



Chicago Teachers' Pension Fund

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203 North La Salle Street, suite 2600 | Chicago, Illinois 60601-1231

**Contracting Entity:** Blackstone Real Estate Debt

**Service/Product:** Real Estate

**Contract Effective Date:** May 2008

**Contact Information:** [Blackstone Contact Information](#)

**Initial Allocation:** \$40M

**Contracting Entity Regulatory AUM:** \$450B

**Total Fees Paid CTPF Fiscal Year 2017:** \$37,515.00

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Capri Capital Partners

**Service/Product:** Real Estate

**Contract Effective Date:** December 1997

**Contact Information:** [Capri Capital Partners Contact Information](#)

**Initial Allocation:** \$20M

**Contracting Entity Total Strategy:** \$604K

**Total Fees Paid CTPF Fiscal Year 2017:** No longer collects asset management fee

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Cityview (Southwest Multifamily Partners, LP)

**Service/Product:** Real Estate

**Contract Effective Date:** June 2012

**Contact Information:** [Cityview Contact Information](#)

**Initial Allocation:** \$15M

**Contracting Entity Total Strategy:** \$56M

**Total Fees Paid CTPF Fiscal Year 2017:** \$161,562.87

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Clarion Lion Industrial Trust

**Service/Product:** Real Estate

**Contract Effective Date:** December 2002

**Contract Expiration Date:** Contract may be terminated by CTPF, effective immediately upon Managers' receipt of written notice of termination and by the Investment Manager upon 30 days' notice submitted to the Board of Trustees.

**Contact Information:** [Clarion Partners Contact Information](#)

**Initial Allocation:** \$40M

**Contracting Entity Total Strategy:** \$12.7B

**Total Fees Paid CTPF Fiscal Year 2017:** \$594,478

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** DV Urban Realty Advisors / Newport Capital Partners

**Service/Product:** Real Estate

**Contract Effective Date:** March 2005

**Contact Information:** [DV Urban / Newport Capital Partners Contact Information](#)

**Initial Allocation:** \$25M

**Contracting Entity Total Strategy:** \$71.5M

**Total Fees Paid CTPF Fiscal Year 2017:** \$133,523

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** EMREFF (Franklin Templeton)

**Service/Product:** Emerging Manager Real Estate Fund of Funds

**Contract Effective Date:** October 2010

**Contact Information:** [Franklin Templeton Contact Information](#)

**Initial Allocation:** \$40M

**Contracting Entity Total Strategy:** \$191M

**Total Fees Paid CTPF Fiscal Year 2017:** \$496,085.52

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Europa Capital

**Service/Product:** Real Estate

**Contract Effective Date:** September 2008

**Contact Information:** [Europa Capital Contact Information](#)

**Initial Allocation:** \$40M

**Contracting Entity Total Strategy:** \$730M EUR

**Total Fees Paid CTPF Fiscal Year 2017:** \$212,376.78 EUR

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Fortress Japan

**Service/Product:** Real Estate

**Contract Effective Date:** June 2009

**Contact Information:** [Fortress Contact Information](#)

**Initial Allocation:** ¥2.28B

**Contracting Entity Total Strategy:** ¥6.8B

**Total Fees Paid CTPF Fiscal Year 2017:** \$89,165.87

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.



**Contracting Entity:** Fortress Japan II

**Service/Product:** Real Estate

**Contract Effective Date:** December 2012

**Contact Information:** [Fortress Contact Information](#)

**Initial Allocation:** \$25M

**Contracting Entity Regulatory AUM:** \$43.6B

**Total Fees Paid CTPF Fiscal Year 2017:** \$27,739.00

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Fremont Realty

**Service/Product:** Real Estate

**Contract Effective Date:** December 2004

**Contact Information:** [Fremont Realty Contact Information](#)

**Initial Allocation:** \$30M

**Contracting Entity Total Strategy:** \$500M

**Total Fees Paid CTPF Fiscal Year 2017:** \$31,188

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Green Oak

**Service/Product:** Real Estate

**Contract Effective Date:** July 2017

**Contact Information:** [Green Oak Contact Information](#)

**Initial Allocation:** \$25M

**Contracting Entity Regulatory AUM:** \$5B

**Total Fees Paid CTPF Fiscal Year 2017:** NA

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Hudson Realty

**Service/Product:** Real Estate

**Contract Effective Date:** January 2010

**Contact Information:** [Hudson Realty Contact Information](#)

**Initial Allocation:** \$25M

**Contracting Entity Total Strategy:** \$114M

**Total Fees Paid CTPF Fiscal Year 2017:** \$36,658.00

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Industry Capital-Berkeley

**Service/Product:** Real Estate

**Contract Effective Date:** July 2014

**Contact Information:** [Industry Capital Contact Information](#)

**Initial Allocation:** \$10M

**Contracting Entity Total Strategy:** \$154M

**Total Fees Paid CTPF Fiscal Year 2017:** \$134,886.00

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Intercontinental Real Estate

**Service/Product:** Real Estate

**Contract Effective Date:** January 2004

**Contact Information:** [Intercontinental Contact Information](#)

**Initial Allocation:** \$150M

**Contracting Entity Total Strategy:** \$61M

**Total Fees Paid CTPF Fiscal Year 2017:** \$18,110

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** J.P. Morgan Strategic

**Service/Product:** Real Estate

**Contract Effective Date:** January 1996

**Contract Expiration Date:** Contract may be terminated by CTPF, effective immediately upon Managers' receipt of written notice of termination and by the Investment Manager upon 30 days' notice submitted to the Board of Trustees.

**Contact Information:** [J.P. Morgan Contact Information](#)

**Initial Allocation:** \$35M

**Contracting Entity Total Strategy:** \$42B

**Total Fees Paid CTPF Fiscal Year 2017:** \$1,409,980.65

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** LaSalle Investment Management

**Service/Product:** Real Estate

**Contract Effective Date:** July 2010

**Contract Expiration Date:** Contract may be terminated by CTPF, effective immediately upon Managers' receipt of written notice of termination and by the Investment Manager upon 30 days' notice submitted to the Board of Trustees.

**Contact Information:** [LaSalle Investment Management Contact Information](#)

**Initial Allocation:** \$75M

**Contracting Entity Total Strategy:** \$33B

**Total Fees Paid CTPF Fiscal Year 2017:** \$570,879.76

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.



**Contracting Entity:** ML / Blackstone Asia

**Service/Product:** Real Estate

**Contract Effective Date:** March 2008

**Contact Information:** [Blackstone Contact Information](#)

**Initial Allocation:** \$40M

**Contracting Entity Total Strategy:** \$2.6B

**Total Fees Paid CTPF Fiscal Year 2017:** \$37,515.00

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Newport Capital Partners

**Service/Product:** Real Estate

**Contract Effective Date:** January 2016

**Contact Information:** [Newport Capital Partners Contact Information](#)

**Initial Allocation:** \$10M

**Contracting Entity Total Strategy:** \$13M

**Total Fees Paid CTPF Fiscal Year 2017:** \$202,766.02

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Oak Street

**Service/Product:** Real Estate

**Contract Effective Date:** March 2017

**Contact Information:** [Oak Street Contact Information](#)

**Initial Allocation:** \$25M

**Contracting Entity Regulatory AUM:** \$1.5B

**Total Fees Paid CTPF Fiscal Year 2017:** NA

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Prudential Real Estate Investors

**Service/Product:** Real Estate

**Contract Effective Date:** July 2001

**Contract Expiration Date:** Contract may be terminated by CTPF, effective immediately upon Managers' receipt of written notice of termination and by the Investment Manager upon 30 days' notice submitted to the Board of Trustees.

**Contact Information:** [Prudential Contact Information](#)

**Initial Allocation:** \$81M

**Contracting Entity Total Strategy:** PRISA I: \$19.7B  
PRISA II: \$8.3B

**Total Fees Paid CTPF Fiscal Year 2017:** PRISA I: \$1,202,026.11  
PRISA II: \$217,230.72

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** UBS Trumbull

**Service/Product:** Real Estate

**Contract Effective Date:** September 1997

**Contract Expiration Date:** Contract may be terminated by CTPF, effective immediately upon Managers' receipt of written notice of termination and by the Investment Manager upon 30 days' notice submitted to the Board of Trustees.

**Contact Information:** [UBS Realty Investors Contact Information](#)

**Initial Allocation:** \$30M

**Contracting Entity Total Strategy:** \$23B

**Total Fees Paid CTPF Fiscal Year 2017:** \$1,421,133.42

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Urban America

**Service/Product:** Real Estate

**Contract Effective Date:** November 2005

**Contact Information:** [Urban America Contact Information](#)

**Initial Allocation:** \$25M

**Contracting Entity Total Strategy:** \$400M

**Total Fees Paid CTPF Fiscal Year 2017:** \$10,449.79

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.

**Contracting Entity:** Walton Street

**Service/Product:** Real Estate

**Contract Effective Date:** June 1998

**Contact Information:** [Walton Street Contact Information](#)

**Initial Allocation:** \$7.5M

**Contracting Entity Regulatory AUM:** \$10B

**Total Fees Paid CTPF Fiscal Year 2017:** \$453,310.15

**Additional Fees:** No, indirect, direct, finder's fees or finder's commission were paid or shall be paid by CTPF for establishing this contract or in conjunction with services rendered.

**Factors Contributing to Selection of Investment Manager:** Demonstrated professional performance, organizational depth and institutional investment management capabilities. Additional factors were the reasonableness of fee structure and fit of product versus portfolio needs.