

SBCERS

Santa Barbara County Employees' Retirement System

DATE: May 22, 2024

TO: SBCERS BOARD OF RETIREMENT

FROM: SBCERS Investment Staff

RE: **Private Equity, Private Real Estate, and Private Real Return Quarterly Review**

Recommendation

That the Board of Retirement receive and file the quarter ended December 31, 2023, Private Equity, Private Real Estate and Private Real Return performance updates presented by Principal Elizabeth Bell and Principal Natalie Fitch of Hamilton Lane.

Summary

The reports cover portfolio performance, commitment activity, portfolio diversification, cash flows, and potential deals for the fourth quarter 2024.

Through December 31, the Private Equity portfolio had a since inception IRR of 13.64% which represents a decrease of 12 bps from the previously reported third quarter 2023 returns. The total fund market value as of December 31 was \$580.2 million. SBCERS contributed \$23.6 million to its Private Equity portfolio and received cash distributions of \$19.9 million in the fourth quarter. SBCERS' total commitment to Private Equity as of December 31 was \$965.2 million, of which \$261.5 million is unfunded.

Through December 31, the Private Real Estate portfolio had a since inception IRR of 8.78% which represents a decrease of 48 bps from the previously reported third quarter 2023 returns. The total fund market value as of December 31 was \$440.7 million. SBCERS contributed \$12.9 million to its Private Real Estate portfolio and received cash distributions of \$6.6 million in the fourth quarter. SBCERS' total commitment to Private Real Estate as of December 31 was \$722.4 million, of which \$131.8 million is unfunded.

Through December 31, the Private Real Return portfolio had a since inception IRR of 12.35% which represents an increase of 1 bps from the previously reported third quarter 2023 returns. The total fund market value as of December 31 was \$498.6 million. SBCERS contributed \$17.4 million to its Private Real Return portfolio and received cash distributions of \$14.8 million in the fourth quarter. SBCERS' total commitment to Private Real Return as of December 31 was \$736.9 million, of which \$248.7 million is unfunded.

Attachments

- SBCERS Private Equity Performance Report as of December 31, 2023
- SBCERS Private Real Return Performance Report as of December 31, 2023
- SBCERS Real Estate Performance Report as of December 31, 2023