

PRIVATE MARKETS

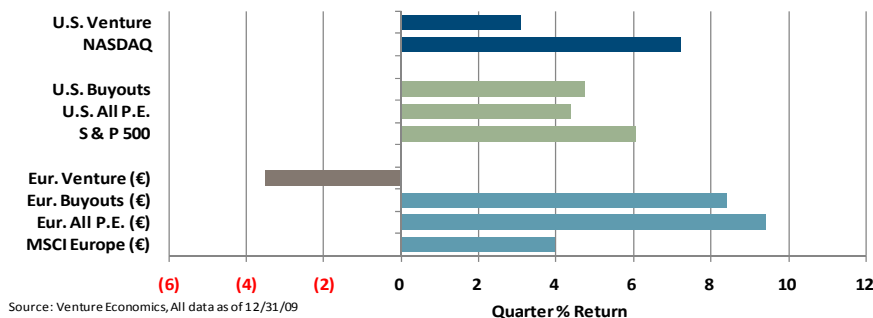
Private Equity Performance								
Investment Horizon Performance through 12/31/2009								
Fund Type	3 Mo	6 Mo	9 Mo	1 Yr	3 Yr	5 Yr	10 Yr	20 Yr
U.S. Venture	3.1	5.3	7.9	4.6	0.9	4.3	1.1	17.7
NASDAQ	7.2	24.3	49.5	45.4	(1.2)	1.7	(5.1)	9.1
U.S. Buyouts	4.7	10.7	14.6	11.0	(0.3)	5.3	4.6	8.9
U.S. All P.E.	4.4	11.0	16.7	12.3	0.8	5.5	4.0	11.2
S & P 500	6.0	22.6	42.1	26.5	(5.6)	0.4	(1.0)	8.2
Eur. Venture (€)	(3.5)	(5.5)	(12.3)	1.0	(3.1)	0.8	(1.8)	1.6
Eur. Buyouts (€)	8.4	12.4	18.6	7.2	(3.9)	8.3	8.0	11.4
Eur. All P.E. (€)	9.4	12.8	17.8	7.7	(3.9)	6.5	5.2	8.9
MSCI Europe (€)	4.0	25.0	44.4	27.7	(6.1)	4.2	(0.5)	7.2

*The PEPI is based on the latest quarterly statistics from Thomson Venture Economics. All returns are calculated by TVE from the underlying financial cash flows. Returns are net to investors after mgt fees and carried interest. U.S. returns presented in USD; European returns presented in Euros.

Real Asset Performance								
Investment Horizon Performance through 3/31/2010								
Fund Type	3 Mo	6 Mo	9 Mo	1 Yr	3 Yr	5 Yr	10 Yr	20 Yr
U.S. REITs	10.0	20.4	60.4	106.7	(10.6)	3.8	11.4	10.6
Core RE	0.8	(1.4)	(4.6)	(9.6)	(4.3)	4.2	7.1	6.5
Global REITs	4.0	8.5	35.8	84.5	(13.0)	3.8	9.9	NA
MLPs	6.4	21.7	36.1	58.8	(1.2)	5.2	11.4	NA
Listed Infrastructure	(0.7)	20.6	43.5	54.9	2.5	19.0	(2.1)	NA
Timberland	(0.3)	(4.8)	(4.5)	(5.7)	6.2	10.2	7.0	11.5
Agriculture	1.1	3.9	4.9	6.1	12.2	18.3	13.6	NA

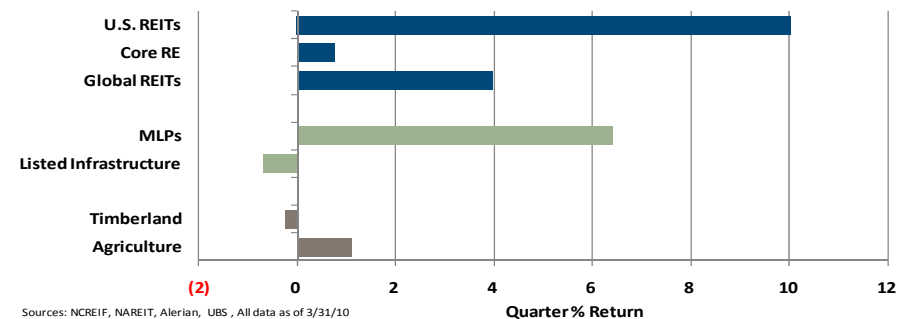
Source: Thomson Venture Economics/NVCA, NAREIT, NCREIF, Alerian, UBS, Bloomberg, Stylus

Private Equity



Source: Venture Economics, All data as of 12/31/09

Real Assets



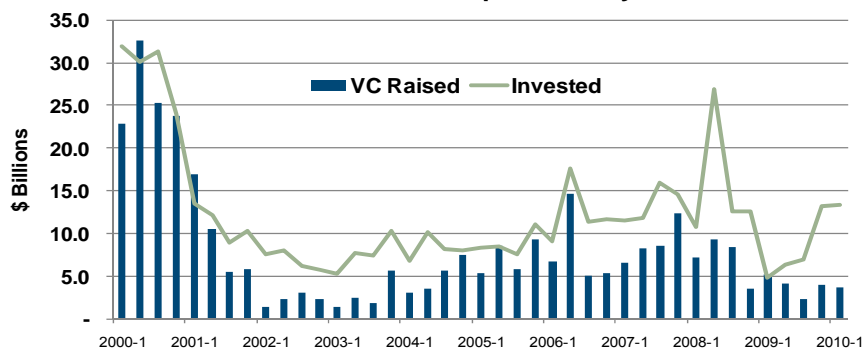
Sources: NCREIF, NAREIT, Alerian, UBS, All data as of 3/31/10

- Private equity performance continued the positive trend of the past few quarters, directionally following the pattern of the public markets. Still, private equity has not kept pace with the dramatic positive performance of the listed markets. However, this is not surprising, and is expected over shorter periods. Over longer periods, private equity continues to outperform listed markets.
- While the outlook for private equity appears more favorable, headwinds remain. In particular, industry data suggests there may be a material capital overhang. The significant amounts of capital raised earlier in the decade may be difficult to deploy at a reasonable pace. In addition, as investment activity was especially low over the last several quarters, managers may be even more challenged to put this incremental capital to work as the investment periods on funds of bubble-era vintages wind down.
- The potential for regulation also creates an uncertain outlook for the private equity industry, although the industry does not appear to be the primary target of major regulatory oversight at this point in time. Still, changes to carried interest taxation do appear more likely. The impact of this remains uncertain.

- The global financial crisis and subsequent recession have resulted in sharp declines across the commercial real estate ("CRE") sector, with core (unlevered) real estate down over 40% (Moody's/REAL Commercial Property Price Index) from peak. This has materially impacted the returns of U.S. core real estate across virtually all time periods, especially as compared to U.S. REITs, which have recovered much more quickly.
- The volume of real estate loans that are currently under water (estimated to be roughly half of the \$1.4 trillion outstanding) could have a negative impact on values as distressed or foreclosed assets hit the market. However, assets are not expected to flood the market in fire-sale fashion as was once believed, but rather to come to market in a more consistent and measured way. Capital waiting on the sidelines to invest in combination with improved debt markets should help to provide some support to pricing.
- The liquidity crunch has to some extent overshadowed weak operating fundamentals; this weakness is expected to continue over the medium-term despite the recent relative strength in the broader economy.

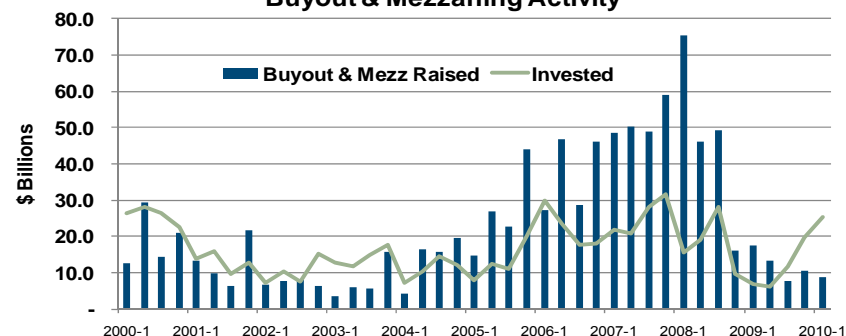
PRIVATE EQUITY

U.S. Venture Capital Activity



Source: Venture Economics

Buyout & Mezzaning Activity



Source: Venture Economics

Venture Exit Analysis

	# of Venture- Backed IPO's	Offer Amt (\$MM)	# of Venture- Backed M&A	Deal Value (\$MM)
2005	57	4,485	368	22,092
2006	57	5,117	396	19,675
2007	86	10,326	381	29,552
2008	6	470	351	13,775
2009	12	1,642	271	13,531
2Q09	5	721	65	2,570
3Q09	3	572	69	1,392
4Q09	4	349	73	8,902
1Q10	9	936	116	5,587

Source: Venture Economics

Buyout Exit Analysis

	# of Buyout- Backed IPO's	Offer Amt (\$MM)	# of Buyout- Backed M&A	Deal Value (\$MM)
2005	67	15,764	102	25,151
2006	66	17,451	151	31,287
2007	39	9,504	193	47,451
2008	6	1,250	152	15,737
2009	21	6,966	64	38,874
2Q09	1	113	16	900
3Q09	2	1,015	12	4,154
4Q09	18	5,838	22	4,335
1Q10	5	1,452	22	1,902

Source: Venture Economics

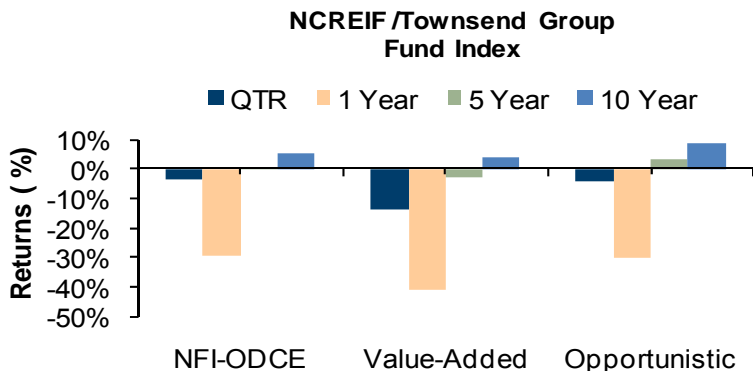
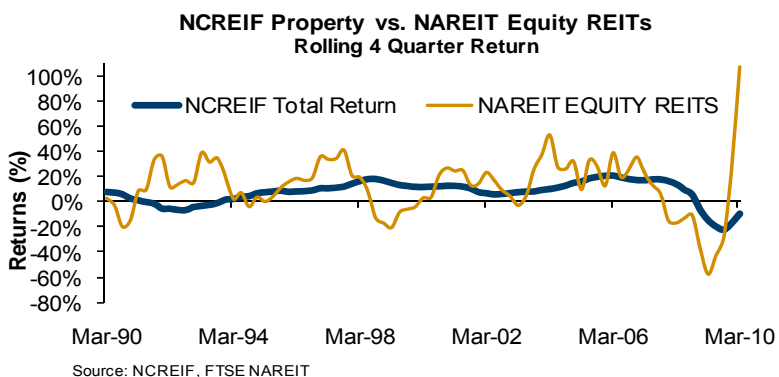
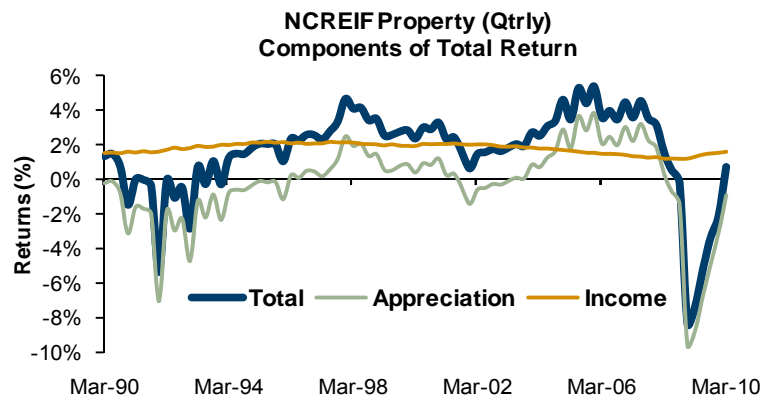
Venture Capital

- U.S. venture capital funds raised \$3.7 billion during the 1st quarter, down from \$4.1 billion in the prior quarter and down from \$5.3 billion in the 1st quarter of 2009. This level is in-line with the experience of the prior 18 months.
- Venture investment activity was essentially flat quarter over quarter, at \$13.3 billion. Still, the total was a dramatic improvement over the \$4.8 billion in the 1st quarter of 2009; that quarter had experienced the lowest level of investment activity since the technology bubble burst.
- The 1st quarter did provide some amount of optimism, as the exit market for venture capitalists was the most active in quite some time. There were nine venture-backed IPOs during the quarter, which raised over \$900 million. This was the most active quarter since the 4th quarter of 2007, just prior to the onset of the financial crisis. Notably, the number of IPOs was half of the total over the prior eight quarters (over which time there had been only 18). With respect to M&A, the quarter was the second-most active since 2000, with 116 transactions. Activity was noticeably stronger than in the prior period, when there were only 73 such deals. This activity reflects the much improved equity markets, and the pent-up demand for exits given the extremely slow environment over the prior several quarters.

Buyouts

- Buyout and mezzanine funds in the U.S. raised \$8.7 billion in the 1st quarter, down from \$10.5 billion in the prior quarter, and down from \$17.6 billion in the 1st quarter of 2009. Activity remains subdued given the lingering impacts of the financial crisis. However, manager confidence appears to be improving in conjunction with stronger markets, as the number of manager inquiries appears to have picked up over the past several months, which would suggest that fundraising should begin to gain traction. Still, it appears raising new capital is a challenging proposition.
- Buyout investment activity continued to gain strength in the 1st quarter, at \$25.3 billion, up from \$19.8 billion in the prior quarter, and up dramatically from the \$6.7 billion in the 1st quarter of 2009. The increase in activity is largely attributable to the improved credit markets, as well as the pent-up demand from buyout investors over the latter part of 2008 and into 2009.
- Buyout exit activity was relatively more subdued than that for venture in the 1st quarter. There were five buyout-backed IPOs in the quarter, down from eighteen in the prior period, but up from zero in the first quarter of 2009. With respect to M&A, there were only twenty-two buyout-backed M&A transactions in the quarter, with a disclosed deal value of \$1.9 billion. The number of deals was flat relative to the prior quarter, and up from fourteen in the 1st quarter of 2009.

REAL ESTATE



Core U.S. Real Estate

- The core real estate market may have bottomed in the near term from a performance perspective. During the first quarter, the NCREIF Property Index (“NPI”) posted its first positive total return (+0.8%) since mid-2008, despite capital appreciation declining by 0.9%. For the trailing one-year period, the NPI was down 9.6%, even with a 6.5% income yield.
- Pricing for high-quality core assets in major markets has continued to improve, but more peripheral markets have not experienced this to the same extent. Despite recent economic improvement, the outlook for fundamentals is still cloudy. Vacancy and rent growth will be slow to rebound absent meaningful and persistent job growth, which has only recently begun to strengthen. Importantly, the return of a healthy stabilized core CRE market is a key component to the exit strategies for higher yielding value-add and opportunistic real estate strategies (see below).
- All major property types had positive quarters, with the retail and office segments outperforming the broader NPI. The hotel segment was still negative.

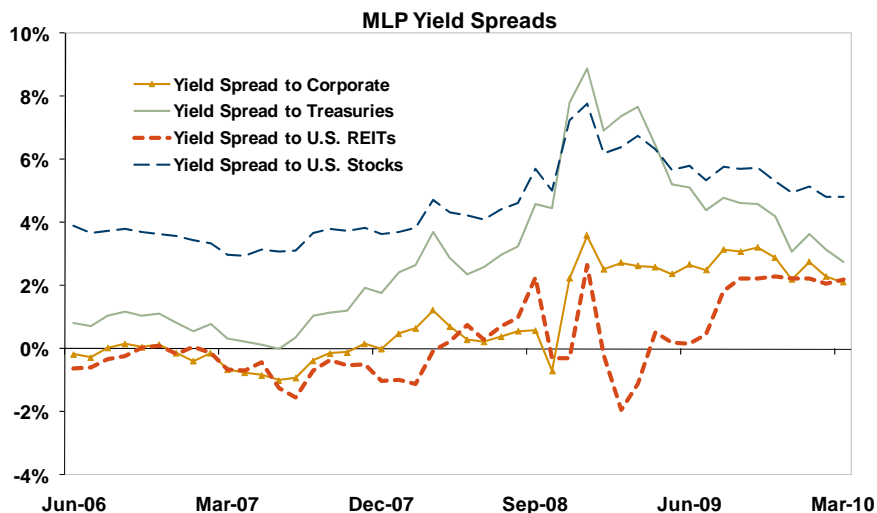
REITs

- U.S. REITs continued to advance ahead of the private markets, up 10% during the quarter, and up 107% for the trailing one-year, as represented by the FTSE NAREIT Equity REIT Index. Global REITs were up 4.0% in the quarter.

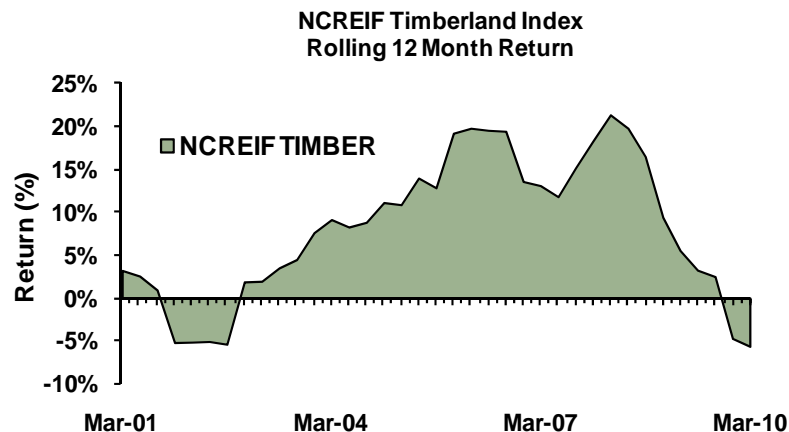
Value-added & Opportunistic Real Estate

- Overall, the real estate downturn and liquidity crisis affected performance along the entire spectrum of real estate strategies over the course of the financial crisis. Performance in the value-added real estate segment was most impacted according to the NCREIF / Townsend Index; this is most likely due to the very weak leasing environment. Interestingly, opportunistic strategies, while at the higher end of the risk spectrum, fared relatively better. The flexibility of some of these funds may have contributed to their better relative performance. All broad strategies reported negative performance over the 4th quarter of 2009 (performance data lags due to the illiquid nature of investments).
- Although pricing for high-quality stabilized properties has improved, this is not the case for lower-quality and/or less desirably-located assets. This environment should present opportunities for some private equity real estate strategies which can capitalize on mispricings and can reposition challenged assets. However, economic headwinds will make leasing such assets more difficult than was the case several years ago.
- With roughly \$1.4 trillion of CRE loans expected to mature between now and 2014, there are likely to be substantial investment opportunities available to real estate investors for loan workouts, refinancing or recapitalizations.

OTHER REAL ASSETS



Sources: Bloomberg, Russell, Alerian, NAREIT, Barclays Capital



Source: NCREIF

Infrastructure

- According to Preqin, at the start of the year there were 119 unlisted infrastructure vehicles targeting roughly \$114 billion in capital commitments. This is following a year (2009) where just 11 infrastructure funds reached a final close, raising an aggregate of \$6.3 billion (which was an 82% decline from 2008).
- Although there is very limited data on private infrastructure, listed infrastructure proved a weak performer in the 1st quarter, down 0.7%, but up 54.9% for the one-year period ending March 31, 2010. Similar to the REITs/private real estate relationship, performance of listed infrastructure should be more volatile than would valuations in the private markets.
- Master Limited Partnerships (“MLPs”), a structurally-unique listed security, own and/or manage US infrastructure and related assets. MLPs have also recovered strongly, up 6.4% and 58.8% over the 1st quarter of 2010 and one-year period ending March 31, 2010, respectively. The current yield of the Alerian MLP Index is 6.9% as of May 13, 2010. MLP yield spreads have come down from the peak at the height of the crisis (Q4-08), but are still elevated relative to the prior few years.

Other

- Timberland appears to have held up well relative to most other asset classes through the market turmoil and global recession. The NCREIF Timberland Index declined (-0.25%) during the first quarter despite positive equity markets, marking the third negative quarter since the broad equity markets peaked in mid 2007. However, the 1st quarter performance was a relative improvement versus the 4th quarter of 2009, which was the worst quarterly performance in the history of the Index (-4.6%). Since the general peak of the equity markets in October 2007, the S&P has declined 18.8% while the timber Index has gained 12.7%.
- Industry data suggest that forestland values have not faced a wholesale correction as experienced by the real estate market. In fact, according to NCREIF, the market value loss in timberland was limited to roughly 6.5% from its high a year ago (Q1-09). The relative lack of leverage in timberland investing, among other factors, certainly contributed to the dampened decline.
- The NCREIF Farmland Index gained 1.1% during the quarter, which consisted of 0.7% income and 0.4% appreciation. The Index is up 6.1% for the trailing one-year. Farmland investing focuses on the acquisition, management and disposition of agricultural real estate investments, and is a growing area of interest and discussion among institutional investors.

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