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#### STATE OF NEW YORK OFFICE OF THE STATE COMPTROLLER

# NEW YORK STATE COMMON RETIREMENT FUND Thomas P. DiNapoli New York State Comptroller

## MONTHLY TRANSACTION REPORT November 2016

## **Global Equity**

The New York State Common Retirement Fund (CRF) invests with external managers to meet its global equity allocation. This report will include additions and terminations of external managers or addition or removal of assets from an existing manager.

There was no activity in CRF's Global Equity portfolio in November 2016.

### **Private Equity**

CRF invests in private equity partnerships directly and through separately managed accounts. Significant activity includes new commitments to private equity partnerships, as well as new commitments made through separately managed accounts.

MBK Partners - MBK Partners Fund IV, L. P. - \$50 million commitment through the Asia Alternatives Capital Partners IV Fund. MBK will target the strategy of making control-oriented investments in Korea, Japan and Greater China with a focus on defensive industry themes underpinned by domestic consumption. MBK is a new relationship for the CRF. No placement agents were involved in this transaction. This investment closed on November 15, 2016. New York State Common Retirement Fund Monthly Transaction Report November 2016 Page 2

### **Fixed Income**

The NYS Common Retirement Fund's Fixed Income Portfolio is primarily managed internally. CRF is also adding Fixed Income external managers as a way to gain access to markets that are not traded internally. This report will include additions and terminations of external managers or addition or removal of assets from an existing manager.

New Century Advisors received an initial funding of \$250 million on November 10, 2016. The funds came from the sale of 5 Year TIPS. No placement agents were involved in this transaction.

#### **Real Estate**

CRF invests with real estate opportunity funds, affordable housing, mortgages and joint ventures with a property-specific mandate. Significant activity includes new commitments to general partners, investments made through joint ventures and affordable mortgages.

Long Pond Senior Apts, Greece, NY, a 54-unit affordable housing property, under the Buy-Sell Agreement with The Community Preservation Corporation, mortgage of \$1,587,518.00 was funded. No placement agents were involved in transaction. The mortgage closed on November 7, 2016.

129 South Fourth Avenue, Mt. Vernon, NY, a 64-unit affordable housing property, under the Buy-Sell Agreement with The Community Preservation Corporation, mortgage of \$746,244.41 was funded. No placement agents were involved in this transaction. The mortgage closed on November 17, 2016.

Homesteads on Ampersand, Plattsburgh, NY, a 64-unit affordable housing property, under the Buy-Sell Agreement with The Community Preservation Corporation, mortgage of \$4,942,694.82 was funded. No placement agents were involved in this transaction. The mortgage closed on November 17, 2016.

#### **Absolute Return Strategies**

CRF invests with general partners directly and through funds-of-funds organized as separate accounts for the CRF. Significant activity includes new and increased commitments to general partners made directly by the CRF, and new and increased commitments through funds-of-funds.

There was no activity in CRF's Absolute Return Strategies Portfolio in November 2016.

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## **Opportunistic Alternatives**

CRF invests with general partners and investment managers who invest across asset classes on an opportunistic basis or in direct transactions. Significant activity includes new and increased commitments to general partners or transactions made directly by the CRF, and new and increased commitments through funds-of-funds.

There was no activity in CRF's Opportunistic portfolio in November 2016.

## **Real Assets**

CRF invests with external managers to meet its real asset allocation. This report will include new and increased allocations to external managers and terminations and reductions from existing managers.

There was no activity in CRF's Real Assets portfolio in November 2016.

### **Emerging Manager Program**

The Emerging Manager Program of the CRF was established to invest in newer, smaller and diverse investment management firms. Significant activity includes new and increased commitments to emerging managers or transactions made directly by the CRF, and new and increased commitments through emerging manager funds-of-funds.

The Fund made a commitment to New Century Advisors of \$250 million, advised by Pension Consulting Advisors who conducted a search for emerging fixed income managers. New Century Advisors will deploy a US Treasury Inflation Protected Securities (TIPS) strategy. The funding came from cash and the internally managed TIPS allocation. No placement agents were involved in this transaction. This investment closed on November 8, 2016.