



## **New York State Teachers' Retirement System**

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### **Real Estate Debt Commitments and Funding For the Quarter Ended March 31, 2024**

Park 151 Direct First Mortgage – A commitment of \$200 million was approved by the Executive Director & CIO on January 3, 2024 and closed on February 23, 2024. The collateral is a 2022 vintage multifamily asset with 468 apartments, approximately 19,089 square feet of ground floor retail, and 234 below grade parking spaces located in Cambridge, Massachusetts.

Prima Real Estate Debt Separate Account Upsize – A commitment of \$300 million was approved by the Executive Director & CIO on January 30, 2024 and closed on February 7, 2024. The Prima Real Estate Debt Separate Account focuses on originating or acquiring public and private real estate debt investments in the United States.

GCM Grosvenor – NYSTRS Real Estate Debt Investment Partners, L.P. 2024-1 Series – A commitment of \$100 million was approved by the Executive Director & CIO on March 01, 2024 and closed on March 31, 2024. The Partnership will target an allocation to commingled funds, direct investments, seed investments and co-investments. These investments will be sponsored by middle market real estate debt emerging managers and the Partnership will have a target of 50% of the investments to MWBE firms.