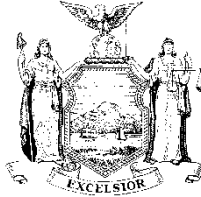


THOMAS P. DiNAPOLI
STATE COMPTROLLER



110 STATE STREET
ALBANY, NEW YORK 12236

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

February 2023

Public Equity

The New York State Common Retirement Fund (CRF) invests with external managers to meet its public 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 the CRF's public equity portfolio for February 2023.

Private Equity

The 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.

Hudson River Co-Investment Fund IV, L.P. – Hamilton Lane LLC – \$300 million commitment

Hamilton Lane will target middle-market companies in New York State, primarily in the healthcare, technology, transportation, business services, and manufacturing sectors. The funding of capital calls will come from cash. Hamilton Lane is an existing relationship for the CRF. In accordance with the policy of the Office of the State Comptroller, no placement agents were used in connection with the Fund's investment. This investment closed on February 7, 2023.

Fixed Income

The CRF Fixed Income Portfolio is primarily managed internally. CRF is also adding fixed income external managers 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.

There was no external manager activity in the CRF's fixed income portfolio in February 2023.

Real Estate

The 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.

Cortland Enhanced Value Fund VI – Cortland Partners LLC – \$300 million

Cortland Enhanced Value Fund VI, L.P. is a closed-end commingled fund focused on acquiring, developing and operating value-add multifamily properties primarily in the Southeast and Southwest U.S. markets. Cortland has an existing relationship with the CRF. In accordance with the policy of the Office of the State Comptroller, no placement agents were used in connection with the Fund's investment. The investment closed on February 15, 2023.

ComRef Mountain Park LLC – LaSalle Investment Management Separate Account – \$70,607,568

Mountain Park (the "Property") is a 240-unit multi-family apartment community, consisting of 17 two-story apartment buildings located in Phoenix, AZ. The Property was acquired through the LaSalle Investment Management Separate Account. In accordance with the policy of the Office of the State Comptroller, no placement agents were used in connection with the Fund's investment. This investment closed on February 17, 2023.

122, 130 Remsen Street, Cohoes, NY – \$4,679,007.93

122, 130 Remsen Street, NY, is a two-building affordable housing property with 36 residential units, and 6 commercial spaces. Under the Buy-Sell Agreement with The Community Preservation Corporation, a mortgage of \$4,679,007.93 was funded. In accordance with the policy of the Office of the State Comptroller, no placement agents were used in connection with the Fund's investment. The mortgage closed on February 24, 2023.

Credit

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 the CRF's credit portfolio in February 2023.

Opportunistic Absolute Return Strategies

The 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 the CRF's opportunistic absolute return strategy portfolio in February 2023.

Real Assets

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

There was no activity in the CRF's real asset portfolio for February 2023.

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.

NW1 NE IOS L.P. – up to \$15 million through the Empire GCM RE Anchor Fund, L.P. / GCM Grosvenor an Emerging Manager Program partner within the Real Estate asset class. NW1 NE IOS L.P. will focus on creating and acquiring Industrial Outdoor Storage in the Netherlands, Germany, and Sweden. NW1 Partners is an existing relationship for CRF. In accordance with the policy of the Office of the State Comptroller, no placement agents were used in connection with the Fund's investment. This investment closed on February 28, 2023.

Multi-Asset – Strategic Partnerships

The New York State Common Retirement Fund (CRF) invests with strategic partners that invest in both public equity and fixed income. 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 the CRF's multi-asset strategic partnerships portfolio in February 2023.