MEKETA INVESTMENT GROUP

City of Quincy Retirement System

April 30, 2024

Performance Update

Agenda

1. Executive Summary
   - April Market Overview
   - Manager Highlights
2. Performance Update as of April 30, 2024
3. Current Issues
   - Private Equity RFP Finalist Review
   - Core Real Estate Manager Respondent Overview
   - Non-Core Real Estate Manager Respondent Overview
4. Disclaimer, Glossary & Notes

Executive Summary

Economic and Market Update

Data as of April 30, 2024

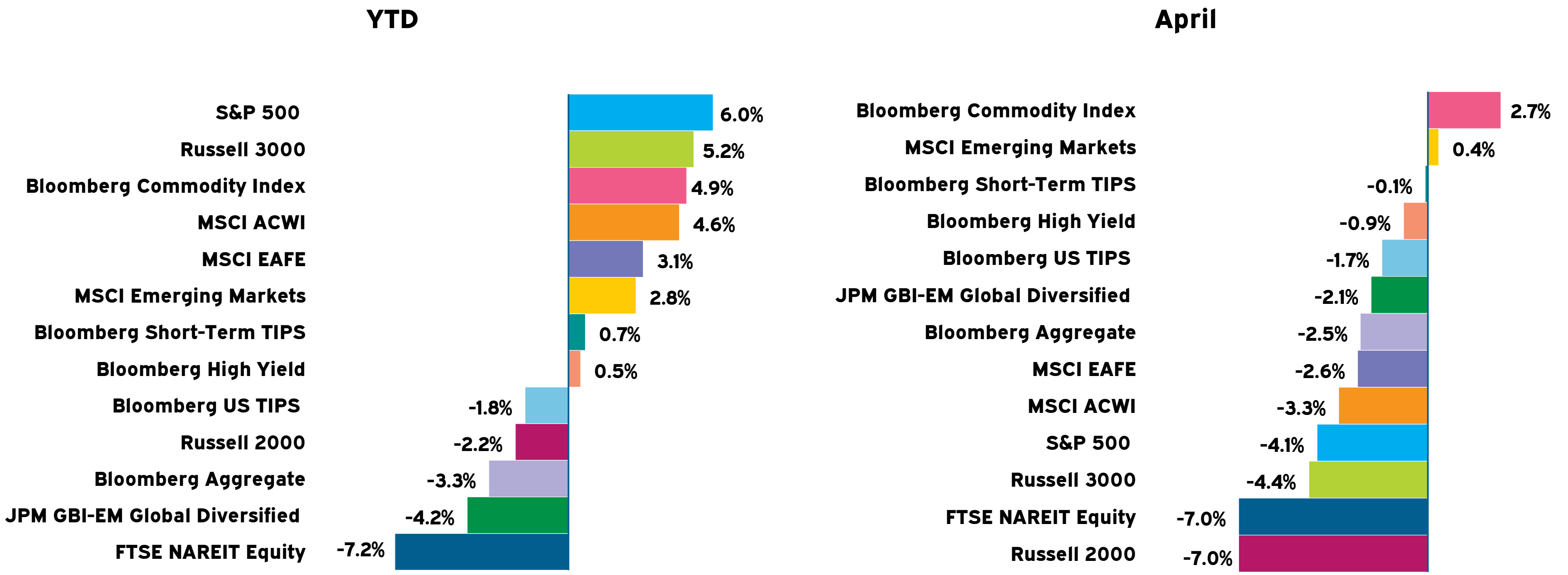
Commentary

→ Stronger than expected inflation and employment data in the US weighed on both stocks and bonds in April.

- Major central banks have largely paused interest rate hikes with expectations that many will still cut rates, but the uneven pace of falling inflation and economic growth could desynchronize the pace of rate cuts.
- Inflation pressures have eased in most countries from their pandemic peaks, but some uncertainty remains and levels are still above most central bank targets. Headline and core inflation measures in the US met expectations at 3.4% and 3.6% for April, respectively, and represented slight declines from the prior month.
- After rising 10% in the first quarter the US equity markets (Russell 3000 index) fell 4.4% in April. Except for utilities, most sectors, particularly those sensitive to interest rates, fell for the month.
- Non-US developed equity markets also fell in April (-2.6%) but by less than US equities. Local currency returns fared better in the month of April (0.9%) given the strengthening US dollar.
- Emerging market equities (+0.4%) beat developed market equities as coordinated buying of Chinese exchange traded funds (ETFs) by state-backed financial services companies helped boost Chinese stocks (+6.6%). The stronger dollar also hurt performance in emerging markets for US investors with returns in local currency terms 1.0% higher.
- Rising interest rates weighed on bonds, with the broad US bond market declining -2.5% in April.

→ Looking to the rest of this year, the paths of inflation and monetary policy, China's economic disorder and slowing economic growth, the many looming elections, and the wars in Ukraine and Israel will be key.

Index Returns[1]



→ After a strong start to the year in the first quarter most asset classes declined in April, particularly equities.

→ Higher than expected inflation data broadly weighed on markets and dashed hopes of near-term cuts in interest rates.

[1] Source: Bloomberg. Data is as of April 30, 2024.

Domestic Equity Returns[1]

Domestic Equity	April (%)	Q1 (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
S&P 500	-4.1	10.6	6.0	22.7	8.1	13.2	12.4
Russell 3000	-4.4	10.0	5.2	22.3	6.3	12.4	11.8
Russell 1000	-4.3	10.3	5.6	22.8	7.0	12.9	12.1
Russell 1000 Growth	-4.2	11.4	6.7	31.8	8.5	16.5	15.5
Russell 1000 Value	-4.3	9.0	4.3	13.4	5.2	8.6	8.4
Russell MidCap	-5.4	8.6	2.7	16.4	2.4	9.0	9.4
Russell MidCap Growth	-5.8	9.5	3.1	20.7	0.7	9.5	10.8
Russell MidCap Value	-5.2	8.2	2.6	14.1	3.3	8.1	7.9
Russell 2000	-7.0	5.2	-2.2	13.3	-3.2	5.8	7.2
Russell 2000 Growth	-7.7	7.6	-0.7	12.4	-5.9	5.0	7.6
Russell 2000 Value	-6.4	2.9	-3.7	14.0	-0.7	6.0	6.4

US Equities: The Russell 3000 fell 4.4% in April after a strong first quarter.

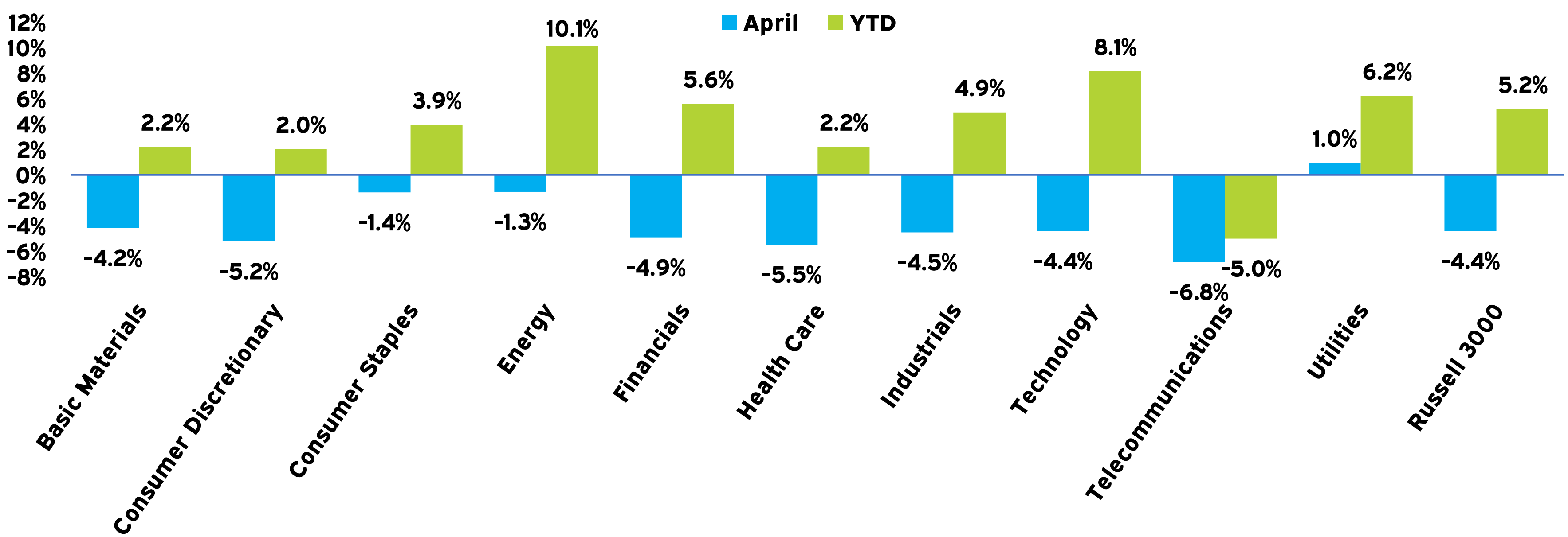
→ US stocks declined in April, given stronger than expected employment and inflation reports. The strong economic data weighed on hopes for the Federal Reserve to lower rates in the near term.

→ Large cap stocks outperformed small cap stocks for the month. Several large cap technology-related stocks reported strong Q1 earnings, including Alphabet and Microsoft, which partly drove the divergence.

→ After the “Magnificent 7” stocks fueled the performance of the US equity market in 2023, these stocks have deviated in 2024. Most notably, Tesla and Apple have significantly lagged the broader market this year.

[1] Source: Bloomberg. Data is as of April 30, 2024.

Russell 3000 Sector Returns[1]



→ Most sectors fell in April, particularly those most sensitive to interest rates. The defensive utilities sector was the only area to post a gain for the month.

→ Except for telecommunications, all sectors held onto positive returns for the year-to-date period despite the April declines. The energy sector (10.1%) is up the most this year given rising oil prices followed by the technology sector (8.1%) driven by artificial intelligence-related companies.

[1] Source: Bloomberg. Data is as of April 30, 2024.

Foreign Equity Returns[1]

Foreign Equity	April (%)	Q1 (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
MSCI ACWI ex. US	-1.8	4.7	2.8	9.3	0.3	5.0	3.9
MSCI EAFE	-2.6	5.8	3.1	9.3	2.9	6.2	4.4
MSCI EAFE (Local Currency)	-0.9	10.0	9.0	15.2	8.6	8.4	7.5
MSCI EAFE Small Cap	-3.0	2.4	-0.6	5.1	-3.6	3.7	4.5
MSCI Emerging Markets	0.4	2.4	2.8	9.9	-5.7	1.9	3.0
MSCI Emerging Markets (Local Currency)	1.4	4.5	6.0	12.9	-2.4	4.1	5.9
MSCI EM ex. China	-1.6	4.0	2.3	17.6	0.6	5.6	3.9
MSCI China	6.6	-2.2	4.3	-6.8	-17.5	-5.5	2.1

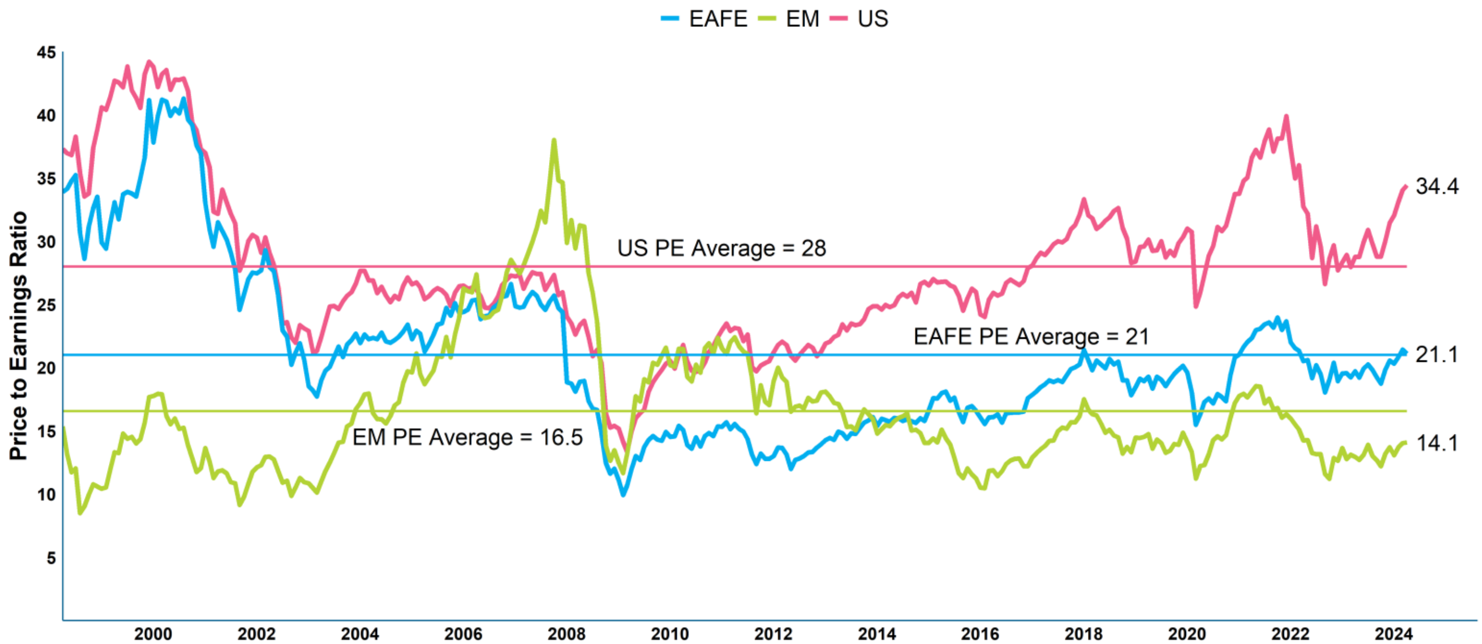
Foreign Equity: Developed international equities (MSCI EAFE) fell 2.6% in April while emerging market equities (MSCI EM) rose 0.4%.

→ Developed markets particularly in Eurozone countries saw losses in April driven in part by higher than expected US inflation numbers and hawkish comments from the Fed; UK equities outperformed given higher weights in value sectors. Japan equities saw a correction especially in the large cap space; the yen remained weak. The appreciation of the US dollar lowered returns for US investors by 1.7% for the month.

→ Emerging market equities were the only area to see positive performance for the month, driven by China's rebound. Emerging markets ex.-China posted losses but less than developed markets. China saw the highest performance for April, with positive developments (and easing restrictions) in the real estate sector and financial intervention in financial markets driving results. The appreciation of the US dollar also weighed on emerging market returns for US investors.

[1] Source: Bloomberg. Data is as of April 30, 2024.

Equity Cyclically Adjusted P/E Ratios[1]



→ Despite the sell-off in April, the US equity price-to-earnings ratio remained elevated and above its 21st century average.

→ International market valuations also fell in April and remain well below the US. In the case of developed markets, valuations are now close to the long-term average, while emerging market valuations remain well below its long-term average.

[1] US Equity Cyclically Adjusted P/E on S&P 500 Index. Source: Robert Shiller, Yale University, and Meketa Investment Group. Developed and Emerging Market Equity (MSCI EAFE and EM Index) Cyclically Adjusted P/E – Source: Bloomberg. Earnings figures represent the average of monthly "as reported" earnings over the previous ten years. Data is as of April 2024. The average line is the long-term average of the US, EM, and EAFE PE values from April 1998 to the recent month-end respectively.

Fixed Income Returns[1]

Fixed Income	April (%)	Q1 (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	Current Yield (%)	Duration (Years)
Bloomberg Universal	-2.3	-0.5	-2.8	-0.3	-3.1	0.2	1.5	5.6	5.9
Bloomberg Aggregate	-2.5	-0.8	-3.3	-1.5	-3.5	-0.2	1.2	5.3	6.1
Bloomberg US TIPS	-1.7	-0.1	-1.8	-1.3	-1.6	2.1	1.9	5.0	6.7
Bloomberg Short-term TIPS	-0.1	0.8	0.7	2.8	1.9	3.1	2.0	5.1	2.5
Bloomberg High Yield	-0.9	1.5	0.5	9.0	1.5	3.7	4.3	8.1	3.7
JPM GBI-EM Global Diversified (USD)	-2.1	-2.1	-4.2	1.8	-3.0	-0.3	-0.6	6.8	5.0

Fixed Income: The Bloomberg Universal index fell 2.3% in April.

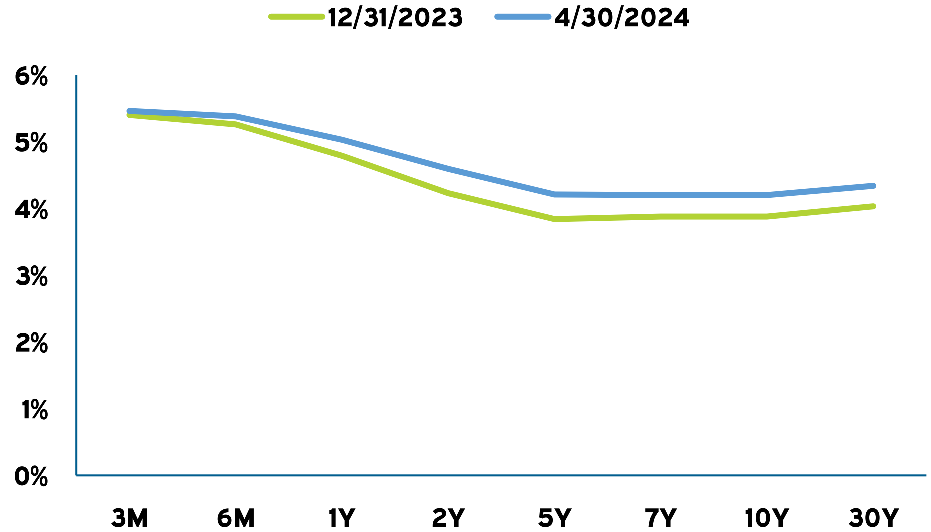
→ Bonds also felt pressure in April of above expectations economic data and the related shift in interest rate expectations. The anticipated start date of interest rate cuts has been pushed back as well as the number of cuts for 2024.

→ The broad US bond market (Bloomberg Aggregate) fell 2.5% with the broad TIPS market declining 1.7%. The less interest rate sensitive short-term TIPS index fell only slightly (0.1%) for the month.

→ High yield bonds (-0.9%) also declined, but by less than the broad market with spreads remaining relatively tight to Treasury equivalents.

[1] Source: Bloomberg. JPM GBI-EM data is from PARis. Data is as of April 30, 2024. The yield and duration data from Bloomberg is defined as the index's yield to worst and modified duration respectively.

US Yield Curve[1]



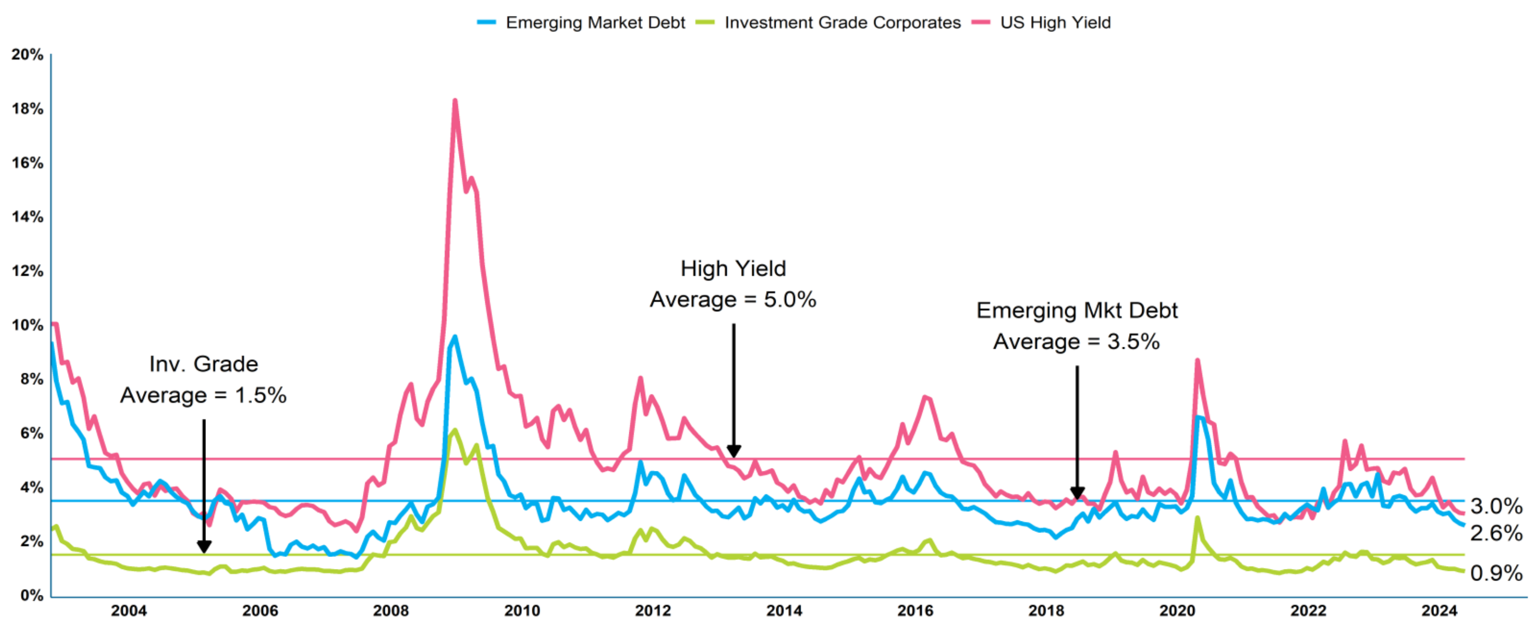
→ Interest rates moved significantly higher over the month due to the largely above expectations economic data, particularly inflation, and the related shifts in monetary policy expectations.

→ The more policy sensitive two-year Treasury yield rose by 42 basis points to just over 5.0%, while the ten-year Treasury yield increased by 48 basis points to a year-to-date high of 4.7%.

→ The yield curve remained inverted at month-end, with the spread between the two-year and ten-year Treasury at -35 basis points.

[1] Source: Bloomberg. Data is as of April 30, 2024.

Credit Spreads vs. US Treasury Bonds[1]



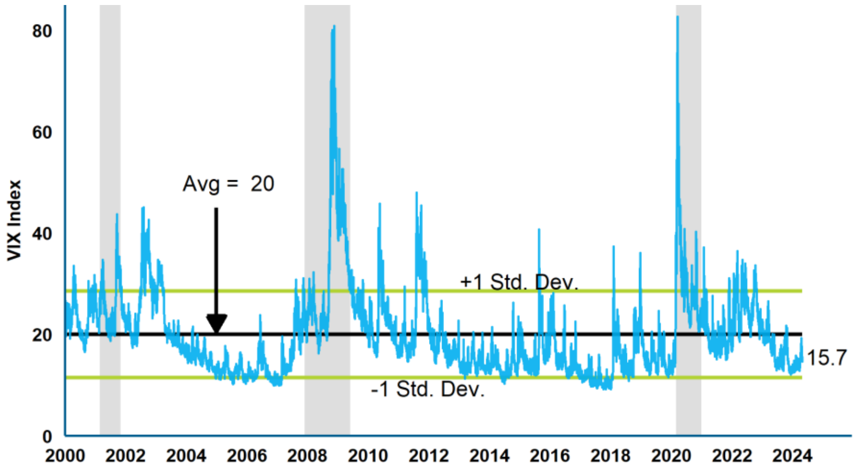
→ A positive economic outlook along with expectations of slightly lower interest rates by year-end has led to an increased risk appetite. This has benefited credit, with spreads (the added yield above a comparable maturity Treasury) narrowing.

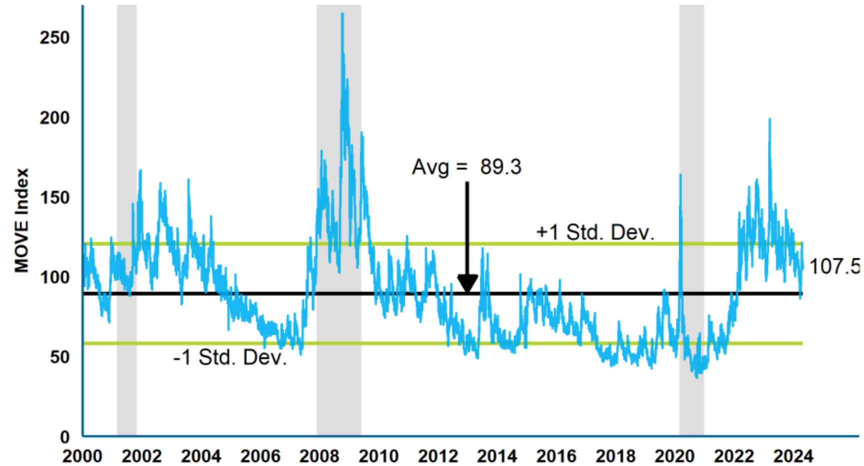
→ In April credit spreads were steady near post-pandemic lows with all spreads remaining below their respective long-run averages, particularly high yield.

→ Despite spreads being relatively tight, yields generally remain at above average levels compared to the last two decades, particularly for short-term issues.

[1] Source: Bloomberg. Data is as of April 30, 2024. Average lines denote the average of the investment grade, high yield, and emerging market spread values from September 2002 to the recent month-end, respectively.

Equity and Fixed Income Volatility[1]



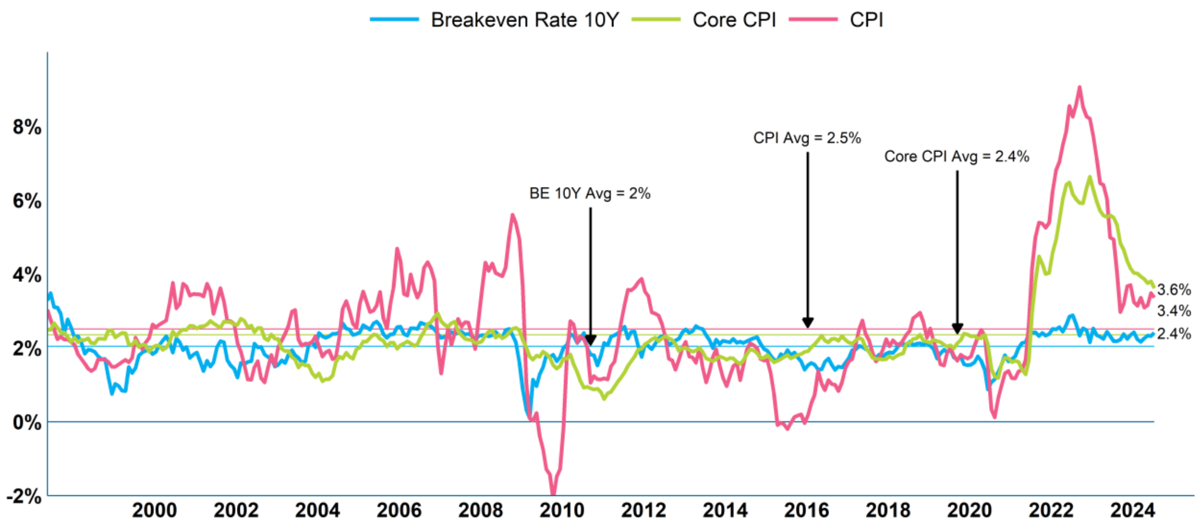


→ Strong economic data and the potential for policy rates to stay higher than previously anticipated drove volatility in the stock and bond markets in April. Both measures finished the month off their mid-month peaks though.

→ Volatility in equities (VIX) ended April below its long-run average while volatility in bonds (MOVE) rose above its long-run average.

[1] Equity Volatility – Source: FRED. Fixed Income Volatility – Source: Bloomberg. Implied volatility as measured using VIX Index for equity markets and the MOVE Index to measure interest rate volatility for fixed income markets. Data is as of April 2024. The average line indicated is the average of the VIX and MOVE values between January 2000 and April 2024.

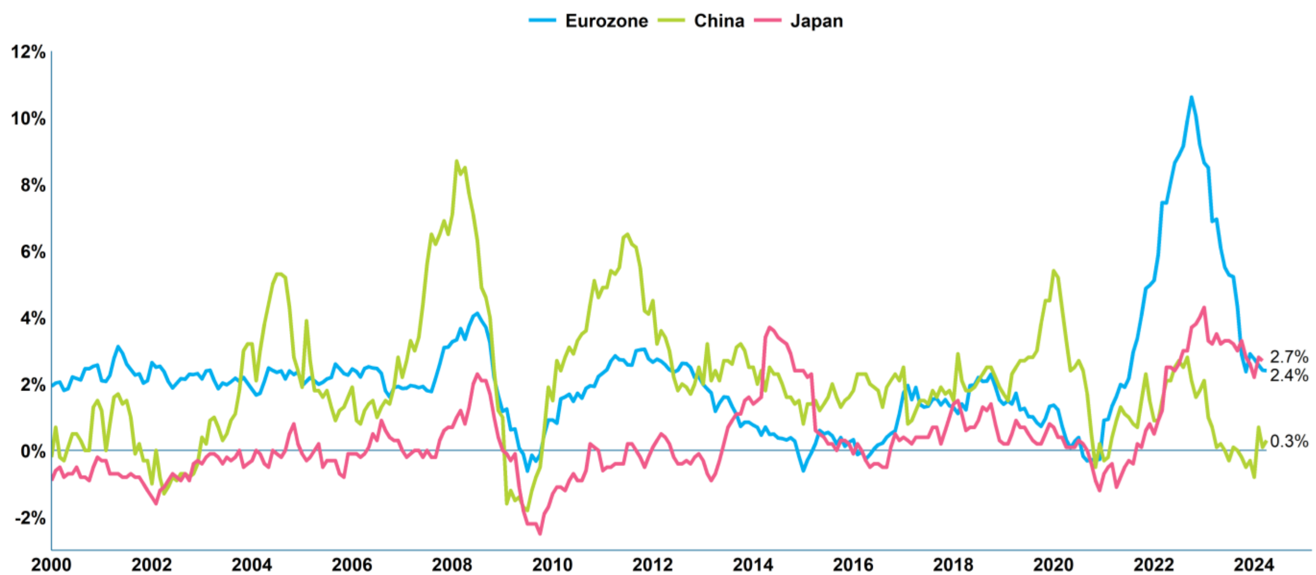
US Ten-Year Breakeven Inflation and CPI[1]



- → Year-over-year headline inflation fell in April (3.5% to 3.4%) and met expectations.
- → Month-over-month inflation rose 0.3% in April, slightly below the March gain of 0.4%. Energy (mainly gasoline) and shelter accounted for more than seventy percent of inflation gains in April, with food prices unchanged.
- → Core inflation (excluding food and energy) also fell in April (3.8% to 3.6%) and matched expectations. Shelter, transportation (particularly car insurance), and medical care services all rose for the month while new and used cars and furnishings fell.
- → Inflation expectations (breakevens) have remained relatively stable despite the significant volatility in inflation.

[1] Source: FRED. Data is as April 2024. The CPI and 10 Year Breakeven average lines denote the average values from February 1997 to the present month-end, respectively. Breakeven values represent month-end values for comparative purposes.

Global Inflation (CPI Trailing Twelve Months)[1]



→ Outside the US, inflation is also easing across major economies from the recent peaks.

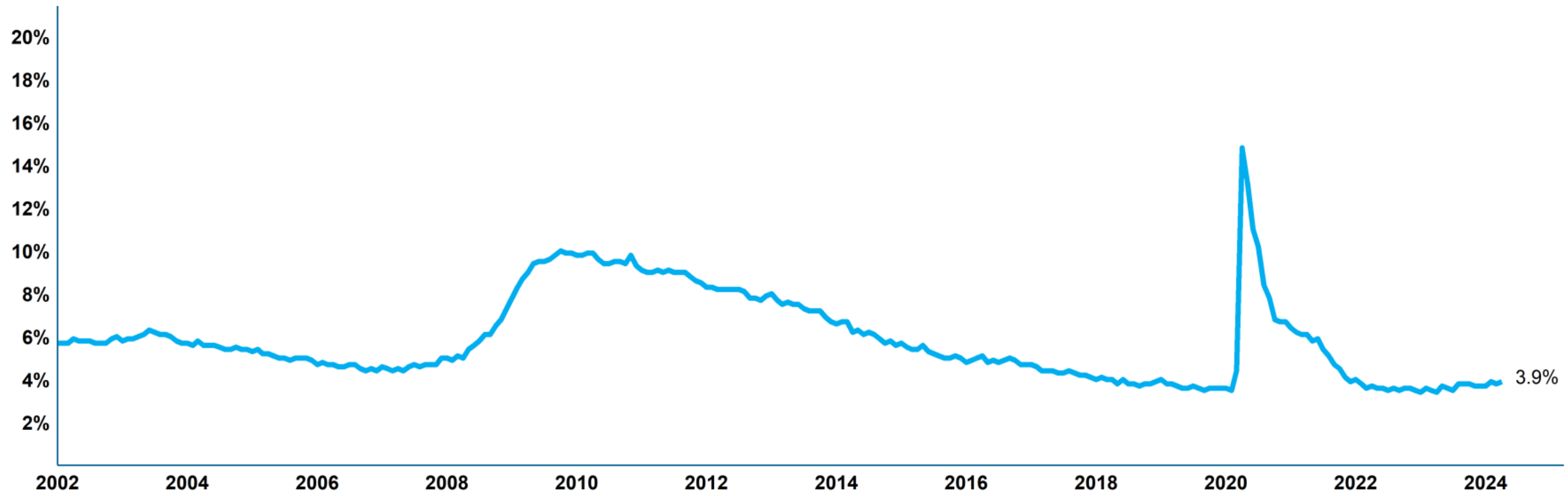
→ In the eurozone, inflation experienced a dramatic decline last year but remains above the central bank's 2% target. In April, inflation held steady at 2.4%, a level below the 3.4% year-over-year reading in the US.

→ Inflation in Japan has slowly declined from the early 2023 peak of 4.3%, but it remains near levels not seen in a decade. In the most recent reading, inflation fell slightly from 2.8% to 2.7%.

→ In China, inflation levels remain well below other major economies given slowing economic growth. Prices did rise in April though from 0.1% to 0.3% as policy stimulus and liquidity injections into banks helped ease financial conditions.

[1] Source: Bloomberg. Data is April 30, 2024, except Japan which is as of March 31, 2024.

US Unemployment[1]



→ Overall, the US labor market remains healthy, with the unemployment rate low (3.9%), wage growth around 4% annually, and initial claims for unemployment staying subdued.

→ In April jobs added came in below expectations at 175,000 compared to 240,000, while the March number was revised upward (303,000 to 315,000). The healthcare sector added the most jobs followed by the social assistance, transportation and warehouse, and retail sectors.

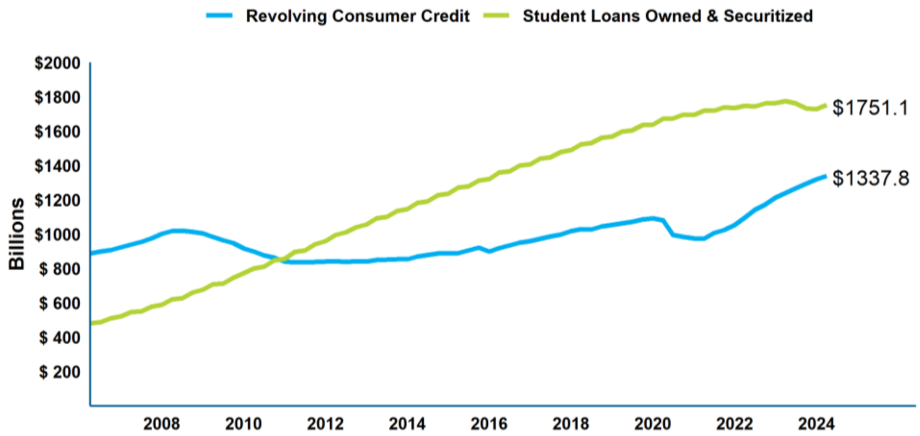
→ The unemployment rate held steady at 3.9% and wage growth dropped slightly from 4.1% to 3.9% compared to a year prior, a level well off the 6.0% peak, but above inflation levels.

→ Quit rates have declined, and layoffs are stable, with 1.3 job openings per unemployed worker.

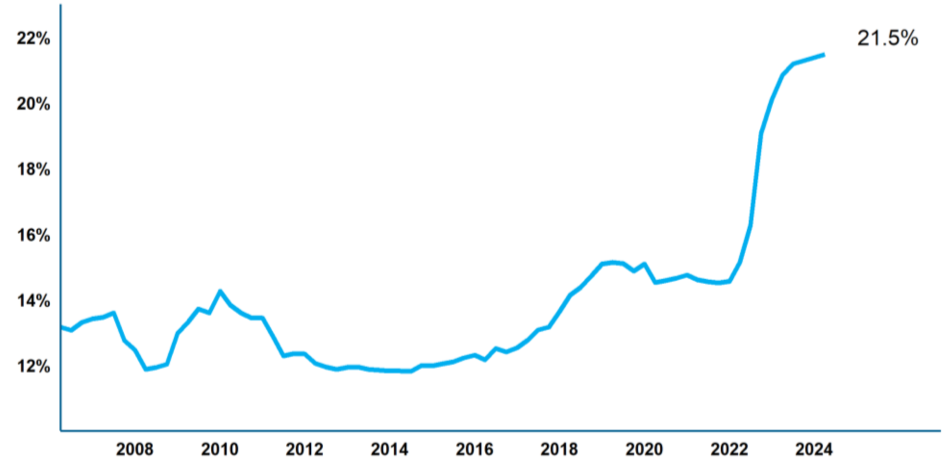
[1] Source: FRED. Data is as April 30, 2024.

US Consumer Under Stress?[1]

Revolving Consumer Credit & Student Loans ($B)



Consumer Credit Card Interest Rates (%)



→ Despite the strong labor market and higher wages, pressures have started to build on the US consumer. This is an important consideration as consumer spending has been a key driver of economic growth.

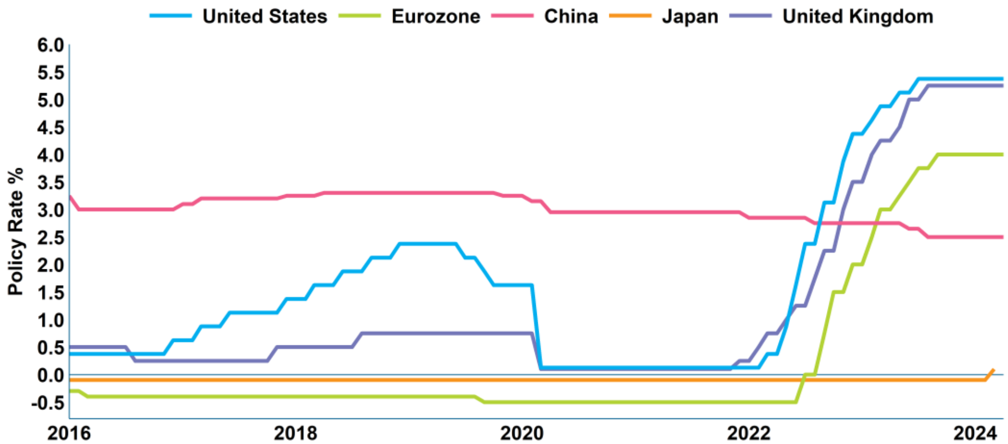
→ Revolving consumer credit surged to new highs in 2023 even as credit card interest rates hit levels not seen before (the prior peak was around 19% in the 1980s). Recently, we have also seen payment delinquencies on credit cards and auto loans start to increase, particularly for younger people.

→ The return of student loan repayments after a three-year pandemic-related reprieve could add to pressures on consumers' budgets. This might be partially mitigated by recently initiated repayment and forgiveness programs.

→ It is worth noting though that many people locked in low-rate fixed mortgages before rates increased and many corporations issued debt at very low levels, reducing the sensitivity to higher rates.

[1] Source: FRED. Data is as of March 31, 2024. Revolving Consumer Credit data is seasonally adjusted to remove distortions during the holiday season.

Policy Rates[1]



→ The Fed has been on hold since July 2023 when it raised rates to a range of 5.25%-5.50%. Markets are now pricing in fewer than two rate cuts this year, down from close to seven late last year, as inflation has not reached their inflation target and the labor market remains relatively strong.

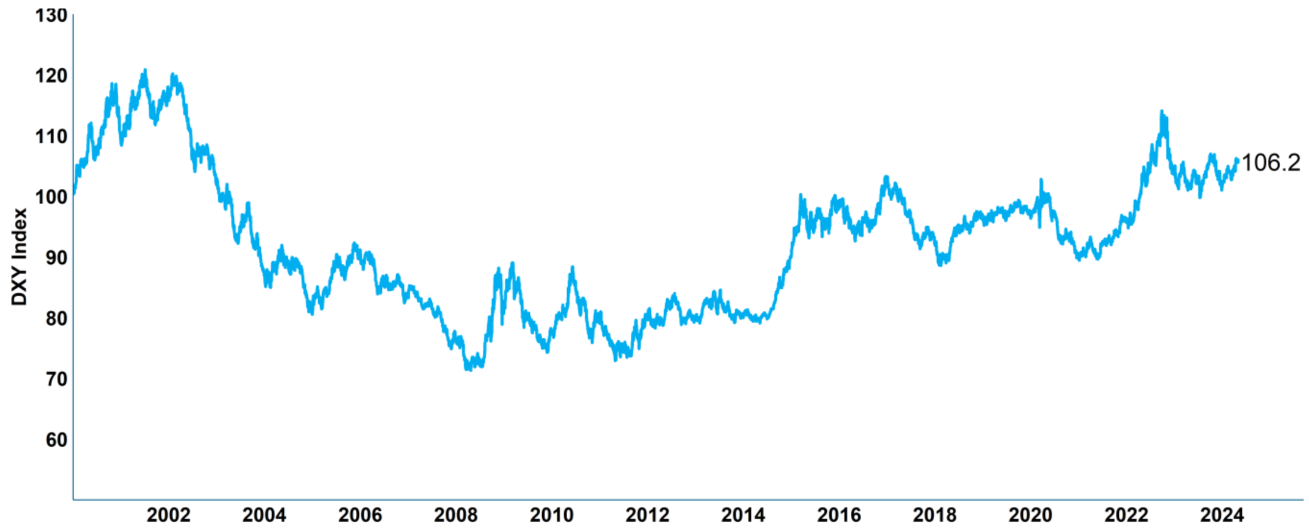
→ The European and UK central banks also recently paused their rate increases on slowing inflation. It appears that the European Central Bank could be one of the first central banks to cut rates with expectations over 95% for a June cut.

→ Given the return of inflation driven by wage growth the Bank of Japan (BOJ) recently ended the final negative interest rate policy, stopped purchasing exchange traded funds (ETFs), and moved away from its yield curve control.

→ The central bank in China has maintained interest rates at record low levels and continues to inject liquidity into the banking system, as weaker-than-expected economic data appears to indicate a widespread slowdown.

[1] Source: Bloomberg. Data is as of April 30, 2024.

US Dollar vs. Broad Currencies[1]



- → The dollar continued to appreciate in April versus a basket of currencies of major trading partners.
- → Strong economic data in the US may delay policy rate cuts this year, which could contribute to continued upward pressure on the dollar as other countries pivot to rate cuts.

[1] Source: Bloomberg. Data as of April 30, 2024.

Summary

Key Trends:

→ According to the International Monetary Fund (IMF), global growth this year is expected to match the 2023 estimate at around 3.1% with most major economies predicted to avoid a recession. Continued strong economic growth does run the risk of inflation and interest rates staying higher for longer.

→ Key economic data in the US has recently started to come in below forecasts with expectations continuing to evolve for the timing and pace of interest rate cuts.

→ Outside the US we could see other central banks start cutting rates ahead of the Fed, with the European Central Bank (ECB) particularly in focus. The risk of policy errors remains elevated as central banks try to further reduce inflation toward targets while not tipping their economies into recession.

→ US consumers could feel pressure as certain components of inflation (e.g., shelter and insurance) remain high, borrowing costs are elevated, and the job market may weaken.

→ A focus for US equities going forward will be whether earnings can remain resilient if growth slows. Also, the future paths of the large technology companies that have driven market gains will be important.

→ Equity valuations remain lower in emerging and developed markets, but risks remain, including China's economic uncertainty and on-going weakness in the real estate sector which could spill over into key trading partners' economies. Japan's recent tightening of monetary policy along with changes in corporate governance in the country could influence relative results.

Manager Highlights

Brown Small Cap Fundamental Value

→ Brown beat its benchmark by 1.6% in April, posting a return of -4.8% vs. the benchmark's -6.4%.

- The Consumer Discretionary and Health Care sectors were the largest drivers of outperformance during the month due to their underweight positioning.

→ Since inception, Brown has returned 8.2%, outpacing the benchmark's return of 7.9%, net of fees, over that period.

Axiom International Small Cap Equity

→ Axiom beat its benchmark by 0.5% in the month, posting a return of -2.1% vs the benchmark's -2.6%.

- The top performing sector on a relative basis was industrials, led by KEI Industries, an Indian electrical cable maker, and Hyundai Electric, a Korean maker of high voltage transformers, both driven by positive reporting of Indian and global electrification capex growth, along with increased demand for electric utilities grid and data center needs.
- The strongest performing country on a relative basis was India, led by Exide Industries, a dominant auto battery maker. Exide recently won contracts from Korean automakers and as a result reported better than expected results.

→ Since inception, Axiom has returned 3.9%, trailing the benchmark's return of 7.1%, net of fees, over that period.

Cedar Street Emerging Markets Small Cap Value

→ Cedar Street trailed the benchmark by 1.6% in the month, posting a return of 1.2% vs the benchmark's 2.8% return.

- Stock selection drove performance during the month, while allocation was a detractor.
- From a country perspective Brazil, Mexico and Switzerland detracted from performance. From a sector perspective, Utilities, Consumer Staples and Financials detracted from performance.
- The top detractors for the month were HWIN Technologies (Taiwan), Bolsa Mexicana (Mexico) and Grendene (Brazil).

→ Since inception, Cedar Street has returned 3.3%, trailing the benchmark's return of 7.2%, net of fees, over that period. However, we note the inception period is very brief, as the manager was hired in January 2024.

Driehaus Emerging Market Growth

→ Driehaus lagged its benchmark by 1.0% in the month of April, posting a return of -0.6% vs the benchmark's 0.4%.

- Exposures in the consumer discretionary and information technology sectors, as well as exposure to Hong Kong and Mexico detracted from relative returns.

→ Since inception, Driehaus has returned 6.5%, outpacing the benchmark's return of 2.4%, net of fees, over that period.

Performance Update
As of April 30, 2024

Allocation vs. Targets and Policy

	Current Balance	Current Allocation (%)	Policy (%)	Policy Range (%)
US Equity	$202,208,424	24	24	19 - 29
Developed Market Equity	$96,413,064	12	11	6 - 16
Emerging Market Equity	$69,053,605	8	6	1 - 11
Investment Grade Bonds	$69,973,325	8	9	6 - 12
Long-Term Government Bonds	$24,650,123	3	7	2 - 12
TIPS	$28,283,919	3	4	1 - 7
High Yield Bonds	$42,228,146	5	5	2 - 8
Bank Loans	$9,481,029	1	2	0 - 4
Private Equity	$129,005,514	15	14	9 - 19
Private Debt		0	3	0 - 5
Real Estate	$73,055,858	9	10	5 - 15
Natural Resources	$12,502,434	2	0	0 - 6
Infrastructure	$13,447,216	2	3	0 - 6
Opportunistic	$38,400,090	5	0	0 - 5
Balanced Assets	$14,636,535	2	0	0 - 0
Cash	$9,951,460	1	2	0 - 5
Total	**$833,290,742**	**100**	**100**	

	Current Balance	Current Allocation (%)	Policy (%)
Total Equity Including PE	$496,680,608	60	59
Total Fixed Income	$174,616,542	21	26
Total Real Assets	$99,005,507	12	15
Other	$62,988,085	8	0
Total	**$833,290,742**	**100**	**100**

Total Retirement System | As of April 30, 2024

	Market Value $	% of Portfolio	1 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Total Retirement System (Gross of Fees)	833,290,742	100.0	-1.8	1.5	7.6	3.6	7.6	6.8	8.1	Jan-89
Total Retirement System	833,290,742	100.0	-1.8	1.5	7.6	3.5	7.5	6.6	7.8	Jan-89
Domestic Equity Assets	202,208,424	24.3	-4.3	4.0	19.8	6.1	11.3	11.1	10.1	Jul-93
Russell 3000 Index			*-4.4*	*5.2*	*22.3*	*6.3*	*12.4*	*11.8*	*10.1*	
International Developed Market Equity Assets	96,413,064	11.6	-2.3	3.0	8.6	1.1	5.1	3.9	5.0	Feb-98
MSCI EAFE			*-2.6*	*3.1*	*9.3*	*2.9*	*6.2*	*4.4*	*4.9*	
International Emerging Market Equity Assets	69,053,605	8.3	0.1	5.7	17.7	-1.1	7.3	5.3	6.5	Sep-08
MSCI Emerging Markets			*0.4*	*2.8*	*9.9*	*-5.7*	*1.9*	*3.0*	*3.0*	
Investment Grade Bond Assets	69,973,325	8.4	-3.2	-4.4	-3.8	-5.5	-1.4	0.6	3.9	Jul-93
Blmbg. U.S. Aggregate Index			*-2.5*	*-3.3*	*-1.5*	*-3.5*	*-0.2*	*1.2*	*4.3*	
Long-Term Government Bond Assets	24,650,123	3.0	-3.6	-4.9	-4.8	-5.3	-0.4	--	1.1	Dec-15
PRIT Core Fixed Income			*-3.6*	*-4.9*	*-4.8*	*-5.3*	*-0.4*	*--*	*1.1*	
TIPS Assets	28,283,919	3.4	-1.6	-1.6	-1.4	-1.6	2.1	1.9	3.3	Mar-07
Blmbg. U.S. TIPS Index			*-1.7*	*-1.8*	*-1.3*	*-1.6*	*2.1*	*1.9*	*3.3*	
High Yield Bond Assets	42,228,146	5.1	-0.7	0.9	9.0	1.8	4.1	3.8	5.6	Apr-07
Blmbg. U.S. Corp: High Yield Index			*-0.9*	*0.5*	*9.0*	*1.5*	*3.7*	*4.3*	*6.1*	
Bank Loan Assets	9,481,029	1.1	0.6	3.8	14.0	6.4	5.2	--	4.4	Aug-14
Credit Suisse Leveraged Loan Index			*0.7*	*3.2*	*12.1*	*5.9*	*5.1*	*4.6*	*4.6*	

	Market Value $	% of Portfolio	1 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Total Real Estate	**73,055,858**	**8.8**	**0.1**	**-4.2**	**-12.0**	**1.6**	**2.1**	**5.8**	**5.7**	**Mar-89**
NCREIF ODCE			*0.0*	*-2.4*	*-11.3*	*3.4*	*3.5*	*6.8*	*6.8*	
Private Equity Assets	**129,005,514**	**15.5**								
Natural Resources Assets	**12,502,434**	**1.5**								
Infrastructure Assets	**13,447,216**	**1.6**								
Opportunistic Assets	**38,400,090**	**4.6**								
Balanced Assets (PRIT General Allocation Fund)	**14,636,535**	**1.8**	**-1.8**	**1.8**	**8.6**	**4.3**	**8.0**	**7.5**	**8.3**	**Apr-90**
60% Wilshire 5000 & 40% Barclays Aggregate			*-3.6*	*1.8*	*12.4*	*2.7*	*7.7*	*7.8*	*8.5*	
Cash	**9,951,460**	**1.2**								

	Market Value $	% of Portfolio	1 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Total Retirement System (Gross of Fees)	**833,290,742**	**100.0**	**-1.8**	**1.5**	**7.6**	**3.6**	**7.6**	**6.8**	**8.1**	**Jan-89**
Total Retirement System	**833,290,742**	**100.0**	**-1.8**	**1.5**	**7.6**	**3.5**	**7.5**	**6.6**	**7.8**	**Jan-89**
Domestic Equity Assets	**202,208,424**	**24.3**	**-4.3**	**4.0**	**19.8**	**6.1**	**11.3**	**11.1**	**10.1**	**Jul-93**
Russell 3000 Index			*-4.4*	*5.2*	*22.3*	*6.3*	*12.4*	*11.8*	*10.1*	
RhumbLine Russell 1000 Growth Index	30,728,154	3.7	-4.2	6.7	31.8	8.5	16.5	15.4	12.0	Jun-05
Russell 1000 Growth Index			*-4.2*	*6.7*	*31.8*	*8.5*	*16.5*	*15.5*	*12.1*	
RhumbLine Russell 1000 Value Index	30,570,471	3.7	-4.3	4.3	13.4	5.2	8.6	8.4	7.7	Jun-05
Russell 1000 Value Index			*-4.3*	*4.3*	*13.4*	*5.2*	*8.6*	*8.4*	*7.8*	
Rhumbline QSI Index	34,887,625	4.2	-3.9	1.1	12.2	5.1	10.0	10.9	11.2	Aug-13
QSI Index			*-3.9*	*1.1*	*12.3*	*5.2*	*10.0*	*11.0*	*11.3*	
Brown Small Cap Fundamental Value	9,677,768	1.2	-4.8	-0.2	19.2	4.1	7.1	--	8.2	Jul-16
Russell 2000 Value Index			*-6.4*	*-3.7*	*14.0*	*-0.7*	*6.0*	*6.4*	*7.9*	
Mesirow Small Cap Equity	9,596,166	1.2	--	--	--	--	--	--	--	Apr-24
Russell 2000 Index			*-7.1*	*-2.3*	*12.8*	*-3.6*	*5.4*	*6.8*	*-3.3*	
PRIT General Allocation Domestic Equity	86,748,241	10.4	-4.5	5.1	21.5	--	--	--	3.0	Jan-22
PRIT Domestic Equity Benchmark			*-4.4*	*5.2*	*22.3*	*--*	*--*	*--*	*3.1*	

	Market Value $	% of Portfolio	1 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
International Developed Market Equity Assets	**96,413,064**	**11.6**	**-2.3**	**3.0**	**8.6**	**1.1**	**5.1**	**3.9**	**5.0**	**Feb-98**
MSCI EAFE			*-2.6*	*3.1*	*9.3*	*2.9*	*6.2*	*4.4*	*4.9*	
SSgA MSCI EAFE Index	45,809,053	5.5	-2.5	3.2	9.6	3.2	6.5	4.7	5.8	Oct-09
MSCI EAFE			*-2.6*	*3.1*	*9.3*	*2.9*	*6.2*	*4.4*	*5.5*	
Axiom International Small Cap Equity	11,692,249	1.4	-2.1	3.9	5.8	-7.5	--	--	3.9	Jun-20
S&P Developed Ex-U.S. SmallCap			*-2.6*	*-0.5*	*5.0*	*-3.5*	*4.1*	*4.4*	*7.1*	
MSCI EAFE Small Cap			*-3.0*	*-0.6*	*5.1*	*-3.6*	*3.7*	*4.5*	*6.4*	
PRIT General Allocation Int. Equity	38,911,763	4.7	-2.3	2.4	8.4	--	--	--	0.1	Jan-22
Custom MSCI World Ex-US IMI Net Divs			*-2.7*	*2.3*	*8.5*	*--*	*--*	*--*	*0.6*	
International Emerging Market Equity Assets	**69,053,605**	**8.3**	**0.1**	**5.7**	**17.7**	**-1.1**	**7.3**	**5.3**	**6.5**	**Sep-08**
MSCI Emerging Markets			*0.4*	*2.8*	*9.9*	*-5.7*	*1.9*	*3.0*	*3.0*	
Driehaus Emerging Markets Growth	41,444,681	5.0	-0.6	6.5	15.2	-3.3	5.9	--	6.5	Mar-19
MSCI Emerging Markets			*0.4*	*2.8*	*9.9*	*-5.7*	*1.9*	*3.0*	*2.4*	
Cedar Street Emerging Markets Small Cap Value Fund	11,901,424	1.4	1.2	--	--	--	--	--	3.3	Jan-24
MSCI Emerging Markets Small Cap Value Index			*2.8*	*4.1*	*25.3*	*4.9*	*8.8*	*6.1*	*7.2*	
PRIT General Allocation EME	15,707,500	1.9	0.9	5.5	18.6	--	--	--	0.4	Jan-22
Custom MSCI Emerging Market IMI Net Divs			*0.6*	*2.8*	*11.5*	*--*	*--*	*--*	*-3.7*	

	Market Value $	% of Portfolio	1 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Investment Grade Bond Assets	**69,973,325**	**8.4**	**-3.2**	**-4.4**	**-3.8**	**-5.5**	**-1.4**	**0.6**	**3.9**	**Jul-93**
Blmbg. U.S. Aggregate Index			*-2.5*	*-3.3*	*-1.5*	*-3.5*	*-0.2*	*1.2*	*4.3*	
SSgA U.S. Aggregate Bond Index-NL	20,708,892	2.5	-2.5	-3.2	-1.4	-3.5	-0.1	1.2	2.8	Apr-04
Blmbg. U.S. Aggregate Index			*-2.5*	*-3.3*	*-1.5*	*-3.5*	*-0.2*	*1.2*	*2.8*	
PRIT General Allocation Core FI	49,264,433	5.9	-3.6	-4.9	-4.8	-5.3	-0.4	--	-8.5	Jan-22
PRIT Core Fixed Income			*-3.6*	*-4.9*	*-4.8*	*-5.3*	*-0.4*	*--*	*-8.5*	
Long-Term Government Bond Assets	**24,650,123**	**3.0**	**-3.6**	**-4.9**	**-4.8**	**-5.3**	**-0.4**	**--**	**1.1**	**Dec-15**
PRIT Core Fixed Income			*-3.6*	*-4.9*	*-4.8*	*-5.3*	*-0.4*	*--*	*1.1*	
PRIT Core Fixed Income	24,650,123	3.0	-3.6	-4.9	-4.8	-5.3	-0.4	--	1.1	Dec-15
PRIT Core Fixed Income			*-3.6*	*-4.9*	*-4.8*	*-5.3*	*-0.4*	*--*	*1.1*	
TIPS Assets	**28,283,919**	**3.4**	**-1.6**	**-1.6**	**-1.4**	**-1.6**	**2.1**	**1.9**	**3.3**	**Mar-07**
Blmbg. U.S. TIPS Index			*-1.7*	*-1.8*	*-1.3*	*-1.6*	*2.1*	*1.9*	*3.3*	
SSgA TIPS Index	28,283,919	3.4	-1.6	-1.6	-1.4	-1.6	2.1	1.9	3.3	Mar-07
Blmbg. U.S. TIPS Index			*-1.7*	*-1.8*	*-1.3*	*-1.6*	*2.1*	*1.9*	*3.3*	

	Market Value $	% of Portfolio	1 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
High Yield Bond Assets	**42,228,146**	**5.1**	**-0.7**	**0.9**	**9.0**	**1.8**	**4.1**	**3.8**	**5.6**	**Apr-07**
Blmbg. U.S. Corp: High Yield Index			*-0.9*	*0.5*	*9.0*	*1.5*	*3.7*	*4.3*	*6.1*	
Loomis Sayles High Yield Conservative	12,622,193	1.5	-1.2	0.1	7.3	-0.8	2.5	3.3	4.7	Feb-12
Blmbg. U.S. Corp: High Yield Index			*-0.9*	*0.5*	*9.0*	*1.5*	*3.7*	*4.3*	*5.4*	
Columbia High Yield	12,827,486	1.5	-0.6	0.4	8.6	1.9	3.9	--	4.6	Dec-16
Blmbg. U.S. Corp: High Yield Index			*-0.9*	*0.5*	*9.0*	*1.5*	*3.7*	*4.3*	*4.6*	
PRIT General Allocation Value Added FI	16,778,466	2.0	-0.3	1.9	10.5	--	--	--	3.5	Jan-22
PRIT Public Value-Added Fixed Income			*-0.4*	*1.5*	*9.8*	*--*	*--*	*--*	*2.2*	
Bank Loan Assets	**9,481,029**	**1.1**	**0.6**	**3.8**	**14.0**	**6.4**	**5.2**	**--**	**4.4**	**Aug-14**
Credit Suisse Leveraged Loan Index			*0.7*	*3.2*	*12.1*	*5.9*	*5.1*	*4.6*	*4.6*	
Beach Point Loan Fund	9,481,029	1.1	0.6	3.8	14.0	6.4	5.2	--	4.4	Aug-14
Credit Suisse Leveraged Loan Index			*0.7*	*3.2*	*12.1*	*5.9*	*5.1*	*4.6*	*4.6*	

	Market Value $	% of Portfolio	1 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Total Real Estate	**73,055,858**	**8.8**	**0.1**	**-4.2**	**-12.0**	**1.6**	**2.1**	**5.8**	**5.7**	**Mar-89**
NCREIF ODCE			*0.0*	*-2.4*	*-11.3*	*3.4*	*3.5*	*6.8*	*6.8*	
UBS Trumbull Property Income Fund	10,134,748	1.2	0.0	-1.1	-7.1	2.2	2.4	4.9	6.8	Jan-89
UBS Trumbull Property Fund	2,246,992	0.3	0.0	-1.9	-10.8	-2.8	-3.1	2.0	5.5	Jan-89
JPMCB Strategic Property Fund	9,128,180	1.1	0.4	-5.1	-16.0	0.5	1.6	--	1.8	Jan-19
AEW Partners VII	326,084	0.0								
Rockwood X	4,338,824	0.5								
Torchlight Debt Opportunity Fund VI	3,759,060	0.5								
TerraCap Partners IV (Institutional), L.P.	2,091,111	0.3								
Rockwood Capital Real Estate Partners Fund XI, L.P.	6,045,971	0.7								
PRIT General Allocation Real Estate	34,984,887	4.2	0.0	-2.3	-7.0	--	--	--	0.0	Jan-22
PRIT Real Estate Benchmark			*-0.5*	*-5.2*	*-11.8*	*--*	*--*	*--*	*0.0*	

	Market Value $	% of Portfolio	1 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Private Equity Assets	**129,005,514**	**15.5**								
Adams Street Partners 2010	4,853,376	0.6								
Goldman Sachs Private Equity Partners 2005	370,229	0.0								
North American Strategic Partners 2006	28,181	0.0								
Brookfield Capital Partners IV	2,032,445	0.2								
PRIT Vintage Year 2001	54,639	0.0								
PRIT Vintage Year 2002	1,652	0.0								
Ridgemont Equity Partners II	2,840,802	0.3								
TA XII	3,064,204	0.4								
LLR Equity Partners V	6,788,298	0.8								
Wellspring Capital Partners VI	5,098,998	0.6								
Trilantic Capital Partners VI	5,437,874	0.7								
Brookfield Capital Partners V, L.P.	5,256,257	0.6								
FS Equity Partners VIII L.P.	6,422,378	0.8								
Ridgemont Equity Partners III	7,557,343	0.9								
Searchlight Capital III	5,460,771	0.7								
Charlesbank Technology Opportunities Fund	9,133,923	1.1								

	Market Value $	% of Portfolio	1 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
LLR Equity Partners VI, L.P	3,559,085	0.4								
PRIT General Allocation Private Equity	61,045,059	7.3	0.0	2.7	10.5	--	--	--	3.1	Jan-22
State Street PE Index (SSPEI) All PE Excluding PD			*0.0*	*3.5*	*7.4*	*--*	*--*	*--*	*2.7*	
Natural Resources Assets	**12,502,434**	**1.5**	**-0.1**	**4.5**	**11.8**	**7.2**	**4.9**	**1.4**	**0.5**	**Jul-10**
Hancock Timberland IX	503,986	0.1								
PRIT General Allocation Timberland	11,066,648	1.3	-0.1	1.1	12.1	--	--	--	4.7	Jan-22
NCREIF Timberland			*0.0*	*2.1*	*9.8*	*11.0*	*7.0*	*5.8*	*10.5*	
Oppenheimer Natural Resources	931,800	0.1								
Infrastructure Assets	**13,447,216**	**1.6**	**0.5**	**0.6**	**5.3**	**8.5**	**8.7**	**--**	**8.8**	**Oct-18**
IFM Global Infrastructure (U.S.), L.P.	8,850,753	1.1	0.8	-0.3	4.9	9.0	9.6	--	9.6	Oct-18
CPI+5%			*0.8*	*3.9*	*8.5*	*10.8*	*9.4*	*8.0*	*9.2*	
Global Infrastructure Partners IV	4,596,463	0.6								
Opportunistic Assets	**38,400,090**	**4.6**	**0.4**	**5.5**	**9.3**	**8.2**	**7.9**	**--**	**8.1**	**Oct-18**
HarbourVest Co-Investment Fund V, L.P.	5,018,114	0.6								
EnTrustPermal Special Opportunities Evergreen Fund, Ltd.	5,536,862	0.7								
PRIT General Allocation Hedge Funds	27,845,114	3.3	0.6	3.9	12.6	--	--	--	5.3	Jan-22
HFRI FOF Composite Index			*-0.5*	*3.6*	*8.8*	*2.0*	*4.7*	*3.6*	*1.7*	

Total Retirement System | As of April 30, 2024

	Market Value $	% of Portfolio	1 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Balanced Assets (PRIT General Allocation Fund)	**14,636,535**	**1.8**	**-1.8**	**1.8**	**8.6**	**4.3**	**8.0**	**7.5**	**8.3**	**Apr-90**
60% Wilshire 5000 & 40% Barclays Aggregate			*-3.6*	*1.8*	*12.4*	*2.7*	*7.7*	*7.8*	*8.5*	
PRIT General Allocation	14,636,535	1.8	-1.8	1.8	8.6	4.3	8.0	7.5	8.3	Apr-90
60% Wilshire 5000 & 40% Barclays Aggregate			*-3.6*	*1.8*	*12.4*	*2.7*	*7.7*	*7.8*	*8.5*	
Cash	**9,951,460**	**1.2**								
Cash Account	4,928,941	0.6								
ICE BofA 3 Month U.S. T-Bill			*0.4*	*1.7*	*5.4*	*2.7*	*2.1*	*1.4*	*3.0*	
PRIM Cash Account	5,022,519	0.6								

	Beginning Market Value	Contributions	Distributions	Net Investment Change	Ending Market Value
Adams Street Partners 2010	4,903,177	-	-49,801	-	4,853,376
AEW Partners VII	326,084	-	-	-	326,084
Axiom International Small Cap Equity	11,939,627	-	-	-247,378	11,692,249
Beach Point Loan Fund	9,424,578	-	-	56,451	9,481,029
Brookfield Capital Partners IV	2,032,445	-	-	-	2,032,445
Brookfield Capital Partners V, L.P.	5,256,257	-	-	-	5,256,257
Brown Small Cap Fundamental Value	20,223,907	-	-9,669,096	-877,043	9,677,768
Cash Account	7,754,724	-	-2,825,783	-	4,928,941
Charlesbank Technology Opportunities Fund	9,133,923	-	-	-	9,133,923
Cedar Street Emerging Markets Small Cap Value Fund	11,760,013	-	-	141,410	11,901,424
Columbia High Yield	12,907,373	-	-	-79,886	12,827,486
Driehaus Emerging Markets Growth	41,675,071	-	-	-230,390	41,444,681
EnTrustPermal Special Opportunities Evergreen Fund, Ltd.	5,186,862	350,000	-	-	5,536,862
FS Equity Partners VIII L.P.	6,422,378	-	-	-	6,422,378
Global Infrastructure Partners IV	4,590,657	5,806	-	-	4,596,463
Goldman Sachs Private Equity Partners 2005	370,229	-	-	-	370,229
Hancock Timberland IX	503,986	-	-	-	503,986
HarbourVest Co-Investment Fund V, L.P.	5,018,114	-	-	-	5,018,114
IFM Global Infrastructure (U.S.), L.P.	8,780,722	-	-	70,031	8,850,753
JPMCB Strategic Property Fund	9,114,565	-	-24,177	37,792	9,128,180
LLR Equity Partners V	6,788,298	-	-	-	6,788,298
LLR Equity Partners VI, L.P	3,559,085	-	-	-	3,559,085
Loomis Sayles High Yield Conservative	12,771,648	-	-	-149,455	12,622,193
Mesirow Small Cap Equity	-	9,798,794	-	-202,628	9,596,166
North American Strategic Partners 2006	28,181	-	-	-	28,181
Oppenheimer Natural Resources	1,506,097	-	-574,297	-	931,800
PRIM Cash Account	1,521,030	3,479,235	-	22,254	5,022,519

	Beginning Market Value	Contributions	Distributions	Net Investment Change	Ending Market Value
PRIT Core Fixed Income	25,559,139	-	-	-909,016	24,650,123
PRIT General Allocation	15,794,036	-	-3,478,167	2,320,666	14,636,535
PRIT General Allocation Core FI	49,953,230	-	-	-688,796	49,264,433
PRIT General Allocation Domestic Equity	92,560,396	-	-	-5,812,155	86,748,241
PRIT General Allocation EME	15,794,036	-	-	-86,535	15,707,500
PRIT General Allocation Hedge Funds	28,282,343	-	-	-437,229	27,845,114
PRIT General Allocation Int. Equity	40,036,044	-	-	-1,124,282	38,911,763
PRIT General Allocation Private Equity	61,706,931	-	-	-661,872	61,045,059
PRIT General Allocation Real Estate	34,893,800	-	-	91,087	34,984,887
PRIT General Allocation Timberland	11,386,398	-	-	-319,750	11,066,648
PRIT General Allocation Value Added FI	16,895,945	-	-	-117,479	16,778,466
PRIT Vintage Year 2001	55,907	-	-1,068	-201	54,639
PRIT Vintage Year 2002	1,657	-	-	-5	1,652
RhumbLine Russell 1000 Growth Index	32,089,334	-	-	-1,361,180	30,728,154
RhumbLine Russell 1000 Value Index	31,930,000	-	-	-1,359,529	30,570,471
Rhumbline QSI Index	36,302,973	-	-	-1,415,348	34,887,625
Ridgemont Equity Partners II	2,840,802	-	-	-	2,840,802
Ridgemont Equity Partners III	7,557,343	-	-	-	7,557,343
Rockwood Capital Real Estate Partners Fund XI, L.P.	6,045,971	-	-	-	6,045,971
Rockwood X	4,338,824	-	-	-	4,338,824
Searchlight Capital III	5,460,771	-	-	-	5,460,771
SSgA MSCI EAFE Index	46,976,640	-	-	-1,167,587	45,809,053
SSgA TIPS Index	28,751,438	-	-	-467,519	28,283,919
SSgA U.S. Aggregate Bond Index-NL	21,232,777	-	-	-523,885	20,708,892
TA XII	3,064,204	-	-	-	3,064,204
TerraCap Partners IV (Institutional), L.P.	2,091,111	-	-	-	2,091,111
Torchlight Debt Opportunity Fund VI	3,759,060	-	-	-	3,759,060

	Beginning Market Value	Contributions	Distributions	Net Investment Change	Ending Market Value
Trilantic Capital Partners VI	5,437,874	-	-	-	5,437,874
UBS Trumbull Property Fund	2,246,992	-	-	-	2,246,992
UBS Trumbull Property Income Fund	10,134,748	-	-	-	10,134,748
Wellspring Capital Partners VI	5,098,998	-	-	-	5,098,998
Total	**851,778,755**	**13,633,834**	**-16,622,389**	**-15,499,458**	**833,290,742**

Private Market Managers' Performance Overview[1]

Managers	Strategy	Vintage Year	Commitment Amount ($mm)	% Called	Median Peer IRR	Quartile Rank	Net IRR	Net Multiple
Real Estate Managers								
AEW Partners VII	Opportunistic	2013	5.0	93%	11.1	3	10.2%	NA
Rockwood X	Value-Added	2016	10.0	95%	12.5	3	4.2%	1.1x
Torchlight Debt Opportunity Fund VI	Opportunistic	2017	5.0	100%	9.8	3	7.7%	1.3x
TerraCap Partners IV	Value-Added	2017	5.0	100%	12.8	3	-3.8%	NA
Rockwood XI	Value-Added	2019	8.0	77%	8.0	3	2.6%	1.1x
Private Equity Managers								
Adams Street Partners	Fund of Funds	2010	10.0	90%	13.4	2	14.1	2.2x
Goldman Sachs PE Partners	Fund of Funds	2005	10.0	100%	7.0	NA	NA	NA
North American Strategic Partners	Fund of Funds	2006	9.1	96%	6.3	NA	NA	NA
PRIT Vintage Year 2001	Fund of Funds	2001	2.5	NA	11.0	NA	NA	NA
PRIT Vintage Year 2002	Fund of Funds	2002	0.5	NA	7.9	NA	NA	NA
Brookfield Capital Partners IV	Buyout	2015	4.0	99%	19.3	1	39.6%	2.4x
LLR Equity Partners V	Buyout	2017	5.0	85%	20.4	3	19.9%	1.9x
Ridgemont Equity Partners II	Buyout	2015	6.0	78%	19.3	2	20.9%	2.2x

[1] As of 12/31/2023.

[2] NM indicates that a fund is early in its investment period; therefore, the return is not yet meaningful. NA indicates that the relevant data is not available at the time of report generation.

Private Market Managers' Performance Overview (con't)[1]

Managers	Strategy	Vintage Year	Commitment Amount ($mm)	% Called	Median Peer IRR	Quartile Rank	Net IRR	Net Multiple
TA XII	Growth Equity	2016	4.0	99%	17.7	1	35.6%	3.1x
Wellspring VI	Buyout	2017	5.0	91%	20.4	3	16.8%	1.6x
Trilantic Capital Partners VI	Buyout	2018	5.0	82%	19.4	4	11.6%	1.3x
Brookfield Capital Partners V	Buyout	2019	4.0	90%	18.5	3	15.0%	1.4x
FS Equity Partners VIII	Buyout	2019	5.0	84%	18.5	2	21.2%	1.6x
Ridgemont Equity Partners III	Buyout	2019	6.0	83%	18.5	2	27.4%	1.7x
Searchlight Capital III	Special Situations	2019	5.0	74%	12.9	1	28.4%	1.6x
Charlesbank Technology Opportunities	Buyout	2019	5.0	84%	18.5	1	48.7%	2.1x
LLR Equity Partners VI	Buyout	2020	4.0	78%	16.7	4	2.90%	1.1x
Opportunistic Managers								
HarbourVest Co-Investment Fund V	Opportunistic	2019	4.0	78%	15.9	1	20.8%	1.9x
EnTrustPermal Spec. Opps. Evergreen Fund	Opportunistic	2020	6.0	91%	NM	NM	NM	NM
Infrastructure Managers								
Global Infrastructure Partners IV	Value-Added	2019	5.0	78%	--	--	--	--
Natural Resources Managers								
Hancock Timberland	Timber	2008	8.0	100%	--	--	1.4%	1.1x
Oppenheimer Natural Resources[3]	Natural Resources	2010	7.0	100%	--	--	-3.9%	NA

[1] As of 12/31/2023.
[2] NM indicates that a fund is early in its investment period; therefore, the return is not yet meaningful. NA indicates that the relevant data is not available at the time of report generation.
[3] Oppenheimer Natural Resources data is as of 9/30/2023, no 12/31/2023 statement or report is available at the time of report generation.

Current Issues

Private Equity RFP Finalist Review

Search Overview

→ To maintain a 14% target to private equity, the Retirement System should make annual commitments to closed-end private equity funds.

- Meketa recommends the Retirement System commit $16 million in 2024 to private equity managers.

→ To help execute this strategy, Meketa issued an RFP for private equity managers with responses due back on April 12, 2024.

→ After reviewing all of the respondents, the Board voted to interview two finalists for evaluation in today's meeting: Freeman Spogli, FS Equity Partners IX and Searchlight Capital, Searchlight Capital Fund IV.

FS Equity Partners IX

Firm Overview

Freeman Spogli & Co	
Firm Location	New York, NY & Los Angeles, CA
Firm Inception	1983
Strategy Inception	1983
Firm AUM	Invested $5.7 billion in equity

- → Freeman Spogli & Co ("FS") is a private equity firm focused on investing in middle market companies across the consumer and distribution sectors.
- → FS was founded and has been executing a consumer-oriented strategy since 1983.
- → FS is led by the founder, Ronald P. Spogli, and has offices in Los Angeles and New York.

Investment Team

→ FS was founded in 1983 by Brad Freeman and Ronald Spogli. In 2022, Mr. Freeman transitioned to an Emeritus Chairman position, but Mr. Spogli remains active.

→ The team is led by Founding Partner, Mr. Spogli. He is supported by a Partner/CEO, a Partner/President/COO, five Partners, three Principals, a Principal/Head of Business Development and 16 junior investment professionals.

→ The Partners have an average tenure of 27 years at Freeman Spogli.

→ Over the past five years, one Partner and one CFO left FS to retire, and one CFO left to pursue other opportunities.

Investment Terms

Partnership Name	FS Equity Partners IX
Partnership Type	Limited Partnership
Investment Strategy/Focus	Middle-market consumer buyout
Geographic Focus	North America
Vintage Year	2022
Target Fund Size	$2 billion
Fees / Expenses:	
Management Fee	1.75% of commitments during commitment period, 1.00% of invested capital thereafter
Preferred Return	8.0%
Carried Interest	20.0%

Investment Strategy

→ FS Equity Partners IX (the "Fund") will make control investments in U.S. middle-market companies within consumer and distribution sectors. Target companies are expected to have differentiated business models, defensible market positions, strong free cash flow characteristics, experienced operators, opportunities for investment in strategic value creation initiatives, and operating enhancements.

→ Subsectors of interest in the consumer sector include multi-unit, consumer products, restaurants, e-commerce, direct-consumer, retailer services, consumer services and food & beverage.

→ Consistent with previous funds, Fund IX will seek to build a portfolio of 10 to 12 investments. The Fund will look to write equity checks ranging from $75 million to $300 million for companies with enterprise values ranging from $100 million to $750 million.

→ The strategy will target companies headquartered in Norh America, primarily in the United States.

FS Equity Partnership
Track Record
(As of September 30, 2023)

Fund	Vintage Year	Committed Capital ($ M)	No. Investments	Gross MOIC[1] (x)	Gross IRR (%)	Net MOIC (x)	Net IRR (%)
Partners' Fund	1983	8	3	8.8	120	7.2	100
Fund I	1986	125	5	1.9	33	1.5	19
Fund II	1988	425	9	1.9	17	1.5	10
Fund III	1993	580	10	2.7	22	2.2	16
Fund IV	1998	915	14	2.0	17	1.7	13
Fund V	2004	1,000	8	2.7	21	2.1	15
Fund VI	2010	735	8	4.3	29	3.3	24
Fund VII	2014	1,300	12	2.1	14	1.7	10
Fund VIII	2019	1,850	11	1.9	29	1.6	20

→ Since inception, the FS has deployed $5.8 billion of equity in 709 platform companies and over 215 add-on acquisitions.

→ As of September 30, 2023, the nine funds have generated ~$14 billion of total realized and unrealized value.

[1] MOIC: multiple of invested capital ratio (a realization ratio). The MOIC is the sum of the realized and unrealized value of a fund, divided by the total amount invested by a fund.

Searchlight Capital Fund IV

Searchlight Capital Overview

Searchlight Capital	
Firm Headquarters	New York, New York
Firm Inception	2010
Strategy	Special Situations
Strategy Inception	2010
Asset Under Management (Firm)	$14 billion+

Organization

→ Searchlight Capital Partners, L.P. ("Searchlight", or "the Firm") was founded in 2010 by Oliver Haarman, Erol Uzumeri, and Eric Zinterhofer (together, the "Founding Partners").

→ The Firm is headquartered in New York and maintains additional offices in London and Toronto.

→ Searchlight completed the final close of its first private equity fund in March 2012, with $864 million of committed capital, followed by Fund II in 2015 ($1.9 billion committed), and Fund III in 2020 ($3.4 billion committed).

→ Today, the Firm maintains AUM in excess of $14 billion across its private equity and opportunistic private debt platforms.

Investment Team

→ Searchlight's private equity platform is led by the Firm's three Founding Partners and 13 additional Partners.

→ These dedicated senior private equity professionals are supported by a single integrated team of investment professionals, including five Managing Directors, 13 Principals, and 18 Associates.

Investment Terms

Partnership Name	Searchlight Capital IV, L.P.
Partnership Type	Limited Partnership
Investment Strategy/Focus	Lower middle market buyout
Geographic Focus	North America, Europe
Vintage Year	2023
Target Fund Size	4.0 billion
Fees / Expenses:	
Management Fee	1.85% of committed capital during the investment period; 1.5% of adjusted cost of unrealized investments during the follow-on period; 1.5% of adjusted cost of unrealized investments during the extension period
Preferred Return	8.0%
Carried Interest	20.0%

Investment Strategy

→ Searchlight Capital IV, L.P. ("Fund IV", or "the Fund") will employ Searchlight's value-oriented strategy aimed at investing in special situations opportunities in middle market businesses throughout North America and Europe.

→ The Firm will remain thematic, and thesis driven, targeting opportunities within its core sectors, including communications, media, business services, and financial services.

→ Searchlight anticipates making between 15 and 17 investments in Fund IV, sized between $100 million and $350 million.

→ Searchlight anticipates executing various transaction types, including traditional buyouts, structured, and preferred equity investments, and stressed or distressed investments that require restructuring or capital solutions.

→ Searchlight's value-oriented strategy results in the Firm's ability to find opportunities in both benign markets as well as volatile economic environments marked by rising inflation, rising interest rates, and supply chain challenges.

Searchlight Capital Partners
Private Equity Track Record
(As of December 31, 2023)

Fund	Vintage Year	Committed ($ M)	Invested ($ M)	Total Value ($ M)	Gross MOIC[2] (x)	Net MOIC (x)	Gross IRR (%)	Net IRR (%)
Searchlight Capital I	2012	864	826	1,336	1.6	1.3	11	6
Searchlight Capital II	2015	1,900	1,949	4,258	2.2	1.8	30	21
Searchlight Capital III	2019	3,400	2,898	5,538	1.9	1.6	41	28

→ As of December 31, 2023, Searchlight Capital I had generated a 1.7x gross MOIC and 17% gross IRR on eight realized and partially realized investments.

→ As of December 31, 2023, Searchlight Capital II had generated a 3.2x gross MOIC and 39% gross IRR on seven realized & partially realized investments.

→ As of December 31, 2023, Searchlight Capital III had generated a 2.4x gross MOIC and 59% gross IRR on seven realized & partially realized investments.

→ As of December 31, 2023, Searchlight Capital IV has invested $156 million in one investment.

[2] MOIC: multiple of invested capital ratio (a realization ratio). The MOIC is the sum of the realized and unrealized value of a fund, divided by the total amount invested by a fund.

Core Real Estate Manager Respondent Overview

Background

→ The Quincy Retirement System ("Quincy") currently has a 10% target allocation to real estate.

- As of March 31, 2024, the Quincy Retirement System had roughly 9% of total assets invested in real estate.
- Currently, the System's core real estate exposure is provided by JP Morgan Strategic Property Fund and UBS Trumbull Property Income Fund. UBS Trumbull Property Fund is in the process of being liquidated.

→ Meketa Investment Group issued a core real estate RFP, on behalf of Quincy Retirement System, in April with responses due on April 25, 2024.

→ Meketa received 26 completed responses for this search.

- Note: of the 26 completed responses, two offerings have been omitted from this analysis as they did not meet the deadline.

Manager Respondents
Composite Rating Overview

Fund	Manager	Rating
Invesco US Income Fund	Invesco	Highly Advantageous
Stockbridge Smart Markets Fund	Stockbridge	Highly Advantageous
TA Realty Core Property Fund	TA Realty	Highly Advantageous
ACRES Mortgage Fund	ACRES	Advantageous
AEW Core Property Trust	AEW	Advantageous
ARA Core Property Fund	ARA	Advantageous
Bailard Real Estate Fund	Bailard	Advantageous
Barings Real Estate Debt Income Fund	Barings	Advantageous
BGO Diversified US Property Fund	BGO	Advantageous
CIM Urban Income Investments	CIM	Advantageous
DWS RREEF America II	DWS	Advantageous
Heitman America Real Estate Trust	Heitman	Advantageous
IDR ODCE Index Fund	IDR	Advantageous
Invesco US Commercial Mortgage Income Fund	Invesco	Advantageous
JP Morgan Strategic Property Fund	JP Morgan	Advantageous
LaSalle Property Fund	LaSalle	Advantageous
MetLife Core Property Fund	MetLife	Advantageous

Composite Rating Overview (cont.)

Fund	Manager	Rating
Kayne Anderson Commercial Real Estate Debt Fund	Kayne Anderson	Advantageous
PGIM PRISA	PGIM	Advantageous
Townsend Real Estate Fund	Townsend	Advantageous
UBS Trumbull Property Income Fund	UBS	Advantageous
Virtus Real Estate Enhanced Core Fund	Virtus	Advantageous
Intercontinental US Real Estate Investment Fund	Intercontinental	Not Advantageous
UBS Trumbull Property Fund	UBS	Not Advantageous
Blue Owl Real Estate Net Lease Fund	Blue Owl	Disqualified
New York Life Madison Core Property Fund	New York Life	Disqualified

Invesco US Income Fund

Rating		Detail
Overall Rating	→ Highly Advantageous	
Organization	→ Advantageous	→ Invesco Real Estate ("IRE") is an investment center for Invesco Advisers, Inc., which is an indirect, wholly owned subsidiary of Invesco Ltd. IRE was established in 1983 to provide real estate investment management services to U.S. institutional clients. → Originating as part of Lomas & Nettleton, the Firm was purchased by Invesco in 1990 and became IRE, which currently offers private real estate and public securities strategies globally.
Team	→ Advantageous	→ IRE has 20+ offices worldwide, with eight offices across Europe, seven in Asia, and five in the U.S. As of Q4 2023, IRE had over 600 real estate employees globally, including 266 employees in the U.S. → The U.S. Income Fund Team is led by IC members Daniel Kubiak (26 years' experience), Kate Bassett (11 years' experience), and Trent Heiner (9 years' experience) and supported by 39 Managing Directors, 9 focused professionals, and 267 employees across the North American Invesco platform. → No senior level departures from the portfolio management team in the last five years.
Investment Strategy & Process	→ Highly Advantageous	→ US Income Fund - open-end vehicle that seeks to provide investors with total returns equal to or greater than the NCREIF Fund Index – Open End Diversified Core Equity (the "NFI-ODCE"). The Fund targets a leverage level of 35%-45%. The Fund is focused on long-standing conviction sector weightings (90% to Residential, Industrial, and Specialty). → The US Income Fund has exposure to industrial (26.1%), apartments (33.5%), office (6.5%), retail (3.6%), single family rental (12.5%), medical office (9.8%), self-storage (4.0%) and life science (3.9%).
Performance (As of Q1 2024)	→ Highly Advantageous	→ 1-year: -8.67% Net TWR (+365 bps vs NFI-ODCE EW) → 3-year: 6.03% Net TWR (+323 bps vs NFI-ODCE EW) → 5-year: 6.39% Net TWR (+341 bps vs NFI-ODCE EW) → 10-year: 9.26% Net TWR (+311 bps vs NFI-ODCE EW)
Fees	→ Advantageous	→ U.S. Income Fund: NAV up to \$50 million: 1.2%; \$50-100 million: 1.1%; \$100-\$200 million: 1%; \$200-\$500 million: 0.85%; \$500 million or more: 0.8% → No carried interest.

Stockbridge Smart Markets Fund

	Rating	Detail
Overall Rating	→ Highly Advantageous	
Organization	→ Advantageous	→ Stockbridge is a privately-owned real estate investment manager that was founded in 2003. The firm is comprised of two divisions: Core and Value Advisors (CVA) and Stockbridge Platform Business. CVA was established in 2009 to sponsor investment opportunities in the core and value-added segments. Smart Markets Fund is managed by CVA. The firm also manages closed-end non-core strategies. → Stockbridge has $33.2 billion in assets under management (AUM). The fund owns a $4.4 billion portfolio. → The firm operates from offices in San Francisco (HQ), Chicago, and Atlanta.
Team	→ Advantageous	→ The team is comprised of dedicated and shared resources. Stockbridge employs more than 130 staff with 10 people dedicated to the Fund. → The Fund is managed by Tuba Malinowski and Mac Johnson. Ms. Malinowski has over 35 years of real estate experience and has served as the fund's Portfolio Manager since inception in 2011. Mr. Johnson has been with the firm for ten years and was promoted to Portfolio Manager in 2022. → There have been no senior level departures on the fund team.
Investment Strategy & Process	→ Highly Advantageous	→ The Fund invests in the four main property types, seeking to overweight the industrial and residential sectors, while maintaining a significant underweight to office properties relative to the index. Targeted retail assets will be in the grocery-anchored and community center sectors. → Market selection is focused on knowledge-based economies with educated and stable or fast-growing employment bases. The Fund is currently invested in 18 "smart" markets and is targeting a 19th market for future investment. → The portfolio consists of industrial (40%), apartments (25%), office (9%), retail (19%), and other (7%).
Performance (As of Q4 2023)	→ Highly Advantageous	→ 1-year: -9.7% Net TWR (+361 bps relative to NFI-ODCE EW) → 3-year: 7.3% Net TWR (+295 bps relative to NFI-ODCE EW) → 5-year: 6.2% Net TWR (+239 bps relative to NFI-ODCE EW) → 10-year: 8.7% Net TWR (+200 bps relative to NFI-ODCE EW)
Fees	→ Advantageous	→ Management Fee: 0.95% for investor NAV less than $100 million. → No additional fees.

TA Realty Core Property Fund

	Rating	Detail
Overall Rating	→ Highly Advantageous	
Organization	→ Advantageous	→ TA Realty, founded in 1982, focuses on the acquisition, management, and disposition of real estate investments in the United States, with a history of dealing in multifamily, industrial, retail, office, and mixed-use properties. → As of December 31, 2023, TA Realty had approximately $18.13 billion in gross assets under management → TA Realty is 70% owned by Mitsubishi Estate Co., Ltd, with the remaining 30% held by 23 TA Realty Partners. The firm offers a range of products, including Closed-End Value-Add Fund Series, Open-End Core-Plus Residential Fund, Digital Real Estate Platform, and Bespoke Separately Managed Accounts.
Team	→ Advantageous	→ TA Realty has 127 employees, including 15 in Acquisitions, 19 in Asset Management, 20 in Portfolio Management, 12 Other Investment Professionals, 32 in Finance & Accounting, 15 in Investor Relations, 5 in Information Technology, and 9 in Administration. → The Portfolio Management Team is led by Sean Ruhmann and Jacob Maliel, who have been with the firm for 7 and 10 years, respectively. Jim Harper (Vice President, Asset Management) retired as of December 31, 2023.
Investment Strategy & Process	→ Highly Advantageous	→ The Core Property Fund primarily invests in a diversified portfolio of commercial real estate assets across industrial, multifamily, office, and retail property types, targeting metropolitan areas in the United States that exhibit favorable characteristics such as population and economic growth, market diversity, supply constraints, and liquidity. → The Core Property Fund has exposure to industrial (45.0%), apartments (37.0%), office (6.0%), retail (11.0%), and other (<1%). → The Fund targets low leverage with a maximum indebtedness of 35% of the Fund's gross asset value (currently 28%) and aims to meet or exceed the gross total return of the NFI-ODCE Index for open-end core real estate funds on a three-year rolling basis.
Performance (As of Q4 2023)	→ Highly Advantageous	→ 1-Year: -8.75 Net TWR (+458 bps relative to NFI-ODCE EW) → 3-Year: 8.76% Net TWR (+441 bps relative to NFI-ODCE EW) → 5-Year: 8.04% Net TWR (+426 bps relative to NFI-ODCE EW) → 10-Year: NA (Inception date of Q2 2018)
Fees	→ Advantageous	→ Management Fee: First $25M of Investor NAV at 1.0%, next $50M at 0.90%, next $100M at 0.80%, next $75M at 0.75%, amounts over $250M at 0.60%

ACRES Mortgage Fund

Rating		Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ ACRES was founded in 2012 and is headquartered in Uniondale, NY with additional offices in Philadelphia, PA, Irving, TX, and Boston, MA. → The firm has $3.7 billion of assets under management. → The majority of ACRES is owned by three principals of the firm. The remainder is owned by other key employees, Oaktree, MassMutual and Hamilton Lane. → ACRES manages the ACRES Mortgage Fund, the ACRES Commercial Realty (NYSE: ACR), and various separate accounts.
Team	→ Advantageous	→ ACRES has 41 employees, split across functions such as portfolio management (1), research (5), acquisitions (4), asset management (7), and accounting/finance (13), amount other roles. → The senior management team averages nearly 20 years of real estate experience and more than 7 years with ACRES. → There have been no senior level departures in the last five years.
Investment Strategy & Process	→ Advantageous	→ The primary investment objective of ACRES Mortgage Fund is to seek attractive risk-adjusted returns by acquiring seasoned first-mortgage bridge loans to qualified commercial real estate borrowers throughout the United States. The Fund generally focuses on acquiring loans and participations in loans to borrowers in the middle market who own and/or are developing real estate assets and that are in need of interim debt capital in order to maximize property values prior to acquiring long-term financing. → The fund has a current net asset value of $1.3 billion. Currently the fund has a redemption queue of $103m. → The fund targets gross returns of 10% to 12% and net returns of 8% to 10%.
Performance (As of Q4 2023)	→ Highly Advantageous	→ 1-Year: 8.7% Net TWR (+2,204 bps relative to NFI-ODCE EW) → 3-Year: 8.6% Net TWR (+422 bps relative to NFI-ODCE EW) → 5-Year: NA → 10-Year: NA
Fees	→ Not Advantageous	→ 2.0% management fee on contributed capital only; 0.15% servicing fee. → No performance fees.

AEW Core Property Trust

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ AEW was founded in 1981 and is headquartered in Boston, MA. It is an autonomous, wholly owned subsidiary of Natixis Investment Managers. AEW is solely dedicated to real estate investment management. In addition to its Boston headquarters, the firm maintains a local presence in 19 offices across the United States, Europe, Asia, and Australia. → AEW Core Property Trust ("CPT") is AEW's only U.S., open-end diversified core real estate fund, with no overlap between other sector-focused core vehicles or core separate accounts. AEW also manages value-add, opportunistic and real estate securities funds globally. → AEW's assets under management are approximately $47.6 billion in North America.
Team	→ Advantageous	→ AEW employs 274 investment professionals within its North American platform across the following functions/teams: portfolio management (18), research (8), acquisitions (33), asset management (74), accounting/financial (93), legal (13), other (26) and investment committee (9). → AEW maintains a dedicated fund team of 10 professionals, including two portfolio managers, two research professionals, and six accounting/financial personnel. The CPT team is led by Senior Portfolio Managers Sara Cassidy and Lily Kao who have tenure of 5 and 25 years, respectively, and both have over 20 years of industry experience. → Global Chairman Jeffrey Furber, Executive MD Robert Plumb, and Executive MD James Finnegan all retired at the end of 2023, averaging nearly 30 years with the firm, following multiple-year-long succession plans. All responsibilities have been assumed internally.
Investment Strategy & Process	→ Advantageous	→ Formed in October 2007, CPT is an open-end real estate fund that primarily seeks to acquire high-quality assets with positive underlying credit in major liquid U.S. markets. The fund invests across all four main property types, in addition to alternative sectors including cold storage and healthcare, generally in first-tier markets. → Property Types: 46% Industrial, 21% Multifamily, 14% Office, 13% Retail, 7% Other (Cold Storage, Healthcare, Other) → Geography: 50% West, 24% East, 23% South, 3% Midwest → Current NAV of $7.0 billion, comprising a portfolio of 166 properties utilizing 29% LTV at the fund-level
Performance (As of Q4 2023)	→ Highly Advantageous	→ 1-Year: -9.9% Net TWR (+339 bps relative to NFI-ODCE EW) → 3-Year: 5.6% Net TWR (+127 bps relative to NFI-ODCE EW) → 5-Year: 4.6% Net TWR (+77 bps relative to NFI-ODCE EW) → 10-Year: 6.7% Net TWR (+7 bps relative to NFI-ODCE EW)
Fees	→ Advantageous	→ 1.10% on NAV for the first $10 million of commitments; 1.00% for committed capital between $10 million and $25 million; five subsequent tiers offering a discount of up to 45 bps for committed capital up to and exceeding $300 million.

ARA Core Property Fund

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ Founded in 1988, ARA is a Los Angeles-based real estate investment manager. ARA has satellite offices in Boston, Chicago, Orlando, Philadelphia, and New York City. → ARA has almost $12 billion in assets under management, with the Core Property Fund being the firm's largest individual business line with approximately $7.5 billion in assets. In addition to the Core Property Fund, ARA manages an open-end value-add fund, a closed-end value add fund, and several separate accounts. ARA is currently fundraising for a closed-end value-add fund. → ARA is a private company that is 100% owned by its employees.
Team	→ Advantageous	→ ARA has a team of 83 professionals. Resources are shared across the firm, but ARA notes that 45 people spend time working on the fund in some capacity. → The fund is co-managed by Scott Darling and Martha Shelley, who are responsible for the fund's acquisition, asset management, and disposition decisions. Mr. Darling has 43 years of real estate experience, including 27 years with ARA. Ms. Shelley has been with ARA for 9 years and has 39 years of total experience. → In February 2023, Austin Maddux, formerly co-portfolio manager of the Fund, left ARA to pursue other opportunities.
Investment Strategy & Process	→ Advantageous	→ The Fund targets markets that are densely populated with growing levels of educated workers, with an emphasis on what ARA calls "innovation hubs." → The fund's current strategy is to overweight industrial and residential properties, making select investments in build-to-core development projects, while underweighting office and retail assets. Additional exposure will be sought in specialized sub sectors like cold storage, data centers, life science, and build for rent single family homes. → The portfolio includes office (17%), apartments (29%), retail (13%), industrial (38%), and other (3%).
Performance (As of Q4 2023)	→ Not Advantageous	→ 1-year: -13.9% Net TWR (-56 bps relative to the NFI-ODCE EW) → 3-year: 4.0% Net TWR (-36 bps relative to the NFI-ODCE EW) → 5-year: 3.6% Net TWR (-23 bps relative to the NFI-ODCE EW) → 10-year: 6.3% Net TWR (-39 bps relative to the NFI-ODCE EW)
Fees	→ Advantageous	→ 1.10% for commitments of less than $25 million. → There are no other fees payable.

Bailard Real Estate Fund

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ Bailard, Inc. was founded in 1969, and is headquartered in Foster City, CA with a satellite office in San Francisco, California. Bailard is 100% privately owned by current employees (56%), former employees (17%), and friends and family (27%). As of 12/31/2023, Bailard has $5.8 billion in assets under management including $1.5 billion in real estate gross assets under management. Bailard Real Estate Fund is Bailard's only open-end core real estate vehicle. Bailard also manages a closed-end value-add multifamily fund. → In 2021, Peter Hill, CEO & Fund Director retired. His responsibilities were assumed by Sonya Mughal, CEO.
Team	→ Advantageous	→ Bailard employs 76 real estate investment professionals across the following functions: portfolio management (34), accounting /financial (15), client service (27). → Bailard Real Estate Fund is run by a four-person senior investment management team, Preston Sargent, Tess Gruenstein, James Pinkerton, and Alex Spotswood all of whom are based out of the San Francisco office. The senior team members have an average tenure of 7.5 years with Bailard and 21.5 years of industry experience. → Bailard's CEO, Peter Hill, retired at the beginning of 2021. Other than Peter, senior turnover has been limited.
Investment Strategy & Process	→ Advantageous	→ Formed in 1990, Bailard utilizes a value-add acquisition strategy to build a diversified core portfolio. The team aims to diversify the portfolio by property type, geography, and economic drivers, primarily across the top 30 MSAs. The target leverage is 25% to 35%, with a maximum of 35%. The fund currently has a NAV of $1.0 billion. → Property Type: Office 10%, Apartments 41%, Retail 11%, Industrial 38%, Data Center 1%. → Geography: East 26%, Midwest 23%, South 34%, West 17%
Performance (As of Q4 2023)	→ Highly Advantageous	→ 1-Year: -8.9% Net TWR (+444 bps relative to NFI-ODCE EW) → 3-Year: 8.0% Net TWR (+360 bps relative to NFI-ODCE EW) → 5-Year: 7.3% Net TWR (+349 bps relative to NFI-ODCE EW) → 10-Year: 9.8% Net TWR (+312 bps relative to NFI-ODCE EW)
Fees	→ Advantageous	→ 0.85% on NAV up to $750 million of commitments; 0.75% on NAV for commitments over $750 million. If the Fund's uncommitted cash exceeds 10% of the NAV of the Fund, the investment management fee will be reduced by 0.425% of the excess cash amount. Operating management fee, and general and administration costs are paid by the Fund. Operating management fees are tiered with 0.35% on the first $500 million of NAV; 0.25% on the next $500 million of NAV; and 0.15% above $1 billion.

Barings Real Estate Debt Income Fund

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ The origin of Barings follows Baring Asset Management Limited ("BAML") and Babson Capital Management LLC ("Babson"). BAML traces back to 1762, and Babson was founded in 1940. Both companies were acquired by MassMutual Life Insurance Company, and BAML subsequently became a subsidiary of Babson, which changed its name to Barings LLC in 2016. → Total firm AUM is approximately $381.4 billion, with approximately $49.2 billion AUM/AUA in real estate. Barings manages assets across public and private fixed income, real estate, and specialist equity markets. The Firm manages both debt and equity real estate strategies.
Team	→ Advantageous	→ Total of 236 investment professionals across Barings' Global Real Estate platform, and 47 within Barings' U.S. Real Estate Debt Platform. → The Fund's portfolio management team is led Nasir Alamgir (26 years' experience), Tim Kenny (34 years' experience), and Caroline Pedlow (10 years' experience) who are supported by the broader Barings Real Estate Platform. → There have been no changes to the fund team since inception, however, 15 real estate debt managing directors have left over the last five years.
Investment Strategy & Process	→ Advantageous	→ Barings Real Estate Debt Income Fund is an open-end private real estate debt fund targeting 7-9% net total return and 6-7% dividend yield by executing a bridge-to-core lending strategy. The Fund will invest primarily in floating rate loans with 3–5-year terms, backed by institutional-quality assets in top-tier U.S. markets. → Target property types: Residential (30-40%), Office/Life Science (30-40%), Industrial (10-30%), Retail (0-20%), Hotel (0-20%), Niche/Other (0-20%) → Target loan size is $50 million to $150 million. As of Q4 2023, the Fund's average total loan size was $61.9 million. → The fund currently has $1.4 billion in GAV.
Performance (As of Q4 2023)	→ Advantageous	→ 1-Year: 9.8% Net TWR (+2,311 bps relative to NFI-ODCE EW) → 3-Year: N/A (Fund launched in 2021)
Fees	→ Advantageous	→ Management fees are charged based on NAV. An investor's weighted average effective fee rate is calculated using the following fee waterfall and based on the Net Commitment Amount: First $25 million: 0.90%; Next $25 million: 0.80%; Next $50 million: 0.70%; Next $100 million and thereafter/$100M+:0.60% → No performance fee and no cash balance fee

BGO Diversified US Property Fund

Rating		Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ BGO was established on July 1, 2019, and as of December 31, 2023, BGO manages approximately $83.2 billion USD in AUM. → Sun Life holds a 51% ownership stake in BGO. BGO holds a 36.2% ownership stake with significant shares held by co-founding partners of GreenOak, Sonny Kalsi, John Carrafiell, and other management. Tetragon Financial Group, a founding shareholder of GreenOak, holds a 12.8% ownership stake. → BGO offers a diversified real estate platform combining Core, Core Plus, Value Add, and Debt strategies.
Team	→ Advantageous	→ BGO US has 235 employees, including 112 investment professionals. They focus on accounting, acquisitions, asset management, development, investor relations, marketing, operations, portfolio management, research, and valuations. → The Executive Committee includes John Carrafiell, Co-CEO, Amy Price, President, and Chris Niehaus, Head of BGO's U.S. business. Mike Keating has been with the fund for 20 years and has been the Lead Portfolio Manager since 2020. → Paul Briggs, Managing Director and Head of U.S. Research left the firm in April 2023. Ryan Severino will assume his role.
Investment Strategy & Process	→ Advantageous	→ The Fund targets locations with favorable demographics and market fundamentals supporting sustained rent growth. It employs a low leverage approach for acquisitions, development, rehabilitation, and repositioning. → Fund size asset allocations: Industrial (40-43%), Multifamily (32-35%), Office (10-13%), Self-Storage (5-8%), and Life Science (0-6%). The Fund has a net asset value of $7.4 billion. → The Fund targets $50-$150 million per investment. The total leverage is capped at 35% (Fund level) and 65% (individual asset level). Target returns consist of 6-9% total gross return (5-8% net) over the next 10 years.
Performance (As of Q4 2023)	→ Not Advantageous	→ 1-Year: -15.5% Net TWR (-215 bps relative to NFI-ODCE EW) → 3-Year: 3.6% Net TWR (-74 bps relative to NFI-ODCE EW) → 5-Year: 3.2% Net TWR (-62 bps relative to NFI-ODCE EW) → 10-Year: 6.3% Net TWR (-38 bps relative to NFI-ODCE EW)
Fees	→ Advantageous	→ If the Applicable Net Asset Value (NAV) is equal to or less than $500 million, the annualized fee rates are as follows: 0.985% per annum for the portion of the Applicable NAV up to $10 million, and 0.925% per annum for the portion of the Applicable NAV above $10 million.

CIM Urban Income Investments

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ CIM was founded in 1994 and is headquartered in Los Angeles, CA with offices in Atlanta, GA, Chicago, IL, Dallas, TX, London, UK, New York, NY, Orlando, FL, Phoenix, AZ, and Tokyo, Japan. → CIM is 80% owned by principals of the firm, with the remaining 20% owned by a subsidiary of Mitsui & Co. → CIM's real assets platform encompasses three primary strategies: real estate, credit and infrastructure. Within real estate, CIM invests across the risk-return spectrum including core, value-add, opportunistic, and development.
Team	→ Advantageous	→ CIM has a total of 1,076 professionals, across functions such as portfolio oversight, investment, development, and onsite property management. → CUII's portfolio oversight team of three averages 7 years with the firm. → CIM has had six senior level departures in the last five years. Four retired and two resigned. The most recent departure (June 2022) was an investment committee member.
Investment Strategy & Process	→ Advantageous	→ The CIM CUII is an open-end core real estate fund that aims to deliver risk-adjusted outperformance relative to the NFI-ODCE core index. The fund invests in assets with strong NOI growth potential, emphasizing asset-level value creation rather than relying on capitalization rate compression. → CIM CUII targets last-mile dry industrial, low-rise and garden-style apartment buildings, and select alternative asset classes including cold storage, data centers, and single-family rentals. The fund focuses on investing in urban communities in the Western and Southern markets of the United States that show strong growth prospects. → Current Sector exposure: Office (17%), Apartments (31%), Retail (10%), Industrial (35%), Data Center (4%), Other (3%). → The Fund seeks to outperform the NFI-ODCE and the MSCI/PREA U.S. ACOE Index, with leveraged targeted at 25%.
Performance (As of Q4 2023)	→ Advantageous	→ 1-Year: -13.5% Net TWR (-117 bps relative to NFI-ODCE EW) → 3-Year: 5.2% Net TWR (+239 bps relative to NFI-ODCE EW) → 5-Year: 4.4% Net TWR (+142 bps relative to NFI-ODCE EW) → 10-Year: NA
Fees	→ Advantageous	→ Annual fee on NAV, based on aggregate commitments: 110 bps for commitments up to $10mm; 100 bps for $10-50mm; 95 bps for $50-75mm; 90 bps for $75-100mm; 85 bps for $100-200mm; 80 bps for $200-250mm; 75 bps for more than $500mm. → Incentive fee of 15% above the ODCE Equal Weighted Index (ex CUII) + 100 bps on annual basis subject to high watermark

DWS RREEF America II

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ RREEF America LLC is a wholly owned subsidiary of DWS and was acquired in 2002. DWS is publicly traded on the Frankfurt Stock Exchange (FWB: DWS). DB Beteiligungs-Holding GmbH is the majority owner with 79.49% share. DWS Real Estate manages $81,190 million of real estate assets under management globally. Broader DWS has $990,366 million of AUM. → DWS currently manages six open-ended funds (four core vehicles, and two core-plus vehicles), in addition to US and Global Real Estate Listed Securities.
Team	→ Advantageous	→ There are 502 real estate professionals employed across DWS (367) and RREEF America L.L.C. (135). There are 128 real estate investment professionals employed across the following functions: portfolio management (39), property management (16), investment committee (9), other (13), asset management (47) and research (4). → The Fund is managed by a team of dedicated portfolio managers, John Ehli (Lead Portfolio Manager), Norton O'Meara, Joshua Lenhert, Janice Lee, and Alyssa Freeman. The portfolio managers are located in the New York, San Francisco, and Chicago offices and have an average of 16 years with DWS and 22 years of industry experience.
Investment Strategy & Process	→ Advantageous	→ RREEF America II is an open-end real estate fund that primarily invests in stable apartment, industrial, office, and retail properties, located in major metropolitan markets in the United States. The fund closed on its first self-storage asset in 2023 and will continue to target self-storage as a subsector. The target LTV is 20% to 25% with a maximum LTV of 35%. The current NAV is $12.8 billion, comprised of 128 properties. → Property Types: Residential 26% (target range: 29-39%), Industrial 44% (target range: 38-48%), Office 16% (target range: 2-12%), Retail 13% (target range: 9-19%), and Other 1% (target range: 0-7%) → Geography: 45% West, 30% East, 21% South, 4% Midwest
Performance (As of Q4 2023)	→ Advantageous	→ 1-Year: -15.4% Net TWR (-209 bps relative to the NFI-ODCE EW) → 3-Year: 4.1% Net TWR (-25 bps relative to the NFI-ODCE EW) → 5-Year: 3.9% Net TWR (+14 bps relative to the NFI-ODCE EW) → 10-Year: 6.9% Net TWR (+20 bps relative to the NFI-ODCE EW)
Fees	→ Advantageous	→ 0.95% on NAV for $50 million or less of commitments; 0.90% on $50 million to $100 million of commitments; 0.85% on $100 million to $200 million of commitments; 0.80% on $200 million to $300 million of commitments; 0.70% on $300 million to $500 million of commitments; 0.60% on commitments greater than $500 million.

Heitman America Real Estate Trust

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ Heitman was founded in 1966. Based in Chicago, Heitman has ten offices worldwide, including locations in Europe, Australia, and Asia. → Heitman sponsors several investment vehicles, including open-end and closed-end funds targeting debt and equity, with various geographic and property type focuses. Heitman also manages strategies that invest in publicly traded securities. The firm manages more than $50 billion in assets, including almost $12 billion in the fund. → Heitman is a private company. The firm is 100% owned by members of its senior management team.
Team	→ Advantageous	→ The firm employs a team of 380 employees, including 181 investment professionals. → Heitman America Real Estate Trust ("HART") is led by portfolio manager Blaise Keane, who has been at the firm for 36 years. Mr. Keane is supported by Amy Krass (19 years at Heitman) and a team comprised of dedicated and shared resources. → There have been no major departures, other than an asset manager who left in 2023.
Investment Strategy & Process	→ Highly Advantageous	→ HART targets an overweight to alternative property sectors like self-storage, medical office, and student housing. The fund primarily targets investments in the U.S. but can invest up to 10% in Canada. → The portfolio includes Office (9%), Apartments (20%), Retail Malls (13%), Industrial (26%), and Alternative Assets (32%). → Over the long term, the fund seeks to derive 2/3 of total returns from income and the balance from appreciation. → HART has a current NAV of $9.4 billion.
Performance (As of Q4 2023)	→ Advantageous	→ 1-year: -11.7% Net TWR (+165 bps relative to the NFI-ODCE EW) → 3-year: 6.3% Net TWR (+193 bps relative to the NFI-ODCE EW) → 5-year: 3.8% Net TWR (+2 bps relative to the NFI-ODCE EW) → 10-year: 6.6% Net TWR (-7 bps relative to the NFI-ODCE EW)
Fees	→ Advantageous	→ Fees vary depending on an investor's net asset value. Up to $10 million: 110 basis points; next $15 million: 100 basis points; next $25 million: 90 basis points; next $50 million: 80 basis points; over $100 million: 70 basis points. → No incentive fee.

IDR ODCE Index Fund

Rating		Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ IDR was founded in 2006 by Gary Zdolshek, CEO, and raised its first fund in 2010. The firm specializes in real estate with experience in portfolio management, asset management, capital markets, investment banking, and institutional consulting. → IDR's total firm AUM is $5.1 billion, with the same amount attributed to real estate AUM. → IDR is owned 65% by Emphasis Capital and 35% by its professionals. → IDR's primary investment strategy is the IDR ODCE Index Fund.
Team	→ Advantageous	→ IDR has 14 real estate professionals. → The portfolio management team is led by Garrett Zdolshek, CIO, and John Kirk and David Hofmann, Co-Directors of Portfolio Management, who collectively average 18 years of experience. → IDR’s former CFO, Tom Bartos, retired at the end of 2023 and was succeeded by Angela Cooper, CPA. Mr. Bartos will serve as an adviser to IDR through 2024.
Investment Strategy & Process	→ Highly Advantageous	→ IDR's primary investment strategy is the IDR ODCE Index Fund, which is the only fund offering in the private equity real estate industry that seeks to track the NFI-ODCE Value Weight Index with a low tracking error. The fund is a fund-of-funds strategy. → The fund is diversified in a manner similar to the index and will only invest in eligible funds that are included in the index. The fund does not invest in the four smallest ODCE funds as this would increase tracking error. → The IDR ODCE Index fund mirrors the index exposure of 18% office, 29% apartments, 11% retail, 33% industrial, and 8% other. The fund does not utilize its own leverage but has leverage exposure through the underlying component funds, currently at 27%.
Performance (As of Q4 2023)	→ Advantageous	→ 1-Year: -12.8% (+57 bps relative to NFI-ODCE EW) → 3-Year: 4.0% (-33 bps relative to NFI-ODCE EW) → 5-Year: 3.5% (-33 bps relative to NFI-ODCE EW) → 10-Year: n/a
Fees	→ Advantageous	→ Calculated on investor NAV: 0.40% for less than $25mm; 0.30% for $25mm to $99mm; 0.20% for greater than $100mm. Investors must also pay the underlying component funds management fees, which currently is approximately 0.68%. Therefore, for an investor investing less than $25mm, the expected fee is 1.08%.

Invesco US Commercial Mortgage Income Fund

Rating		Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ Invesco Real Estate ("IRE") is an investment center for Invesco Advisers, Inc., which is an indirect, wholly owned subsidiary of Invesco Ltd. IRE was established in 1983 to provide real estate investment management services to U.S. institutional clients. → Originating as part of Lomas & Nettleton, the Firm was purchased by Invesco in 1990 and became IRE, which currently offers private real estate and public securities strategies globally.
Team	→ Advantageous	→ IRE has 20+ offices worldwide, with eight offices across Europe, seven in Asia, and five in the U.S. As of Q4 2023, IRE had over 600 real estate employees globally, including 266 employees in the U.S. → The U.S. Commercial Mortgage Income Team is led by IC members Charlie Rose (20 years' experience), Steve Chung (12 years' experience), Yorick Starr (21 years' experience), Mason Gilmore (13 years' experience), Justin Chausse (17 years' experience) and Courtney Popelka (24 years' experience).
Investment Strategy & Process	→ Advantageous	→ Launched in Q2 2018, US Commercial Mortgage Income Fund is an open-end CRE debt fund focused on generating 7% to 8% gross dividend by originating and holding CRE bridge loans throughout the U.S. The Fund invests in the "mezzanine" portion of a loan, retaining risk generally in the ~50-65% loan-to-value (LTV) tranche. Emphasis on Residential, Industrial, Specialty Sectors; underweight to Hotel and Office.
Performance (As of Q1 2024)	→ Highly Advantageous	→ 1-year: 7.8% Net TWR (+2,008 bps relative to NFI-ODCE EW) → 3-year: 5.7% Net TWR (+287 bps relative to NFI-ODCE EW) → 5-year: 6.3% Net TWR (+328 bps relative to NFI-ODCE EW) → 10-Year: NA
Fees	→ Advantageous	→ US Commercial Mortgage Income Fund: NAV up to $50 million: 1%; $50-$100 million: 0.9%; $100 million or more: 0.8% → No carried interest.

JP Morgan Strategic Property Fund

Rating		Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ JPMorgan Asset Management ("JPMAM") – Global Real Estate ("GRE") has been managing real estate funds since 1970 and began separate account investing in 1974. The Strategic Property Fund was established in January 1998. → JPMorgan's current firm-level AUM is approximately $3.06 trillion, with real estate AUM of $57.51 billion (NAV). → Vehicles: Diverse offerings including ETFs, mutual funds, REITs, private funds, and managed accounts. → Strategies: Broad range encompassing equity, fixed income, alternatives, multi-asset solutions, and specialty areas like ESG and infrastructure.
Team	→ Advantageous	→ The Fund is supported by the broad U.S. Real Estate platform of over 250+ employees which include, acquisitions, asset management, debt capital markets, development & engineering, financial, tax and marketing/client relations. → The Fund Team is led by Partner and Head of Real Estate Americas, Mike Kelly, who has 35 years of real estate investing experience. Overall, the Fund team possesses 9 Partners with an average of 24 years of experience, as well as 4 Managing Directors and 9 Functional Partners. → Former lead portfolio manager of SPF, Kim Adams, left the firm in 2023.
Investment Strategy & Process	→ Advantageous	→ The Fund focuses on acquiring assets in major U.S. growth markets with attractive demographics. The aim is to invest in properties that command rent premiums and generate high net operating income (NOI) to achieve a total return premium exceeding NFI-ODCE over a full market cycle. → The Strategic Property Fund ("SPF") targets a diverse range of property types, including industrial (33.0%), residential apartments (27.2%), office (18.9%), retail (19.1%), self-storage (0.1%), and other land assets (1.7%). → SPF expects a total return premium in excess of NFI-ODCE using a maximum of 65% leverage.
Performance (As of Q4 2023)	→ Not Advantageous	→ 1-Year: -15.2% Net TWR (-188 bps relative to NFI-ODCE EW) → 3-Year: 1.7% Net TWR (-264 bps relative to NFI-ODCE EW) → 5-Year: 1.8% Net TWR (-200 bps relative to NFI-ODCE EW) → 10-Year: 5.3% Net TWR (-138 bps relative to NFI-ODCE EW)
Fees	→ Advantageous	→ Clients < $100 million: First $25 million – 1.00%; next $25 million – 0.95%,; next $25 million – 0.85% → Clients < $100 million: First $100 million – 0.88%; next $150 million – 0.75%; next $250 million – 0.70%, next $200 million – 0.50%; > $700 million – 0.35% → Fee on cash will only be 0.15% with respect to the market value of cash and cash equivalents in SPF in excess of a 5.0% reserve position for cash and cash equivalents.

LaSalle Property Fund

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ LaSalle Investment Management oversees $89.7 billion AUM and operates as a wholly owned subsidiary of Jones Lang LaSalle (JLL), maintaining operational independence while being part of a publicly traded company on the NYSE. → The Firm specializes exclusively in Real Estate and offers products across regions and covers the full spectrum of risk-return profiles.
Team	→ Advantageous	→ LaSalle has a global workforce of over 915 employees. The LaSalle Property Fund team includes nine professionals, focusing on portfolio management and accounting/finance. → Jim Garvey, Fund President & Portfolio Manager, joined LaSalle in 1993 and has 36 years of real estate experience. → Wade Judge, President, retired in 2020. Freda Delle stepped in as Deputy Portfolio Manager and Jim Garvey assumed the title of President and Portfolio Manager. Ryan DeReus, CFO has been with the Fund since inception.
Investment Strategy & Process	→ Advantageous	→ LaSalle Property Fund seeks a diversified portfolio of stabilized real estate and related assets within the United States that hold the potential for superior long-term capital growth. → Current Property Types: 35% Residential, 27% Industrial, 14% Life Sciences/Medical Office, 11% Retail, 8% Office, 5% Other (predominantly Self-Storage). → Current Geography: 46% West, 26% East, 21% South, 7% Midwest. → The fund currently has $6.2 billion in NAV, representing 86 investments.
Performance (As of Q4 2023)	→ Highly Advantageous	→ 1-Year: -12.0% Net TWR (+131 bps relative to NFI-ODCE EW) → 3-Year: 5.4% Net TWR (+104 bps relative to NFI-ODCE EW) → 5-Year: 4.3% Net TWR (+54 bps relative to NFI-ODCE EW) → 10-Year: 7.1% Net TWR (+48 bps relative to NFI-ODCE EW)
Fees	→ Advantageous	→ 100 bps on invested NAV of commitments less than $10 million; 90 bps on invested NAV of commitments in excess of $10 million and up to $50 million; 80 bps on invested NAV of commitments in excess of $50 million and up to $100 million; 70 bps on invested NAV of commitments in excess of $100 million and up to $250 million; 60 bps on invested NAV of commitments in excess of $250 million.

MetLife Core Property Fund

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ MetLife Investment Management ("MIM") is the institutional asset management business of MetLife, Inc., a publicly traded company founded in 1868 and one of the world's leading financial services companies with operations in more than 40 markets. → MIM has $600.8 billion in AUM across public fixed income ($321B), private capital ($136B), and real estate ($116B). → MIM Real Estate specifically spans commercial mortgage loans, core equity, core plus equity, and opportunistic equity across property types, with professionals based in its New Jersey headquarters and six other regional U.S. offices in the U.S. in Atlanta, Washington D.C., Chicago, Dallas, San Francisco, and Los Angeles, in addition to four
Team	→ Advantageous	→ MIM employs 290 dedicated real estate professionals globally. A three-person portfolio management team is 100% dedicated to managing the activities of MetLife Core Property Fund ("CPF"). Portfolio Manager & MD Scott Hirsch, who has been with MIM for 20 years and has 28 years of industry experience, leads the Fund management team. → MetLife CPF will further benefit from the full capabilities of MIM's real estate platform, including regional asset management and acquisitions, capital markets, development, architecture, and legal. → Notably, in 2021, the Head of Acquisitions and Head of Real Estate Equity both retired; In 2022, the Head of Debt Strategies Group voluntarily resigned; In 2023, the Managing Director of Regional Operations retired.
Investment Strategy & Process	→ Advantageous	→ Formed in November 2013, MetLife CPF is an open-end real estate fund that primarily seeks to invest in a diversified portfolio of core, institutional quality commercial real estate assets, currently targeting an allocation of 70% to 75% of GAV to apartment, industrial, retail, and office properties. The remaining 20% to 25% is targeted in extended or alternative property types, including SFR, manufactured housing, life science, self-storage, data centers, and hotels. → Property Types: 31% Apartment, 26% Industrial, 18% Office, 11% Retail, 14% Other → Geography: 44% West, 28% East, 20% South, 9% Midwest → Current NAV of $5.4 billion, comprising a portfolio of 87 properties utilizing 34% LTV at the fund-level.
Performance (As of Q4 2023)	→ Advantageous	→ 1-Year: -13.8% Net TWR (-147 bps relative to NFI-ODCE EW) → 3-Year: 5.8% Net TWR (+299 bps relative to NFI-ODCE EW) → 5-Year: 5.1% Net TWR (+212 bps relative to NFI-ODCE EW) → 10-Year: 8.1% Net TWR (+195 bps relative to NFI-ODCE EW)
Fees	→ Advantageous	→ 1.00% on NAV for commitments less than $25 million; 0.90% for commitments between $25 million and $50 million; 0.80% for commitments between $50 million and $100 million; 0.70% for commitments over $100 million.

Kayne Anderson Commercial Real Estate Debt Fund

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ Founded in 1984 by Ric Kayne and John Anderson, Kayne Anderson is an alternative asset manager with over $35 billion in assets under management, focusing on specialized investment niches. → Kayne Anderson Real Estate, established in 2007 by Al Rabil, manages over $15 billion in assets, specializing in alternative real estate sectors such as medical office and student housing, and operates with a vertically integrated team to manage various equity and debt investment strategies.
Team	→ Advantageous	→ As of Q4 2023, Kayne Anderson Real Estate is staffed with 90 professionals, led by CEO Al Rabil. → Key personnel include CIO David Selznick who has been instrumental in Kayne Anderson's senior housing and medical office property investments, and Andrew Smith, head of real estate debt, who has a background in managing commercial real estate related debt and securities. → The firm has experienced senior-level departures, including Karen Kulvin, Senior Managing Director of Debt, and 8 other managing directors across various departments.
Investment Strategy & Process	→ Advantageous	→ Kayne Anderon Commercial Real Estate Debt Fund ("KCRED") aims to deliver target net returns of 9% to 11% and net distribution yield of 8%+ by specializing in Freddie Mac structured products and deb originations and purchases primarily secured by multifamily, student housing, senior housing, medical office, and self-storage properties. The Fund may also acquire attractive, mispriced commercial real estate bonds secured by assets in other real estate sectors resulting from the dislocations in the real estate-related credit markets. → KCRED maintains flexibility to capitalize on non-agency CMBS investments when such compelling opportunities arise. → Leverage ranging from 20-40% with a cap at 50% of total gross asset value is employed to enhance returns and diversify into a wider range of commercial real estate debt and securities. → KCRED currently has $1.4 billion in NAV and was launched in November 2022.
Performance (As of Q4 2023)	→ Highly Advantageous	→ 1-Year: 8.9% Net TWR (+12,219 bps relative to NFI-ODCE EW) → Net Distribution Yield: 9.2%
Fees	→ Advantageous	→ Management Fee: Commitments less than $10 million: 1.50%; Commitments of at least $10 million but less than $50 million: 1.25%; Commitments of at least $50 million but less than $100 million: 1.00%; Commitments of $100 million or more: 0.85% → Performance Fee: 15%, calculated on realized and unrealized gain, subject to a highwater mark and 8% hurdle with a 100% GP catch-up.

PGIM PRISA

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ PGIM Real Estate, the real estate investment arm of PGIM, has been investing in institutional commercial and residential property since 1970. It is a subsidiary of Prudential Financial, Inc. a publicly traded fortune 500 company. Its core fund, PRISA, was one of the original contributors to the NFI-ODCE index launched in December 1977. → PGIM has $210B of gross real estate assets under management. → The firm manages three diversified U.S. open-end funds, with a modestly increased risk/return profile with PRISA pursuing the lowest risk/return strategy. In addition, the firm manages several other open and closed-end funds, and separate accounts.
Team	→ Advantageous	→ PGIM Real Estate employs over 1,200 individuals in 35 offices across the U.S., Europe, and Asia-Pacific. → PRISA's senior PM, Joanna Mulford, has been with the firm for 34 years and has 27 years of real estate investment experience. It's portfolio manager, James Glen, has been with the firm for 10 years and has 24 years of real estate investment experience. → PGIM Real Estate's head of U.S. equity, Soultana Reigle, has been with the firm for 22 years and has 29 years of real estate investment experience.
Investment Strategy & Process	→ Advantageous	→ PRISA primarily invests in existing, income-producing properties with strong cash flow that is expected to increase over time and provide the potential for capital appreciation. The fund mainly focuses on industrial, multifamily, office, retail, and alternative sectors, favoring major and next-tier strategic markets in the U.S. → Property Types: 33% Industrial, 26% Multifamily, 18% Office, 11% Retail, 11% Other/Alternatives → Geography: 33% West, 35% East, 19% South, 7% Midwest → Launched in July 1970, PRISA has a current NAV of $23.2 billion, comprising over 275 investments.
Performance (As of Q4 2023)	→ Advantageous	→ 1-Year: -11.2% Net TWR (+214 bps relative to NFI-ODCE EW) → 3-Year: 4.3% Net TWR (-6 bps relative to NFI-ODCE EW) → 5-Year: 4.0% Net TWR (+21 bps relative to NFI-ODCE EW) → 10-Year: 6.9% Net TWR (+23 bps relative to NFI-ODCE EW)
Fees	→ Advantageous	→ Blended fee based on NAV → First $25 million (100 bps) → Next $25 million (95 bps)

Townsend Real Estate Fund

Rating		Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ Townsend was founded in 1983 and is headquartered in Cleveland, Ohio, with regional offices in London, Hong Kong and San Francisco, California. Townsend is a wholly owned subsidiary of Aon that is focused on real assets and operates within Aon's Global Retirement and Investments. Aon is a publicly traded company on the NYSE. Townsend's assets under management are $22.1 billion as of September 30, 2023. → Townsend has four core-plus and value-add offerings. A global non-core special situations strategy, the U.S. core/core-plus strategy, a U.S. core/core-plus ERISA strategy, and a global core/core-plus strategy.
Team	→ Advantageous	→ Townsend employs 87 real estate investment professionals that service the fund across the following functions: portfolio management (4), research (34), investment committee (9), legal (2), other (38). There are 120 real estate investment professionals firmwide. The fund is managed by Anthony Frammartino, who has been with Townsend for 20 years.
Investment Strategy & Process	→ Advantageous	→ A Townsend managed portfolio that was incepted in July 2010, was converted into the Townsend Real Estate Fund in December 2014. The fund invests in core and core-plus equity funds, open-end debt funds, co-investments in direct and indirect real estate, and public or private REITs, or other private equity real estate investments. The fund targets leverage of 30% to 40%, with a maximum leverage of 50%. As of Q423, the leverage ratio was 41.1%. → The fund is primarily invested into the following property types: Warehouse/Distribution 35.7%, Garden-Style Projects 23.5%, Student Housing 6.0%, High-Rise Elevator Projects 5.8%, Life Science 4.4%, Medical Office 3.6%, Debt 3.2%, Low-Rise Projects 2.6%, Health Care 2.1%, Single Family Rental 2.0%, CBD Office High-Rise 1.6%, Suburban Office 1.5%, Sale Residential/Manufactured Housing 1.4%, CBD Office Mid-Rise 1.0%, Other 1.0%. → Geography: East 24.2%, West 33.8%, South 28.0%, Midwest 11.8%, Various- US 2.1%. → Current NAV of $487.7 million.
Performance (As of Q4 2023)	→ Highly Advantageous	→ 1-Year: -10.8% Net TWR (+253 bps relative to the NFI-ODCE EW) → 3-Year: 8.4% Net TWR (+405 bps relative to the NFI-ODCE EW) → 5-Year: 7.1% Net TWR (+332 bps relative to the NFI-ODCE EW) → 10-Year: 9.8% Net TWR (+315 bps relative to the NFI-ODCE EW)
Fees	→ Advantageous	→ 0.35% for commitments less than $50 million; 0.25% for $50 million to $100 million of commitments; 0.20% for $100 million to $250 million of commitments; 0.15% for commitments greater than $250 million.

UBS Trumbull Property Income Fund

	Rating	Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ UBS Realty Investors, the real estate investment arm of UBS Asset Management, was formed in 1978, then under the name of Allegis. Allegis was acquired in 1999 and renamed UBS Realty Investors. Trumbull Property Fund "TPF" is the advisor's flagship fund and was one of the earliest contributors to the NFI-ODCE index. → UBS Realty Investors has $24B of gross real estate assets under management. → The firm manages three diversified U.S. open-end funds, a cold-storage fund and several separate accounts.
Team	→ Advantageous	→ UBS Realty Investors employs over 150 individuals in four U.S. offices, Hartford, CT, Dallas, TX, Chicago, IL and San Francisco, CA. → UBS Real Estate's head of U.S. Real Estate, Matthew Johnson, has been with the firm for 15 years and has 26 years of real estate investment experience. → UBS's lead portfolio manager for TPI, Rod Chu, became head of transactions in 2020. Rod was replaced by Christopher Clayton, who has 37 years of experience, all with UBS. Christopher is supported by Nolan Henry, who has 21 years of experience and 16 years at UBS.
Investment Strategy & Process	→ Advantageous	→ TPI was established in 1981 and is an actively managed core portfolio of mortgage and wholly-owned real estate investments. The fund provides broad diversification to maximize returns while managing risk. → TPI currently has a larger allocation to apartments and lower relative allocation to industrial, retail, and other property types. TPI has no office exposure.
Performance (As of Q4 2023)	→ Not Advantageous	→ 1-Year: -7.0% Net TWR (+630 bps relative to NFI-ODCE EW) → 3-Year: 2.3% Net TWR (-207 bps relative to NFI-ODCE EW) → 5-Year: 2.4% Net TWR (-136 bps relative to NFI-ODCE EW) → 10-Year: 5.0% Net TWR (-161 bps relative to NFI-ODCE EW)
Fees	→ Advantageous	→ Blended fee based on NAV ○ First $10 million (97.0 bps) ○ Next $15 million (84.5 bps) ○ Next $75 million (81.5 bps) → If average cash for the quarter exceeds 7.5% of NAV, base fee for excess will be reduced to 20 bps for the quarter.

Virtus Real Estate Enhanced Core Fund

Rating		Detail
Overall Rating	→ Advantageous	
Organization	→ Advantageous	→ Virtus Real Estate was founded in 2003 by Terrell Gates to invest exclusively in commercial real estate opportunities. Terrell Gates maintains a 75.01% interest in the Firm, with the remaining 24.99% held by Almanac Realty Investors, after Mr. Gates sold a portion in November 2022 to help fuel the firm's next phase of growth. → Virtus has total real estate assets under management of over $1.6 billion across its closed-end value-add fund series and open-end core/core-plus fund.
Team	→ Advantageous	→ Virtus has a team of 49 employees, including 33 investment professionals and 16 professionals across various other operational functions, including accounting, investor relations, administration, and data strategy. All employees are based out of the firm's headquarters in Austin, TX, with the exception of three remote personnel. → The acquisitions and asset management teams are organized by sector focus, including 10 professionals exclusively focused on workforce housing & education, and nine professionals focused on healthcare & storage. → Virtus is led by its six-person Investment Committee, who together average over 20 years of industry experience and nearly 12 years of tenure at the firm.
Investment Strategy & Process	→ Advantageous	→ Formed in February 2020, VREEC pursues the acquisition, ownership, operations, renovations, and financing of high-quality, stabilized properties characterized by either a core or core-plus risk/return profile in the Firm's strategically selected cycle-resilient property segments. The fund targets an 8% to 11% net TWR. → Property Types: 40% Workforce Housing, 31% Student Housing, 19% Medical Outpatient, 5% Life Sciences, 3% Education → Geography: 45% West, 30% Midwest, 20% East, 6% South → Current NAV of $556 million, representing a portfolio of 21 investments, targeting 40% to 45% LTV at the fund-level.
Performance (As of Q4 2023)	→ Highly Advantageous	→ 1-Year: 2.0% Net TWR (+1,530 bps relative to NFI-ODCE EW) → 3-Year: 12.0% Net TWR (+765 bps relative to NFI-ODCE EW) → 5-Year: NA → 10-Year: NA
Fees	→ Advantageous	→ 1.10% of NAV on first $25 million of assets; 1.00% on next $25 million to $50 million; 0.90% on next $50 million to $100 million, with subsequent 5 bps discounts for each successive $100 million threshold. → 10% carried interest over a 7% preferred return, calculated over a trailing three-year period subject to a high watermark.

Intercontinental US Real Estate Investment Fund ("US REIF")

	Rating	Detail
Overall Rating	→ Not Advantageous	
Organization	→ Advantageous	→ Intercontinental was founded in 1959 by Petros Palandjian as an outgrowth of a construction and development firm. → As of 12/31/23, Intercontinental has an AUM of $13.2 billion. → Intercontinental is wholly-owned by Peter Palandjian, Chairman & CEO, and an affiliated family entity. → Intercontinental's flagship vehicle is US REIF. Intercontinental expected to launch a newly created value-add fund in 2024.
Team	→ Highly Advantageous	→ Intercontinental has 119 employees. The average tenure of all employees is 11 years, with senior management and investment committee members averaging 21 years at the firm. → The CIO/portfolio manager has been with Intercontinental for 40 years. The portfolio management team consists of 8 professionals and averages 7 years of tenure at the firm. → There have been no senior level departures in the last 5 years.
Investment Strategy & Process	→ Not Advantageous	→ US REIF's portfolio is primarily focused on income producing real estate and is diversified by sector and geography. The fund may also acquire value-add properties to further diversify the portfolio and provide enhanced returns. → By property type, US REIF has exposure to Office (28%), Apartments (43%), Retail (2%) Industrial (18%) And Other (10%). → By geography, the fund is well diversified in the US between East (28%), Midwest (14%), South (19%), And West (40%). → Current leverage is 28%.
Performance (As of Q4 2023)	→ Not Advantageous	→ 1-Year: -15.9% Net TWR (-254 bps vs NFI-ODCE EW) → 3-Year: 2.8% Net TWR (-155 bps vs NFI-ODCE EW) → 5-Year: 3.5% Net TWR (-27 bps vs NFI-ODCE EW) → 10-Year: 6.9% Net TWR (+24 bps vs NFI-ODCE EW)
Fees	→ Not Advantageous	→ Management fee on committed capital: 1.10% up to $25mm; 1.00% from $25-$50mm; 0.85% from $50-$100mm; 0.75% from $100-$200mm; 0.70% from $200-$250mm; 0.65% from $250-$300mm; 0.55% from $350-$400mm; 0.50% above $400mm. → Performance fee: Above an 8% preferred return per annum, 20% of US REIF's total return goes to Intercontinental. The performance fee is calculated and adjusted on an annual basis and is subject to clawback and high water mark.

UBS Trumbull Property Fund

Rating		Detail
Overall Rating	→ Not Advantageous	
Organization	→ Advantageous	→ UBS Realty Investors, the real estate investment arm of UBS Asset Management, was formed in 1978, then under the name of Allegis. Allegis was acquired in 1999 and renamed UBS Realty Investors. Trumbull Property Fund "TPF" is the advisor's flagship fund and was one of the earliest contributors to the NFI-ODCE index. → UBS Realty Investors has $24B of gross real estate assets under management. → The firm manages three diversified U.S. open-end funds, a cold-storage fund and several separate accounts. → The Retirement System's position in the UBS TPF is being fully liquidated.
Team	→ Not Advantageous	→ UBS Realty Investors employs over 150 individuals in four U.S. offices, Hartford, CT, Dallas, TX, Chicago, IL and San Francisco, CA. → UBS's senior PM, Paul Canning, has been with the firm for 32 years and has 43 years of real estate investment experience. It's portfolio manager, Husayn Hasan, has been with the firm for 10 years and has 13 years of real estate investment experience. → UBS Real Estate's head of U.S. Real Estate, Matthew Johnson, has been with the firm for 15 years and has 26 years of real estate investment experience. → TPF's lead portfolio manager left UBS in 2019 and UBS's Head of US Real Estate left the firm in 2020. Additionally, three other TPF portfolio managers have left in 2020, 2021 and 2023, respectively.
Investment Strategy & Process	→ Advantageous	→ TPF has a 46-year investment history and has a current NAV of $10.8 billion, comprised of over 125 investments. → TPF's long-term strategy is to produce attractive risk-adjusted returns by focusing on selective acquisitions, diversification, active portfolio management, and aggressive asset management. Key strategies are: diversification, income focus, prudent use of third-party leverage, value-added sub-strategy (5-15%), and sustainability. → Property Types: 35% Industrial, 41% Multifamily, 17% Office, 7% Retail → Geography: 48% West, 29% East, 18% South, 5% Midwest
Performance (As of Q4 2023)	→ Not Advantageous	→ 1-Year: -15.6% Net TWR (-228 bps relative to NFI-ODCE EW) → 3-Year: 0.8% Net TWR (-355 bps relative to NFI-ODCE EW) → 5-Year: -1.1% Net TWR (-485 bps relative to NFI-ODCE EW) → 10-Year: 3.4% Net TWR (-329 bps relative to NFI-ODCE EW)
Fees	→ Advantageous	→ Blended fee based on NAV → First $10 million (95.5 bps) → Next $15 million (82.5 bps) → Next $25 million (80.5 bps) → Loyalty discount of 25% for amounts not in the redemption pool; For investors not in the redemption pool, any additional new investment pays a 0 bp asset management fee on the additional investment.

Summary and Recommendation

→ Meketa Investment Group recommends that Quincy Retirement System consider interviewing two to three managers at the next meeting.

Non-Core Real Estate Manager Respondent Overview

Background

→ The Quincy Retirement System ("Quincy") currently has a 10% target allocation to real estate.

- As of March 31, 2024, the Quincy Retirement System had roughly 9% of total assets invested in real estate.
- Currently, the System's non-core real estate exposure is provided AEW Partners VII, Rockwood X, Rockwood XI, Torchlight Debt Opportunity Fund VI, and TerraCap Partners IV.

→ In May, Meketa Investment Group issued a search for a non-core real estate manager on behalf of the Quincy Retirement System with responses due on May 29th 2024.

→ Meketa received 21 completed responses for this search.

- Note: of the 21 completed responses, 8 offerings have been omitted from this analysis as they did not meet the deadline while one additional response was removed for not meeting the minimum criteria.

Manager Respondents
Composite Rating Overview

Fund	Manager	Rating
Berkshire Value Fund VI	Berkshire	Highly Advantageous
Transwestern Strategic Partners Fund IV	Transwestern	Highly Advantageous
ACRES Mortgage Fund	ACRES	Advantageous
Ares US Real Estate Fund XI	Ares	Advantageous
Artemis Real Estate Partners Income & Growth Fund II	Artemis	Advantageous
Blue Vista Real Estate Partners VI	Blue Vista	Advantageous
ElmTree US Net Lease Fund V	ElmTree	Advantageous
Intercontinental Opportunity Fund	Intercontinental	Advantageous
Kayne Anderson Real Estate Partners VII	Kayne Anderson	Advantageous
KKR Real Estate Partners Americas IV	KKR	Advantageous
Mesirow Financial Real Estate Value Fund V	Mesirow	Advantageous
Pearlmark Equity Partners II	Pearlmark	Advantageous
Brasa Real Estate Fund III	Brasa	Disqualified
CenterSquare Value-Added Fund VI	CenterSquare	Disqualified
Cohen & Steers Real Estate Opportunities Fund	Cohen & Steers	Disqualified
FCP Fund VI	FCP	Disqualified
LaSalle Value Partners IX	LaSalle	Disqualified
PCCP Equity X	PCCP	Disqualified
Related Real Estate Fund IV	Related	Disqualified
TerraCap Partners VI	TerraCap	Disqualified
Virtus Real Estate Capital IV	Virtus	Disqualified

Berkshire Value Fund VI

	Rating	Detail
Overall Rating	Highly Advantageous	
Organization	→ Highly Advantageous	→ Berkshire Group was founded in 1966 by the Krupp family. The firm is headquartered in Boston, MA and has regional offices in Atlanta, GA, Dallas, TX, and San Francisco, CA. Berkshire is privately owned 75% by Krupp family entities and 25% by eleven active senior partners. The firm's gross real estate AUM is $28.1 billion. → Berkshire invests through the value-add private equity fund series, two multifamily debt funds, several SMAs, co-investment vehicles, and an open-ended fund. The firm also generates revenue from property management.
Team	→ Advantageous	→ Berkshire employs a team of 235 real estate professionals focused on asset management, development, construction, acquisitions, finance, and research. Fund VI will be led by a four-person portfolio management team and is supported by an eight-person senior investment team. In addition to these individuals, resources include an investment analyst pool, as well as research, finance & accounting, and risk-management teams, and a 700+ person property management group. On average, the PM team has 17 years of experience and five years at Berkshire.
Investment Strategy & Process	→ Advantageous	→ Fund VI will primarily target Class A and B apartment communities in major U.S. markets that have favorable supply/demand characteristics and growth prospects. Berkshire expects to create value through improved property management, unit and common area renovations, and selective development. The combination of development and investment in niche residential (student, senior, and manufactured housing, and active adult) may not exceed 25%. Berkshire will look to make 20 to 25 investments ranging from $35 to $30 million per investment. The fund will employ a maximum leverage of 70% on any one property and a maximum 65% at the portfolio level. → Berkshire is looking to raise $750 million and is targeting a 12-14% net IRR (14-16% gross leveraged IRR)
Performance	→ Advantageous	→ Fund I (2005 vintage): 2.6% nIRR, 1.2x net TVPI / Fund II (2007): 11.0% nIRR, 1.7x net TVPI / BMEF (2011): 25.8% nIRR, 2.4x TVPI, Fund III (2013): 13.7% nIRR, 1.6x net TVPI / Fund IV (2016): 15.1% nIRR, 1.5x net TVPI. / Fund V (2020 vintage): -4.0% nIRR, 0.9x net TVPI
Fees	→ Highly Advantageous	→ Management fee: 1.25% on commitments during the commitment period; 1.5% on invested capital → Waterfall: 8% pref, 80/20 (LP/GP) with no catch-up → Incentives: 75 bp discount on committed and 20-40 bp discount on invested for early close windows

Transwestern Strategic Partners Fund IV

	Rating	Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ Transwestern Investment Group ("TIG") is the investment management division of Transwestern, which also includes a brokerage division and a development arm. Transwestern is privately owned by its founder. → Founded in 2010 as a sponsor of funds and separate accounts, TIG is based in Dallas, TX. TIG can leverage the broader Transwestern platform, which has 33 offices across the U.S. → TIG oversees approximately $4 billion in assets under management, including $573 million in its commingled funds business, and more than $3.4 billion in separate accounts. → TIG is currently fundraising for Transwestern Strategic Partners Fund IV (Fund IV), which is targeting $500 million in commitments.
Team	→ Advantageous	→ TIG has a team of 30, including 13 investment professionals. Resources are shared across the firm and by multiple investment vehicles. → The senior partners average more than 25 years of real estate investment experience. → Certain back-office functions like human resources, information technology, and research are shared across the Transwestern platform.
Investment Strategy & Process	→ Advantageous	→ Fund IV is a diversified, value-add real estate fund that will purchase roughly 20 assets across the U.S. The fund will invest in multiple property types, with heavy weightings in multifamily and industrial properties. → Transwestern and its various affiliates are experienced in these property types. Transwestern's development arm has been a large developer of industrial, office, and multifamily projects for more than ten years. → Fund IV is targeting a gross IRR of 16-18%, and net returns of 13-15%. The majority of returns will be generated by capital appreciation.
Performance	→ Highly Advantageous	→ Fund I (2015): 17% net IRR; 1.5x net TVM → Fund II (2017): 22% net IRR; 1.5x TVM → Fund III (2021): N/A
Fees	→ Highly Advantageous	→ Management Fee: 1.0% fee on committed capital during investment period; 1.5% fee on net invested capital → Carried Interest: 20% over an 8% hurdle; 40% GP catch up

ACRES Mortgage Fund

Rating		Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ ACRES Capital was founded in 2012 and is headquartered in Uniondale, NY, with three additional offices in Philadelphia, PA, Irving, TX, and Boston, MA. The firm is privately owned and operates exclusively as a commercial real estate debt investor and lender. → ACRES currently has 183 clients with total assets of $3.9 billion as of year-end 2023. → In addition to the ACRES Mortgage Fund, ACRES also manages ACRES Commercial Realty (NYSE: ACR), a core/value-add REIT, and various separate accounts.
Team	→ Advantageous	→ ACRES employs 41 professionals across portfolio management (1), research (5), acquisitions (4), asset management (7), and various operational functions, including finance, legal, capital markets, and administration (24). → The firm is led by a senior team of seven professionals, together who average 8 years of tenure with ACRES and over 20 years of industry experience overall. → Some investment professionals are shared between ACRES Mortgage Fund and the REIT, while the fund also has dedicated finance/accounting professionals for exclusive support.
Investment Strategy & Process	→ Advantageous	→ Formed in July 2019, ACRES Mortgage Fund acquires seasoned first-mortgage bridge loans to qualified real estate borrowers throughout the United States. The Fund generally focuses on acquiring loans and participations in loans to borrowers in the middle market who own and/or are developing real estate assets and that need interim debt capital in order to maximize property values prior to acquiring long-term financing. → ACRES Mortgage fund is an open-end fund with quarterly liquidity after 2-year soft lock up (3% fee). → Target allocations of ≤ 60% in multifamily, ≤ 33% in office/industrial, and ≤ 33% in retail/hospitality. → Targets a 9% to 11% net returns (10% to 12% gross).
Performance	→ Advantageous	→ One-year: 8.71% net return → Two-year: 7.81% net return → Three-year: 8.57% net return
Fees	→ Not Advantageous	→ 2.0% management fee on contributed capital only, 0.15% servicing fee → No other fees.

Ares US Real Estate Fund XI

Rating		Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ Founded in 1997, Ares Management Corporation (NYSE: ARES) is a publicly traded, global alternative investment manager with approximately $428 billion of AUM. The firm held its IPO in 2014 and is owned approximately 40.4% by members of its senior management team, 54.2% by public ownership, and 5.5% by Sumitomo Mitsui Banking Corp. → Ares raised its first private equity and private debt funds in 2003 and 2004, respectively, launching its real estate group in 2010. The firm further expanded into secondaries in 2021. Current real estate AUM is $29.2 billion. → Within private real estate, Ares invests across the risk/return spectrum and across the United States, Europe, and Asia through both closed-end, open-end, and separate account offerings.
Team	→ Advantageous	→ Ares employs over 2,900 professionals globally, including 225 dedicated U.S. real estate employees, of which 195 are focused on equity investments. → Ares Real Estate's equity activities in the US are led by David Roth, Head of US Real Estate Equity, who has 39 years of real estate experience. US XI will be led by Jay Glaubach and Joseph Hill, who are based in Los Angeles and Atlanta, respectively, and have a total 51 years of total real estate experience and have been with the firm for 10 and 20 years, respectively.
Investment Strategy & Process	→ Advantageous	→ Ares U.S. Real Estate Fund XI will target a diversified portfolio of resilient assets, with an emphasis on multifamily and industrial and potential selective exposure to retail, office, and hospitality. The fund may also invest in adjacent sectors such as student housing, data centers, NNN, SFR, life science, and self-storage, among others. → Primary focus in U.S. markets with diversified economies, well-developed transportation, and high barriers to entry. → $2.0 billion fund size, targeting a 12% to 14% net IRR, utilizing up to 65% LTV.
Performance	→ Advantageous	→ Fund VII (2007): 14% net IRR, 1.5x net TVM → Fund VIII (2013): 17% net IRR, 1.6x net TVM → Fund IX (2017): 16% net IRR, 1.5x net TVM → Fund X (2021): 7% net IRR, 1.1x net TVM
Fees	→ Advantageous	→ 0.75% on unfunded commitments, 1.5% on net equity invested → 20% carry subject to an 8% hurdle; 50/50 catch-up.

Artemis Real Estate Partners Income & Growth Fund II, L.P.

Rating		Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ Artemis was founded in August 2009 by AREP Investors, L.L.C., and Deborah Harmon. The firm is privately owned, majority diverse and women owned and has a current AUM of $7,592 million. The Firm is headquartered in Washington, D.C., with additional offices in New York City, Los Angeles, and Atlanta. → Artemis invests across the risk spectrum of core, core-plus, value-add, and opportunistic capital through the flagship value-add/opportunistic fund series, commingled funds, and separate account vehicles. The firm is currently raising capital for Artemis Income & Growth II and Credit Opportunities Fund.
Team	→ Advantageous	→ Artemis employs 90 professionals, including 51 portfolio management, acquisitions, and asset management team members. Anar Chudgar and Jonathan Rainford are the dedicated portfolio managers for Income & Growth II. Ms. Chudgar, who has been with the firm for over five years, is based out of the New York office and Mr. Rainford, who has been with the firm for 13 years, is based out of the Los Angeles office. There are six dedicated fund employees, including a managing director, vice president, three associates, and an administrative coordinator. → There have been two senior level departures over the past five years, Gina Baker-Chambers (Senior Managing Director) and Brad Berkley (CFO), who both left the firm to pursue other opportunities.
Investment Strategy & Process	→ Advantageous	→ The fund will look to capitalize on situational dislocation through debt and equity investments in primary and select secondary U.S. markets via direct investments and joint ventures. The fund will primarily invest in stabilized, high quality, well-located residential, industrial, and niche investments. Artemis anticipates making 20 to 25 investments with no more than 15% of aggregate capital commitments invested in any single investment. The fund will invest alongside a $400 million commitment from a public pension separate account. → The fund will hold its first close in June 2024 and is looking to raise $1.0 billion with a hard cap of $1.5 billion. The fund has raised approximately $663 million of commitments. → Targets a 11-13% net IRR. (13-16% gross IRR) and a 1.5x net equity multiple (1.7-1.8x gross multiple)
Performance	→ Advantageous	→ Income & Growth Fund I (2019 vintage): 4% net IRR, 1.1x net multiple
Fees	→ Highly Advantageous	→ Management fee: 75 bps on committed equity and 125 bps on invested equity. Preferred return: 7%. Carried Interest: 15%

Blue Vista Real Estate Partners VI

Rating		Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ Founded in 2002, Blue Vista has $5.0 billion in total capitalization as at 12/31/23 and is 100% employee-owned → Blue Vista offers middle market real estate strategies (open and closed-end funds); real estate credit strategies (bespoke separate accounts); student housing strategies (bespoke separate accounts/joint ventures/funds)
Team	→ Advantageous	→ Blue Vista team has 63 professionals: Accounting/Tax (10); Acquisitions (18); Administrative (5); Asset Management (7); Capital Markets (2); Real Estate Credit Team (9); HR (1); Investor Solutions (3); Management (2); Portfolio Management (6) → The Fund portfolio management team is led by David Katz, Managing Principal with 28 years of industry experience and 17 years at firm. Additional team members include a VP (11 yrs experience/8 yrs with the firm), an Associate (5 yrs experience / 3 yrs with the firm) and an Analyst (1 yr with the firm) → There has been one management level departure at the firm in the past five years
Investment Strategy & Process	→ Advantageous	→ Blue Vista Real Estate Partners VI is a value-add, middle market real estate fund targeting self-storage, industrial, traditional multifamily, build to rent single family, RV parks, NNN lease, R&D, Flex, mission critical office. → The Fund will target 50+ investments, 13-15% target net IRR, and 60-65% target portfolio level LTV
Performance	→ Advantageous	→ Fund I: 2004 vintage year, 17.4% net IRR, 1.49x net TVM. → Fund II: 2006 vintage year, 9.4% net IRR, 1.45x net TVM. → Fund III: 2012 vintage year; 15.7% net IRR; 1.60x net TVM → Fund IV: 2014 vintage year: 9.6% net IRR; 1.45x net TVM → Fund V: 2018 vintage year; 19.1% net IRR; 1.35x net TVM
Fees	→ Advantageous	→ 1.5% on commitments during the investment period; 1.5% on invested equity thereafter → 8% preferred return → 80(LP)/20(GP) split

ElmTree US Net Lease Fund V

Rating		Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ ElmTree Funds, LLC was founded in 2011 by James Koman. The Firm is 100% owned by James Koman. Prior to the formation of ElmTree, James Koman and Jason Ridgway worked together at ECM. → The Firm is headquartered in St. Louis with regional offices in New York, Chicago, Austin, Pheonix, Newport Beach, and San Francisco.
Team	→ Not Advantageous	→ The team consists of 20 real estate professionals across departments including Investment Committee, Partners, Asset Management, Portfolio Management, Investment Strategy & Research and Acquisitions. The senior management team has an average of approximately 24 years of experience in the US net lease sector. → Dave Piasecki, from the Acquisitions team, retired in 2019. Rick Eiseman from the Asset Management team and Joe You from Acquisitions team left for new opportunities in 2021 and 2022. Brian Boehm from the Acquisitions team left for a new opportunity in 2023.
Investment Strategy & Process	→ Advantageous	→ The Fund will invest in single-tenant, build-to-suit, and newly constructed net lease industrial assets in the top 50 MSAs, leased to tenants with investment grade credit ratings for terms of 10 - 12+ years. → The Fund targets 15-20 investments annually and aims for 15% net IRR and a 55-65% leverage at the investment period's end.
Performance	→ Highly Advantageous	→ Fund II: 2013 vintage year, 19.6% net IRR, 1.54x net TVM → Fund III: 2016 vintage year, 28.2% net IRR, 1.55x net TVM → Fund IV: 2020 vintage year, 19.2% net IRR, 1.28x net TVM → Fund I performance not included as ElmTree believes the objectives, strategies, and investment policies are materially different from those of Fund V.
Fees	→ Advantageous	→ 150 bps calculated (a) during the investment period, on capital commitments, and (b) thereafter, on net equity invested → Preferred return: 7% → Carried interest: 20%, 50/50 catch up

Intercontinental Opportunity Fund

Rating		Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ Intercontinental was founded in 1959 by Petros Palandjian as a construction and development firm, that evolved into a real estate management firm with AUM of $13.2 billion as of 12/31/23. The firm is owned by Petros' son Peter and affiliated family entities. Intercontinental manages an open-end real estate fund and a separate account. The proposed opportunity fund is expected to launch in Fall 2024.
Team	→ Advantageous	→ Intercontinental has 119 employees with an average tenure of 11 years. The average tenure of the senior management team is 21 years, including the CIO who has been with Intercontinental for 40 years. → There have been no senior level departures in the last five years.
Investment Strategy & Process	→ Advantageous	→ Intercontinental is seeking $500 million of equity capital. The fund will target 15-20 investments with gross capitalization of $25 million to $100 million ($10 million - $50 million of fund equity). The fund will target multifamily, industrial, retail and office in primary and secondary U.S. markets. Deals will have a value-added risk/return profile. Investments will have a value-added profile. → Target portfolio leverage is 65%; Leverage is limited to 75% on any single investment. → Targets a 11% to 14% net IRR with at least a 1.5x net multiple
Performance	→ Not Advantageous	→ N/A: This is InterContinental's first closed end fund
Fees	→ Advantageous	→ Management Fee: 1.5% → Preferred return: 8% → Carried interest: 20%, 50/50 catch up

Kayne Anderson Real Estate Partners VII

Rating		Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ Founded in 1984 by Ric Kayne and John Anderson, Kayne Anderson is an alternative asset manager with over $35 billion in assets under management, focusing on specialized investment niches. → Kayne Anderson Real Estate, established in 2007 by Al Rabil, manages over $15 billion in assets, specializing in alternative real estate sectors such as medical office and student housing, and operates with a vertically integrated team to manage various equity and debt investment strategies.
Team	→ Advantageous	→ As of Q4 2023, Kayne Anderson Real Estate is staffed with 90 professionals, led by CEO Al Rabil. → Key personnel include CIO David Selznick who has been instrumental in Kayne Anderson's senior housing and medical office property investments, and Andrew Smith, head of real estate debt, who has a background in managing commercial real estate related debt and securities. → The firm has experienced senior-level departures, including Karen Kulvin, Senior Managing Director of Debt, and 8 other managing directors across various departments.
Investment Strategy & Process	→ Advantageous	→ KAREP VII aims to deliver high absolute returns by investing in overlooked niche real estate sectors like medical office, senior housing, and student housing, focusing on capital preservation and minimal economic cycle correlation. → The fund targets investments ranging from $10 million to $300 million+ in key U.S. markets, aiming for an annualized gross IRR of 18-20% and a net IRR of 15-18%, using leverage up to 70% over a 5-year hold period as approved by the Advisory Board.
Performance	→ Advantageous	→ KAREP I – 2007 vintage: 8.2% net IRR/1.30x net MOIC → KAREP II – 2011 vintage: 15.0% net IRR/1.30x net MOIC → KAREP III – 2013 vintage: 18.0% net IRR/1.58x net MOIC → KAREP IV – 2015 vintage: 10.6% net IRR/1.44x net MOIC → KAREP V – 2017 vintage: 10.6% net IRR/1.38x net MOIC → KAREP VI – 2021 vintage: 8.2% net IRR/1.09x net MOIC
Fees	→ Not Advantageous	→ 8% preferred return; 80% GP catchup; 20% carried interest (GP catchup steps down to 60% with committed capital between $50 and $100 million, 50% with committed capital of at least $100 million) → Management Fees - Less than $50 million: 1.75%; $50-$100 million: 1.50%; $100-$200 million: 1.375%; $200+ million: 1.25%

KKR Real Estate Partners Americas IV

Rating		Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ KKR was founded in 1976 as an employee-owned firm focused on leveraged buyouts (private equity). → KKR's business lines and service offerings have grown over the decades, and the firm now offers investment management services across private equity, infrastructure, credit, energy, and real estate, which was launched as a separate business line in 2011. → Today, KKR is publicly listed on the New York Stock Exchange and trades under the symbol "KKR." As of December 31, 2023, the firm had approximately $553 billion in assets under management, including roughly $64 billion of total real estate assets under management. The U.S. real estate platform manages approximately $46 billion across equity and credit strategies.
Team	→ Advantageous	→ As of December 2023, KKR Real Estate includes over 150 investment professionals across 16 offices. The Americas Real Estate Team is based in New York City and boasts more than 100 members. → KKR Real Estate is led by Ralph Rosenberg. Mr. Rosenberg has 36 years of real estate investing experience and led the establishment of the KKR Real Estate platform in 2011. → The senior team members (Partners, Managing Directors and Directors) of the equity branch of the Americas Real Estate Team have approximately 29 years of experience in real estate and private equity investing. Four senior team members (one Managing Director and one Director) have left the platform since its formation in 2011.
Investment Strategy & Process	→ Advantageous	→ The fund will pursue opportunistic investments in real estate, mainly in the U.S. The fund is expected to focus on the multifamily, single-family rental, student housing, senior housing, and self-storage sectors, primarily in the top 15 U.S. MSAs. KKR anticipates making 20-25 investments with individual gross asset values between $250 million and $1 billion, and with corresponding equity investments of $75-$300 million on average. Investments will be made in transitional assets, real estate companies and platforms, and distressed situations. Fund level leverage will not exceed 70%, with an 80% cap at the asset level.
Performance	→ Advantageous	→ KKR Real Estate Partners Americas (2013): 15.8% gross IRR / 11.0% net IRR → KKR Real Estate Partners Americas II (2017): 25.6% gross IRR / 21.0% net IRR → KKR Real Estate Partners Americas III (2021): 0.9% gross IRR / -1.7% net IRR
Fees	→ Advantageous	→ 1.5% annual management fee on commitments less than $100 million → 20% GP carried interest after a 9% preferred return → 60% GP catch up

Mesirow Financial Real Estate Value Fund V

Rating		Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ Founded in 1937, Mesirow is a privately-owned financial services firm based in Chicago, IL. Mesirow maintains 22 offices worldwide and employs approximately 500 staff. → The firm's investment management division invests in multiple asset classes, including real estate and private equity. Mesirow has $205 billion in assets under management ("AUM"), including more than $3.5 billion in real estate AUM. → Mesirow is currently raising capital for Mesirow Financial Real Estate Value Fund V. The four prior funds in this series executed a similar strategy as is contemplated for Fund V.
Team	→ Advantageous	→ A total of 15 individuals are expected to work on Fund V, including real estate CEO Alasdair Cripps, who serves as lead portfolio manager for the fund. Mr. Cripps has 36 years of experience and has been with Mesirow for 17 years. → The five-person senior team averages over 30 years of experience and more than ten years with Mesirow. → Additionally, certain operational functions including legal and business development are shared across the firm.
Investment Strategy & Process	→ Advantageous	→ Fund V is a value-add fund that will target opportunities exclusively in the U.S. multifamily sector, with some exposure to new construction and mixed-use properties with a significant multifamily component. The fund will pursue well located properties that are operating with "an imbedded set of risks" that Mesirow can identify and model. This includes Class-B and above properties, and "build to core" properties. → In the current environment, Mesirow thinks it can purchase newer properties than it has in prior funds, thereby reducing risk while still hitting Fund V's return target. Fund level leverage is capped at 65% → Fund V is targeting $1 billion in commitments. This will allow for roughly 25 individual investments. The fund's gross return target is 12-15%, and the net return target is 10-12%. Historically, approximately 45-50% of returns have been generated from income, with approximately 50-55% being generated from capital appreciation.
Performance	→ Advantageous	→ Fund I (2011): 11.4% net IRR; 1.58x net TVM → Fund II (2014): 13.0% net IRR; 1.84x net TVM → Fund III (2017): 12.1% net IRR; 1.60x net TVM → Fund IV (2020): 7.5% net IRR; 1.09 net TVM
Fees	→ Advantageous	→ Management Fee ($25 million or less): 1.1% on committed capital during the investment period; 1.5% on invested capital → Carried Interest: 25% over an 8% hurdle. No catch up.

Pearlmark Equity Partners II

Rating		Detail
Overall Rating	Advantageous	
Organization	→ Advantageous	→ Pearlmark was founded in 1996 and was founded by Stephen Quazzo. Offices are located in Chicago (Headquarters), Denver, Irvine, New York City. → Pearlmark has $1.2 billion of AUM, all in real estate. → The firm is 55.5% owned by Conning/Generali, 44.5% owned by employees. → Pearlmark offers a value-add equity and mezzanine debt fund series
Team	→ Advantageous	→ Team of 26 real estate professionals across the following functions: acquisitions (12), asset management (2), accounting (5), investment committee (2), capital markets (2) and administrative (3). → The senior investment team averages 27 years of relevant experience. → In the last five years, Pearlmark has had one managing director leave the firm (November 2023).
Investment Strategy & Process	→ Advantageous	→ Fund II will make value-add and opportunistic equity investments in middle market US commercial real estate assets with a primary focus on multifamily and industrial sectors. → Investments will focus on assets in demographically compelling markets that possess strong population and job growth potential. → Investments will be characterized by capital structure limitations, repositioning, capital access issues, or special situations. → Fund II targets a net 15% IRR and net 1.75x equity multiple for investors, targeting 60% leverage.
Performance	→ Advantageous	→ Fund I (2012): 53.1% net IRR, 1.7x net TVM
Fees	→ Advantageous	→ Management fee: 1.0% on committed, 1.5% on invested → Preferred return: 8%; carried interest: 20%; catch-up: 50/50

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Credit Risk: Refers to the risk that the issuer of a fixed income security may default (i.e., the issuer will be unable to make timely principal and/or interest payments on the security).

Duration: Measure of the sensitivity of the price of a bond to a change in its yield to maturity. Duration summarizes, in a single number, the characteristics that cause bond prices to change in response to a change in interest rates. For example, the price of a bond with a duration of three years will rise by approximately 3% for each 1% decrease in its yield to maturity. Conversely, the price will decrease 3% for each 1% increase in the bond's yield. Price changes for two different bonds can be compared using duration. A bond with a duration of six years will exhibit twice the percentage price change of a bond with a three-year duration. The actual calculation of a bond's duration is somewhat complicated, but the idea behind the calculation is straightforward. The first step is to measure the time interval until receipt for each cash flow (coupon and principal payments) from a bond. The second step is to compute a weighted average of these time intervals. Each time interval is measured by the present value of that cash flow. This weighted average is the duration of the bond measured in years.

Information Ratio: This statistic is a measure of the consistency of a portfolio's performance relative to a benchmark. It is calculated by subtracting the benchmark return from the portfolio return (excess return), and dividing the resulting excess return by the standard deviation (volatility) of this excess return. A positive information ratio indicates outperformance versus the benchmark, and the higher the information ratio, the more consistent the outperformance.

Jensen's Alpha: A measure of the average return of a portfolio or investment in excess of what is predicted by its beta or "market" risk. Portfolio Return- [Risk Free Rate+Beta*(market return-Risk Free Rate)].

Market Capitalization: For a firm, market capitalization is the total market value of outstanding common stock. For a portfolio, market capitalization is the sum of the capitalization of each company weighted by the ratio of holdings in that company to total portfolio holdings; thus it is a weighted-average capitalization. Meketa Investment Group considers the largest 65% of the broad domestic equity market as large capitalization, the next 25% of the market as medium capitalization, and the smallest 10% of stocks as small capitalization.

Market Weighted: Stocks in many indices are weighted based on the total market capitalization of the issue. Thus, the individual returns of higher market-capitalization issues will more heavily influence an index's return than the returns of the smaller market-capitalization issues in the index.

Maturity: The date on which a loan, bond, mortgage, or other debt/security becomes due and is to be paid off.

Prepayment Risk: The risk that prepayments will increase (homeowners will prepay all or part of their mortgage) when mortgage interest rates decline; hence, investors' monies will be returned to them in a lower interest rate environment. Also, the risk that prepayments will slow down when mortgage interest rates rise; hence, investors will not have as much money as previously anticipated in a higher interest rate environment. A prepayment is any payment in excess of the scheduled mortgage payment.

Price-Book Value (P/B) Ratio: The current market price of a stock divided by its book value per share. Meketa Investment Group calculates P/B as the current price divided by Compustat's quarterly common equity. Common equity includes common stock, capital surplus, retained earnings, and treasury stock adjusted for both common and nonredeemable preferred stock. Similar to high P/E stocks, stocks with high P/B's tend to be riskier investments.

Price-Earnings (P/E) Ratio: A stock's market price divided by its current or estimated future earnings. Lower P/E ratios often characterize stocks in low growth or mature industries, stocks in groups that have fallen out of favor, or stocks of established blue chip companies with long records of stable earnings and regular dividends. Sometimes a company that has good fundamentals may be viewed unfavorably by the market if it is an industry that is temporarily out of favor. Or a business may have experienced financial problems causing investors to be skeptical about is future. Either of these situations would result in lower relative P/E ratios. Some stocks exhibit above-average sales and earnings growth or expectations for above average growth. Consequently, investors are willing to pay more for these companies' earnings, which results in elevated P/E ratios. In other words, investors will pay more for shares of companies whose profits, in their opinion, are expected to increase faster than average. Because future events are in no way assured, high P/E stocks tend to be riskier and more volatile investments. Meketa Investment Group calculates P/E as the current price divided by the I/B/E/S consensus of twelve-month forecast earnings per share.

Quality Rating: The rank assigned a security by such rating services as Fitch, Moody's, and Standard & Poor's. The rating may be determined by such factors as (1) the likelihood of fulfillment of dividend, income, and principal payment of obligations; (2) the nature and provisions of the issue; and (3) the security's relative position in the event of liquidation of the company. Bonds assigned the top four grades (AAA, AA, A, BBB) are considered investment grade because they are eligible bank investments as determined by the controller of the currency.

Sharpe Ratio: A commonly used measure of risk-adjusted return. It is calculated by subtracting the risk free return (usually three-month Treasury bill) from the portfolio return and dividing the resulting excess return by the portfolio's total risk level (standard deviation). The result is a measure of return per unit of total risk taken. The higher the Sharpe ratio, the better the fund's historical risk adjusted performance.

STIF Account: Short-term investment fund at a custodian bank that invests in cash-equivalent instruments. It is generally used to safely invest the excess cash held by portfolio managers.

Standard Deviation: A measure of the total risk of an asset or a portfolio. Standard deviation measures the dispersion of a set of numbers around a central point (e.g., the average return). If the standard deviation is small, the distribution is concentrated within a narrow range of values. For a normal distribution, about two thirds of the observations will fall within one standard deviation of the mean, and 95% of the observations will fall within two standard deviations of the mean.

Style: The description of the type of approach and strategy utilized by an investment manager to manage funds. For example, the style for equities is determined by portfolio characteristics such as price-to-book value, price-to-earnings ratio, and dividend yield. Equity styles include growth, value, and core.

Tracking Error: A divergence between the price behavior of a position or a portfolio and the price behavior of a benchmark, as defined by the difference in standard deviation.

Yield to Maturity: The yield, or return, provided by a bond to its maturity date; determined by a mathematical process, usually requiring the use of a "basis book." For example, a 5% bond pays $5 a year interest on each $100 par value. To figure its current yield, divide $5 by $95—the market price of the bond—and you get 5.26%. Assume that the same bond is due to mature in five years. On the maturity date, the issuer is pledged to pay $100 for the bond that can be bought now for $95. In other words, the bond is selling at a discount of 5% below par value. To figure yield to maturity, a simple and approximate method is to divide 5% by the five years to maturity, which equals 1% pro rata yearly. Add that 1% to the 5.26% current yield, and the yield to maturity is roughly 6.26%.

$$\frac{5\%\ (\text{discount})}{5\ (\text{yrs. to maturity})} = \begin{matrix}1\%\ \text{pro rata, plus}\\ 5.26\%\ (\text{current yield})\end{matrix} = 6.26\%\ (\text{yield to maturity})$$

Yield to Worst: The lowest potential yield that can be received on a bond without the issuer actually defaulting. The yield to worst is calculated by making worst-case scenario assumptions on the issue by calculating the returns that would be received if provisions, including prepayment, call, or sinking fund, are used by the issuer.

NCREIF Property Index (NPI): Measures unleveraged investment performance of a very large pool of individual commercial real estate properties acquired in the private market by tax-exempt institutional investors for investment purposes only. The NPI index is capitalization-weighted for a quarterly time series composite total rate of return.

NCREIF Fund Index - Open End Diversified Core Equity (NFI-ODCE): Measures the investment performance of 28 open-end commingled funds pursuing a core investment strategy that reflects funds' leverage and cash positions. The NFI-ODCE index is equal-weighted and is reported gross and net of fees for a quarterly time series composite total rate of return.

Sources: Investment Terminology, International Foundation of Employee Benefit Plans, 1999.
The Handbook of Fixed Income Securities, Fabozzi, Frank J., 1991

Throughout this report, numbers may not sum due to rounding.

Returns for periods greater than one year are annualized throughout this report.

Values shown are in millions of dollars, unless noted otherwise.