MEKETA

San Joaquin County Employees' Retirement Association (SJCERA)

Q4 2023

Quarterly Report

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Introduction

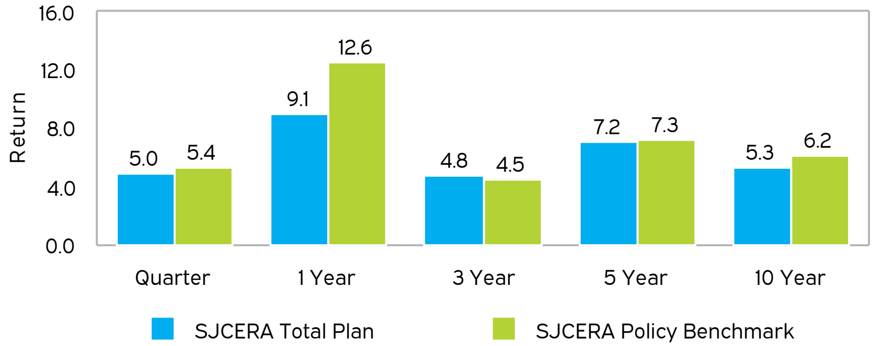
Introduction

The SJCERA Total Portfolio had an aggregate value of $4.2 billion as of December 31, 2023. During the latest quarter, the Total Portfolio increased in value by $183.4 million, and over the one-year period, the Total Portfolio increased by $391.3 million. The movements over the quarter and one-year periods were primarily driven by investment returns. In the fourth quarter of 2023, negative results in October were overshadowed by strong market returns in November and December. Market sentiment at the beginning of Q4 2023 was strongly influenced by strong economic data from Q3 and expectations that interest rates would be kept higher for longer due to the resilient economy in the face of historic interest rate hikes. However, as the quarter evolved, market data came in below expectations – exacerbating the 'bad news is good news' paradigm, leaving market participants hopeful that the Federal Reserve would begin cutting interest rates earlier in 2024 than was previously expected. This led to strong market returns throughout November and December which served as a tailwind to SJCERA's portfolio in Q4.

Recent Investment Performance

The Total Portfolio has underperformed the policy benchmark for the quarter, 1-, 5-, 10-, 15-, and 20-year periods by (0.4%), (3.5%), (0.1%), (0.9%), (0.8%), and (0.9%), respectively; however, it outperformed the policy benchmark over the 3-year period by 0.3% and matched the policy benchmark return of 5.6% over the trailing 25-year period. Net of fees, the Plan has outperformed the Median Public Fund for the trailing 3-year period by 0.3%; however, it has trailed the median public fund over the quarter, 1-, 5-, 10-, 15-, 20-, and 25-year periods by (1.6%), (2.3%), (1.1%), (1.0%), (1.9%), (1.5%), and (0.5%), respectively. That said, it's important to view these returns in the context of the risk the portfolio is taking relative to that of the median public plan. The annualized standard deviation of the Plan is 3.1% lower than the median public plan with over $1 billion in assets, (7.8% for the plan vs. 10.9% for the median public plan), and the Sharpe ratio of the Plan is 0.7 whereas the Sharpe ratio of the median public plan in the same category is 0.6.

Return Summary



Summary of Cash Flows

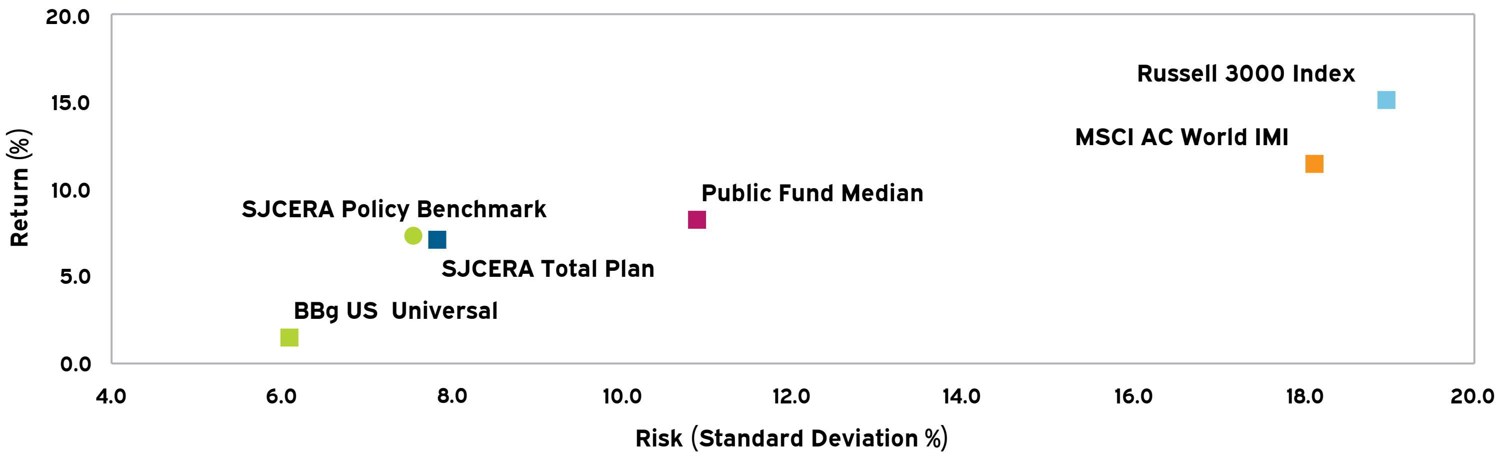
	Quarter	1 Year
SJCERA Total Plan		
Beginning Market Value	4,006,349,239	3,798,415,532
Net Cash Flow	-15,972,719	40,650,581
Net Investment Change	199,382,710	350,693,116
Ending Market Value	4,189,759,229	4,189,759,229

	Quarter	1 Year	3 Years	5 Years	10 Years	15 Years	20 Years	25 Years
SJCERA Total Plan - Gross	**5.1**	**9.5**	**5.3**	**7.7**	**6.1**	**7.2**	**5.8**	**6.1**
SJCERA Total Plan - Net	**5.0**	**9.1**	**4.8**	**7.2**	**5.3**	**6.5**	**5.1**	**5.6**
SJCERA Policy Benchmark	*5.4*	*12.6*	*4.5*	*7.3*	*6.2*	*7.3*	*6.0*	*5.6*
Excess Return (Net)	-0.4	-3.5	0.3	-0.1	-0.9	-0.8	-0.9	0.0
All Public Plans > $1B-Total Fund Median	*6.6*	*11.4*	*4.5*	*8.3*	*6.3*	*8.4*	*6.6*	*6.1*

1 Investment Metrics Total Fund Public Universe >$1 Billion, net of fees.
2 Policy Benchmark composition is listed int he Appendix.

Risk Adjusted Return vs Peers	1 Yr	3 Yrs	5 Yrs	10 Yrs
SJCERA Total Plan - Net	9.12	4.78	7.16	5.34
Risk Adjusted Median	8.91	3.68	5.97	6.44
Excess Return	0.21	1.10	1.19	-1.09

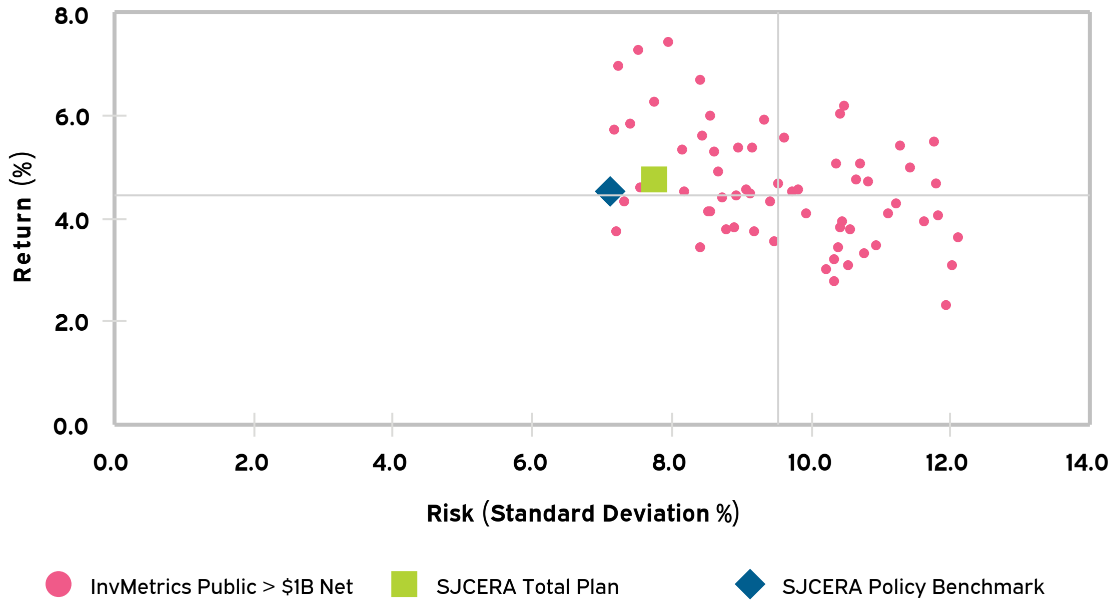
5-Year Annualized Risk/Return (Net of Fees)



	Anlzd Return	Anlzd Standard Deviation	Sharpe Ratio
SJCERA Total Plan	7.2	7.8	0.7
SJCERA Policy Benchmark	7.3	7.5	0.7
Median Public Fund Median	8.3	10.9	0.6
Blmbg. U.S. Universal Index	1.4	6.1	0.0
Russell 3000 Index	15.2	19.0	0.7
MSCI AC World IMI	11.5	18.1	0.6

InvMetrics Public > $1B Net

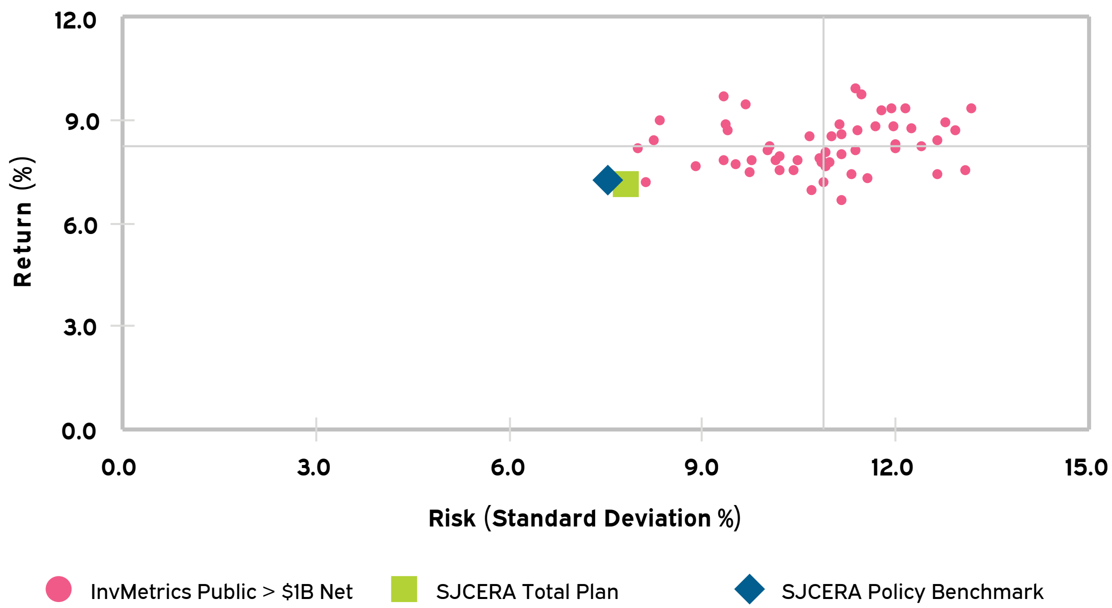
Total Fund Risk/Return Analysis
Latest 3 Years



	Return	Standard Deviation	Sharpe Ratio
SJCERA Total Plan	4.8	7.7	0.4
SJCERA Policy Benchmark	4.5	7.1	0.4
All Public Plans > $1B-Total Fund Median	4.5	9.5	0.3

1 Returns are net of fees.
2 Computed as annualized return less the risk free rate, divided by the annualized standard deviation.
3 Investment Metrics Total Fund Public Universe > $1 Billion, net of fees.

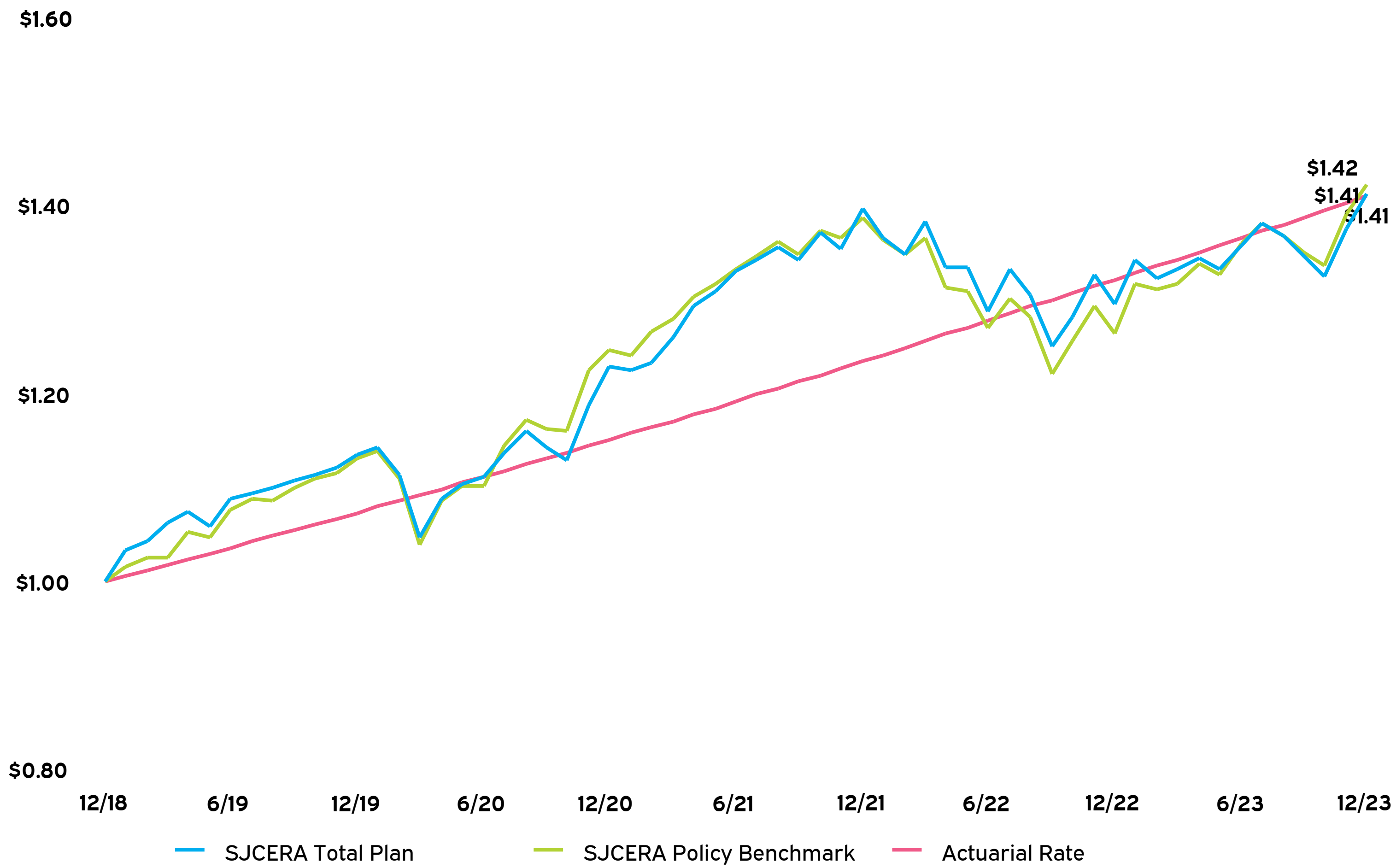
Total Fund Risk/Return Analysis
Latest 5 Years



	Return	Standard Deviation	Sharpe Ratio
SJCERA Total Plan	7.2	7.8	0.7
SJCERA Policy Benchmark	7.3	7.5	0.7
All Public Plans > $1B-Total Fund Median	8.3	10.9	0.6

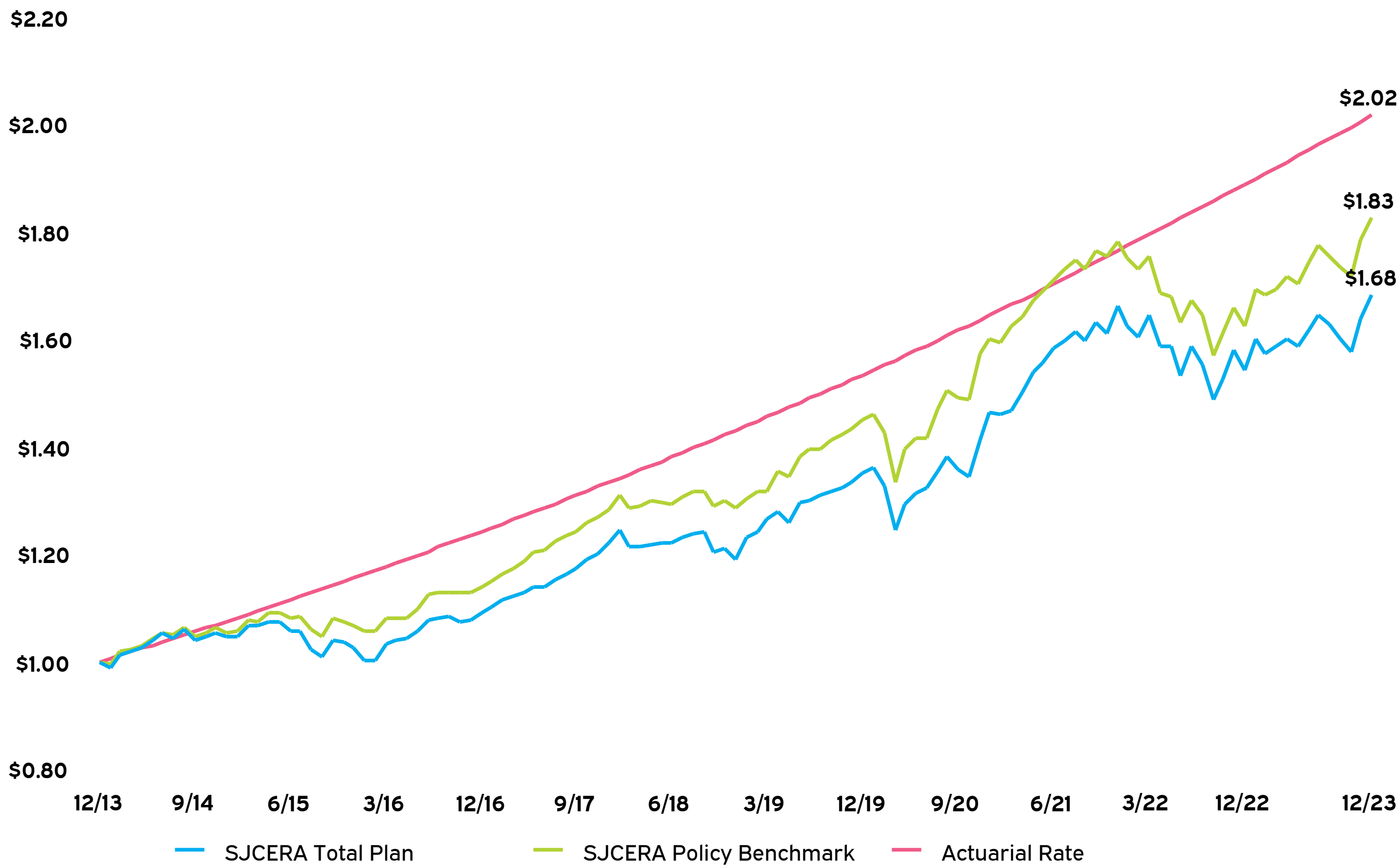
1 Returns are net of fees.
2 Computed as annualized return less the risk free rate, divided by the annualized standard deviation.
3 Investment Metrics Total Fund Public Universe > $1 Billion, net of fees.

Growth of a Dollar - Latest 5 Years



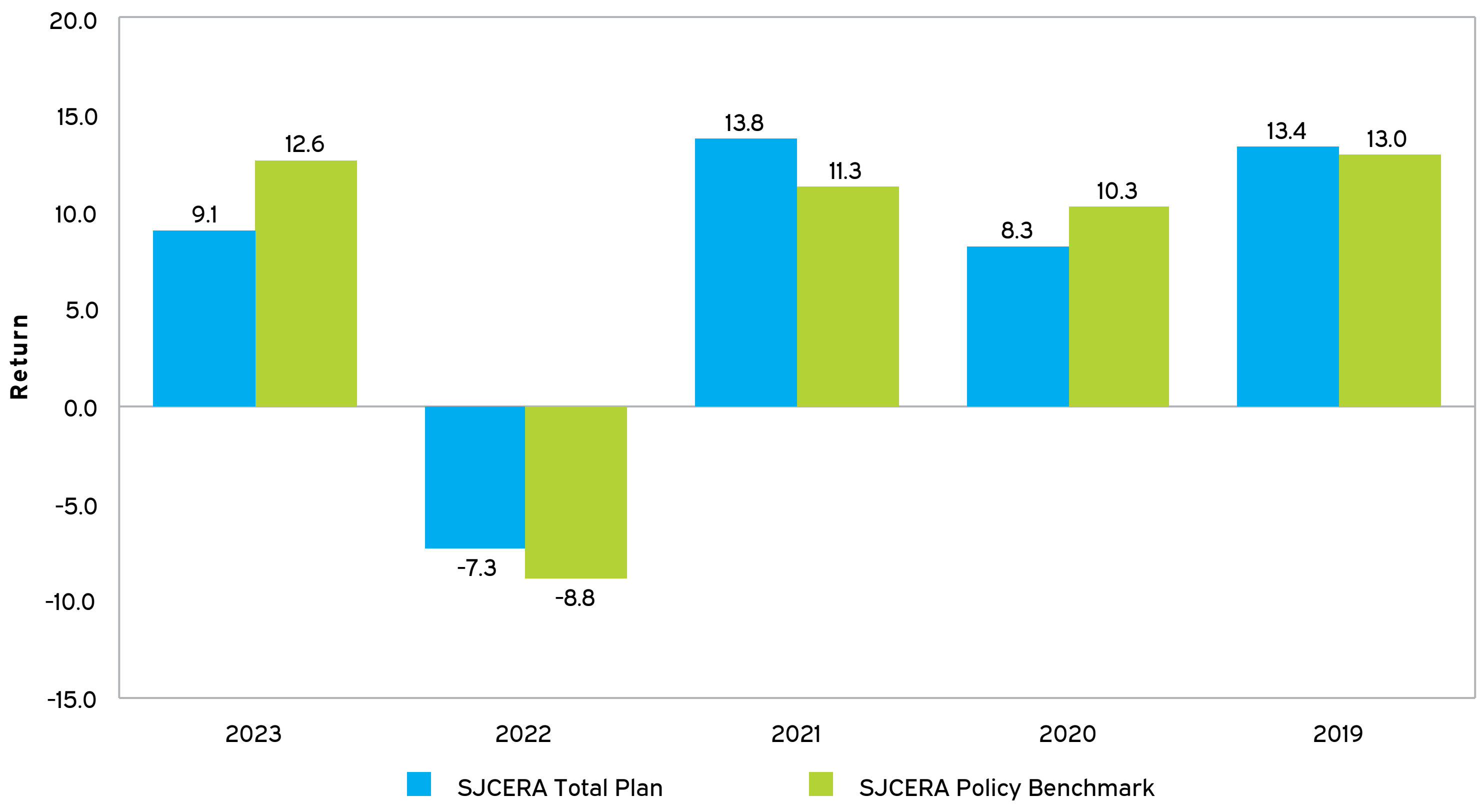
6.75% Actuarial Rate from 9/1/2022 to present. 7.0% Actuarial Rate from 1/1/2020 to 8/31/2022. 7.25% Actuarial Rate from 1/1/2018 to 12/31/2019. 7.4% Actuarial Rate from 8/1/2016 to 12/31/2017. 7.5% Actuarial Rate from 1/1/2012 to 7/31/2016. Previously 8.0%.

Growth of a Dollar - Latest 10 Years



6.75% Actuarial Rate from 9/1/2022 to present. 7.0% Actuarial Rate from 1/1/2020 to 8/31/2022. 7.25% Actuarial Rate from 1/1/2018 to 12/31/2019. 7.4% Actuarial Rate from 8/1/2016 to 12/31/2017. 7.5% Actuarial Rate from 1/1/2012 to 7/31/2016. Previously 8.0%.

12-month Performance Overview



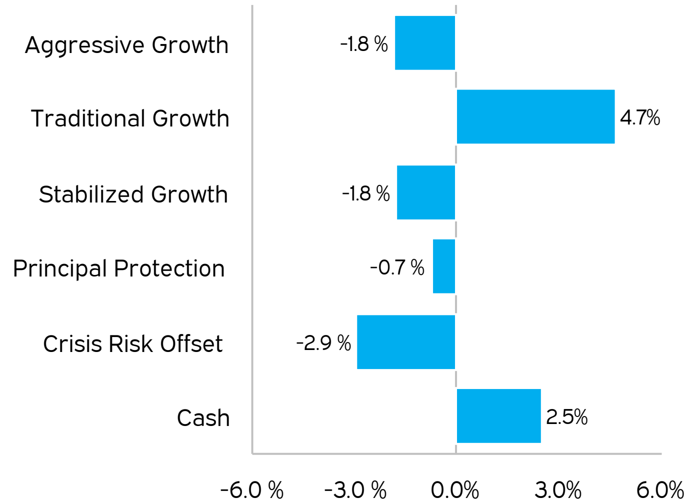
12-month absolute results have been positive four of the last five 12-month periods, net of fees. The SJCERA Total Portfolio matched or outperformed the policy target benchmark during three of these five periods, net of fees.

Portfolio Review

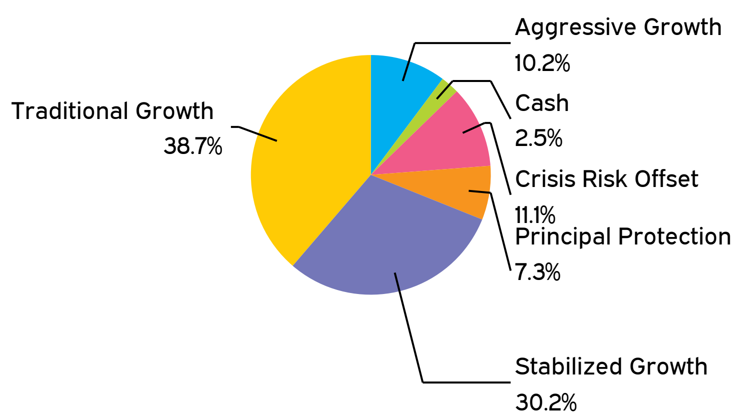
Asset Allocation | As of December 31, 2023

	Current Balance ($)	Current Allocation (%)	Policy (%)	Difference (%)
Broad Growth	**$3,315,492,150**	**79.1**	**78.0**	**1.1**
Aggressive Growth	$427,447,866	10.2	12.0	-1.8
Traditional Growth	$1,621,480,719	38.7	34.0	4.7
Stabilized Growth	$1,266,563,565	30.2	32.0	-1.8
Diversified Growth	**$768,806,574**	**18.3**	**22.0**	**-3.7**
Principal Protection	$305,369,458	7.3	8.0	-0.7
Crisis Risk Offset	$463,437,116	11.1	14.0	-2.9
Cash	**$105,460,506**	**2.5**	**0.0**	**2.5**
Cash	$105,460,506	2.5	0.0	2.5
Total	**$4,189,759,229**	**100.0**	**100.0**	**0.0**

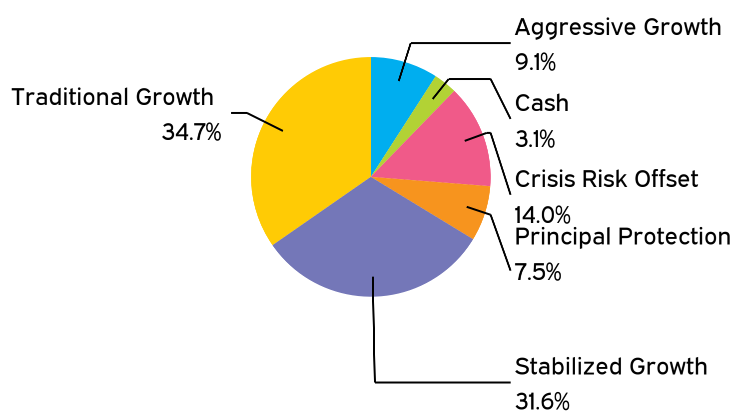
Variance vs Target Allocation (%)



As of December 31, 2023



As of December 31, 2022



Market values may not add up due to rounding
Cash asset allocation includes Parametric Overlay

Asset Class Performance Net-of-Fees | As of As of December 31, 2023

	Market Value $	% of Portfolio	3 Mo (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
SJCERA Total Plan	**4,189,759,229**	**100.0**	**5.0**	**9.1**	**4.8**	**7.2**	**5.3**
SJCERA Policy Benchmark			*5.4*	*12.6*	*4.5*	*7.3*	*6.2*
Broad Growth	**3,315,492,150**	**79.1**	**6.7**	**11.0**	**6.1**	**8.7**	**6.4**
Aggressive Growth Lag	427,447,866	10.2	0.1	0.9	18.4	13.6	11.7
Aggressive Growth Blend			*-2.3*	*4.8*	*8.9*	*7.4*	*8.2*
Traditional Growth	1,621,480,719	38.7	11.6	22.9	6.8	10.6	7.1
MSCI ACWI IMI Net			*11.1*	*21.6*	*5.5*	*12.0*	*8.3*
Stabilized Growth	1,266,563,565	30.2	3.3	1.5	2.4	5.4	4.3
SJCERA Stabilized Growth Benchmark			*3.0*	*7.2*	*5.3*	*5.9*	*5.5*
Diversifying Strategies	**768,806,574**	**18.3**	**-1.7**	**1.3**	**0.7**	**2.4**	**2.9**
Principal Protection	305,369,458	7.3	7.2	7.3	-1.1	1.4	2.6
Blmbg. U.S. Aggregate Index			*6.8*	*5.5*	*-3.3*	*1.1*	*1.8*
Crisis Risk Offset Asset Class	463,437,116	11.1	-6.7	-2.4	2.3	3.2	4.2
CRO Benchmark			*3.3*	*2.7*	*0.5*	*3.9*	*3.9*
Cash and Misc Asset Class	**75,733,389**	**1.8**	**0.7**	**3.3**	**1.6**	**1.4**	**1.0**
90 Day U.S. Treasury Bill			*1.4*	*5.0*	*2.2*	*1.9*	*1.2*

1 Market values may not add up due to rounding.
2 Policy Benchmark composition is listed in the Appendix.
3 30% ICE BofAML US T-Bill + 4%; 52% 50% Bloomberg High Yield/50% S&P Leverage Loans; 18% NCREIF ODCE +1% Lag.
4 (1/3) Bloomberg Long Duration Treasuries; (1/3) BTOP50 Index; (1/3) 5% Annual.

Asset Class Performance Net-of-Fees | As of As of December 31, 2023

	Market Value $	% of Portfolio	3 Mo (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
Aggressive Growth Lag	**427,447,866**	**100.0**	**0.1**	**0.9**	**18.4**	**13.6**	**11.7**
Aggressive Growth Blend			*-2.3*	*4.8*	*8.9*	*7.4*	*8.2*
Bessemer Venture Partners Forge Fund	6,370,041	1.5	-2.6	--	--	--	--
MSCI ACWI +2% Blend			*-2.8*	--	--	--	--
Blackrock Global Energy and Power Lag	45,677,008	10.7	-0.5	10.7	9.7	--	--
MSCI ACWI +2% Blend			*-2.8*	*23.8*	*9.5*	--	--
BlackRock Global Infrastructure Fund IV, L.P.	14,165,193	3.3	-1.4	--	--	--	--
MSCI ACWI +2% Lag			*-2.8*	--	--	--	--
Lightspeed Venture Ptnrs Select V Lag	17,420,171	4.1	-1.1	-5.7	--	--	--
MSCI ACWI +2% Blend			*-2.8*	*23.8*	--	--	--
Long Arc Capital Fund I	22,259,650	5.2	3.4	--	--	--	--
MSCI ACWI +2% Blend			*-2.8*	--	--	--	--
Morgan Creek III Lag	4,848,671	1.1	5.7	4.0	-8.1	-10.3	--
MSCI ACWI +2% Blend			*-2.8*	*23.8*	*9.5*	*9.1*	--
Morgan Creek V Lag	6,157,161	1.4	-0.6	-4.9	8.4	8.9	12.5
MSCI ACWI +2% Blend			*-2.8*	*23.8*	*9.5*	*9.1*	*9.0*
Morgan Creek VI Lag	22,631,859	5.3	1.6	-1.9	14.2	14.2	--
MSCI ACWI +2% Blend			*-2.8*	*23.8*	*9.5*	*9.1*	--

1 Market Values may not add up due to rounding.
2 Lagged 1 quarter.
3 Q123 data not available at the time of this report. Values reported reflect Q422 market value adjusted by Q123 cash flows.

Asset Class Performance Net-of-Fees | As of As of December 31, 2023

	Market Value $	% of Portfolio	3 Mo (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
Ocean Avenue II Lag	32,271,035	7.5	-8.9	-14.7	29.3	22.6	16.3
MSCI ACWI +2% Blend			*-2.8*	*23.8*	*9.5*	*9.1*	*9.0*
Ocean Avenue III Lag	56,437,919	13.2	6.3	12.7	31.3	25.2	--
MSCI ACWI +2% Blend			*-2.8*	*23.8*	*9.5*	*9.1*	--
Ocean Avenue IV Lag	56,269,156	13.2	-0.4	9.3	33.2	--	--
MSCI ACWI +2% Blend			*-2.8*	*23.8*	*9.5*	--	--
Ocean Avenue V Lag	6,498,007	1.5	16.0	--	--	--	--
MSCI ACWI +2% Blend			*-2.8*	--	--	--	--
Non-Core Real Assets Lag	86,266,402	20.2	-1.6	-5.8	7.4	4.9	6.3
NCREIF ODCE +1% lag (blend)			*-1.9*	*-12.0*	*7.3*	*5.8*	*8.3*
Ridgemont Equity Partners IV, L.P.	14,953,520	3.5	-2.0	--	--	--	--
MSCI ACWI +2% Blend			*-2.8*	--	--	--	--
Stellex Capital Partners II Lag	35,222,073	8.2	1.9	4.5	--	--	--
MSCI ACWI +2% Blend			*-2.8*	*23.8*	--	--	--

1 Lagged 1 quarter.
2 Trailing Non-Core real estate performance includes returns provided by prior real estate consultant from inception through Q419.

Aggressive Growth

During the latest three-month period ending December 31, 2023, fourteen of SJCERA's fifteen aggressive growth managers outperformed their respective benchmarks. Collectively, the Aggressive Growth sleeve outperformed the Aggressive Growth Blended benchmark by 2.4%. Please note that return data for this asset class is lagged one quarter. Several of these managers are newer and are experiencing what is known as the "J-Curve Effect" while they are in the downward sloping portion of the curve.

Bessemer Venture Partners Forge Fund is a new addition to the Aggressive Growth sleeve and returned (2.6%) for the fourth quarter, outperforming the MSCI ACWI + 2% benchmark of (2.8%) for the period.

BlackRock Global Energy and Power, outperformed the MSCI ACWI +2% benchmark over the quarter and trailing 3-year periods by 2.3% and 0.2, respectively; however, it trailed the benchmark over the 1-year period by 13.1%.

BlackRock Global Infrastructure Fund IV, a new addition to the Aggressive Growth sleeve which recently called capital, outperformed the benchmark during the most recent quarter by 1.4%.

Lightspeed Venture Partners Select V, a venture capital fund that was recently added and is experiencing the J-Curve effect, outperformed its target benchmark over the quarter by 1.7% but trailed the benchmark over the 1-year period by 29.5%.

Long Arc Capital Fund I, a growth-oriented private equity manager which is new to the Aggressive Growth sleeve, recently called capital and outperformed its the benchmark by 6.2% over the fourth quarter.

Morgan Creek III outperformed its benchmark over the quarter by 8.5%; however, it trailed the benchmark over the 1-, 3- and 5-year periods by (19.8%), (17.6%), and (19.4%), respectively.

Morgan Creek V outperformed its benchmark over the quarter and trailing 10-year periods by 2.2% and 3.5%, respectively. However, it trailed the benchmark over the 1-, 3- and 5-year periods by (28.7%), (1.1%), and (0.2%), respectively.

Morgan Creek VI outperformed its benchmark over the quarter and trailing 3- and 5-year periods by 4.4%, 4.7%, and 5.1%, respectively. However, it trailed the benchmark over the 1-year period by (25.7%).

Aggressive Growth (continued)

Ocean Avenue II, trailed its benchmark over the quarter and 1-year periods by (6.1%) and (38.5%), respectively; however, it outperformed the benchmark over the 3-, 5- and 10-year periods by 19.8%, 13.5%, and 7.3%, respectively.

Ocean Avenue III, outperformed its benchmark over the quarter, 3- and 5-year periods by 9.1%, 21.8% and 16.1%, respectively; however, it underperformed the benchmark over the 1-year period by (11.1%).

Ocean Avenue IV, outperformed its benchmark over the quarter and trailing 3-year periods by 1.4% and 23.7%, respectively; however, it trailed the benchmark over the 1-year period by (14.5%).

Ocean Avenue V, a new Private Equity vintage of the veteran manager in this portfolio, recently called capital and outperformed the benchmark over the most recent quarter by 18.8%.

Non-Core Real Assets outperformed its NCREIF ODCE +1% benchmark over the quarter, 1-, and 3-year periods by 0.3%, 6.2%, and 0.1%, respectively. That said, the manager underperformed the benchmark over the trailing 5- and 10-year periods by (0.9%) and (2.0%), respectively.

Ridgemont Equity Partners, a new Private Equity manager within the asset class, outperformed the benchmark over the quarter by 0.8%.

Stellex Capital Partners II, outperformed its benchmark over the quarter by 4.7%; however, it trailed the benchmark over the 1-year period by (19.3%).

Private Appreciation

Investment Activity Statement for Since Inception by Fund

Investment	Vintage Year	Original Inv. Commitment	Gross Contributions	Management Fees	Return of Capital	Distributions	Net Income	Unrealized Appreciation	Realized Gain	Ending Market Value
Bessemer Valley Forge	2022	50,000,000	7,051,627	501,099	-	-	(681,586)	-	-	6,370,041
Blackrock Global Energy & Power III	2019	50,000,000	46,041,225	3,528,689	1,425,739	8,783,940	2,827,075	4,878,527	2,139,860	45,677,008
Blackrock Global Infrastructure IV-D	2022	50,000,000	14,746,913	272,027	-	-	(951,713)	372,305	(2,312)	14,165,193
Lightspeed Venture Partners Select V	2021	40,000,000	19,200,000	1,220,000	-	-	(1,444,149)	(335,680)	-	17,420,171
Long Arc Capital I	2022	25,000,000	20,699,057	1,663,356	-	-	(278,520)	1,827,955	11,158	22,259,650
Morgan Creek III	2015	10,000,000	9,900,000	732,233	2,325,492	717,761	(1,435,614)	(922,536)	350,074	4,848,671
Morgan Creek V	2013	12,000,000	11,520,000	780,443	5,102,450	9,671,741	(1,752,099)	1,588,508	9,574,943	6,157,161
Morgan Creek VI	2015	20,000,000	18,200,000	3,812,099	6,864,868	7,768,335	(1,350,583)	13,912,217	6,233,428	22,361,859
Ocean Avenue II*	2013	40,000,000	36,000,000	6,086,997	5,875,189	53,185,969	22,883,645	9,006,515	23,442,032	32,271,035
Ocean Avenue III	2016	50,000,000	46,500,000	7,503,174	25,500,000	29,500,000	11,652,818	26,662,420	26,622,681	56,437,919
Ocean Avenue IV	2019	50,000,000	47,500,000	4,692,799	3,250,000	24,331,637	998,972	16,091,227	19,260,594	56,269,156
Ocean Avenue V	2022	30,000,000	6,000,000	188,014	-	-	(319,396)	817,403	-	6,498,007
Ridgemont	2021	50,000,000	14,941,717	750,000	-	-	(576,645)	588,448	-	14,953,520
Stellex II	2020	50,000,000	33,909,933	2,555,966	-	2,316,219	(1,501,689)	3,637,778	1,492,270	35,222,073
Total			**325,158,845**	**33,785,796**	**50,343,738**	**136,275,602**	**28,752,103**	**78,125,087**	**89,124,728**	**334,541,423**

* Ocean II commitment started at $30 Mil in Q213 and increased to $40 Mil in Q114.

Asset Class Performance Net-of-Fees | As of As of December 31, 2023

	Market Value $	% of Portfolio	3 Mo (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
Traditional Growth	**1,621,480,719**	**100.0**	**11.6**	**22.9**	**6.8**	**10.6**	**7.1**
MSCI ACWI IMI Net			*11.1*	*21.6*	*5.5*	*12.0*	*8.3*
Northern Trust MSCI World	1,408,912,635	86.9	11.7	23.3	7.2	--	--
MSCI World IMI Index (Net)			*11.5*	*22.9*	*6.7*	--	--
PIMCO RAE Emerging Markets	93,491,740	5.8	8.9	23.1	8.8	8.3	5.4
MSCI Emerging Markets (Net)			*7.9*	*9.8*	*-5.1*	*3.7*	*2.7*
GQG Active Emerging Markets	72,674,462	4.5	11.3	30.0	0.3	--	--
MSCI Emerging Markets (Net)			*7.9*	*9.8*	*-5.1*	--	--
Invesco REIT	46,398,712	2.9	16.7	9.4	5.6	6.3	7.1
FTSE NAREIT Equity REIT Index			*16.2*	*13.7*	*7.2*	*7.4*	*7.6*

Market Values may not add up due to rounding.

Traditional Growth

During the latest three-month period ending December 31, 2023, the traditional growth asset class outperformed its MSCI ACWI IMI benchmark by 0.5% with all four managers outperforming their benchmarks.

Northern Trust MSCI World, the Plan's Passive Global Equity manager, outperformed its benchmark over the past quarter by 0.2% and outperformed over the 1-year period by 0.4%. The fund has also outperformed over the trailing 3-year period by 0.5%

PIMCO RAE Emerging Markets, one of SJCERA's Active Emerging Markets Equity managers, outperformed its MSCI Emerging Markets Index benchmark for the quarter, 1-, 3-, 5- and 10-year trailing time periods by 1.0%, 13.3%, 13.9%, 4.6% and 2.7%, respectively.

GQG Active Emerging Markets, outperformed its MSCI Emerging Markets benchmark over the quarter, 1-, and 3-year periods by 3.4%, 20.2%, and 5.4%, respectively.

Invesco REIT, the Plan's Core US REIT manager, outperformed the benchmark for the recent quarter by 0.5%. However, it underperformed the FTSE NAREIT Equity REIT Index for the 1-, 3-, 5- and 10-year periods by (4.3%), (1.6%), (1.1%) and (0.5%), respectively.

Asset Class Performance Net-of-Fees | As of As of December 31, 2023

	Market Value $	% of Portfolio	3 Mo (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
Stabilized Growth	**1,266,563,565**	**100.0**	**3.3**	**1.5**	**2.4**	**5.4**	**4.3**
SJCERA Stabilized Growth Benchmark			*3.0*	*7.2*	*5.3*	*5.9*	*5.5*
Risk Parity Asset Class	**381,698,272**	**30.1**	**8.8**	**6.6**	**-3.9**	**3.4**	**2.4**
ICE BofAML 3mo US TBill+4%			*2.4*	*9.2*	*6.2*	*5.9*	*5.3*
Bridgewater All Weather	201,604,788	15.9	10.8	10.7	-1.2	4.3	3.7
Bridgewater All Weather (blend)			*2.4*	*9.2*	*6.2*	*5.9*	*5.3*
PanAgora Diversified Risk Multi Asset	180,093,484	14.2	6.6	2.4	-6.5	2.5	--
ICE BofAML 3mo US TBill+4%			*2.4*	*9.2*	*6.2*	*5.9*	--
Liquid Credit	**245,971,437**	**19.4**	**3.5**	**9.2**	**1.9**	**3.7**	**2.9**
50% BB US HY/50% S&P LSTA Lev Loan			*5.0*	*13.4*	*3.9*	*5.6*	*4.5*
Neuberger Berman	103,585,856	8.2	2.9	7.8	-0.4	--	--
33% ICEBofAMLUSHY /33%JPMEMBI Global Div /33% S&P LSTALevLoan			*6.3*	*12.5*	*1.4*	--	--
Stone Harbor Absolute Return	142,385,581	11.2	3.9	10.0	3.6	4.3	3.1
ICE BofA-ML LIBOR			*1.4*	*5.1*	*2.2*	*2.0*	*1.4*
Private Credit Lag	**416,042,017**	**32.8**	**1.6**	**0.1**	**4.7**	**3.4**	**3.1**
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	*9.8*	*9.4*
Blackrock Direct Lending Lag	91,459,651	7.2	4.4	11.5	8.3	--	--
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	--	--
Crestline Opportunity II Lag	11,159,060	0.9	-4.6	-14.7	-2.8	-3.6	--
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	*9.8*	--
Davidson Kempner Long-Term Distressed Opportunities Fund V, L.P. Lag	51,002,059	4.0	2.1	1.4	9.6	--	--
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	--	--
HPS European Asset Value II, LP Lag	32,730,106	2.6	4.1	12.2	9.6	--	--
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	--	--

1 Market Values may not add up due to rounding.
2 30% ICE BofAML 3 month US T-Bill + 4%, 52% 50% BB High Yield/50% S&P Leverage Loans, 18% NCREIF ODCE +1% Lag.

Asset Class Performance Net-of-Fees | As of As of December 31, 2023

	Market Value $	% of Portfolio	3 Mo (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
Medley Opportunity II Lag	1,484,588	0.1	-9.5	0.5	-0.7	-7.6	-3.0
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	*9.8*	*9.4*
Mesa West IV Lag	30,826,114	2.4	-0.7	-19.3	-3.9	0.5	--
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	*9.8*	--
Oaktree Middle-Market Direct Lending Lag	37,484,318	3.0	4.2	5.3	11.2	12.6	--
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	*9.8*	--
Silver Point Credit III Lag	14,004,937	1.1	--	--	--	--	--
Credit Blend S&P/LSTA Lev Loan +3%			--	--	--	--	--
Silver Rock Tactical Allocation Fund Lag	28,123,425	2.2	5.8	--	--	--	--
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	--	--	--	--
Raven Opportunity III Lag	51,649,570	4.1	-4.4	-11.6	4.5	5.1	--
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	*9.8*	--
White Oak Summit Peer Lag	25,324,481	2.0	2.4	6.1	-1.1	1.5	--
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	*9.8*	--
White Oak Yield Spectrum Master V Lag	40,793,708	3.2	0.5	-2.2	0.8	--	--
Credit Blend S&P/LSTA Lev Loan +3%			*4.2*	*16.4*	*11.3*	--	--
Private Core Real Assets Lag	222,851,839	17.6	-2.6	-10.9	12.9	10.6	12.0
NCREIF ODCE +1% lag (blend)			*-1.9*	*-12.0*	*7.3*	*5.8*	*8.3*

1 Market values may not add up due to rounding.
2 NCREIF ODCE Net + 1% 10/1/2012-present. NCREIF Property Index previously.
3 Q422 data not available at the time of this report. Values reported reflect Q322 market value adjusted by Q422 cash flows.

Stabilized Growth

During the latest three-month period ending December 31, 2023, the Stabilized Growth sleeve of the Plan outperformed its Stabilized Growth benchmark by 0.3%. That said, ten of SJCERA's seventeen Stabilized Growth managers underperformed their benchmarks while seven outperformed. Several managers in this asset class are in the process of investing capital and may underperform as assets are invested (typically known as the J-curve effect). Included in this group is private core real assets, which trailed its benchmark this quarter.

Bridgewater All Weather, one of the Plan's Risk Parity managers, outperformed its benchmark over the quarter and 1-year periods by 8.4% and 1.5%, respectively. That said, the strategy underperformed the benchmark over the 3- , 5- and 10-year periods by (8.4%), (1.6%), and (1.6%), respectively.

PanAgora DRMA, one of the Plan's Risk Parity managers, outperformed its benchmark by 4.4% over the recent quarter. However, it trailed its benchmark over the 1-, 3- and 5-year time periods by (6.8%), (12.7%), and (3.4%), respectively.

Neuberger Berman, one of the Plan's Liquid Credit managers, underperformed its benchmark for the quarter, 1- and 3-year time periods by (3.4%), (4.7%), and (1.8%), respectively.

Stone Harbor, the Plan's Absolute Return Fixed Income manager, outperformed the benchmark over the quarter, 1-, 3-, 5- and 10-year periods by 2.5%, 4.9%, 1,4%, 2.3%, and 1.7%, respectively.

BlackRock Direct Lending, one of the Plan's newer Private Credit managers, outperformed its benchmark over the quarter by 0.2%; however, it trailed the benchmark over the 1- and 3-year periods by (4.9%) and (3.0%), respectively.

Crestline Opportunity II, the Plan's Credit, Niche Alternatives and Hedge Fund Secondaries manager, trailed its benchmark over the quarter, 1-, 3- and 5-year periods by (8.8%), (31.1%), (14.1%) and (13.4%), respectively.

Davidson Kempner, a Distressed Private Credit manager, trailed its benchmark over the quarter, 1- and 3-year periods by (2.1%), (15.0%) and (1.7%), respectively.

Stabilized Growth (continued)

HPS EU Value II, one of the Plan's newer Direct Lending managers, trailed its benchmark over the quarter, 1- and 3-year periods by (0.1%), (4.2%) and (1.7%), respectively.

Medley Opportunity II, lagged its benchmark over the quarter, 1-, 3-, 5- and 10-year time periods by (13.7%), (15.9%), (12.0%), (17.4%), and (12.4%) respectively.

Mesa West RE Income IV, one of the Plan's Commercial Mortgage managers, trailed the benchmark by (4.9%), (35.7%), (15.2%) and (9.3%) over the quarter, 1-, 3- and 5-year periods, respectively.

Oaktree, a Middle-Market Direct Lending manager, matched its benchmark over the quarter and outperformed over the 5-year period by 2.8%. However, it trailed the benchmark over the 1- and 3-year periods by (11.1%) and (0.1%), respectively.

Silver Rock Tactical Allocation Fund is a new addition to the private credit allocation which recently called capital and outperformed the benchmark by 1.6% over the most recent quarter.

Raven Opportunity III underperformed its target for the quarter, 1-, 3-, and 5-year periods by (8.6%), (28.0%), (6.8%), and (4.7%), respectively.

White Oak Summit Peer, one of the Plan's Direct Lending managers, underperformed its index over the trailing quarter, 1-, 3- and 5-year time periods by (1.8%), (10.3%), (12.4%) and (8.3 %), respectively.

White Oak Yield Spectrum Master V underperformed its benchmark over the quarter, 1- and 3-year periods by (3.7%), (18.6%), and (10.5%).

Private Core Real Assets, trailed its target over the most recent quarter by (0.7%); however, it exceeded the benchmark over the 1-, 3-, 5- and 10-year time periods by 1.1%, 5.6%, 4.8%, and 3.7%, respectively.

Asset Class Performance Net-of-Fees | As of As of December 31, 2023

	Market Value $	% of Portfolio	3 Mo (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
Principal Protection	**305,369,458**	**100.0**	**7.2**	**7.3**	**-1.1**	**1.4**	**2.6**
Blmbg. U.S. Aggregate Index			*6.8*	*5.5*	*-3.3*	*1.1*	*1.8*
Dodge & Cox Fixed Income	209,759,206	68.7	7.5	8.0	-1.4	2.8	3.1
Blmbg. U.S. Aggregate Index			*6.8*	*5.5*	*-3.3*	*1.1*	*1.8*
Loomis Sayles	95,610,195	31.3	6.6	5.8	--	--	--
Blmbg. U.S. Aggregate Index			*6.8*	*5.5*	--	--	--

1 Market Values may not add up due to rounding.

Principal Protection

During the latest three-month period ending December 31, 2023, one of SJCERA's two Principal Protection managers outperformed the Bloomberg US Aggregate Index benchmark. That said, the asset class, as a whole, outperformed the benchmark by 40 basis points for the quarter and 1.8% over 2023.

Dodge & Cox, the Plan's Core Fixed Income manager, outperformed the US Agg by 0.7% over the final quarter of the year. It also led its benchmark by 2.5%, 1.9%, 1.7% and 1.3% for the trailing 1-, 3-, 5- and 10-year periods, respectively.

Loomis Sayles, the Plan's newest Principal Protection manager, was funded in Q1 2022 and returned 6.6% in Q4 of 2023, trailing the US Agg over the quarter by (0.2%). The Manager has outperformed the benchmark over the trailing 1-year period by 0.3%.

Asset Class Performance Net-of-Fees | As of As of December 31, 2023

	Market Value $	% of Portfolio	3 Mo (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
Crisis Risk Offset Asset Class	**463,437,116**	**100.0**	**-6.7**	**-2.4**	**2.3**	**3.2**	**4.2**
CRO Benchmark			*3.3*	*2.7*	*0.5*	*3.9*	*3.9*
Long Duration	**116,518,012**	**25.1**	**12.5**	**4.1**	**-10.7**	**-1.2**	**--**
Blmbg. U.S. Treasury: Long			*12.7*	*3.1*	*-11.4*	*-1.2*	*--*
Dodge & Cox Long Duration	116,518,012	25.1	12.5	4.1	-10.7	-1.2	--
Blmbg. U.S. Treasury: Long			*12.7*	*3.1*	*-11.4*	*-1.2*	*--*
Systematic Trend Following	**224,454,543**	**48.4**	**-11.3**	**-6.9**	**9.5**	**7.6**	**7.3**
BTOP 50 (blend)			*-4.0*	*-1.6*	*7.5*	*6.8*	*3.6*
Graham Tactical Trend	105,264,574	22.7	-14.7	-11.2	6.8	7.9	--
SG Trend			*-5.1*	*-4.2*	*10.0*	*9.1*	*--*
Mount Lucas	119,189,969	25.7	-8.1	-2.8	12.3	7.2	6.8
BTOP 50 (blend)			*-4.0*	*-1.6*	*7.5*	*6.8*	*3.6*
Alternative Risk Premium	**122,464,561**	**26.4**	**-12.8**	**0.2**	**6.2**	**0.5**	**2.1**
5% Annual (blend)			*1.2*	*5.0*	*5.0*	*5.0*	*6.4*
AQR Style Premia	62,524,112	13.5	-6.0	13.4	22.4	4.0	--
5% Annual			*1.2*	*5.0*	*5.0*	*5.0*	*--*
P/E Diversified Global Macro	59,940,449	12.9	-18.9	-10.7	6.8	-0.4	--
5% Annual			*1.2*	*5.0*	*5.0*	*5.0*	*--*

1 Market Values may not add up due to rounding.
2 (1/3) BB Long Duration Treasuries, (1/3) BTOP50 Index, (1/3) 5% Annual.

Crisis Risk Offset

During the latest three-month period ending December 31, 2023, a decidedly risk-on time for markets, all five of SJCERA's Crisis Risk Offset managers trailed their respective benchmarks. Overall, the Crisis Risk Offset sleeve returned (6.7%) over the most recent quarter, underperforming the benchmark by (10.0%).

Dodge & Cox Long Duration produced a positive quarterly return of 12.5%, which underperformed the Bloomberg US Long Duration Treasuries benchmark by (0.2%). However, the manager outperformed the benchmark over the 1- and 3- year periods by 1.0%, and 0.7%, respectively. The manager has performed in line with the benchmark over the trailing 5-year period.

Graham Tactical Trend, one of the Plan's Systematic Trend Following managers, underperformed the SG Trend Index for the quarter, 1-, 3-, and 5-year periods by (9.6%), (7.0%), (3.2%), and (1.2%).

Mount Lucas, one of the Plan's Systematic Trend Following managers, underperformed the Barclays BTOP 50 Index over the quarter and 1-year periods by (4.1%) and (1.2%), respectively. That said, it outperformed the benchmark over the 3-, 5- and 10-year periods by 4.8%, 0.4%, and 3.2%, respectively.

AQR, one of the Plan's Alternative Risk Premium managers, trailed its 5% Annual target for the quarter and 5-year periods by (7.2%) and (1.0%), respectively. That said, it outperformed the benchmark over the 1- and 3-year periods by 8.4% and 17.4%, respectively.

P/E Diversified, one of the Plan's Alternative Risk Premium managers, underperformed its 5% Annual target for the quarter, 1-, and 5-year periods by (20.1%), (15.7%), and (5.4%), respectively. However, the manager outperformed the benchmark over the 3-year period by 1.8%.

Benchmark History

From Date	To Date	Benchmark
SJCERA Total Plan		
09/01/2023	Present	8.0% Blmbg. U.S. Aggregate Index, 34.0% MSCI AC World IMI (Net), 16.0% 50% BB US HY/50% S&P LSTA Lev Loan, 12.0% MSCI ACW +2% Lag, 7.0% NCREIF ODCE +1% lag (blend), 9.0% ICE BofAML 3mo US TBill+4%, 14.0% CRO Benchmark
04/01/2023	09/01/2023	9.0% Blmbg. U.S. Aggregate Index, 33.0% MSCI AC World IMI (Net), 16.0% 50% BB US HY/50% S&P LSTA Lev Loan, 10.0% MSCI ACW +2% Lag, 7.0% NCREIF ODCE +1% lag (blend), 10.0% ICE BofAML 3mo US TBill+4%, 15.0% CRO Benchmark
08/01/2022	04/01/2023	9.0% Blmbg. U.S. Aggregate Index, 33.0% MSCI AC World IMI (Net), 16.0% 50% BB US HY/50% S&P LSTA Lev Loan, 10.0% MSCI ACW +2% Lag, 7.0% NCREIF ODCE +1% lag (blend), 10.0% ICE BofAML 3mo US TBill+4%, 15.0% CRO Benchmark
04/01/2020	08/01/2022	10.0% Blmbg. U.S. Aggregate Index, 32.0% MSCI AC World IMI (Net), 17.0% 50% BB US HY/50% S&P LSTA Lev Loan, 10.0% MSCI ACWI +2% Lag, 6.0% NCREIF ODCE +1% lag (blend), 10.0% ICE BofAML 3mo US TBill+4%, 15.0% CRO Benchmark
01/01/2016	04/01/2020	16.0% Blmbg. U.S. Aggregate Index, 37.0% MSCI AC World Index, 2.0% ICE BofA 3 Month U.S. T-Bill, 15.0% 50% BB US HY/50% S&P LSTA Lev Loan, 10.0% MSCI ACWI +2% Lag, 14.0% ICE BofAML 3mo US TBill+4%, 6.0% CRO Benchmark
01/01/1988	01/01/2016	100.0% SJCERA Policy Benchmark
Aggressive Growth Lag		
01/01/2021	Present	50.0% MSCI ACWI +2% Lag, 50.0% NCREIF ODCE +1% lag (blend)
01/01/1990	01/01/2021	100.0% MSCI ACWI +2% Blend
Stabilized Growth		
01/01/2010	Present	52.0% 50% BB US HY/50% S&P LSTA Lev Loan, 18.0% NCREIF ODCE +1% lag (blend), 30.0% ICE BofAML 3mo US TBill+4%
Crisis Risk Offset Asset Class		
01/01/1987	Present	33.3% Barclay BTOP 50, 33.3% Blmbg. U.S. Treasury: Long, 33.4% 5% Annual

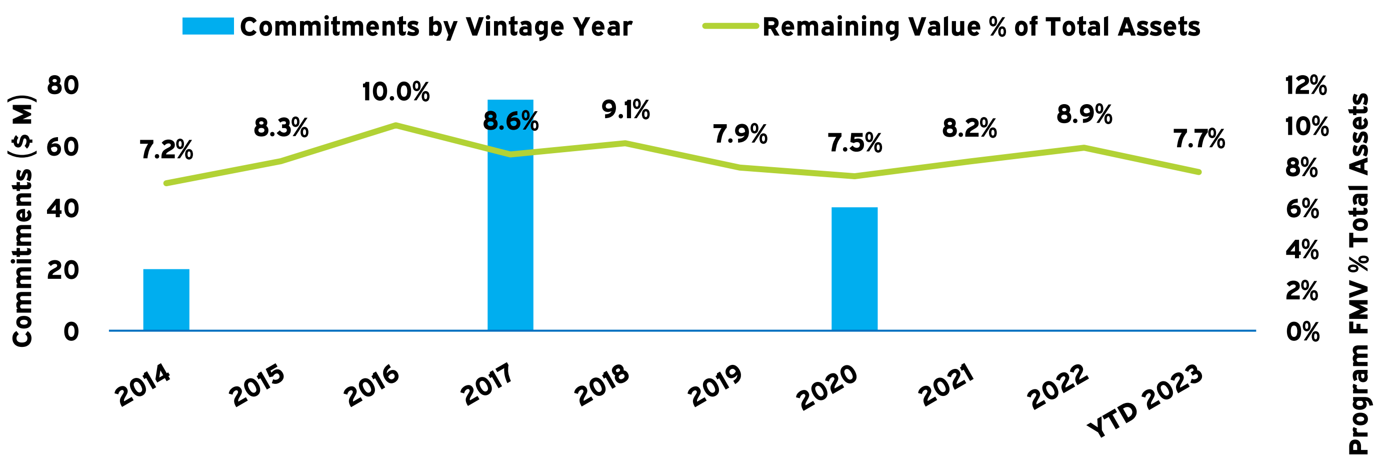
Real Estate Program

June 30, 2023

Table of Contents | As of September 30, 2023

Introduction

The Retirement Association's target allocation towards real estate assets is 17%. As of September 30, 2023, the Retirement Association had invested with 19 real estate managers (four private open-end and fifteen private closed-end). The aggregate reported value of the Retirement Association's real estate investments was $309.1 million at quarter-end



Program Status

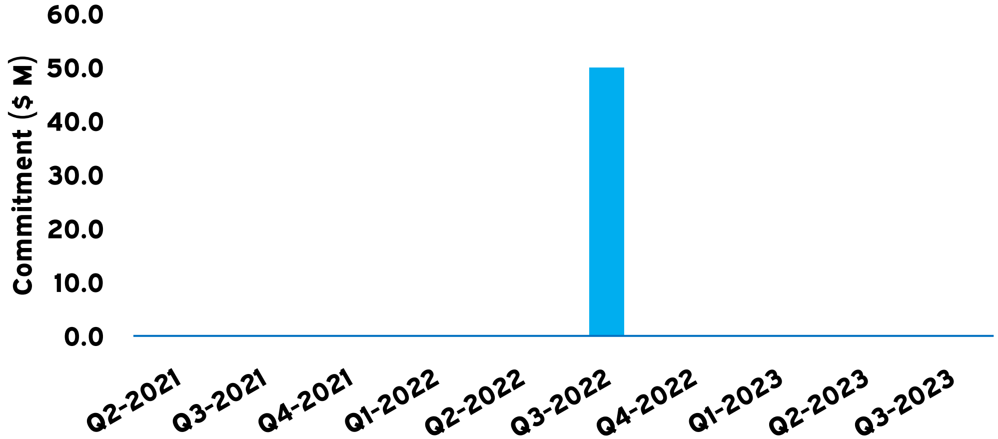
No. of Investments	19
Committed ($ M)	551.6
Contributed ($ M)	464.7
Distributed ($ M)	405.2
Remaining Value ($ M)	309.1

Performance Since Inception

	Program
DPI	0.87x
TVPI	1.54x
IRR	7.2%

Commitments

Recent Quarterly Commitments



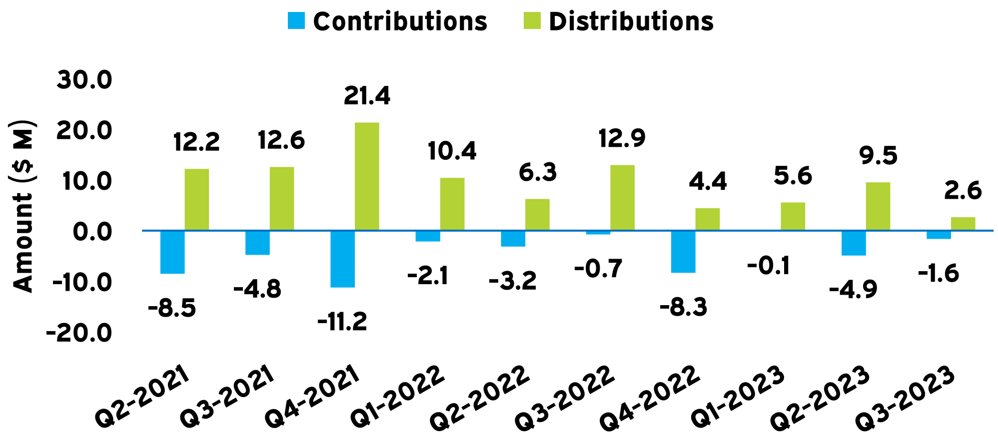
Commitments This Quarter

Fund	Strategy	Region	Amount (M)

None to report.

Cash Flows

Recent Quarterly Cash Flows



Largest Contributions This Quarter

Fund	Vintage	Strategy	Region	Amount ($M)
Prologis Logistics	2004	Core	North America	0.93
Greenfield VIII	2017	Opportunistic	North America	0.72
AEW EHF	2023	Core	North America	0.00

Largest Distributions This Quarter

Fund	Vintage	Strategy	Region	Amount ($M)
Stockbridge RE III	2017	Value-Added	North America	1.59
RREEF America II	2002	Core	North America	0.44
AG Core Plus IV	2014	Value-Added	North America	0.30

Significant Events

During the third quarter, Prologis acquired two industrial assets for a combined total of $60.1 million.

During the quarter, DWS RREEF II sold a 221,000-square-foot non-strategic suburban office asset located near Miami, FL. During the quarter, RREEF II also disposed of a non-strategic residential asset in Washington, DC.

Stockbridge Value Fund III disposed of Northview Plaza during the third quarter generating a realized IRR of 12.9% and an equity multiple of 1.9x over a six-year holding period.

Principal USPA acquired 30 additional homes within the existing scattered site single family rental portfolio, and disposed of an industrial property in New Brunswick, NJ, and Fort Lauderdale, FL. During the quarter USPA sold a grocer-anchored shopping center in Chicago, IL.

Post Q3 2023, Berkley V called $30.8 million, bringing inception-to-date capital called to 84.4% of Fund commitments. The capital was used to pay down the floating rate subscription facility and fund working capital. The Funds investment period also ended shortly after 3Q 2023, on October 6, 2023.

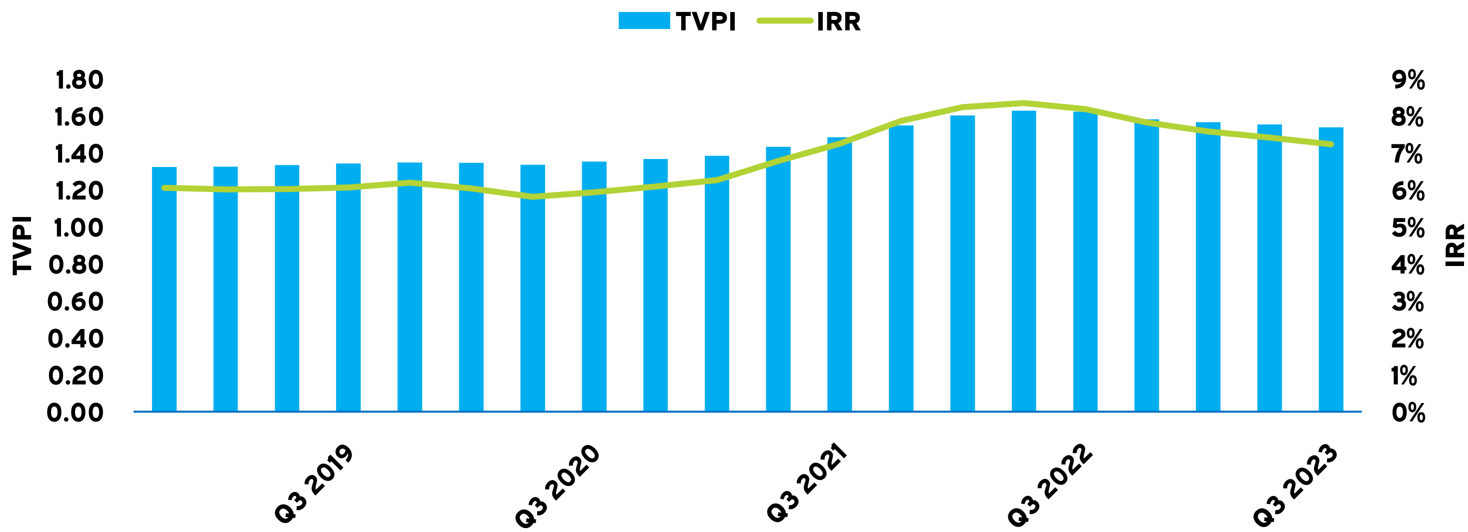
By Strategy

Group	Number	Committed ($ M)	Contributed ($ M)	Unfunded ($ M)	Distributed ($ M)	Remaining Value ($ M)	Exposure ($ M)	DPI (X)	TVPI (X)	IRR (%)
Core	4	170.5	128.8	50.0	36.0	222.9	272.9	0.28	2.01	7.9
Opportunistic	9	204.1	183.7	21.8	226.0	23.2	45.0	1.23	1.36	5.7
Value-Added	6	177.0	152.1	30.0	143.2	63.1	93.1	0.94	1.36	9.0
Total	**19**	**551.6**	**464.7**	**101.8**	**405.2**	**309.1**	**410.9**	**0.87**	**1.54**	**7.2**

By Vintage

Group	Number	Committed ($ M)	Contributed ($ M)	Unfunded ($ M)	Distributed ($ M)	Remaining Value ($ M)	Exposure ($ M)	DPI (X)	TVPI (X)	IRR (%)
Open-end Fund	4	170.5	128.8	50.0	36.0	222.9	272.9	0.28	2.01	7.9
2005	1	15.0	14.5	0.5	17.6	0.0	0.5	1.21	1.21	3.4
2006	1	30.0	30.0	0.0	20.8	0.6	0.6	0.69	0.71	-3.6
2007	4	96.0	84.0	12.0	116.2	6.7	18.7	1.38	1.46	7.4
2011	2	50.0	38.3	11.7	47.3	3.5	15.2	1.24	1.33	9.1
2012	2	36.0	33.9	2.9	49.0	0.0	2.9	1.45	1.45	12.5
2013	1	19.1	18.3	0.8	30.6	1.3	2.2	1.68	1.75	13.4
2014	1	20.0	19.0	1.8	15.0	7.3	9.1	0.79	1.17	3.8
2017	2	75.0	67.1	9.3	66.3	35.3	44.6	0.99	1.51	16.7
2020	1	40.0	30.9	12.8	6.4	31.5	44.3	0.21	1.23	13.6
Total	**19**	**551.6**	**464.7**	**101.8**	**405.2**	**309.1**	**410.9**	**0.87**	**1.54**	**7.2**

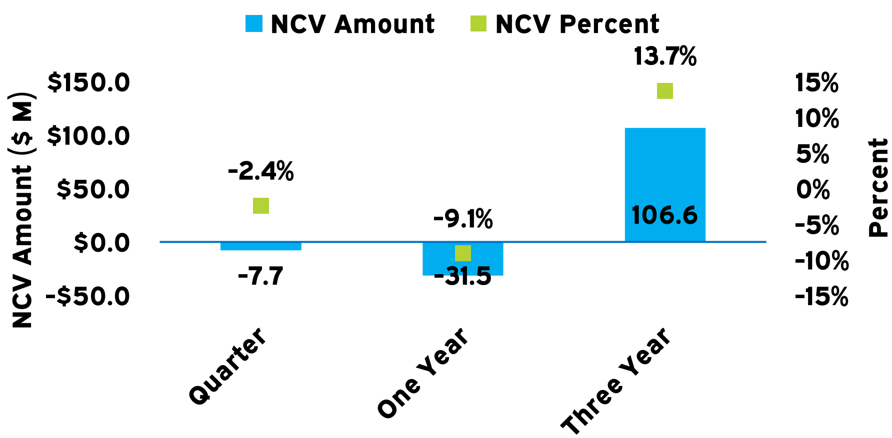
Since Inception Performance Over Time



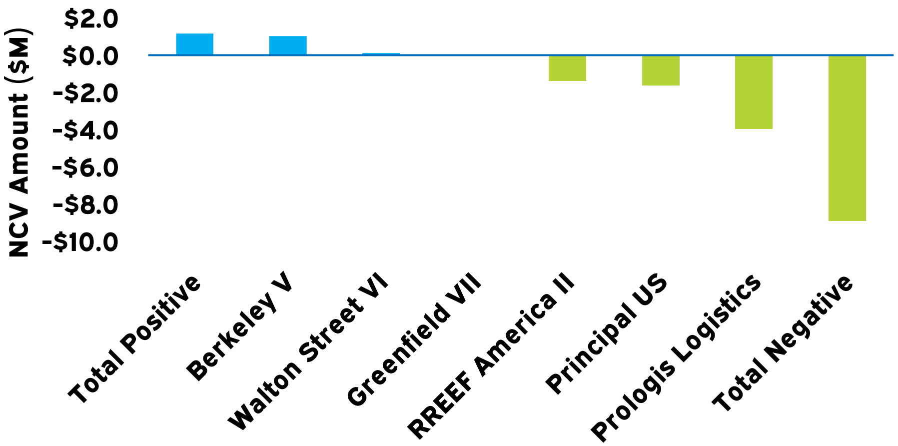
Horizon IRRs

	1 Year (%)	3 Year (%)	5 Year (%)	10 Year (%)	Since Inception (%)
Aggregate Portfolio	-8.2	13.8	9.8	10.4	7.2
Public Market Equivalent	-0.7	0.7	-3.1	0.4	1.3

Periodic NCV



1 Quarter Drivers Of NCV

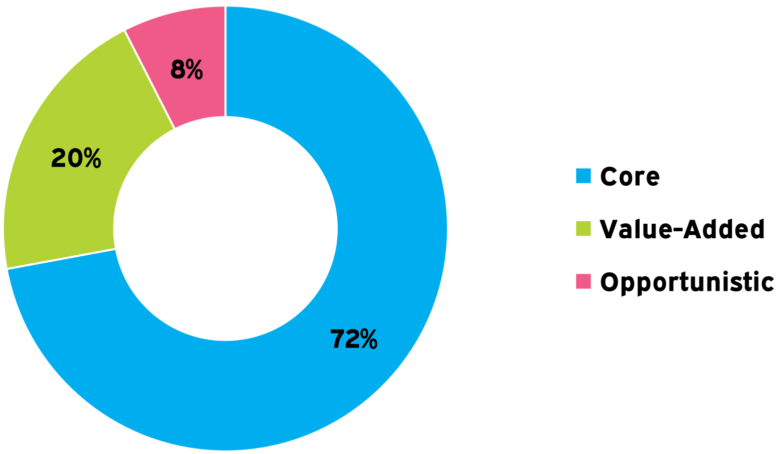


Fund Performance: Sorted By Vintage And Strategy

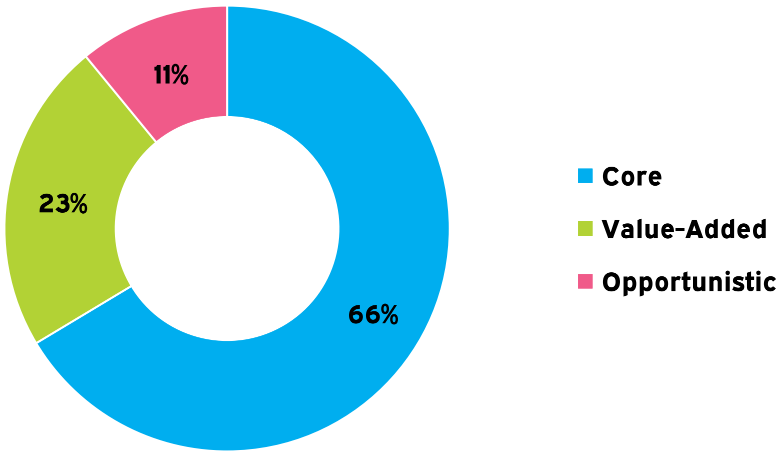
By Investment	Vintage	Strategy	Committed ($ M)	Contributed ($ M)	Unfunded ($ M)	Distributed ($ M)	Remaining Value ($ M)	TVPI (X)	Peer TVPI (X)	IRR (%)	Peer IRR (%)
AEW EHF		Core	50.0	0.0	50.0	0.0	0.0	NM	NM	NM	NM
Principal US		Core	25.0	25.0	0.0	0.0	40.0	1.60	NM	6.7	NM
Prologis Logistics		Core	50.5	58.8	0.0	24.7	127.4	2.59	NM	8.6	NM
RREEF America II		Core	45.0	45.0	0.0	11.3	55.5	1.49	NM	6.2	NM
Miller GLobal Fund V	2005	Opportunistic	15.0	14.5	0.5	17.6	0.0	1.21	NM	3.4	NM
Walton Street V	2006	Opportunistic	30.0	30.0	0.0	20.8	0.6	0.71	NM	-3.6	NM
Greenfield V	2007	Opportunistic	30.0	29.6	0.4	40.7	0.0	1.38	NM	8.3	NM
Miller Global VI	2007	Opportunistic	30.0	21.1	8.9	33.4	0.0	1.58	NM	7.7	NM
Walton Street VI	2007	Opportunistic	15.0	13.3	1.7	15.2	6.7	1.65	NM	8.3	NM
Colony Realty III	2007	Value-Added	21.0	20.0	1.0	26.9	0.0	1.35	NM	5.3	NM
Greenfield VI	2011	Opportunistic	20.0	19.2	0.8	26.2	0.0	1.37	NM	9.6	NM
Almanac Realty VI	2011	Value-Added	30.0	19.1	10.9	21.2	3.4	1.29	NM	8.5	NM
Miller Global VII	2012	Opportunistic	15.0	12.1	2.9	16.1	0.0	1.33	NM	14.4	NM
Colony Realty IV	2012	Value-Added	21.0	21.7	0.0	32.9	0.0	1.51	NM	11.9	NM
Greenfield VII	2013	Opportunistic	19.1	18.3	0.8	30.6	1.3	1.75	NM	13.4	NM
AG Core Plus IV	2014	Value-Added	20.0	19.0	1.8	15.0	7.3	1.17	NM	3.8	NM
Greenfield VIII	2017	Opportunistic	30.0	25.7	5.7	25.5	14.5	1.56	NM	19.5	NM
Stockbridge RE III	2017	Value-Added	45.0	41.4	3.6	40.8	20.8	1.49	NM	15.1	NM
Berkeley V	2020	Value-Added	40.0	30.9	12.8	6.4	31.5	1.23	NM	13.6	NM
Total			**551.6**	**464.7**	**101.8**	**405.2**	**309.1**	**1.54**	**NM**	**7.2**	**NM**

By Strategy

Percent of FMV

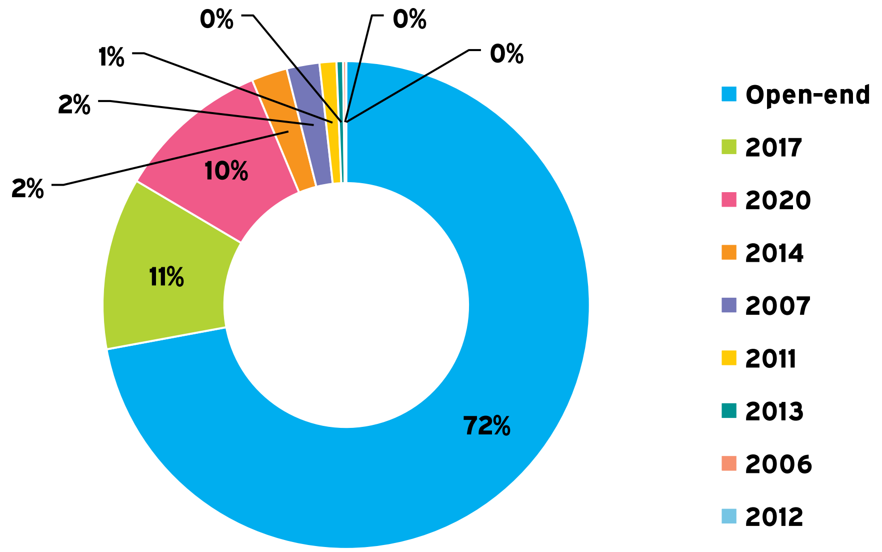


Percent of Exposure

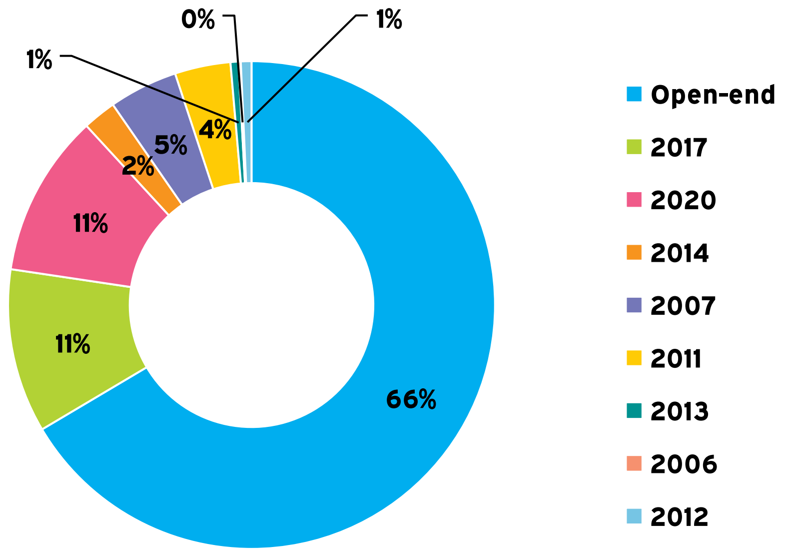


By Vintage

Percent of FMV

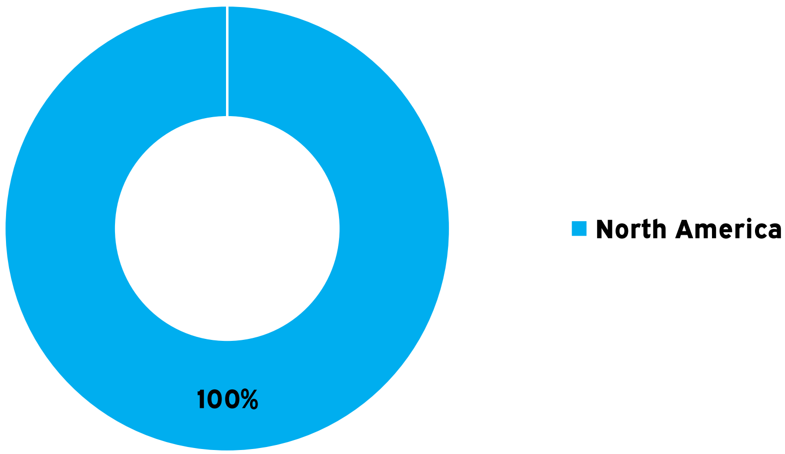


Percent of Exposure

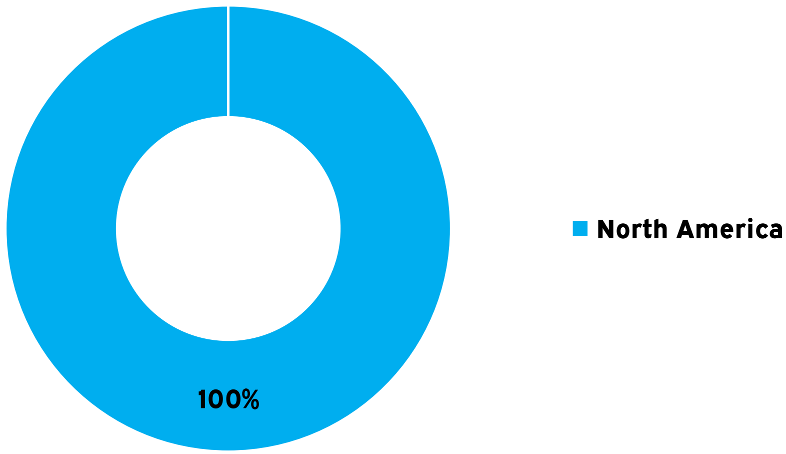


By Geographic Focus

Percent of FMV



Percent of Exposure



Below are details on specific terminology and calculation methodologies used throughout this report:

Committed	The original commitment amount made to a given fund. Some funds may be denominated in non-USD currencies, and such commitment amounts represent the sum of fund contributions translated to USD at their daily conversion rates plus the unfunded balance translated at the rate as of the date of this report.
Contributed	The amount of capital called by a fund manager against the commitment amount. Contributions may be used for new or follow-on investments, fees, and expenses, as outlined in each fund's limited partnership agreement. Some capital distributions from funds may reduce contributed capital balances. Some funds may be denominated in non-USD currencies, and such aggregate contributions represent the sum of each fund contribution translated to USD at its daily conversion rate.
Distributed	The amount of capital returned from a fund manager for returns of invested capital, profits, interest, and other investment related income. Some distributions may be subject to re-investment, as outlined in each fund's limited partnership agreement. Some funds may be denominated in non-USD currencies, and such aggregate distributions represent the sum of each fund distribution translated to USD at its daily conversion rate.
DPI	Acronym for "Distributed-to-Paid-In", which is a performance measurement for Private Market investments. The performance calculation equals Distributed divided by Contributed. DPIs for funds and groupings of funds are net of all fund fees and expenses as reported to by fund managers to Meketa.
Exposure	Represents the sum of the investor's Unfunded and Remaining Value.
IRR	Acronym for "Internal Rate of Return", which is a performance measurement for Private Market investments. IRRs are calculated by Meketa based on daily cash flows and Remaining Values as of the date of this report. IRRs for funds and groupings of funds are net of all fund fees and expenses as reported by fund managers to Meketa.
NCV	Acronym for "Net Change in Value", which is a performance measurement for Private Market investments. The performance calculation equals the appreciation or depreciation over a time period neutralized for the impact of cash flows that occurred during the time period.
NM	Acronym for "Not Meaningful", which indicates that a performance calculation is based on data over too short a timeframe to yet be meaningful or not yet possible due to inadequate data. Meketa begins reporting IRR calculations for investments once they have reached more than two years since first capital call. NM is also used within this report in uncommon cases where the manager has reported a negative Remaining Value for an investment.

Peer Universe	The performance for a set of comparable private market funds. The peer returns used in this report are provided by Thomson ONE, based on data from Cambridge Associates as of the date of this report. Program-level peer universe performance represents the pooled return for a set of funds of corresponding vintages and strategies across all regions globally. Fund-level peer performance represents the median return for a set of funds of the same vintage and the program's set of corresponding strategies across all regions globally. Data sets that include less than five funds display performance as "NM". Meketa utilizes the following Thomson ONE strategies for peer universes: Infrastructure: Infrastructure Natural Resources: Private Equity Energy, Upstream Energy & Royalties, and Timber Private Debt: Subordinated Capital, Credit Opportunities, Senior Debt, and Control-Oriented Distressed Private Equity (including Private Debt): Venture Capital, Growth Equity, Buyout, Subordinated Capital, Credit Opportunities, Senior Debt, and Control-Oriented Distressed Private Equity (excluding Private Debt): Venture Capital, Growth Equity, and Buyout Real Assets (excluding Real Estate): Infrastructure, Private Equity Energy, Upstream Energy & Royalties, and Timber Real Assets (including Real Estate): Infrastructure, Private Equity Energy, Upstream Energy & Royalties, Timber, and Real Estate Real Estate: Real Estate
Public Market Equivalent ("PME")	A calculation methodology that seeks to compare the performance of a portfolio of private market investments with public market indices. The figures presented in this report are based on the PME+ framework, which represents a net IRR value based on the actual timing and size of the private market program's daily cash flows and the daily appreciation or depreciation of an equivalent public market index. Meketa utilizes the following indices for private market program PME+ calculations: Infrastructure: Dow Jones Brookfield Global Infrastructure Index Natural Resources: S&P Global Natural Resources Index Private Debt: Meryl Lynch High Yield Master II Bond Index Private Equity: MSCI ACWI Investable Market Index Real Assets (excluding Real Estate): Equal blend of Dow Jones Brookfield Global Infrastructure Index and S&P Global Natural Resources Index Real Assets (including Real Estate): Equal blend of Dow Jones Brookfield Global Infrastructure Index, S&P Global Natural Resources Index, and Dow Jones U.S. Select Real Estate Securities Index Real Estate: Dow Jones U.S. Select Real Estate Securities Index

Remaining Value	The investor's value as reported by a fund manager on the investor's capital account statement. All investor values in this report are as of the date of this report, unless otherwise noted. Some funds may be denominated in non-USD currencies, and such remaining values represent the fund's local currency value translated to USD at the rate as of the date of this report.
TVPI	Acronym for "Total Value-to-Paid-In", which is a performance measurement for Private Market investments. The performance calculations represents Distributed plus Remaining Value, then divided by Contributed. TVPIs for funds and groupings of funds are net of all fund fees and expenses as reported to by fund managers to Meketa.
Unfunded	The remaining balance of capital that a fund manager has yet to call against a commitment amount. Meketa updates unfunded balances for funds to reflect all information provided by fund managers provided in their cash flow notices. Some funds may be denominated in non-USD currencies, and such unfunded balances represent the fund's local currency unfunded balance translated to USD at the rate as of the date of this report.

Economic and Market Update

Data as of January 31, 2024

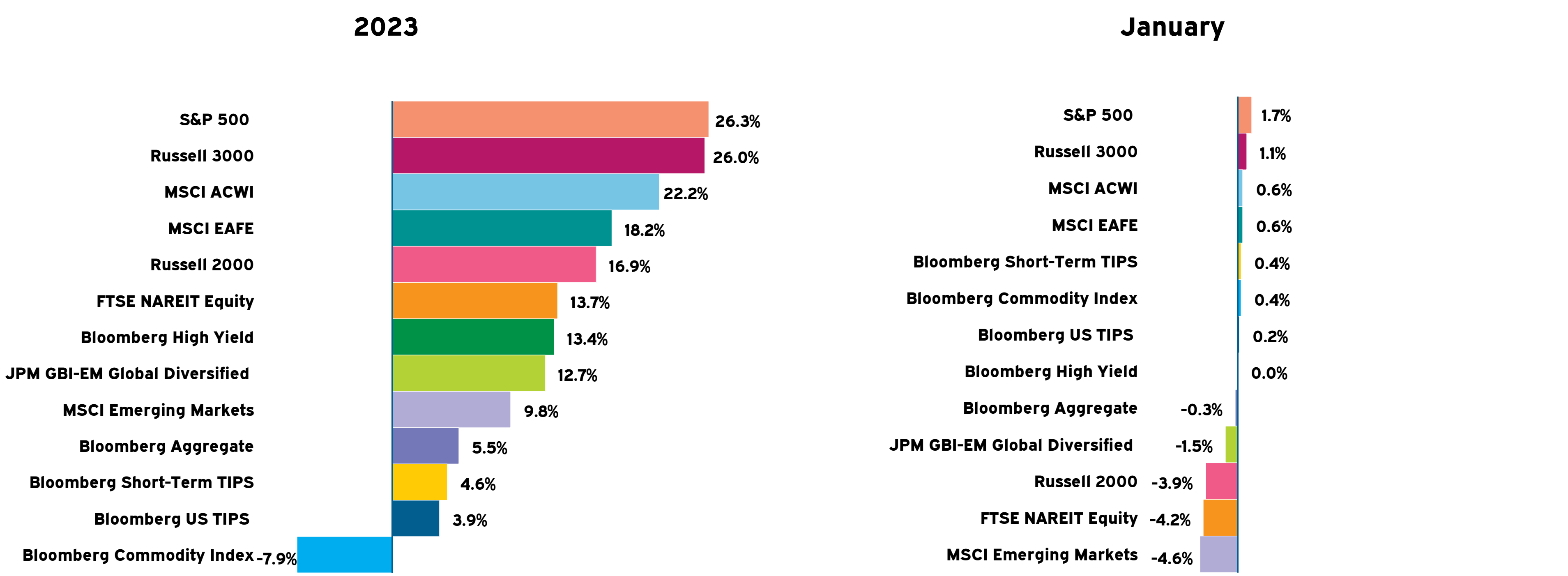
Commentary

→ Markets were mixed in January after posting strong returns in 2023.

- Major central banks have largely paused interest rate hikes with expectations for many to cut rates this year. During the month there were signs though that many central banks, including the US, might not cut rates as soon as expected given strong economic data.
- In general inflation pressures have receded in most countries, but some uncertainty remains. Headline inflation fell in January in the US, but core inflation remained unchanged and elevated. China moved further into deflationary territory (-0.8%) in January.
- US equity markets (Russell 3000 index) rose 1.1% in January after a very strong 2023 (26.0%). There were mixed results across sectors, but technology continued to do well.
- Non-US developed equity markets gained 0.6% in January but 2.6% in local terms as the US dollar reversed course and strengthened during the month. The appreciation of the dollar was largely driven by strong economic data and related expectations that the Fed may delay policy rate cuts this year.
- Emerging market equity returns were also negatively influenced by the strong US dollar, but the biggest headwind in January was China (-10.6%). Emerging market equities had the weakest results for the month, down 4.6%.
- Bonds experienced selling pressure over the month, but ultimately finished the month nearly unchanged. The broad US bond market (Bloomberg Aggregate) declined (0.3%) in January.

→ 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 market performance in 2023, the start of 2024 saw US large cap growth stocks continue their rally causing the S&P 500 to lead the way. Emerging market equity was the worst performer, dragged down by the continued sell-off of Chinese stocks.

→ Better than expected economic news in the US weighed on bond markets for the month with the broad US bond market (Bloomberg Aggregate) down slightly.

[1] Source: Bloomberg. Data is as of January 31, 2024.

Domestic Equity Returns[1]

Domestic Equity	January (%)	Q4 2023 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
S&P 500	1.7	11.7	20.8	11.0	14.3	12.6
Russell 3000	1.1	12.1	19.1	9.1	13.5	12.0
Russell 1000	1.4	12.0	20.2	9.8	14.0	12.3
Russell 1000 Growth	2.5	14.2	35.0	10.0	18.0	15.5
Russell 1000 Value	0.1	9.5	6.1	9.2	9.3	8.8
Russell MidCap	-1.4	12.8	6.7	5.5	10.1	9.5
Russell MidCap Growth	-0.5	14.5	15.1	1.2	11.2	10.7
Russell MidCap Value	-1.8	12.1	2.4	7.8	8.6	8.2
Russell 2000	-3.9	14.0	2.4	-0.8	6.8	7.0
Russell 2000 Growth	-3.2	12.7	4.5	-6.0	6.2	7.0
Russell 2000 Value	-4.5	15.3	-0.1	4.5	6.7	6.7

US Equities: The Russell 3000 increased 1.1% in January with a one-year return of 19.1%.

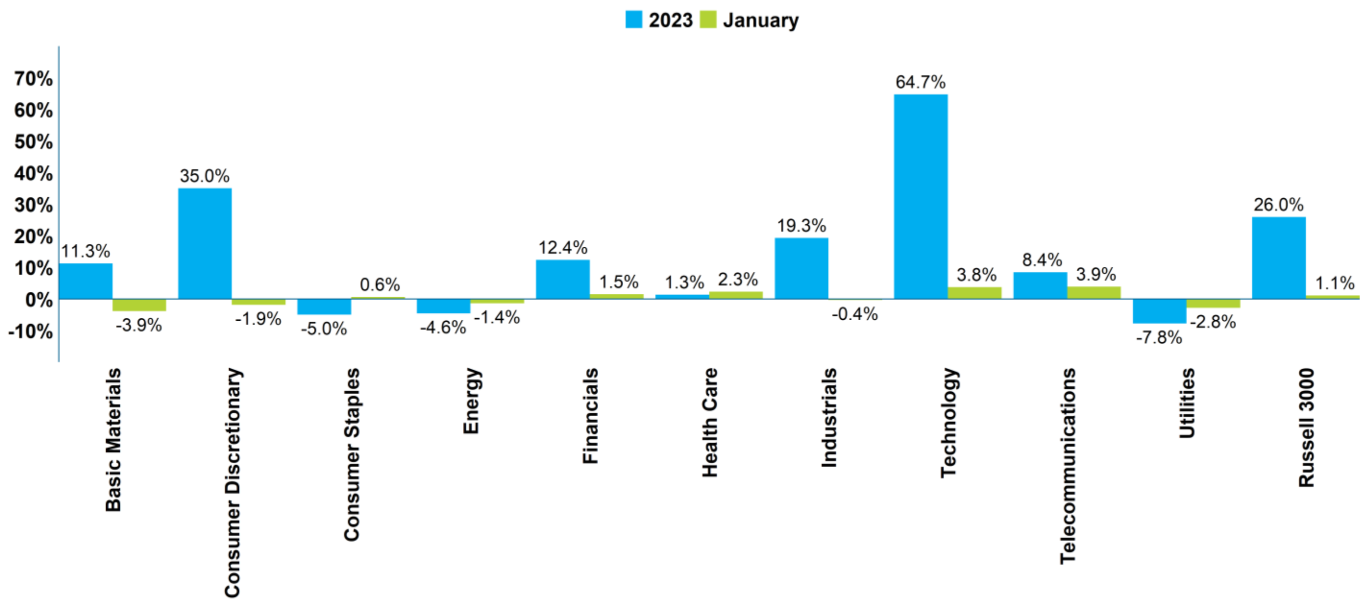
→ US equities built on their large gains from last year in January. Strong corporate earnings, economic data suggesting a soft landing might be achievable, and hopes for significant interest rate cuts (for most of the month) all drove results.

→ Large cap stocks accounted for all the US equity market gains in January. NVIDIA, Microsoft, and Meta Platforms made up nearly 90% of the increase in the Russell 1000 index. Growth stocks outperformed value stocks across the market cap spectrum.

→ While US equities advanced as a group, small and mid-cap stocks both declined in January. Banks contributed to this dynamic after a surprise loss at New York Community Bancorp rekindled fears regarding the banking system.

[1] Source: Bloomberg. Data is as of January 31, 2024.

Russell 3000 Sector Returns[1]



- → In January, telecommunications (3.9%), technology stocks (3.8%), and health care (2.3%) outperformed other sectors. Traditionally defensive sector utilities (-2.8%) trailed along with basic materials (-3.9%) and energy stocks (-1.4%).
- → In 2023, technology (64.7%) and consumer discretionary (35.0%) sectors had the best results, helped respectively by artificial intelligence optimism and a healthy US consumer.

[1] Source: Bloomberg. Data is as of January 31, 2024.

Foreign Equity Returns[1]

Foreign Equity	January (%)	Q4 2023 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
MSCI ACWI ex. US	-1.0	9.8	5.9	1.1	5.3	4.2
MSCI EAFE	0.6	10.4	10.0	4.6	6.9	4.8
MSCI EAFE (Local Currency)	2.6	5.0	12.1	9.7	8.9	7.2
MSCI EAFE Small Cap	-1.6	11.1	3.6	-1.1	4.6	4.8
MSCI Emerging Markets	-4.6	7.9	-2.9	-7.5	1.0	2.9
MSCI Emerging Markets (Local Currency)	-3.5	5.6	-0.5	-4.9	3.2	5.3
MSCI China	-10.6	-4.2	-29.0	-23.2	-6.9	0.4

Foreign Equity: Developed international equities (MSCI EAFE) gained 0.6% in January and had a one-year return of 10.0%. Emerging market equities (MSCI EM) fell -4.6% in January, and -2.9% for the trailing year.

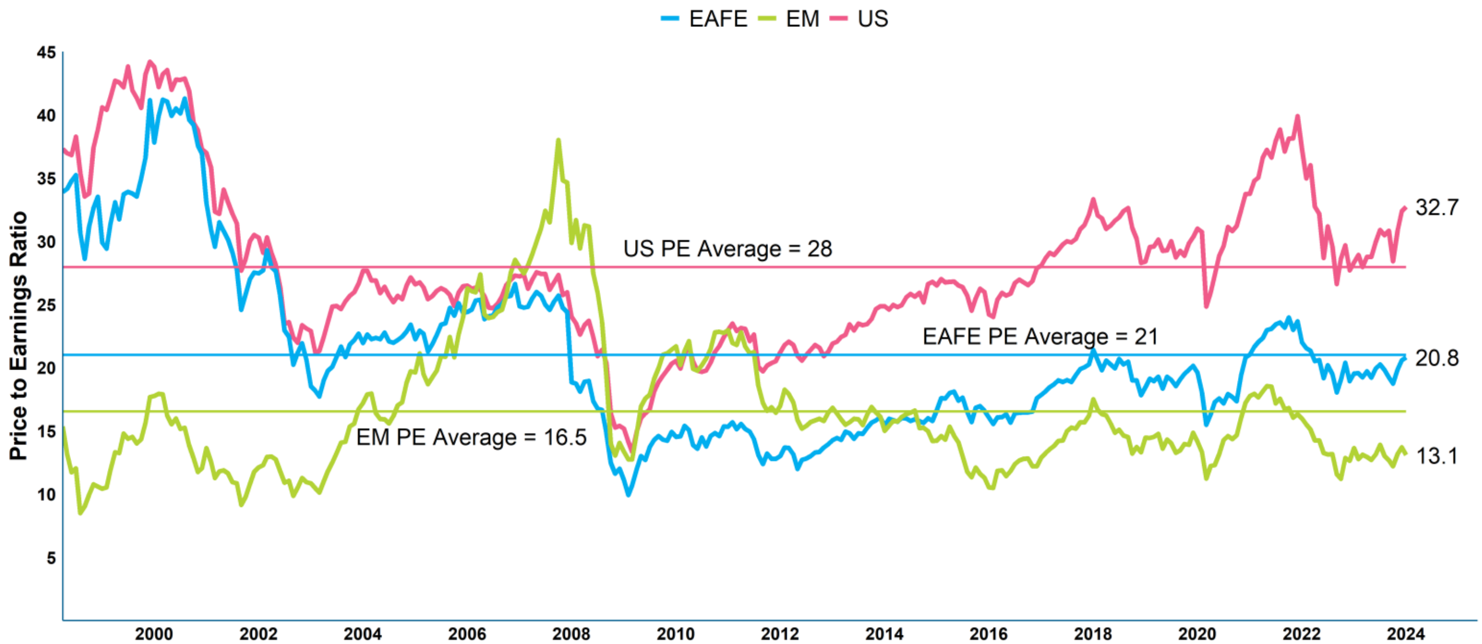
→ International developed equities saw slight gains for the month, while emerging market equities saw large losses for the same period; both were hampered by the US dollar reversing its sell-off from the end of last year. Outside of emerging markets, growth outperformed value for the month.

→ Eurozone equities performed well, benefiting from ECB policy expectations, developments in the tech sector, and promising manufacturing data. U.K. equities stalled, as an unexpected increase in inflation pushed out the expected timing of rate cuts. Japan continues to see the highest returns globally over optimism on structural changes, January being no exception.

→ EM equities continue to be bogged down by China (-10.6%) despite news of further stimulus by the PBOC.

[1] Source: Bloomberg. Data is as of January 31, 2024.

Equity Cyclically Adjusted P/E Ratios[1]



→ In January, the US equity price-to-earnings ratio increased further above its 21st century average.

→ International market valuations were mixed in January and remain below the US. In the case of developed markets, valuations increased slightly to just below their long-term average, while emerging market valuations declined, remaining well below their 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 January 2023. 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	January (%)	Q4 2023 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	Current Yield (%)	Duration (Years)
Bloomberg Universal	-0.2	6.8	2.7	-2.8	1.1	1.9	4.9	6.0
Bloomberg Aggregate	-0.3	6.8	2.1	-3.2	0.8	1.6	4.6	6.2
Bloomberg US TIPS	0.2	4.7	2.2	-1.0	2.9	2.2	4.2	6.9
Bloomberg Short-term TIPS	0.4	2.6	4.3	2.3	3.3	2.0	4.4	2.6
Bloomberg High Yield	0.0	7.2	9.3	1.9	4.4	4.5	7.8	3.7
JPM GBI-EM Global Diversified (USD)	-1.5	8.1	6.4	-3.3	-0.2	0.4	6.3	5.0

Fixed Income: The Bloomberg Universal index fell -0.2% in January but gained 2.7% on a one-year basis.

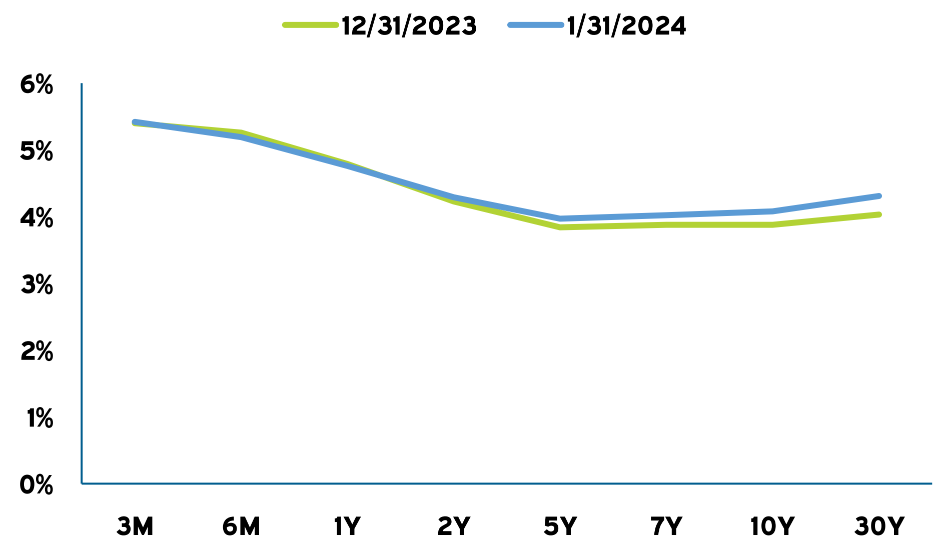
→ Strong economic data in January and comments toward the end of the month by Federal Reserve Chair Jerome Powell hinting that rate cuts were not imminent drove rates up over the month, weighing on bonds.

→ The broad US bond market (Bloomberg Aggregate) declined 0.3% for the month. The broader TIPS index rose 0.2%, while the less interest-rate-sensitive short-term TIPS index rose 0.4%.

→ High yield bonds ended the month unchanged, while emerging market debt declined by 1.5%. Both asset classes produced double-digit gains last year.

[1] Source: Bloomberg. JPM GBI-EM data is from InvestorForce. Data is as of January 31, 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]



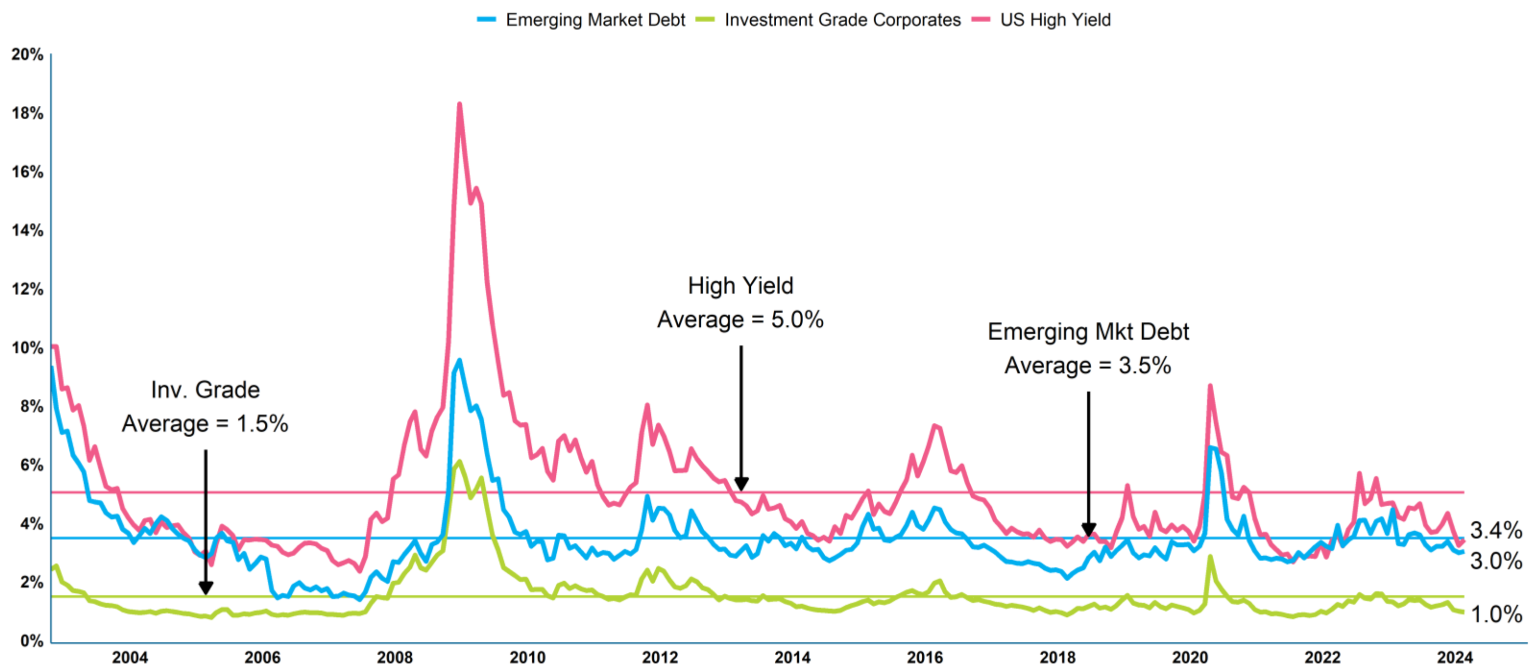
→ Both short-term and longer-term maturities ended the month largely unchanged, however, yields were volatile over the month on surprisingly strong economic data and shifts in monetary policy expectations.

→ For the month, two-year Treasury yields ended at 4.2% (around 1% below the peak from October) while 10-year Treasury yields ended at 3.9%.

→ The yield curve remained inverted at month-end despite a recent flattening trend. The yield spread between the two-year and ten-year Treasury was -0.3% at the end of January.

[1] Source: Bloomberg. Data is as of January 31, 2024.

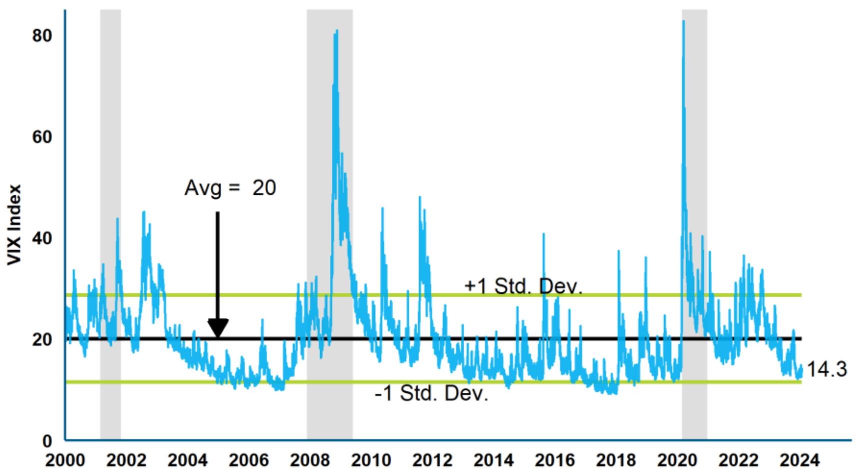
Credit Spreads vs. US Treasury Bonds[1]

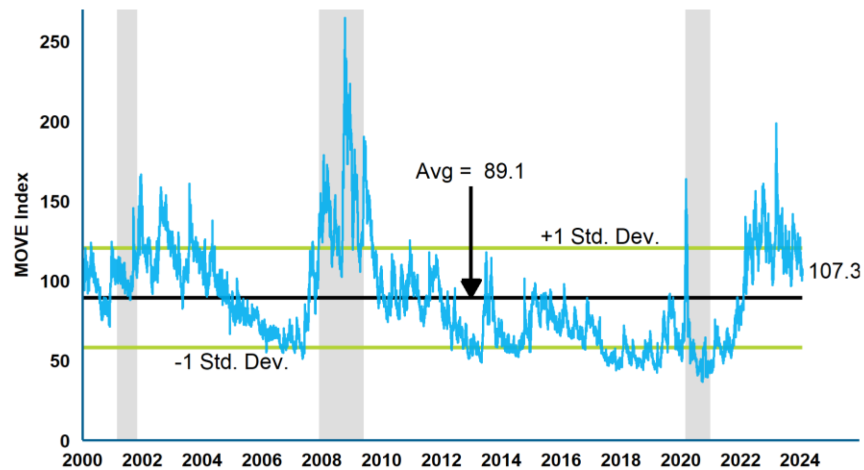


- → Credit spreads widened slightly for high yield in January (3.2% to 3.4%) while spreads for investment grade corporate and emerging market bonds remained the same.
- → Expectations of peaking policy rates and the corresponding increase in risk appetite has recently benefited credit, with spreads (the added yield above a comparable maturity Treasury) narrowing.
- → All spreads remain below their respective long run averages, particularly within high yield.

[1] Sources: Bloomberg. Data is as of January 31, 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]



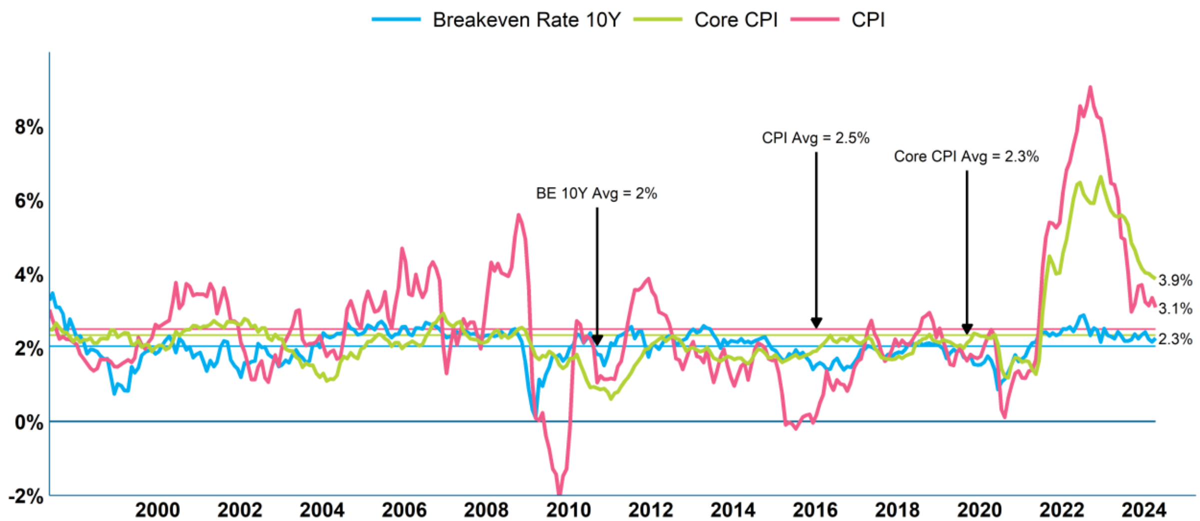


→ Volatility in equities (VIX) remains close to one standard deviation below the long-term average as the focus shifted late last year to peaking policy rates and the potential for a soft landing.

→ Volatility in the bond market (MOVE) came down over the month (114.6 to 107.3) but remains elevated and well above its long-run average (89.1). The bond market remained on edge for most of 2023, driven largely by uncertainty about the ultimate path of monetary policy, as well as continued (and surprising) strength in economic data.

[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 January 2024. The average line indicated is the average of the VIX and MOVE values between January 2000 and January 2024.

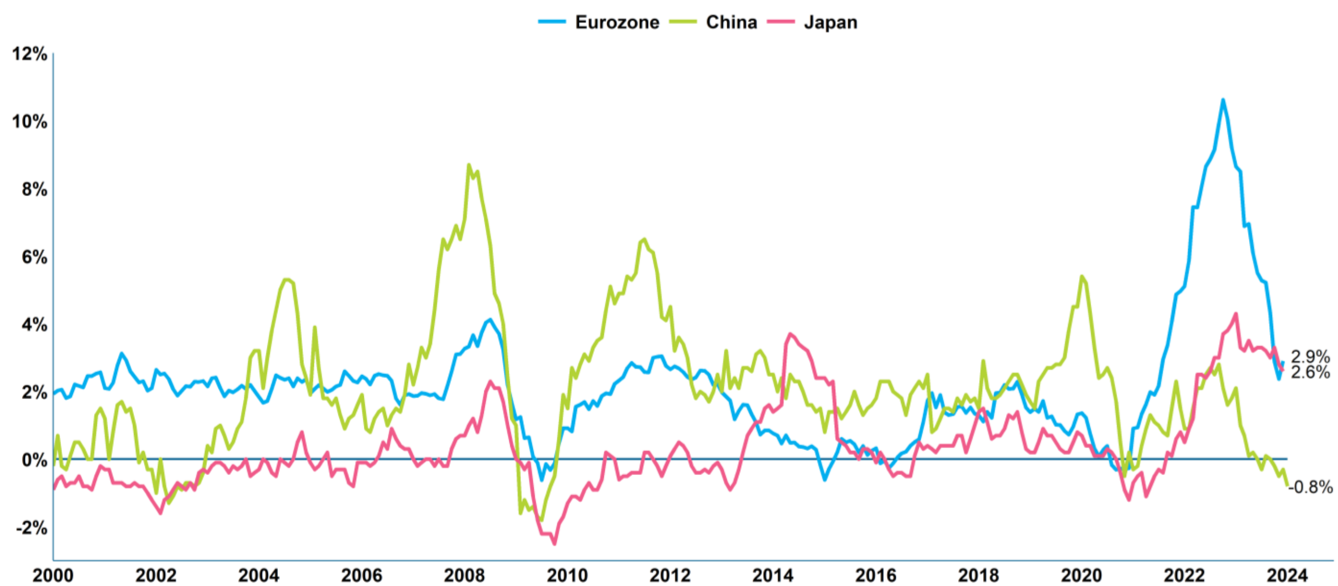
US Ten-Year Breakeven Inflation and CPI[1]



- → Year-over-year headline inflation declined in January (3.4% to 3.1%) but not by as much as expected (expectations were for a 2.9% reading). Month-over-month inflation came in at 0.3%, the same as last month and slightly above expectations of 0.2%. Shelter continues to keep inflation elevated, increasing 6.0% from a year prior. Food rose 2.6% over the same period, while downward pressure on energy prices continued, falling 4.6%.
- → Core inflation - excluding food and energy – remained unchanged at 3.9% year-over-year (expectations were for a decline to 3.7%), with shelter costs again driving the total core index increase.
- → Inflation expectations (breakevens) have remained relatively stable despite the recent significant volatility in inflation.

[1] Source: FRED. Data is as January 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]



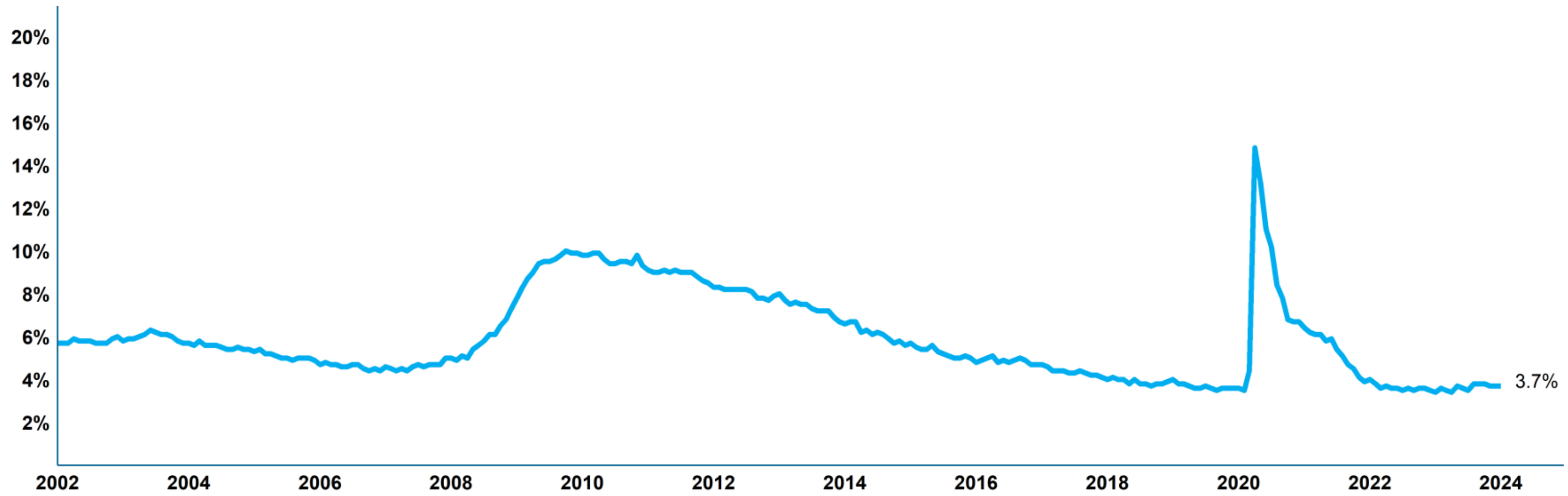
→ Outside the US, inflation is also falling across major economies with China slipping further into deflation.

→ In the eurozone, inflation experienced a dramatic decline last year. In January inflation rose slightly (2.8% to 2.9%) remaining below the 3.1% year-over-year level in the US.

→ Inflation in Japan has slowly declined from the early 2023 peak, but it remains near levels not seen in almost a decade, largely driven by higher food prices.

[1] Source: FRED for United States CPI and Eurozone CPI. Source: Bloomberg for Japan CPI, China CPI, and Eurozone CPI. Data is as January 31, 2024, except Japan which is as of December 31, 2023.

US Unemployment[1]

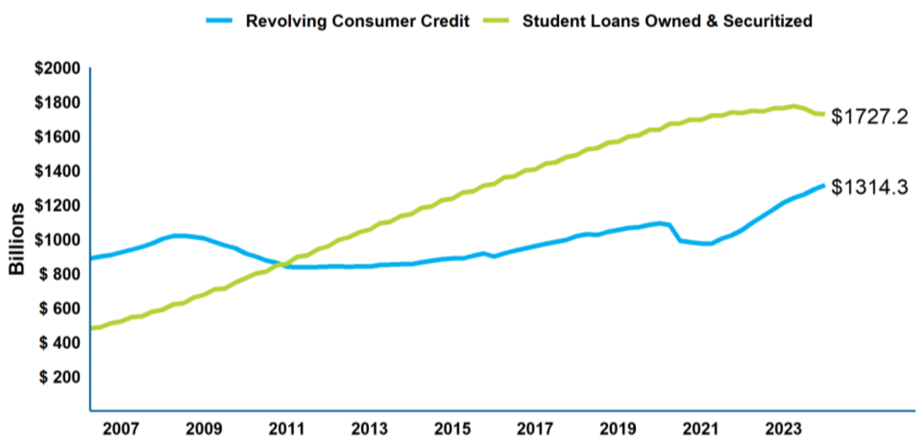


- → Overall, the US labor market remains healthy with the unemployment rate relatively low, wage growth now positive in real terms, and initial claims for unemployment staying subdued.
- → In January, the number of jobs added in the US were stronger than expected (353,000 versus 185,000) with the unemployment rate remaining at 3.7%. Payrolls from November and December of last year were also revised upward. Business and professional, health care, and retail sales jobs rose the most in January.
- → The labor force participation remained relatively stable at 62.5%, well off the lows of the pandemic (60.1%) but not back to pre-pandemic levels (63.3%).
- → The pace of hourly wage growth has declined from its peak of close to 6.0% but is above the 3.1% level of inflation. Wage growth rose at 4.5% year-on-year in January, an increase from the 4.1% level in December and above expectations of 4.1%.

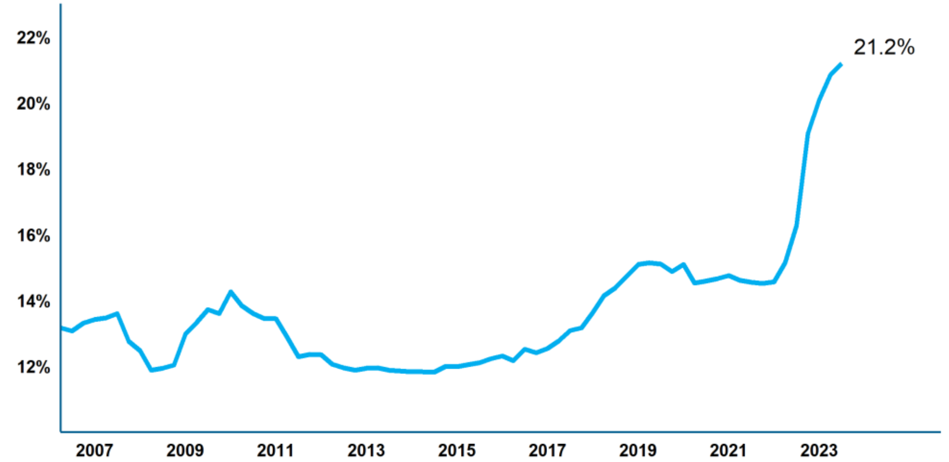
[1] Source: FRED. Data is as January 31, 2024.

US Consumer Under Stress?[1]

Revolving Consumer Credit & Student Loans ($B)



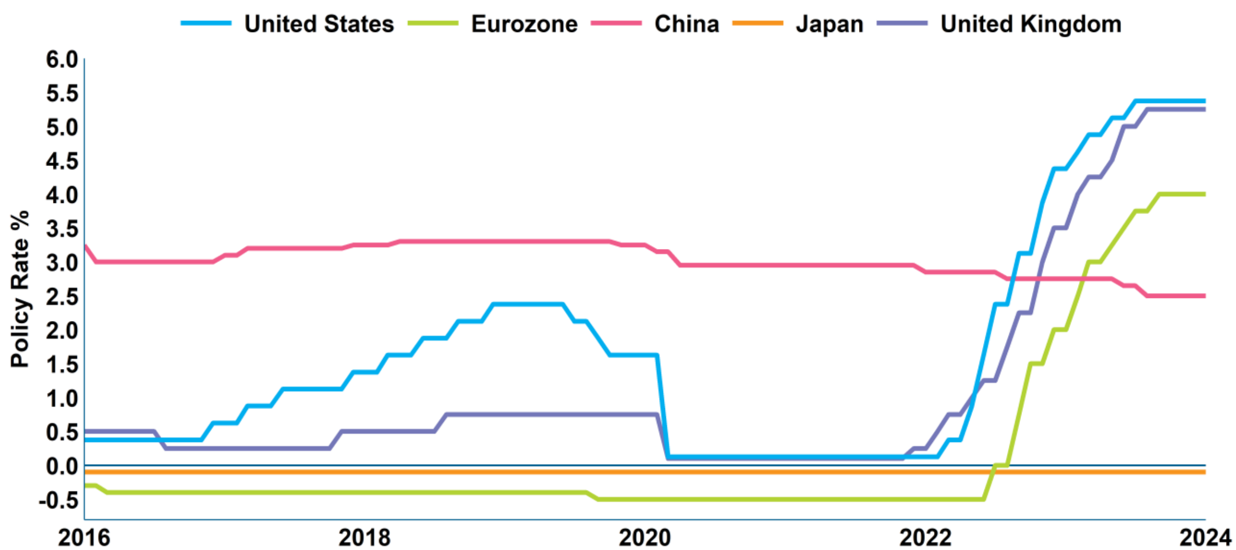
Consumer Credit Card Interest Rates (%)



- → 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 start to increase.
- → 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.
- → As we look ahead, the strength of the US consumer will remain key as this sector makes up most of the domestic economy (GDP).

[1] Source: FRED. Data is as of December 31, 2023. Consumer Credit Card Rate data is as of September 30, 2023. Revolving Consumer Credit data is seasonally adjusted to remove distortions during the holiday season.

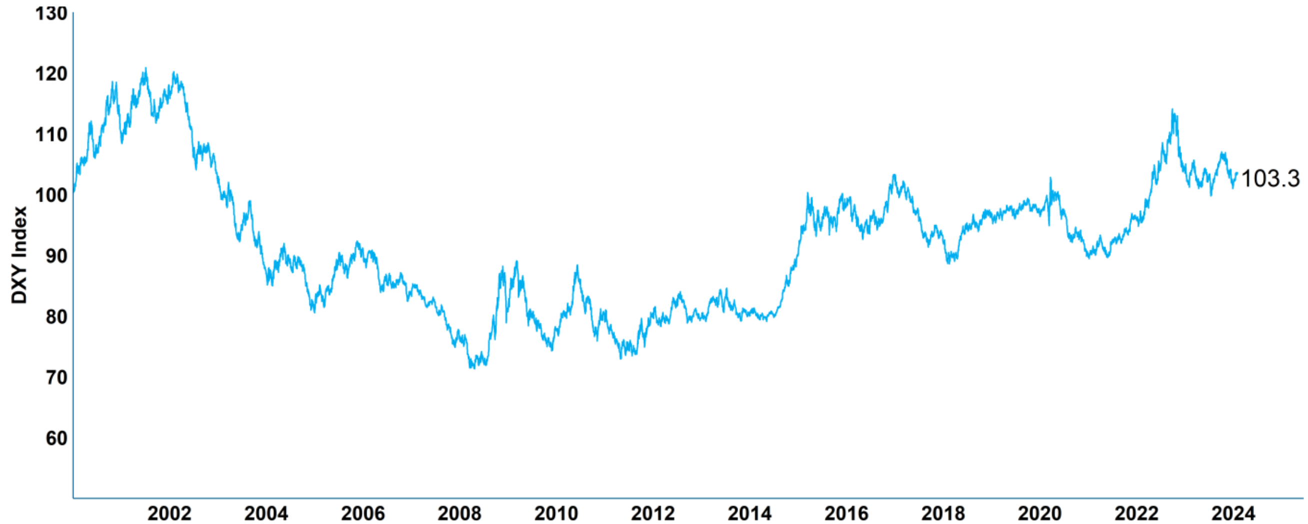
Policy Rates[1]



- → 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 around four rate cuts this year down from close to seven late last year as economic data has come in above expectations. There remains a gap between the amount of rate cuts the Fed is predicting compared to the market's expectations, but it has significantly narrowed.
- → The European and UK central banks also recently paused their rate increases on slowing inflation with cuts likely to follow there too. In Japan, the BoJ has further relaxed its yield curve control on the 10-year bond, and expectations for further policy normalization are rising.
- → 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 January 2024.

US Dollar vs. Broad Currencies[1]



- → Overall, the dollar finished last year only slightly below where it started but it was a volatile year for the US currency as expectations related to monetary policy evolved.
- → Strong economic data in the US may delay policy rate cuts this year which could contribute to upward pressure on the dollar as other countries pivot to rate cuts.

[1] Source: Bloomberg. Data as of January 31, 2024.

Summary

Key Trends:

→ The impact of inflation still above policy targets will remain important, with bond market volatility likely to stay high.

→ Global monetary policies could diverge going forward. The risk of policy errors remains elevated as central banks try to further reduce inflation toward targets while not tipping their economies into recession. In the case of the US the resolution of the disparity between market expectations for the path of interest rates versus the Fed's dot plot will be key.

→ Global growth is expected to slow this year, with some economies forecasted to tip into recession. However, optimism has been building that certain economies could experience soft landings. Inflation, monetary policy, and geopolitical issues will remain key in 2024.

→ US consumers could feel pressure as certain components of inflation (e.g., shelter), 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 continues to slow. 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 hint at potentially tightening monetary policy along with changes in corporate governance in the country could influence relative results.

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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%.

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

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

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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.