3.41%	15.01%	13.81%	14.38%	14.31%	8.86%	11.29%	1/14/2008	1.34	0.62	0.72	0.73	
			NCREIF Property Index	1.81%	7.20%	8.26%	9.77%	10.23%	6.14%							
			Difference	1.60%	7.82%	5.55%	4.61%	4.09%	2.72%							
Real Estate Total	\$1,430,716,996	\$485,679,982	\$866,751,402	5.54%	10.35%	10.96%	11.36%	11.64%	10.83%	11.98%	11/17/2003	1.44	0.45	0.99	1.28	
			NCREIF Property Index	1.81%	7.20%	8.26%	9.77%	10.23%	14.32%							
			Difference	3.73%	3.15%	2.71%	1.59%	1.41%	(3.48%)							

- (1) Time weighted returns shown use a Modified Dietz methodology, based on quarterly return periods.
- (2) Inactive investments are included in performance metrics, but are excluded from commitment totals.
- (3) PIC multiples may exceed 1.00 due to the recycling of capital and/or contributions made outside of commitment.
- (4) IRRs are reported for investments one full year following initial capital investment

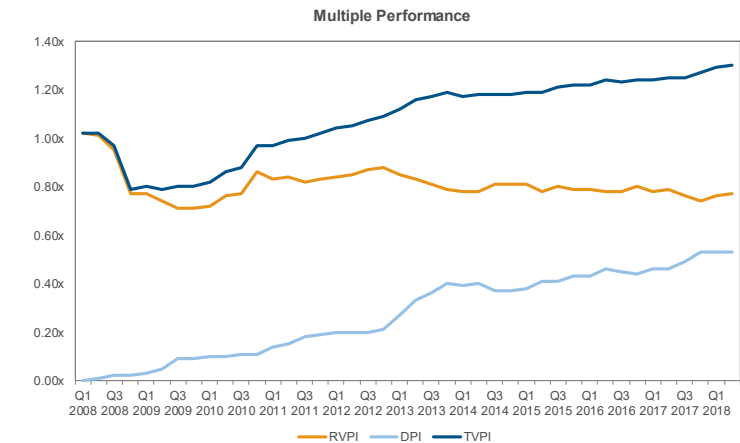
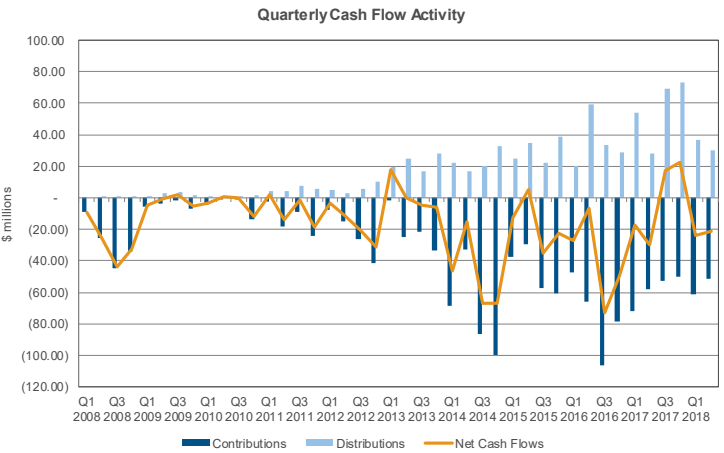
	Commitment	Unfunded	Market Value	Net Time Weighted Returns ⁽¹⁾						SI		Multiples ⁽²⁾			
				Qtr	1 Year	3 Year	5 Year	7 Year	Since Inception	IRR ⁽⁴⁾	Initial CF Date	TVPI	RVPI	DPI	PIC ⁽³⁾
Natural Resources															
Timber															
Brookfield Brazil Timber Fund II, L.P.	\$10,500,000	\$3,009,824	\$8,867,277	(0.48%)	11.02%	5.71%	N/A	N/A	7.56%	7.00%	12/6/2013	1.31	1.07	0.24	0.79
Conservation Forestry Capital Fund II, L.P.	25,000,000	-	17,503,010	0.23%	12.02%	4.98%	5.92%	5.95%	4.50%	5.31%	3/9/2009	1.39	0.64	0.76	1.10
Conservation Forestry Capital Fund IV, L.P.	20,000,000	2,822,481	17,215,666	(0.39%)	1.15%	N/A	N/A	N/A	N/A	0.01%	9/30/2016	1.00	1.00	0.00	0.86
Eastern Timberland Opportunities II, L.P.	45,000,000	-	54,446,057	0.94%	4.32%	6.01%	N/A	N/A	7.69%	7.56%	8/8/2014	1.28	1.21	0.07	1.00
Ecosystem Investment Partners II, L.P.	30,000,000	-	33,534,928	1.91%	2.24%	10.52%	10.60%	3.56%	3.44%	10.22%	3/28/2011	1.44	1.11	0.33	1.01
Ecosystem Investment Partners III, L.P.	50,000,000	32,977,457	17,500,624	3.74%	(3.59%)	N/A	N/A	N/A	(33.37%)	6.43%	7/14/2015	1.07	1.03	0.04	0.34
Timberland Total	\$180,500,000	\$38,809,763	\$149,067,562	1.17%	4.88%	6.68%	7.73%	7.06%	5.21%	6.97%	3/9/2009	1.28	1.03	0.25	0.80
			NCREIF Timberland Index	0.48%	3.56%	3.43%	6.00%	5.76%	11.85%						
			<i>Difference</i>	0.69%	1.32%	3.24%	1.74%	1.30%	(6.64%)						
Agriculture															
Blue Road Capital, L.P.	\$30,000,000	\$15,598,266	\$11,527,790	(1.20%)	(17.99%)	(2.50%)	N/A	N/A	(2.60%)	(5.15%)	3/26/2015	0.95	0.29	0.67	1.34
Folium Agriculture Fund I, L.P.	30,000,000	16,877,731	12,088,873	(1.19%)	N/A	N/A	N/A	N/A	(4.11%)	N/A	12/12/2017	0.92	0.88	0.04	0.46
Halderman Farmland Separate Account	75,000,000	28,228,974	49,168,284	5.54%	5.06%	3.05%	N/A	N/A	3.91%	3.95%	5/10/2013	1.09	1.02	0.07	0.64
Hancock GLC Farms, LLC	26,119,447	360,229	33,172,498	0.81%	1.42%	5.28%	6.76%	N/A	6.07%	5.78%	8/17/2012	1.29	1.28	0.01	0.99
Agriculture Total	\$161,119,447	\$61,065,200	\$105,957,445	2.30%	(1.44%)	3.19%	4.68%	N/A	4.18%	3.22%	8/17/2012	1.07	0.83	0.24	0.79
			NCREIF Farmland Index	1.13%	6.54%	7.58%	10.25%	12.65%	17.06%						
			<i>Difference</i>	1.17%	(7.98%)	(4.40%)	(5.57%)	N/A	(12.88%)						
Energy															
Bluescape Energy Recapitalization and Restructuring Fund III, L.P.	\$30,000,000	\$6,322,049	\$31,833,059	5.44%	24.26%	N/A	N/A	N/A	17.73%	24.26%	12/21/2016	1.28	1.10	0.18	0.96
BP Natural Gas Opportunity Partners, L.P.	30,000,000	13,745,020	22,813,354	(5.52%)	21.96%	N/A	N/A	N/A	37.11%	48.94%	12/7/2015	1.78	1.11	0.67	0.69
BP Natural Gas Opportunity Partners II, L.P.	35,000,000	35,000,000	-	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00
EnerVest Fund XIV, L.P.	37,500,000	3,319,368	32,874,063	(6.33%)	17.44%	N/A	N/A	N/A	2.18%	2.92%	9/30/2015	1.06	0.94	0.11	0.93
Five Point Energy Fund I, L.P.	50,000,000	3,027,778	86,249,242	11.00%	64.15%	25.53%	N/A	N/A	22.15%	45.01%	6/12/2014	1.77	1.68	0.08	1.02
Five Point Energy Fund II, L.P.	40,000,000	31,371,532	12,676,388	(0.41%)	N/A	N/A	N/A	N/A	110.43%	N/A	9/29/2017	1.47	1.44	0.03	0.22
Harvest MLP	50,000,000	-	51,262,951	13.58%	0.49%	N/A	N/A	N/A	(0.49%)	0.90%	7/7/2016	1.02	1.02	0.00	1.01
Lime Rock Resources III, L.P.	34,250,000	786,609	36,856,955	9.82%	17.18%	15.74%	N/A	N/A	(6.87%)	5.63%	1/23/2014	1.19	1.04	0.15	1.04
Energy Total	\$306,750,000	\$93,572,356	\$274,566,012	6.25%	27.12%	16.64%	N/A	N/A	(0.34%)	16.94%	1/23/2014	1.34	1.19	0.14	0.75
Water															
Water Property Investor, L.P.	\$30,000,000	\$1,393,555	\$29,153,930	(0.84%)	2.56%	0.72%	N/A	N/A	(0.14%)	0.11%	12/12/2014	1.00	1.00	0.00	0.97
Water Property Investor II, L.P.	30,000,000	11,717,687	18,060,730	(0.85%)	(1.55%)	N/A	N/A	N/A	(1.55%)	(1.67%)	6/16/2017	0.98	0.98	0.00	0.61
Water Total	\$60,000,000	\$13,111,243	\$47,214,660	(0.85%)	1.03%	0.21%	N/A	N/A	(0.58%)	(0.18%)	12/12/2014	1.00	1.00	0.00	0.79
Natural Resources Total	\$708,369,447	\$206,558,561	\$576,805,680	3.58%	13.06%	10.48%	8.16%	7.00%	5.17%	8.67%	3/9/2009	1.23	1.05	0.18	0.78
			CPI-U Index + 4%	4.98%	4.99%	4.34%	4.00%	4.15%	4.12%						
			<i>Difference</i>	(1.40%)	8.07%	6.14%	4.16%	2.85%	1.05%						
Total Portfolio	\$2,139,086,443	\$692,238,543	\$1,443,557,082	4.76%	11.44%	11.00%	10.94%	11.21%	10.49%	11.60%	11/17/2003	1.39	0.59	0.81	1.12

- (1) Time weighted returns shown use a Modified Dietz methodology, based on quarterly return periods.
- (2) Inactive investments are included in performance metrics, but are excluded from commitment totals.
- (3) PIC multiples may exceed 1.00 due to the recycling of capital and/or contributions made outside of commitment.
- (4) IRRs are reported for investments one full year following initial capital investment

Management Fees			
	Since Inception through Q1 18	Q2 2018 QTD	Since Inception through Q2 2018
Natural Resources			
Blue Road Capital, L.P.	\$1,796,652	\$131,250	\$1,927,902
Bluescape Energy Recapitalization and Restructuring Fund III	757,027	150,000	907,027
BP Natural Gas Opportunity Partners, L.P.	1,421,918	110,055	1,531,973
BP Natural Gas Opportunity Partners II, L.P.	-	-	-
Brookfield Brazil Timber Fund II, LP	855,904	28,011	883,915
Conservation Forestry Capital Fund II, LP	2,037,263	29,595	2,066,857
Conservation Forestry Capital Fund IV, LP	154,014	32,678	186,693
Eastern Timberland Opportunities II	1,042,415	102,278	1,144,693
Ecosystem Investment Partners II, LP	3,112,731	106,065	3,218,796
Ecosystem Investment Partners III, LP	2,072,774	187,500	2,260,274
EnerVest Energy Institutional Fund XIV-A, L.P.	1,687,500	187,500	1,875,000
Five Point Energy Fund I, L.P.	2,086,619	167,304	2,253,923
Five Point Energy Fund II, L.P.	311,754	170,000	481,754
Folium Agriculture Fund I,	558,286	150,348	708,634
Halderman Farmland Separate Account	1,089,304	99,461	1,188,766
Hancock GLC Farms, LLC	1,021,630	61,633	1,083,263
Harvest MLP ¹	-	-	-
Lime Rock Resources III	1,463,893	45,305	1,509,198
Water Property Investor II, L.P.	342,239	-	342,239
Water Property Investor, L.P.	2,297,385	225,000	2,522,385
Natural Resources - Total	\$24,109,307	\$1,983,984	\$26,093,291
Real Estate			
Crow Holdings Realty Fund VII, LP	\$1,021,600	\$102,020	\$1,123,620
Crow Holdings Realty Partners VI, LP	3,401,470	103,923	3,505,393
Crow Retail Fund II, L.P.	465,000	112,500	577,500
Edgewood Partners, L.P.	-	-	-
Greenfield Acquisition Partners V, L.P.	3,222,236	-	3,222,236
Hammes Partners II, L.P.	2,858,333	163,763	3,022,096
Hammes Partners III, L.P.	-	-	-
In-House REIT	-	-	-
Kildare European Partners I, L.P.	2,002,953	31,433	2,034,386
Kildare European Partners II, L.P.	109,316	74,795	184,111
Lone Star Fund VII (U.S.), L.P.	2,021,209	-	2,021,209
Lone Star Fund VIII (U.S.), L.P.	999,331	-	999,331
Lone Star Fund X (U.S.), L.P.	895,161	99,715	994,876
Lone Star Real Estate Fund II (U.S.), L.P.	1,392,046	207,266	1,599,311
Lone Star Real Estate Fund V (U.S.), L.P.	375,273	-	375,273
PRIMA Mortgage Investment Trust, LLC	1,250,372	28,272	1,278,644
Prologis Targeted Europe Logistics Fund, FCP-FIS	895,124	-	895,124
Prologis Targeted US Logistics Fund	1,025,195	-	1,025,195
Prudential Senior Housing Partners IV	2,137,596	101,503	2,239,099
Prudential Senior Housing V	1,151,885	76,578	1,228,463
Raith Real Estate Fund I-A LP	2,596,463	146,841	2,743,304
Raith Real Estate Fund II, L.P.	-	97,070	97,070
RAM Realty Partners III	2,811,931	44,137	2,856,068
RAM Realty Partners IV	1,575,000	174,999	1,749,999
RAM Realty Partners V	-	-	-
RAPM NM Secondary Opportunity Fund L.P.	581,037	21,204	602,241
RAPM-NMERB Co-Investment Fund L.P.	1,076,168	62,079	1,138,247
Realterm Logistics Fund, L.P.	1,725,175	78,812	1,803,987
Realterm Logistics Fund II, LP	359,626	93,750	453,376
Rockpoint Real Estate Fund IV, L.P.	3,060,316	66,011	3,126,327
Rockpoint Real Estate Fund V, L.P.	1,104,145	130,890	1,235,035
Sares-Regis Multifamily Fund, L.P.	2,785,502	-	2,785,502
Sares-Regis Multifamily Value-Add Fund II, L.P.	1,277,874	-	1,277,874
U.S. Value Income REIT Strategy	6,556,963	-	6,556,963
Guggenheim Structured Real Estate III, LP	846,115	-	846,115
Real Estate - Total	\$51,580,414	\$2,017,561	\$53,597,975
Portfolio Total	\$75,689,721	\$3,933,102	\$106,072,329

(1) Data Pending from GP

		\$ Millions								
Quarter		Contributions	Distributions	Net Cash Flows	Reported Market Value	TVPI	IRR	DPI	RVPI	
3/31/2008	Q1 2008	(9.00)	-	(9.00)	9.18	1.02x	2.38%	0.00x	1.02x	
6/30/2008	Q2 2008	(25.50)	0.45	(25.05)	34.67	1.02x	2.90%	0.01x	1.01x	
9/30/2008	Q3 2008	(44.85)	1.02	(43.83)	75.16	0.97x	(7.25%)	0.02x	0.95x	
12/31/2008	Q4 2008	(33.98)	1.22	(32.76)	86.64	0.79x	(41.12%)	0.02x	0.77x	
3/31/2009	Q1 2009	(5.57)	1.14	(4.43)	90.83	0.80x	(29.71%)	0.03x	0.77x	
6/30/2009	Q2 2009	(3.32)	2.83	(0.49)	90.33	0.79x	(23.42%)	0.05x	0.74x	
9/30/2009	Q3 2009	(1.58)	3.88	2.30	88.10	0.80x	(18.92%)	0.09x	0.71x	
12/31/2009	Q4 2009	(6.71)	1.45	(5.26)	92.72	0.80x	(16.24%)	0.09x	0.71x	
3/31/2010	Q1 2010	(4.45)	0.85	(3.61)	98.41	0.82x	(12.73%)	0.10x	0.72x	
6/30/2010	Q2 2010	(0.77)	1.19	0.42	102.16	0.86x	(9.04%)	0.10x	0.76x	
9/30/2010	Q3 2010	(0.67)	0.85	0.18	105.53	0.88x	(6.48%)	0.11x	0.77x	
12/31/2010	Q4 2010	(13.74)	1.93	(11.82)	128.18	0.97x	(1.81%)	0.11x	0.86x	
3/31/2011	Q1 2011	(2.35)	4.11	1.76	127.22	0.97x	(1.37%)	0.14x	0.83x	
6/30/2011	Q2 2011	(18.06)	4.17	(13.89)	143.47	0.99x	(0.57%)	0.15x	0.84x	
9/30/2011	Q3 2011	(8.66)	7.45	(1.21)	146.29	1.00x	(0.10%)	0.18x	0.82x	
12/31/2011	Q4 2011	(23.90)	5.39	(18.51)	168.89	1.02x	0.85%	0.19x	0.83x	
3/31/2012	Q1 2012	(7.91)	4.72	(3.19)	176.61	1.04x	1.70%	0.20x	0.84x	
6/30/2012	Q2 2012	(15.09)	2.87	(12.22)	191.35	1.05x	2.02%	0.20x	0.85x	
9/30/2012	Q3 2012	(26.49)	5.68	(20.80)	218.38	1.07x	2.88%	0.20x	0.87x	
12/31/2012	Q4 2012	(41.37)	9.94	(31.44)	260.58	1.09x	4.20%	0.21x	0.88x	
3/31/2013	Q1 2013	(1.62)	19.77	18.15	250.70	1.12x	4.93%	0.27x	0.85x	
6/30/2013	Q2 2013	(24.54)	24.77	0.23	264.42	1.16x	6.17%	0.33x	0.83x	
9/30/2013	Q3 2013	(21.65)	16.87	(4.77)	278.85	1.17x	6.75%	0.36x	0.81x	
12/31/2013	Q4 2013	(33.78)	27.92	(5.86)	295.79	1.19x	7.34%	0.40x	0.79x	
3/31/2014	Q1 2014	(68.40)	22.34	(46.06)	348.63	1.17x	7.43%	0.39x	0.78x	
6/30/2014	Q2 2014	(32.59)	17.05	(15.54)	374.00	1.18x	7.70%	0.40x	0.78x	
9/30/2014	Q3 2014	(86.76)	19.96	(66.80)	452.83	1.18x	8.01%	0.37x	0.81x	
12/31/2014	Q4 2014	(99.87)	32.99	(66.87)	542.31	1.18x	8.83%	0.37x	0.81x	
3/31/2015	Q1 2015	(37.61)	25.13	(12.48)	565.54	1.19x	8.79%	0.38x	0.81x	
6/30/2015	Q2 2015	(29.76)	35.02	5.25	569.85	1.19x	8.67%	0.41x	0.78x	
9/30/2015	Q3 2015	(57.35)	22.22	(35.13)	625.43	1.21x	9.04%	0.41x	0.80x	
12/31/2015	Q4 2015	(60.80)	38.51	(22.30)	670.94	1.22x	9.42%	0.43x	0.79x	
3/31/2016	Q1 2016	(47.50)	20.42	(27.08)	705.59	1.22x	9.11%	0.43x	0.79x	
6/30/2016	Q2 2016	(65.92)	59.48	(6.44)	744.95	1.24x	9.72%	0.46x	0.78x	
9/30/2016	Q3 2016	(106.19)	33.50	(72.69)	831.71	1.23x	9.56%	0.45x	0.78x	
12/31/2016	Q4 2016	(78.29)	28.55	(49.74)	913.75	1.24x	9.93%	0.44x	0.80x	
3/31/2017	Q1 2017	(71.79)	54.31	(17.48)	952.01	1.24x	9.90%	0.46x	0.78x	
6/30/2017	Q2 2017	(57.65)	27.85	(29.80)	1,004.70	1.25x	9.90%	0.46x	0.79x	
9/30/2017	Q3 2017	(52.35)	69.30	16.95	1,002.10	1.25x	9.68%	0.49x	0.76x	
12/31/2017	Q4 2017	(50.34)	72.88	22.53	1,025.69	1.27x	10.16%	0.53x	0.74x	
3/31/2018	Q1 2018	(61.19)	37.01	(24.18)	1,092.04	1.29x	10.49%	0.53x	0.76x	
6/30/2018	Q2 2018	(51.63)	30.15	(21.47)	1,182.45	1.30x	10.51%	0.53x	0.77x	
Total		(\$1,378.74)	\$729.99	(\$648.75)						



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.
Cost Basis:	Capital contributions less return of principal.
Exposed Market Value:	An investor's pro rata allocation to an underlying investment based on the ownership percentage of the partnership.
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.
Net Internal Rate of Revenue ("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.
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.
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.
Time Weighted Return (TWR)	The return that an investor achieves over some period of time, where the timing and order effects of cash flows are removed
Total Exposure:	Calculated by the summation of market value and unfunded commitments.
Vintage Year:	The year in which a partnership makes its first capital call for an investment into a portfolio company/holding.

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The GP (of Conservation Forestry Fund IV, LP) further acknowledges that Investor (NMERB) discloses the following information about its investments held directly and indirectly: Additionally, the Investor (NMERB) reserves the right to report “since inception” IRR and other rate of return measures for its partnership investments. Notwithstanding anything to the contrary contained in the LPA, the GP (of Conservation Forestry Fund IV, LP) hereby consents in advance to the disclosure of the foregoing information by Investor (NMERB) with respect to the Partnership (of Conservation Forestry Fund IV, LP). Investor (NMERB) agrees that in connection with disclosure of any information of the type contemplated above relating to IRR or other measures of investment return, the information set forth in such disclosure will be prepared by investor (NMERB or affiliate) and include an express statement that the Partnership (of Conservation Forestry Fund IV, LP) has not reviewed such information and makes no representation or warranty concerning its accuracy.

Reported Net IRR herein for Conservation Forestry Fund IV, LP is based upon manager reported cash flows to and inflows from investors and the estimated ending values as of the date of this report. Returns are net of underlying investment manager management fees, expenses and carried interest (if any) specific to the investor. The GP of Conservation Forestry Fund IV, LP has not reviewed stated performance and makes no representation or warranty concerning its accuracy.

▶ **Philadelphia**

One Presidential Blvd., 4th Floor
Bala Cynwyd, PA 19004
USA
+1 610 934 2222

▶ **London**

8-10 Great George Street
London SW1P 3AE
United Kingdom
+44 (0) 207 340 0100

▶ **Tel Aviv**

14 Shenkar Street
Nolton House
Herzliya Pituach, 46733
P.O. Box 12279
Israel
+972 9 958 6670

▶ **San Francisco**

201 California Street
5th Floor - Suite 550
San Francisco, CA 94111
USA
+1 415 365 1056

▶ **New York**

610 Fifth Avenue, Suite 401
New York, NY 10020
USA
+1 212 752 7667

▶ **San Diego**

7777 Fay Avenue, Suite 201
La Jolla, CA 92037
USA
+1 858 410 9967

▶ **Tokyo**

17F, Imperial Hotel Tower
1-1-1, Uchisaiwai-cho, Chiyoda-ku
Tokyo 100-0011
Japan
+81 (0) 3 3580 4000

▶ **Miami**

801 Brickell Avenue
Suite 900
Miami, Florida 33131
USA
+1 954 745 2780

▶ **Hong Kong**

Room 1001-3, 10th Floor
St. George's Building
2 Ice House Street
Central Hong Kong, China
+852 3987 7191

▶ **Rio de Janeiro**

Av. Niemeyer 2, Sala 102
Leblon Rio de Janeiro
Brasil 22450-220
+55 21 3520 8903

▶ **Las Vegas**

3753 Howard Hughes Parkway
Suite 200
Las Vegas, NV 89169
USA
+1 702 784 7690

▶ **Seoul**

16/17 Fl., Posco P&S Tower
Teheran-ro 134, Gangnam-Gu
Seoul 135-923, Republic of Korea
+82 2 2015 7679

▶ **Sydney**

Level 36, Governor Phillip Tower,
1 Farrer Place,
Sydney, NSW 2000
Australia
+61 8823 3740

▶ **Munich**

Leopoldstrasse 8-10
80802 Munich
Germany
+49 89 954537901

▶ **Portland**

15350 SW Sequoia Pkwy
Suite 260
Portland, OR 97224
USA
+1 503 624 9910

