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Firefighters' Retirement System of Louisiana

First Quarter 2013 Private Markets Real Estate Review

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August, 2013

Firefighters' Retirement System of Louisiana

RE: Real Estate Strategy – 1st Quarter 2013

Dear Members,

We are pleased to present the March 31, 2013 Private Markets Real Estate Report for the Firefighters' Retirement System of Louisiana. The report provides a variety of performance analysis for the overall portfolio. The reports include trailing performance, performance by investment stage and vintage year performance.

The Real Estate portfolio of Firefighters' Retirement System of Louisiana experienced a positive quarter, having a nominal IRR of 2.41%. The IRR since inception is 3.47%. The overall multiple (current valuation plus cumulative distributions, divided by total capital calls) is 1.15.

The following table presents the status of the Real Estate portfolio as of December 31, 2012:

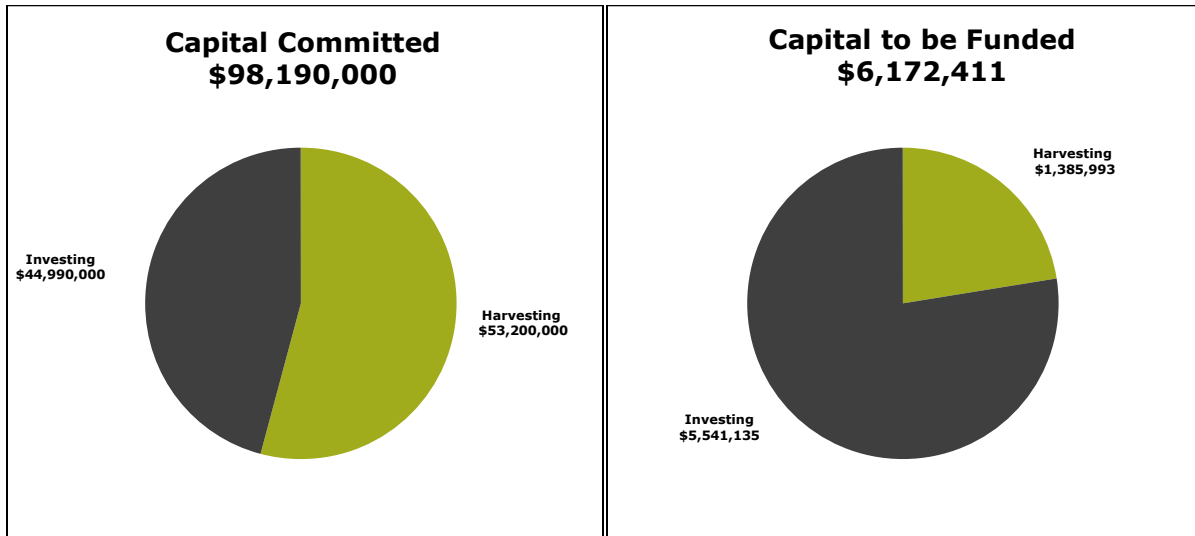
Commitments	Terminated Commitments	Amount Funded	Amount Distributed	Reported Value	Call Ratio	Distribution Ratio
\$98,190,000	\$0	\$92,017,589	\$22,558,254	\$83,596,562	93.71%	24.52%

Unfunded Commitments	Market Exposure (Reported Value + Unfunded Commitments)	Total Fund Composite as of 12/31/2012	Alternative Assets Target	Reported Value as a % of Total Fund	Market Exposure as a % of Total Fund
\$6,172,411	\$89,768,973	\$1,241,650,700	8%*	6.73%	7.2%

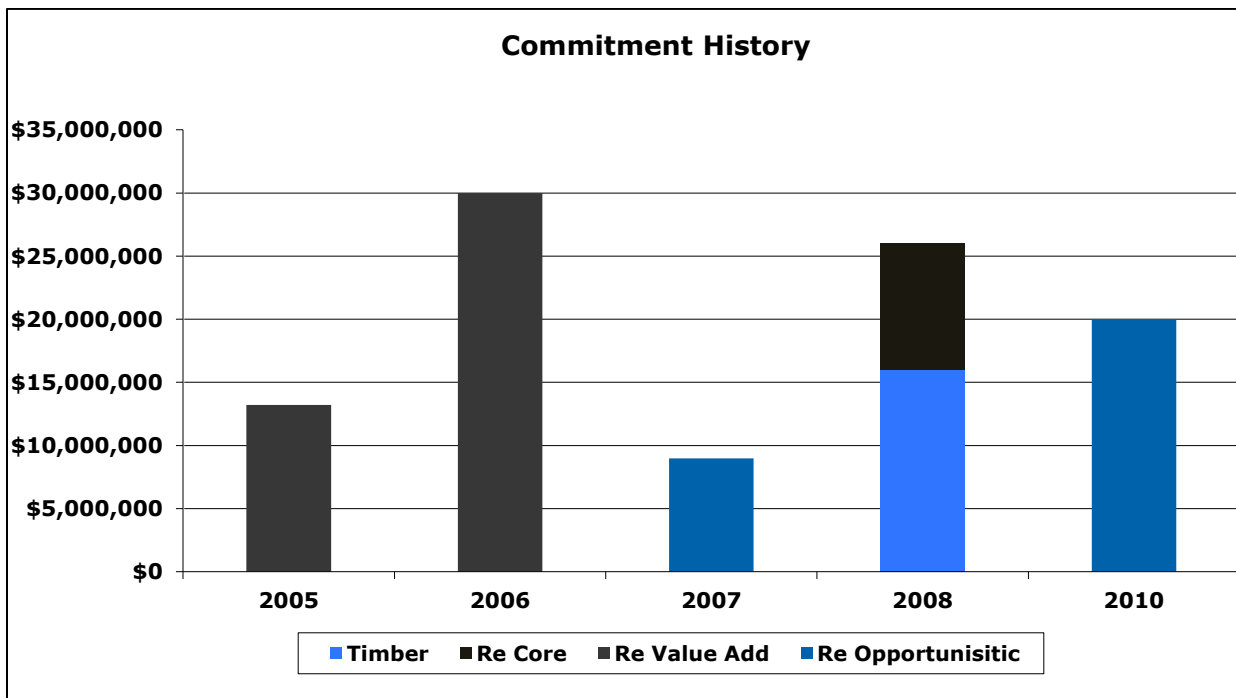
Total Value (Reported Value + Distributions)	Total Value To Paid In Capital	Internal Rate of Return IRR, Since Inception (June 2011)
\$106,154,816	1.15	3.47%



As of March 31, 2013, the Firefighters' Retirement System of Louisiana had commitments totaling \$98.19 million to 6 real estate funds. Of the 6 funds in the real estate portfolio, 3 are in the investing stage and 3 are in the harvesting stage. The following charts illustrate the program's current life cycle:

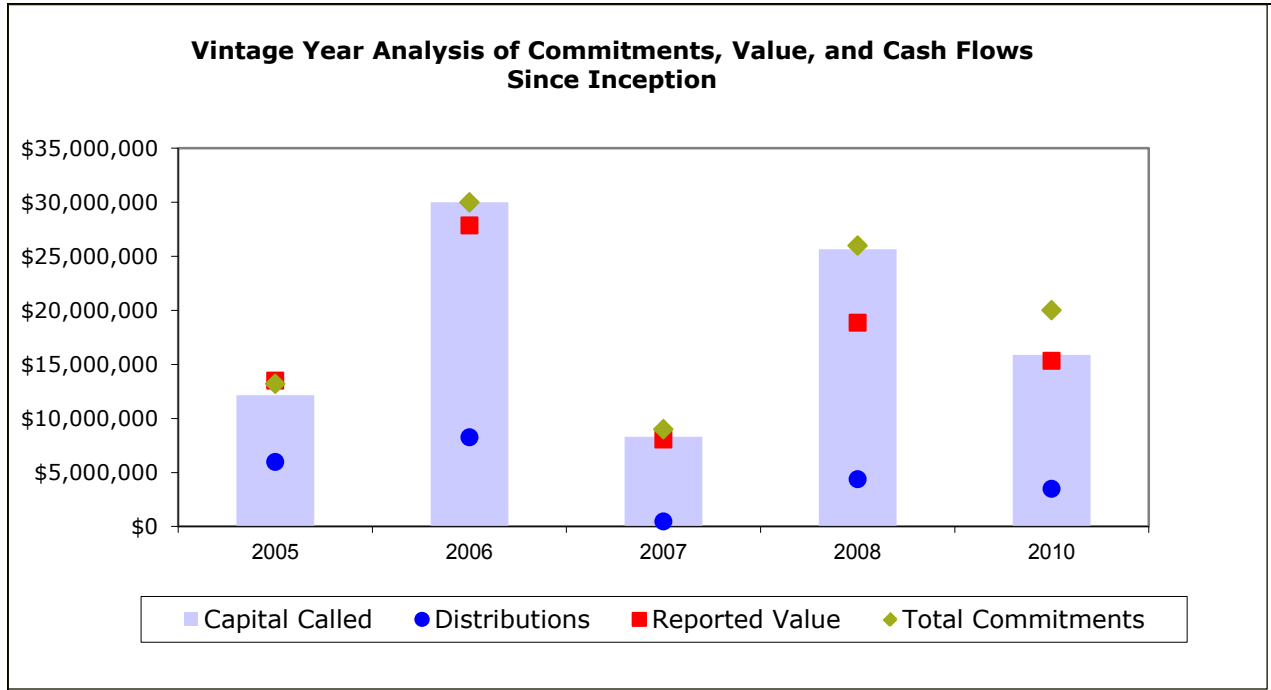


The following chart illustrates the commitment history of the Firefighters' Retirement System of Louisiana private markets program through the quarter end:





The following chart provides an analysis of the vintage year performance comparing the capital calls to the distributions and reported value:

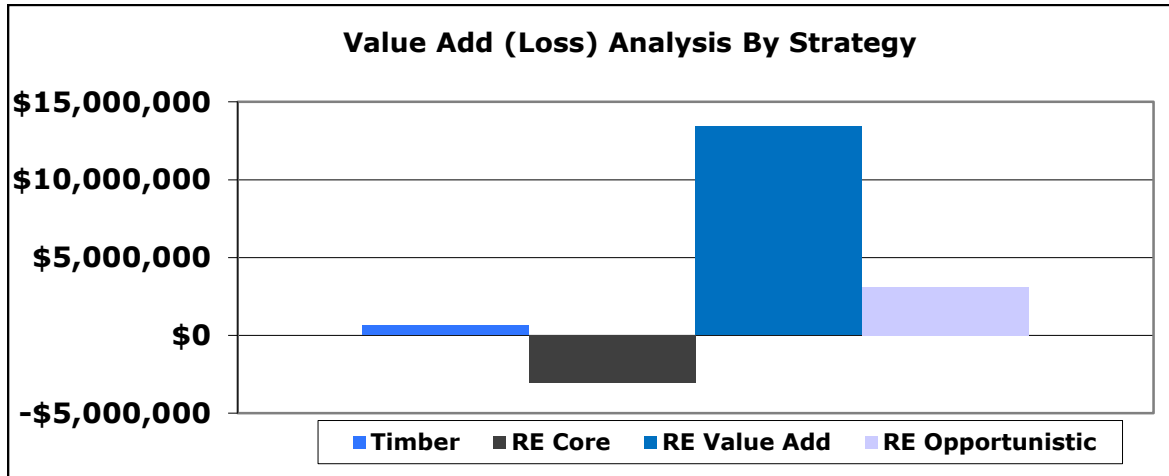


During the quarter-ended March 31, 2013, 1 fund in the Firefighters' Retirement System of Louisiana Real Estate portfolio drew capital, and 4 funds made a distribution. The summary of the cash flow follows:

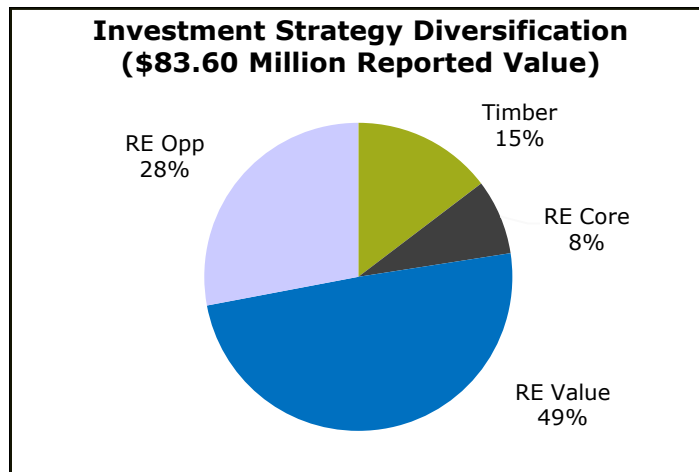
Calls & Expenses Funded for the Quarter	Number of Funds Calling Capital & Expenses	Distributions for the Quarter	Number of Funds Making Distributions	Net Cash/Stock Flows for the Quarter
\$754,717	1	\$2,441,246	4	\$1,686,529



Since inception the Real Estate program has gained \$14.14 million in value for the Firefighters' Retirement System of Louisiana. Timber added \$0.63 million, RE Value added \$13.43 million and RE Opportunistic added \$3.12 million. RE Core lost (\$-3.05) million.



As of March 31, 2013, the 6 Real Estate funds in the Firefighters' Retirement System of Louisiana portfolio had the following investment strategy diversification by the investment funds' reported values:



We thank you for the opportunity to work with the Firefighters' Retirement System of Louisiana and look forward to continued success in the future.

Best regards,

Sean Gill, CFA, CAIA
Partner

**Firefighters' Retirement System of Louisiana
Executive Summary IRR Performance Report**

3/31/2013

Investment	Vintage Year	Commitment	Qtr TD	YTD	1 Year	3 Year	5 Year Inception	Inception
AEW Partners VI	2010	20,000,000	1.18	1.18	17.90	11.24	N/A	11.24
Americus Real Estate Fund II, Ltd.	2005	13,200,000	2.69	2.69	17.03	27.27	15.03	10.22
Gainesville Vision, LLC	2008	10,000,000	0.00	0.00	-1.33	-11.70	N/A	-8.83
JP Morgan India Property Fund	2007	8,990,000	3.11	3.11	7.06	6.91	2.52	0.75
Sentinel Real Estate Fund	2006	30,000,000	4.47	4.47	26.32	22.69	1.28	3.02
Timbervest Crossover Partners II, L.P.	2008	16,000,000	0.00	0.00	0.20	1.71	1.39	1.39
Total: Firefighters' Retirement System of Louis		98,190,000	2.41	2.41	14.48	11.91	3.11	3.47

Composite IRRS include all flows of the selected investments regardless of the start date of the investment.
"N/A" will be displayed if the investment has insufficient cash flows for the period

**Firefighters' Retirement System of Louisiana
Performance Analysis**

3/31/2013

Partnership Name	Vintage Year	Commitment	Paid In Capital	Capital To Be Funded	Additional Fees	Cumulative Distributions	Valuation	Total Value	Net Benefit	Call Ratio	DPI Ratio	TVPI Ratio	IRR
1 AEW Partners VI	2010	20,000,000	15,896,227	4,103,773	0	3,477,735	15,322,695	18,800,430	2,904,203	79 %	0.22	1.18	11.24 %
2 Americus Real Estate Fund II, Ltd.	2005	13,200,000	12,163,574	1,036,426	0	5,982,444	13,493,112	19,475,556	7,311,982	92 %	0.49	1.60	10.22 %
3 Gainesville Vision, LLC	2008	10,000,000	9,650,433	349,567	0	0	6,601,460	6,601,460	-3,048,973	97 %	0.00	0.68	-8.83 %
4 JP Morgan India Property Fund	2007	8,990,000	8,307,355	682,645	0	463,571	8,061,001	8,524,572	217,217	92 %	0.06	1.03	0.75 %
5 Sentinel Real Estate Fund	2006	30,000,000	30,000,000	0	0	8,250,504	27,868,675	36,119,179	6,119,179	100 %	0.28	1.20	3.02 %
6 Timbervest Crossover Partners II, L.P.	2008	16,000,000	16,000,000	0	0	4,384,000	12,249,619	16,633,619	633,619	100 %	0.27	1.04	1.39 %
6 Total Partnerships		98,190,000	92,017,589	6,172,411	0	22,558,254	83,596,562	106,154,816	14,137,227	94 %	0.25	1.15	3.47 %

**Firefighters' Retirement System of Louisiana
Lifecycle Performance Analysis**

3/31/2013

Partnership Name	Vintage Year	Commitment	Paid In Capital	Capital To Be Funded	Additional Fees	Cumulative Distributions	Valuation	Total Value	Net Benefit	Call Ratio	DPI Ratio	TVPI Ratio	IRR
2 Investing													
1 AEW Partners VI	2010	20,000,000	15,896,227	4,103,773	0	3,477,735	15,322,695	18,800,430	2,904,203	79 %	0.22	1.18	11.24 %
2 JP Morgan India Property Fund	2007	8,990,000	8,307,355	682,645	0	463,571	8,061,001	8,524,572	217,217	92 %	0.06	1.03	0.75 %
3 Timbervest Crossover Partners II, L.P.	2008	16,000,000	16,000,000	0	0	4,384,000	12,249,619	16,633,619	633,619	100 %	0.27	1.04	1.39 %
2 Investing Subtotal		44,990,000	40,203,582	4,786,418	0	8,325,306	35,633,315	43,958,621	3,755,039	89 %	0.21	1.09	3.67 %
3 Harvesting													
4 Americus Real Estate Fund II, Ltd.	2005	13,200,000	12,163,574	1,036,426	0	5,982,444	13,493,112	19,475,556	7,311,982	92 %	0.49	1.60	10.22 %
5 Gainesville Vision, LLC	2008	10,000,000	9,650,433	349,567	0	0	6,601,460	6,601,460	-3,048,973	97 %	0.00	0.68	-8.83 %
6 Sentinel Real Estate Fund	2006	30,000,000	30,000,000	0	0	8,250,504	27,868,675	36,119,179	6,119,179	100 %	0.28	1.20	3.02 %
3 Harvesting Subtotal		53,200,000	51,814,007	1,385,993	0	14,232,948	47,963,247	62,196,195	10,382,188	97 %	0.27	1.20	3.41 %
6 Total Partnerships		98,190,000	92,017,589	6,172,411	0	22,558,254	83,596,562	106,154,816	14,137,227	94 %	0.25	1.15	3.47 %

**Firefighters' Retirement System of Louisiana
Vintage Year Performance Analysis**

3/31/2013

Partnership Name	Vintage Year	Commitment	Paid In Capital	Capital To Be Funded	Additional Fees	Cumulative Distributions	Valuation	Total Value	Net Benefit	Call Ratio	DPI Ratio	TVPI Ratio	IRR
2005													
1 Americus Real Estate Fund II, Ltd.	2005	13,200,000	12,163,574	1,036,426	0	5,982,444	13,493,112	19,475,556	7,311,982	92 %	0.49	1.60	10.22 %
2005 Subtotal		13,200,000	12,163,574	1,036,426	0	5,982,444	13,493,112	19,475,556	7,311,982	92 %	0.49	1.60	10.22 %
2006													
2 Sentinel Real Estate Fund	2006	30,000,000	30,000,000	0	0	8,250,504	27,868,675	36,119,179	6,119,179	100 %	0.28	1.20	3.02 %
2006 Subtotal		30,000,000	30,000,000	0	0	8,250,504	27,868,675	36,119,179	6,119,179	100 %	0.28	1.20	3.02 %
2007													
3 JP Morgan India Property Fund	2007	8,990,000	8,307,355	682,645	0	463,571	8,061,001	8,524,572	217,217	92 %	0.06	1.03	0.75 %
2007 Subtotal		8,990,000	8,307,355	682,645	0	463,571	8,061,001	8,524,572	217,217	92 %	0.06	1.03	0.75 %
2008													
4 Gainesville Vision, LLC	2008	10,000,000	9,650,433	349,567	0	0	6,601,460	6,601,460	-3,048,973	97 %	0.00	0.68	-8.83 %
5 Timbervest Crossover Partners II, L.P.	2008	16,000,000	16,000,000	0	0	4,384,000	12,249,619	16,633,619	633,619	100 %	0.27	1.04	1.39 %
2008 Subtotal		26,000,000	25,650,433	349,567	0	4,384,000	18,851,079	23,235,079	-2,415,354	99 %	0.17	0.91	-2.99 %
2010													
6 AEW Partners VI	2010	20,000,000	15,896,227	4,103,773	0	3,477,735	15,322,695	18,800,430	2,904,203	79 %	0.22	1.18	11.24 %
2010 Subtotal		20,000,000	15,896,227	4,103,773	0	3,477,735	15,322,695	18,800,430	2,904,203	79 %	0.22	1.18	11.24 %
6 Total Partnerships		98,190,000	92,017,589	6,172,411	0	22,558,254	83,596,562	106,154,816	14,137,227	94 %	0.25	1.15	3.47 %

**Firefighters' Retirement System of Louisiana
Investment Strategy Performance Analysis**

3/31/2013

Partnership Name	Vintage Year	Commitment	Paid In Capital	Capital To Be Funded	Additional Fees	Cumulative Distributions	Valuation	Total Value	Net Benefit	Call Ratio	DPI Ratio	TVPI Ratio	IRR
501 Timber													
1 Timbervest Crossover Partners II, L.P.	2008	16,000,000	16,000,000	0	0	4,384,000	12,249,619	16,633,619	633,619	100 %	0.27	1.04	1.39 %
501 Timber Subtotal		16,000,000	16,000,000	0	0	4,384,000	12,249,619	16,633,619	633,619	100 %	0.27	1.04	1.39 %
610 RE Core													
1 Gainesville Vision, LLC	2008	10,000,000	9,650,433	349,567	0	0	6,601,460	6,601,460	-3,048,973	97 %	0.00	0.68	-8.83 %
610 RE Core Subtotal		10,000,000	9,650,433	349,567	0	0	6,601,460	6,601,460	-3,048,973	97 %	0.00	0.68	-8.83 %
615 RE Value Add													
1 Americus Real Estate Fund II, Ltd.	2005	13,200,000	12,163,574	1,036,426	0	5,982,444	13,493,112	19,475,556	7,311,982	92 %	0.49	1.60	10.22 %
2 Sentinel Real Estate Fund	2006	30,000,000	30,000,000	0	0	8,250,504	27,868,675	36,119,179	6,119,179	100 %	0.28	1.20	3.02 %
615 RE Value Add Subtotal		43,200,000	42,163,574	1,036,426	0	14,232,948	41,361,787	55,594,735	13,431,161	98 %	0.34	1.32	4.88 %
630 RE Opportunistic													
1 AEW Partners VI	2010	20,000,000	15,896,227	4,103,773	0	3,477,735	15,322,695	18,800,430	2,904,203	79 %	0.22	1.18	11.24 %
2 JP Morgan India Property Fund	2007	8,990,000	8,307,355	682,645	0	463,571	8,061,001	8,524,572	217,217	92 %	0.06	1.03	0.75 %
630 RE Opportunistic Subtotal		28,990,000	24,203,582	4,786,418	0	3,941,306	23,383,696	27,325,002	3,121,420	83 %	0.16	1.13	5.53 %
6 Total Partnerships		98,190,000	92,017,589	6,172,411	0	22,558,254	83,596,562	106,154,816	14,137,227	94 %	0.25	1.15	3.47 %

**Firefighters' Retirement System of Louisiana
Transaction Summary**

1/1/2013 - 3/31/2013

Date	Funding	Additional Fees	Cash	Stock	Net Cash Flow
AEW Partners VI					
2/22/2013			1,412,776.00		-1,412,776.00
3/4/2013	754,717.00				-658,059.00
Total: AEW Partners VI		754,717.00	1,412,776.00		-658,059.00
Americus Real Estate Fund II, Ltd.					
1/10/2013			59,400.00		-59,400.00
2/13/2013			43,560.00		-102,960.00
3/15/2013			53,460.00		-156,420.00
Total: Americus Real Estate Fund II, Ltd.			156,420.00		-156,420.00
Sentinel Real Estate Fund					
1/31/2013			488,050.13		-488,050.13
Total: Sentinel Real Estate Fund			488,050.13		-488,050.13
Timbervest Crossover Partners II, L.P.					
2/1/2013			384,000.00		-384,000.00
Total: Timbervest Crossover Partners II, L.P.			384,000.00		-384,000.00
Total: Firefighters' Retirement System of Louisiana		754,717.00	2,441,246.13		-1,686,529.13
Total:		754,717.00	2,441,246.13		-1,686,529.13