

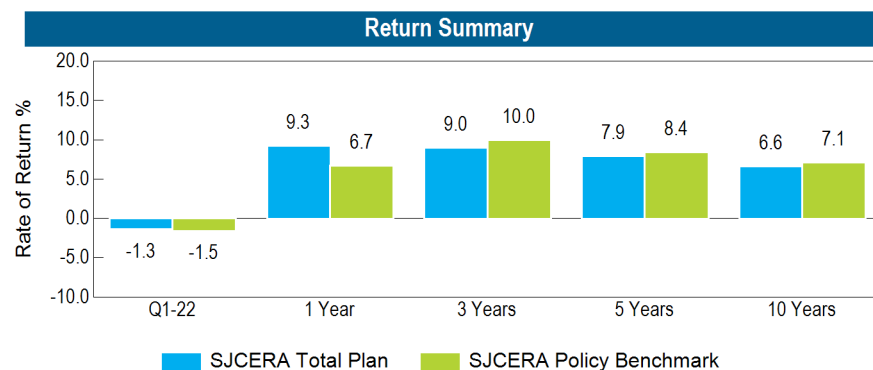
# San Joaquin County Employees' Retirement Association (SJCERA)

Q1 2022

Quarterly Report

- 1. Introduction**
- 2. Portfolio Review**
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# Introduction



Summary of Cash Flows		
	First Quarter	One Year
Beginning Market Value	\$4,062,422,172	\$3,598,016,006
Net Cash Flow	\$3,733,848	\$76,095,383
Net Investment Change	-\$52,113,471	\$339,931,160
Ending Market Value	\$4,014,042,549	\$4,014,042,549

	QTD	1 Yr	3 Yrs	5 Yrs	10 Yrs	15 Yrs	20 Yrs	25 Yrs
<b>SJCERA Total Plan - Net</b>	<b>-1.3</b>	<b>9.3</b>	<b>9.0</b>	<b>7.9</b>	<b>6.6</b>	<b>4.4</b>	<b>5.8</b>	<b>6.5</b>
<b>SJCERA Total Plan - Gross</b>	<b>-1.1</b>	<b>9.9</b>	<b>9.6</b>	<b>8.6</b>	<b>7.4</b>	<b>5.1</b>	<b>6.4</b>	<b>7.0</b>
<i>SJCERA Policy Benchmark<sup>2</sup></i>	<i>-1.5</i>	<i>6.7</i>	<i>10.0</i>	<i>8.4</i>	<i>7.1</i>	<i>5.4</i>	<i>6.3</i>	<i>6.7</i>
Over/Under (vs. Net)	0.2	2.6	-1.0	-0.5	-0.5	-1.0	-0.5	-0.2
<i>InvMetrics Public DB &gt; \$1B Net Median<sup>1</sup></i>	-3.5	7.2	10.7	9.1	8.5	6.5	7.0	7.3

<sup>1</sup> Investment Metrics Total Fund Public Universe >\$1 Billion, net of fees.

<sup>2</sup> Policy Benchmark composition is listed in the Appendix.

## Introduction

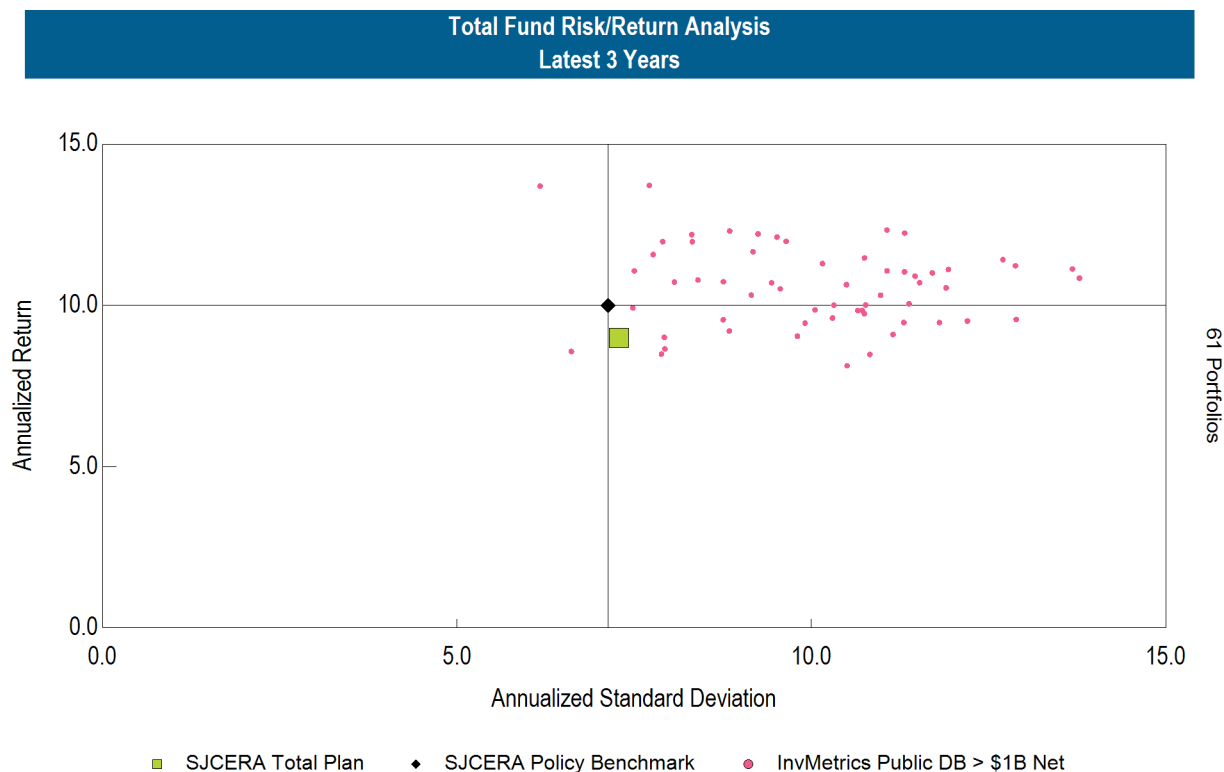
The SJCERA Total Portfolio had an aggregate value of \$4.0 billion as of March 31, 2022. During the latest quarter, the Total Portfolio decreased in value by \$48.4 million, and over the one-year period, the Total Portfolio increased by \$416.0 million. The movements over the quarter and one-year periods were primarily driven by investment returns. The IMF is forecasting Global growth in 2022 of 3.7%, down 0.8% from the prior 2022 estimate with U.S. GDP growth of 3.7%. The IMF also forecasts 2022 and 2023 global inflation of 7.4% and 4.8%, respectively.

Returns for US stocks, as measured by the Russell 1000, and US Treasuries, as measured by the Barclays Long US Government bond index, for the first quarter of 2022 were -5.1% and -10.6%, respectively. Commodities were up 25.6% for the quarter, as measured by the Bloomberg Commodity Index and global equity returns, as measured by the MSCI ACWI IMI, were down -5.5% for the quarter ended March 31, 2022.

## Recent Investment Performance

The Total Portfolio outperformed the policy benchmark for the quarter and 1-year periods by 0.2% and 2.6%, respectively and the Median Public Fund for the quarter and 1-year periods by 2.2% and 2.1%, respectively. Over the 3-, 5-, 10-, 15-, 20-, and 25-year periods, the portfolio trailed its benchmark by (1.0%), (0.5%), (0.5%), (1.0%), (0.5%), and (0.2%), respectively, and trailed the Median Public Fund by for the 3-, 5-, 10-, 15-, 20-, and 25-year periods by (1.7%), (1.2%), (1.9%), (2.1%), (1.2%), and (0.8%), respectively. However, the portfolio earned higher risk adjusted returns, as measured by the Sharpe Ratio, than the Median Public Fund over all time periods measured.

Risk-Adjusted Return vs Peers				
	1 Yr	3 Yrs	5 Yrs	10 Yrs
<b>SJCERA Total Plan - Net</b>	<b>9.3</b>	<b>9.0</b>	<b>7.9</b>	<b>6.6</b>
Risk Adjusted Median	6.8	7.7	6.4	6.5
Excess Return	2.5	1.3	1.5	0.1

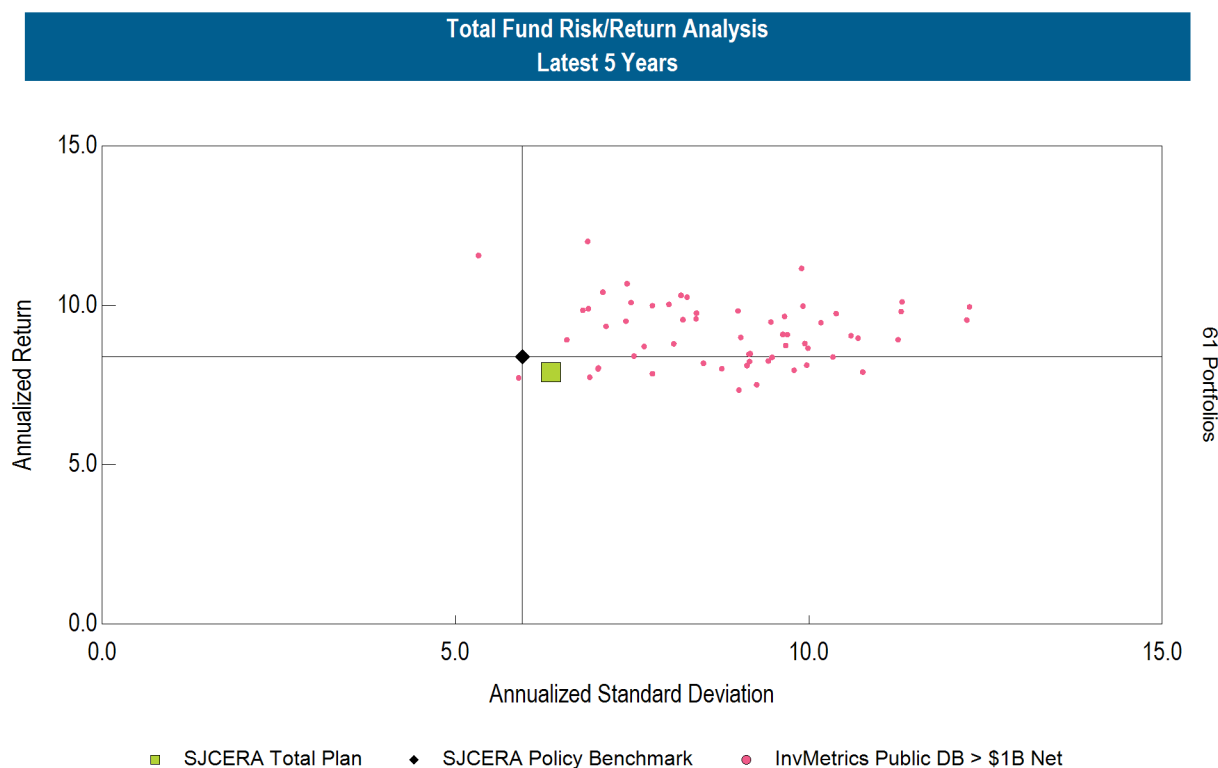


	Anlzd Return <sup>1</sup>	Anlzd Standard Deviation	Sharpe Ratio <sup>2</sup>
SJCERA Total Plan	8.99%	7.28%	1.14
SJCERA Policy Benchmark	10.00%	7.13%	1.31
InvMetrics Public DB > \$1B Net Median <sup>3</sup>	10.70%	10.16%	0.97

<sup>1</sup> Returns are net of fees.

<sup>2</sup> Computed as annualized return less the risk free rate, divided by the annualized standard deviation.

<sup>3</sup> Investment Metrics Total Fund Public Universe >\$1 Billion, net of fees.



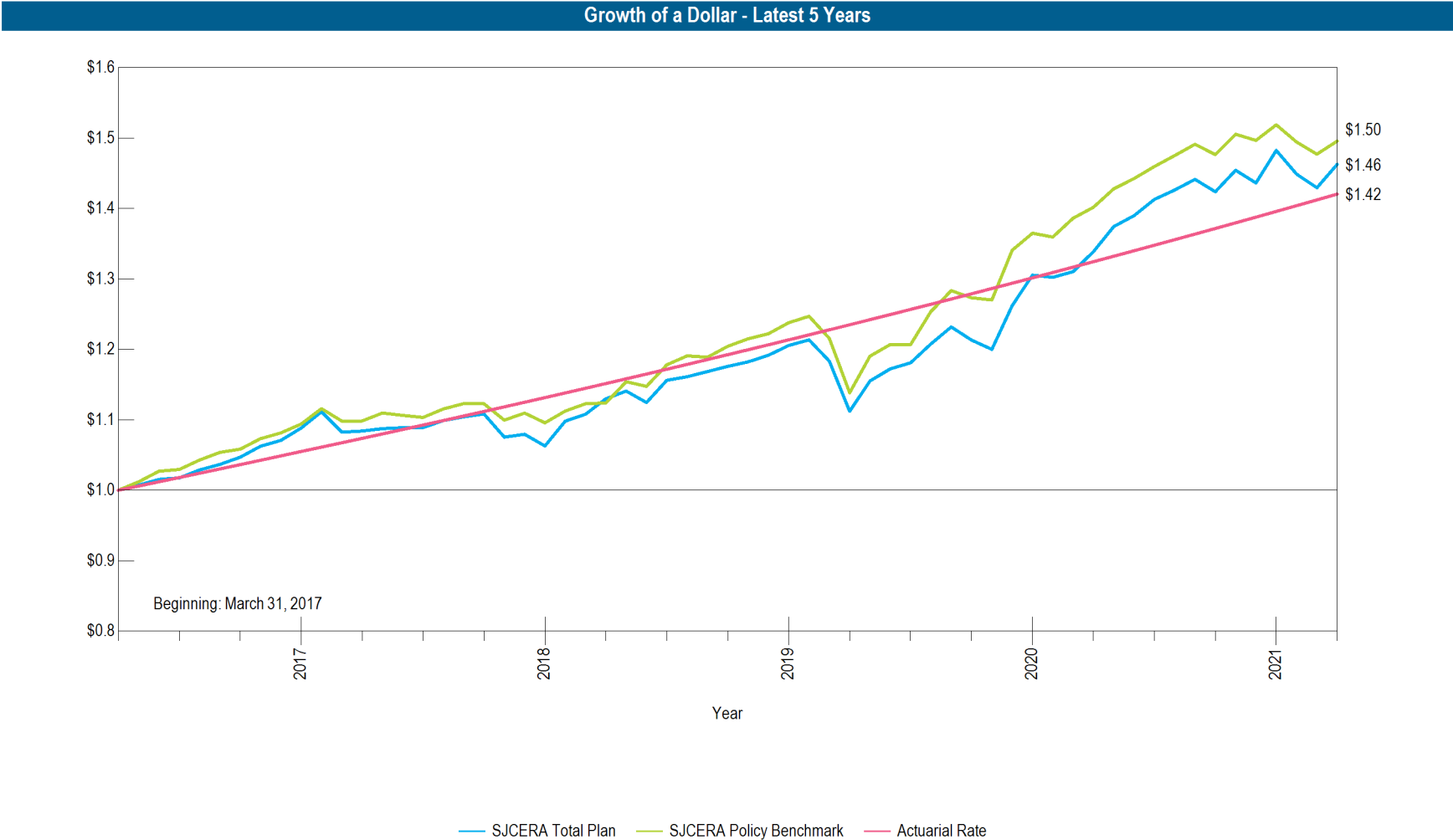
	Anlzd Return <sup>1</sup>	Anlzd Standard Deviation	Sharpe Ratio <sup>2</sup>
SJCERA Total Plan	7.90%	6.35%	1.08
SJCERA Policy Benchmark	8.39%	5.94%	1.23
InvMetrics Public DB > \$1B Net Median <sup>3</sup>	9.08%	9.01%	0.89

<sup>1</sup> Returns are net of fees.

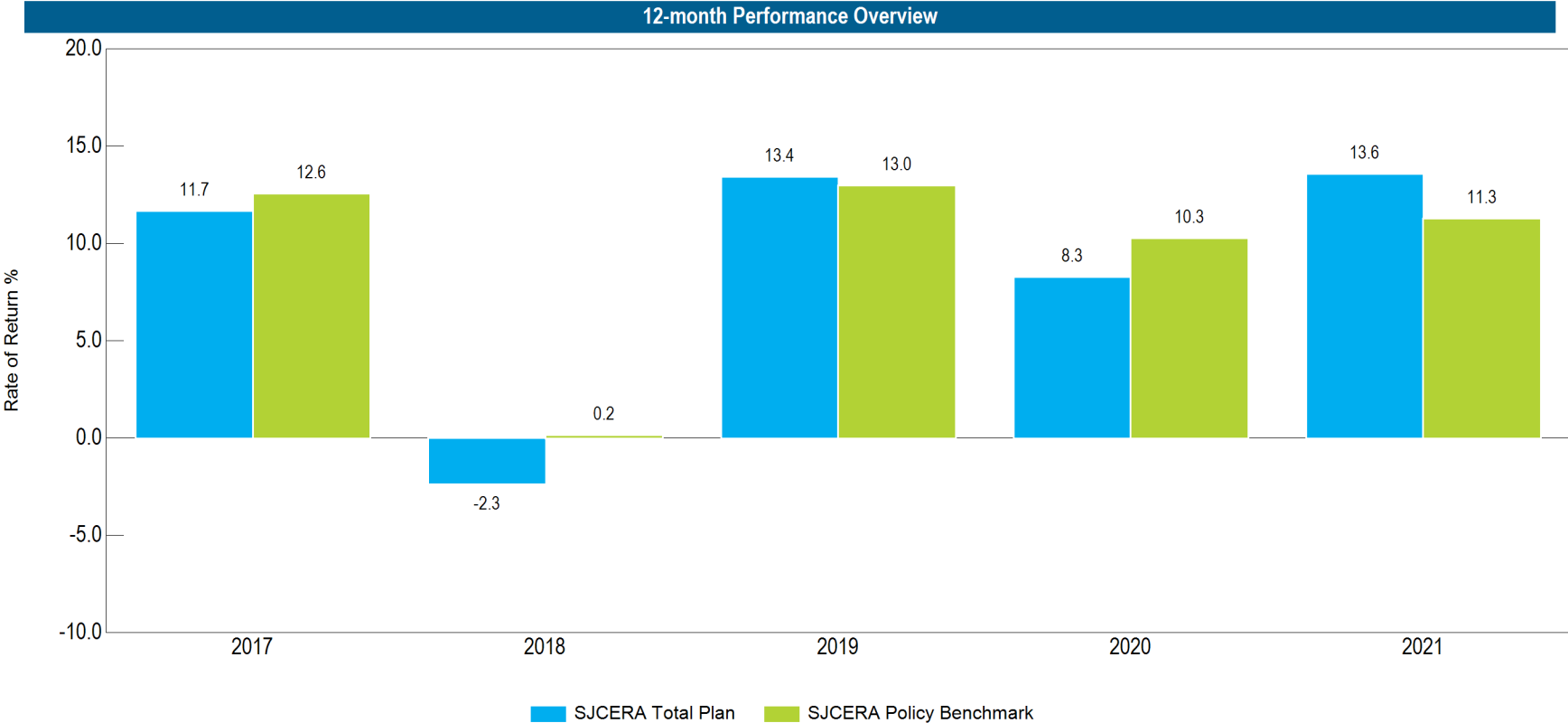
<sup>2</sup> Computed as annualized return less the risk free rate, divided by the annualized standard deviation.

<sup>3</sup> Investment Metrics Total Fund Public Universe >\$1 Billion, net of fees.





<sup>1</sup> 7.0% Actuarial Rate from 1/1/2020 to present. 7.25% Actuarial Rate from 1/1/2018 to 12/31/2019. 7.4% Actuarial Rate from 8/1/2016-12/31/2017. 7.5% Actuarial Rate from 1/1/2012-7/31/2016; previously 8.0%



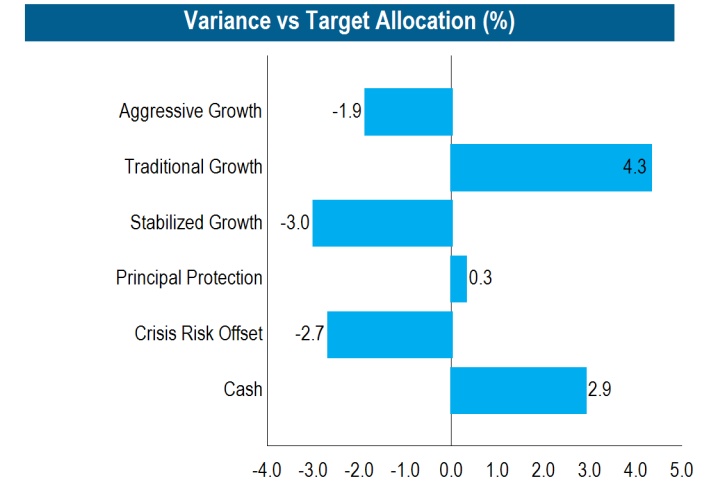
12-month absolute results have been positive over four of the last five calendar year periods, net of fees. The SJCERA Total Portfolio outperformed the policy target benchmark during one of these five periods, net of fees.

## Portfolio Review

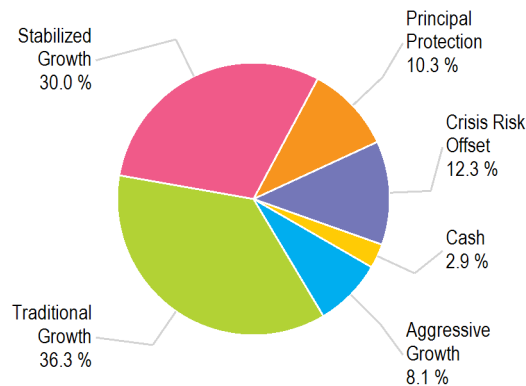
### Asset Allocation | As of March 31, 2022

Asset Allocation vs. Target				
	Current	Current	Policy	Difference*
<b>Broad Growth</b>	<b>\$2,989,254,691</b>	<b>74.5%</b>	<b>75.0%</b>	<b>-0.5%</b>
Aggressive Growth	\$326,675,158	8.1%	10.0%	-1.9%
Traditional Growth	\$1,457,971,594	36.3%	32.0%	4.3%
Stabilized Growth	\$1,204,607,940	30.0%	33.0%	-3.0%
<b>Diversified Growth</b>	<b>\$908,309,997</b>	<b>22.6%</b>	<b>25.0%</b>	<b>-2.4%</b>
Principal Protection	\$413,709,029	10.3%	10.0%	0.3%
Crisis Risk Offset	\$494,600,968	12.3%	15.0%	-2.7%
<b>Cash<sup>2</sup></b>	<b>\$116,477,861</b>	<b>2.9%</b>	<b>0.0%</b>	<b>2.9%</b>
Cash	\$116,477,861	2.9%	0.0%	2.9%
<b>Total<sup>1</sup></b>	<b>\$4,014,042,549</b>	<b>100.0%</b>	<b>100.0%</b>	

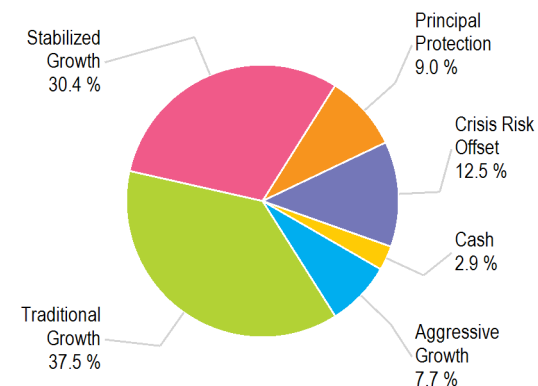
\*Difference between Policy and Current Allocation



As of March 31, 2022



As of March 31, 2021



<sup>1</sup> Market values may not add up due to rounding.

<sup>2</sup> Cash asset allocation includes Parametric Overlay.

**Asset Class Performance Net-of-Fees | As of March 31, 2022**

	Market Value (\$)	% of Portfolio	QTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
<b>SJCERA Total Plan</b>	<b>4,014,042,549</b>	<b>100.0</b>	<b>-1.3</b>	<b>9.3</b>	<b>9.0</b>	<b>7.9</b>	<b>6.6</b>
<i>SJCERA Policy Benchmark<sup>2</sup></i>			<i>-1.5</i>	<i>6.7</i>	<i>10.0</i>	<i>8.4</i>	<i>7.1</i>
<b>Broad Growth</b>	<b>2,989,254,691</b>	<b>74.5</b>	<b>-1.8</b>	<b>11.3</b>	<b>10.8</b>	<b>9.5</b>	<b>7.9</b>
<b>Aggressive Growth Lag</b>	<b>326,675,158</b>	<b>8.1</b>	<b>10.0</b>	<b>37.7</b>	<b>18.3</b>	<b>16.5</b>	<b>13.0</b>
<i>Aggressive Growth Blend</i>			<i>7.7</i>	<i>22.1</i>	<i>21.0</i>	<i>12.6</i>	<i>10.8</i>
<b>Traditional Growth</b>	<b>1,457,971,594</b>	<b>36.3</b>	<b>-5.5</b>	<b>8.0</b>	<b>11.4</b>	<b>10.1</b>	<b>9.4</b>
<i>MSCI ACWI IMI Net</i>			<i>-5.5</i>	<i>6.3</i>	<i>14.3</i>	<i>12.2</i>	<i>10.6</i>
<b>Stabilized Growth</b>	<b>1,204,607,940</b>	<b>30.0</b>	<b>0.0</b>	<b>9.3</b>	<b>8.2</b>	<b>7.1</b>	<b>4.7</b>
<i>SJCERA Stabilized Growth Benchmark<sup>4</sup></i>			<i>0.1</i>	<i>1.9</i>	<i>1.8</i>	<i>1.8</i>	<i>1.9</i>
<b>Diversifying Strategies</b>	<b>908,309,997</b>	<b>22.6</b>	<b>1.9</b>	<b>4.3</b>	<b>3.3</b>	<b>3.2</b>	<b>3.8</b>
<b>Principal Protection</b>	<b>413,709,029</b>	<b>10.3</b>	<b>-4.8</b>	<b>-3.0</b>	<b>1.2</b>	<b>2.2</b>	<b>3.5</b>
<i>Bloomberg US Aggregate TR</i>			<i>-5.9</i>	<i>-4.2</i>	<i>1.7</i>	<i>2.1</i>	<i>2.2</i>
<b>Crisis Risk Offset Asset Class</b>	<b>494,600,968</b>	<b>12.3</b>	<b>7.1</b>	<b>10.1</b>	<b>4.7</b>	<b>4.0</b>	<b>4.9</b>
<i>CRO Benchmark<sup>3</sup></i>			<i>-0.3</i>	<i>6.8</i>	<i>6.2</i>	<i>5.0</i>	<i>4.6</i>
<b>Cash and Misc Asset Class</b>	<b>74,037,147</b>	<b>1.8</b>	<b>0.0</b>	<b>0.1</b>	<b>0.6</b>	<b>0.8</b>	<b>0.5</b>
<i>ICE BofA 91 Days T-Bills TR</i>			<i>0.0</i>	<i>0.1</i>	<i>0.8</i>	<i>1.1</i>	<i>0.6</i>

<sup>1</sup> Market values may not add up due to rounding.

<sup>2</sup> Policy Benchmark composition is listed in the Appendix.

<sup>3</sup> 10% ICE BofAML 3 month US T-Bill + 4%, 17% 50% BB High Yield/50% S&P Leverage Loans.

<sup>4</sup> (1/3) BB Long Duration Treasuries, (1/3) BTOP50 Index, (1/3) 5% Annual.

**Asset Class Performance Net-of-Fees | As of March 31, 2022**

	Market Value (\$)	% of Portfolio	QTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
<b>Aggressive Growth Lag<sup>2</sup></b>	<b>326,675,158</b>	<b>100.0</b>	<b>10.0</b>	<b>37.7</b>	<b>18.3</b>	<b>16.5</b>	<b>13.0</b>
<i>Aggressive Growth Blend</i>			7.7	22.1	21.0	12.6	10.8
Blackrock Global Energy and Power Lag <sup>2</sup>	24,546,720	7.5	2.9	9.8	--	--	--
<i>MSCI ACWI +2% Blend</i>			7.3	21.4	--	--	--
Morgan Creek III Lag <sup>2,4</sup>	6,571,365	2.0	0.0	-11.3	-10.8	-2.1	--
<i>MSCI ACWI +2% Blend</i>			7.3	21.4	23.4	13.9	--
Morgan Creek V Lag <sup>2,4</sup>	8,753,506	2.7	0.0	12.2	11.9	12.3	--
<i>MSCI ACWI +2% Blend</i>			7.3	21.4	23.4	13.9	--
Morgan Creek VI Lag <sup>2,4</sup>	25,628,214	7.8	0.0	23.2	18.6	18.3	--
<i>MSCI ACWI +2% Blend</i>			7.3	21.4	23.4	13.9	--
Ocean Avenue II Lag <sup>2</sup>	41,809,792	12.8	17.0	72.7	35.9	32.6	--
<i>MSCI ACWI +2% Blend</i>			7.3	21.4	23.4	13.9	--
Ocean Avenue III Lag <sup>2</sup>	47,737,032	14.6	13.3	58.2	25.4	32.9	--
<i>MSCI ACWI +2% Blend</i>			7.3	21.4	23.4	13.9	--
Ocean Avenue IV Lag <sup>2</sup>	44,642,679	13.7	17.5	38.1	--	--	--
<i>MSCI ACWI +2% Lag<sup>2</sup></i>			7.3	21.4	--	--	--
Non-Core Real Assets Lag <sup>2,3</sup>	115,494,738	35.4	9.7	37.0	14.1	10.1	10.0
<i>NCREIF ODCE +1% lag (blend)<sup>2</sup></i>			7.9	22.2	9.3	8.8	10.5
Stellax Capital Partners II Lag <sup>2</sup>	11,491,112	3.5	-2.4	--	--	--	--
<i>MSCI ACWI +2% Lag<sup>2</sup></i>			7.3	--	--	--	--

<sup>1</sup> Market values may not add up due to rounding.

<sup>2</sup> Lagged 1 quarter.

<sup>3</sup> Trailing Non-Core real estate performance includes returns provided by prior real estate consultant from inception through Q419.

<sup>4</sup> Q421 data not available at the time of this report. Values reported reflect Q321 market value adjusted by Q421 cash flows.

**Asset Class Performance Net-of-Fees | As of March 31, 2022**

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
Blackrock Global Energy & Power III	2019	50,000,000	26,132,956	2,242,295	1,410,115	3,241,368	872,595	1,410,558	782,094	24,546,720
Ocean Avenue II*	2013	40,000,000	36,000,000	6,889,871	5,875,189	43,103,469	22,039,919	17,199,550	15,548,980	41,809,792
Ocean Avenue III	2016	50,000,000	44,000,000	6,841,294	25,500,000	22,500,000	12,454,585	18,787,010	20,495,438	47,737,032
Ocean Avenue IV	2019	50,000,000	33,500,000	3,521,584	3,250,000	3,250,000	2,383,390	15,125,471	133,819	44,642,679
Morgan Creek III**	2015	10,000,000	9,900,000	632,996	2,113,765	429,488	(1,174,559)	(193,602)	582,779	6,571,365
Morgan Creek V**	2013	12,000,000	11,520,000	1,341,876	5,012,433	7,001,758	(1,608,372)	4,032,563	6,823,506	8,753,506
Morgan Creek VI**	2015	20,000,000	18,200,000	3,207,298	6,864,868	3,768,335	(1,007,305)	15,585,362	3,483,360	25,628,214
Stellrex II	2020	50,000,000	12,567,582	810,888	-	-	(1,079,134)	2,664	-	11,491,112
<b>Total</b>			<b>191,820,538</b>	<b>25,488,102</b>	<b>50,026,370</b>	<b>83,294,418</b>	<b>32,881,119</b>	<b>71,949,576</b>	<b>47,849,976</b>	<b>211,180,420</b>

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

\*\*Morgan Creek Q421 data not available at time of reporting. Summaries reflect Q321 values adjusted for Q421 cash flows.

### Aggressive Growth

During the latest three-month period ending March 31, 2022, three of SJCERA's eight aggressive growth portfolios outperformed their MSCI ACWI +2% Blended benchmark. Non-core real assets also outperformed. Please note that returns data for this asset class are lagged one quarter and the benchmark returned 37.7% for the trailing 1-year period.

**BlackRock Global Energy and Power**, a recently added fund with a focus on infrastructure, underperformed its target benchmark over the quarter and 1-year periods by (4.4%) and (11.6%), respectively.

**Morgan Creek III** produced a flat estimated quarterly return, underperforming its benchmark by (7.3%). The manager also lagged the benchmark over the 1-, 3- and 5-year periods by (32.7%), (34.2%) and (16.0%), respectively.

**Morgan Creek V** produced a flat estimated quarterly return, underperforming its benchmark by (7.3%). The manager also lagged for the trailing 1-, 3- and 5-year periods by (9.2%), (11.5%) and (1.6%), respectively.

**Morgan Creek VI** produced a flat estimated quarterly return, underperforming its benchmark by (7.3%). It also lagged for the 3-year period by (4.8%) but outperformed for the 1- and 5-year periods by 1.8% and 4.4%, respectively.

**Ocean Avenue II**, a Private Equity Buyout fund-of-funds manager, outperformed its benchmark for the quarter, 1-, 3- and 5-year periods by 9.7%, 51.3%, 12.5% and 18.7%, respectively.

**Ocean Avenue III**, a Private Equity Buyout fund-of-funds manager, led its benchmark for the quarter, 1-, 3- and 5-year periods by 16.9%, 25.5%, 13.1% and 16.8%, respectively.

**Ocean Avenue IV** outperformed its benchmark for the quarter and 1-year periods by 10.2% and 16.7%, respectively.

**Non-Core Private Real Assets** underperformed its NCREIF ODCE +1% benchmark over the 10-year period by (0.5%). The sub-asset class outperformed its benchmark over the quarter, 1-, 3- and 5-year time periods by 1.8%, 14.8%, 3.8% and 1.3%, respectively.

**Stellex II**, the newest manager in the asset class, underperformed its benchmark during the quarter by (9.7%).



**Asset Class Performance Net-of-Fees | As of March 31, 2022**

	Market Value (\$)	% of Portfolio	QTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
<b>Traditional Growth</b>	<b>1,457,971,594</b>	<b>100.0</b>	<b>-5.5</b>	<b>8.0</b>	<b>11.4</b>	<b>10.1</b>	<b>9.4</b>
<i>MSCI ACWI IMI Net</i>			-5.5	6.3	14.3	12.2	10.6
SJCERA Transition	3,191	0.0					
Northern Trust MSCI World	1,269,824,431	87.1	-5.5	8.8	--	--	--
<i>MSCI World IMI Net USD</i>			-5.3	8.7	--	--	--
PIMCO RAE Emerging Markets	76,091,057	5.2	-3.8	0.5	6.9	5.6	3.9
<i>MSCI Emerging Markets Gross</i>			-6.9	-11.1	5.3	6.4	3.7
GQG Active Emerging Markets	59,909,744	4.1	-7.9	-8.2	--	--	--
<i>MSCI Emerging Markets</i>			-7.0	-11.4	--	--	--
Invesco REIT	52,143,171	3.6	-5.9	23.0	9.6	9.3	9.4
<i>FTSE NAREIT Equity REIT</i>			-3.9	26.4	11.1	9.6	9.8

<sup>1</sup> Market values may not add up due to rounding.

### Traditional Growth

During the latest three-month period ending March 31, 2022, the traditional growth asset class matched its MSCI ACWI IMI benchmark with one of the four managers outperforming their benchmarks.

**Northern Trust MSCI World**, the Plan's new Passive Global Equity manager, underperformed its benchmark over the past quarter by (0.2%) but outperformed over the 1-year period by 0.1%.

**PIMCO RAE Fundamental - Emerging**, one of SJCERA's Active Emerging Markets Equity manager, outperformed its MSCI Emerging Markets Index benchmark over the quarter, 1-, 3- and 10-year time periods by 3.1%, 11.6%, 1.6% and 0.2%, respectively. It underperformed the benchmark over the 5-year period by (0.8%).

**GQG**, the Plan's new Active Emerging Markets Equity manager was opened during the third quarter of 2020 and underperformed its MSCI Emerging Markets benchmark by (0.9%) for the quarter but outperformed the benchmark by 3.2% for the 1-year period.

**Invesco**, the Plan's Core US REIT manager, underperformed the FTSE NAREIT Equity REIT Index for the quarter, 1-, 3-, 5- and 10-year periods by (2.0%), (3.4%), (1.5%), (0.3%) and (0.4%), respectively.

**Asset Class Performance Net-of-Fees | As of March 31, 2022**

	Market Value (\$)	% of Portfolio	QTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
<b>Stabilized Growth</b>	<b>1,204,607,940</b>	<b>100.0</b>	<b>0.0</b>	<b>9.3</b>	<b>8.2</b>	<b>7.1</b>	<b>4.7</b>
<i>SJCERA Stabilized Growth Benchmark<sup>2</sup></i>			<i>0.1</i>	<i>1.9</i>	<i>1.8</i>	<i>1.8</i>	<i>1.9</i>
<b>Risk Parity Asset Class</b>	<b>428,024,678</b>	<b>35.5</b>	<b>-4.9</b>	<b>7.3</b>	<b>8.3</b>	<b>7.3</b>	<b>3.1</b>
<i>ICE BofAML 3mo US TBill+4%</i>			<i>1.0</i>	<i>4.1</i>	<i>4.8</i>	<i>5.2</i>	<i>4.7</i>
Bridgewater All Weather	213,908,619	17.8	-3.8	10.6	8.3	7.2	5.5
<i>Bridgewater All Weather (blend)</i>			<i>1.0</i>	<i>4.1</i>	<i>4.8</i>	<i>5.2</i>	<i>5.4</i>
PanAgora Diversified Risk Multi Asset	214,116,059	17.8	-5.9	4.2	8.3	7.4	--
<i>ICE BofAML 3mo US TBill+4%</i>			<i>1.0</i>	<i>4.1</i>	<i>4.8</i>	<i>5.2</i>	<i>--</i>
<b>Liquid Credit</b>	<b>230,000,325</b>	<b>19.1</b>	<b>-3.1</b>	<b>-1.1</b>	<b>2.7</b>	<b>2.9</b>	<b>3.0</b>
<i>50% BB US HY/50% S&amp;P LSTA Lev Loan</i>			<i>-2.5</i>	<i>1.3</i>	<i>4.4</i>	<i>4.4</i>	<i>5.0</i>
Neuberger Berman	101,264,314	8.4	-5.1	-2.5	2.8	--	--
<i>33% ICEBofAMLUSHY /33%JPMEMBI Global Div /33% S&amp;P LSTA LevLoan</i>			<i>-4.9</i>	<i>-1.5</i>	<i>2.9</i>	<i>--</i>	<i>--</i>
Stone Harbor Absolute Return	128,736,012	10.7	-1.6	0.0	2.6	2.8	2.9
<i>ICE BofA-ML LIBOR</i>			<i>-0.1</i>	<i>0.1</i>	<i>1.0</i>	<i>1.3</i>	<i>0.9</i>
<b>Private Credit Lag</b>	<b>342,033,523</b>	<b>28.4</b>	<b>4.2</b>	<b>10.6</b>	<b>4.7</b>	<b>3.9</b>	<b>5.0</b>
<i>Custom Credit Benchmark</i>			<i>0.7</i>	<i>5.2</i>	<i>7.2</i>	<i>5.3</i>	<i>5.8</i>
Blackrock Direct Lending Lag	62,550,746	5.2	1.8	8.0	--	--	--
<i>CPI + 6% BLK Blend</i>			<i>3.1</i>	<i>13.4</i>	<i>--</i>	<i>--</i>	<i>--</i>
Crestline Opportunity II Lag	18,958,303	1.6	2.5	16.2	2.4	3.3	--
<i>Credit Blend CPI +6%</i>			<i>3.1</i>	<i>13.4</i>	<i>9.7</i>	<i>9.1</i>	<i>--</i>
Davidson Kempner Long-Term Distressed Opportunities Fund V, L.P. Lag	42,984,654	3.6	3.7	20.2	--	--	--
<i>Credit Blend CPI +6%</i>			<i>3.1</i>	<i>13.4</i>	<i>--</i>	<i>--</i>	<i>--</i>

<sup>1</sup> Market values may not add up due to rounding.

<sup>2</sup> 10% ICE BofAML 3 month US T-Bill + 4%, 17% 50% BB High Yield/50% S&P Leverage Loans.

**Asset Class Performance Net-of-Fees | As of March 31, 2022**

	Market Value (\$)	% of Portfolio	QTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
HPS European Asset Value II, LP Lag	20,589,571	1.7	1.3	6.4	--	--	--
<i>Credit Blend CPI +6%</i>			3.1	13.4	--	--	--
Medley Opportunity II Lag <sup>3</sup>	4,913,418	0.4	0.0	4.0	-9.3	-8.1	--
<i>Credit Blend CPI +6%</i>			3.1	13.4	9.7	9.1	--
Mesa West IV Lag	25,501,797	2.1	2.6	9.5	8.1	--	--
<i>Credit Blend CPI +6%</i>			3.1	13.4	9.7	--	--
Oaktree Middle-Market Direct Lending Lag	31,338,491	2.6	5.9	18.1	17.4	--	--
<i>CPI + 6% Oaktree Blend</i>			3.1	13.4	15.6	--	--
Raven Opportunity II Lag	5,529,199	0.5	194.0	217.6	38.5	26.3	--
<i>Credit Blend CPI +6%</i>			3.1	13.4	9.7	9.1	--
Raven Opportunity III Lag	53,292,281	4.4	6.1	14.6	8.6	8.9	--
<i>Credit Blend CPI +6%</i>			3.1	13.4	9.7	9.1	--
White Oak Summit Peer Lag	33,764,696	2.8	2.8	0.5	3.9	5.6	--
<i>Credit Blend CPI +6%</i>			3.1	13.4	9.7	9.1	--
White Oak Yield Spectrum Master V Lag	42,610,367	3.5	0.7	2.5	--	--	--
<i>Credit Blend CPI +6%</i>			3.1	13.4	--	--	--
Private Core Real Assets Lag	204,549,413	17.0	8.1	26.5	13.8	12.8	14.0
<i>NCREIF ODCE +1% lag (blend)<sup>2</sup></i>			7.9	22.2	9.3	8.8	10.5

<sup>1</sup> Market values may not add up due to rounding.

<sup>2</sup> NCREIF ODCE Net + 1% 10/1/2012-present. NCREIF Property Index previously.

<sup>3</sup> Q421 data not available at the time of this report. Values reported reflect Q321 market value adjusted by Q421 cash flows.

### Stabilized Growth

During the latest three-month period ending March 31, 2022, five of SJCERA's sixteen Stabilized Growth managers outperformed their benchmarks while the other eleven underperformed. 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). Also, private core real assets outperformed its benchmark for the quarter.

**Bridgewater All Weather**, one of the Plan's Risk Parity managers, underperformed its benchmark for the quarter by (4.8%) but outperformed for the 1-, 3-, 5- and 10-year periods by 6.5%, 3.5%, 2.0% and 0.1%, respectively.

**PanAgora DRMA**, one of the Plan's Risk Parity managers, underperformed its T-Bill +4% benchmark over the quarter by (6.9%) but outperformed over the 1-, 3- and 5-year periods by 0.1%, 3.5% and 2.2%, respectively.

**Neuberger Berman**, one of the Plan's Liquid Credit managers, underperformed its benchmark for the quarter, 1- and 3-year time periods by (0.2%), (1.0%) and (0.1%), respectively.

**Stone Harbor**, the Plan's Absolute Return Fixed Income manager, underperformed its ICE BofAML LIBOR index over the quarter and 1-year periods by (1.5%) and (0.1%), respectively but outperformed for the 3-, 5- and 10-year periods by 1.6%, 1.5% and 2.0%, respectively.

**BlackRock Direct Lending**, one of the Plan's newer Private Credit manager, underperformed its CPI +6% benchmark for the quarter and 1-year periods by (1.3%) and (5.4%), respectively.

**Crestline Opportunity II**, the Plan's Credit, Niche Alternatives and Hedge Fund Secondaries manager, trailed its benchmark over the quarter, 3- and 5-year periods by (0.6%), (7.3%) and (5.8%), respectively. It outperformed its Credit Blend CPI +6% benchmark for the 1-year period by 2.8%.

**Davidson Kempner**, the Plan's newest Private Credit manager, was opened during the fourth quarter of 2020 and outperformed its CPI +6% benchmark by 0.6% and 6.8% for the trailing quarter and 1-year periods, respectively.

### Stabilized Growth (Continued)

**HPS EU**, one of the Plan's newer Direct Lending manager, was opened during the third quarter of 2020 and underperformed its CPI +6% benchmark for the quarter and 1-year periods by (1.8%) and (7.0%), respectively.

**Medley Opportunity II**, one of the Plan's Direct Lending managers, produced a flat estimated quarterly return, underperforming its CPI +6% annual return benchmark by (3.1%). It also lagged its target over the 1-, 3- and 5-year time periods by (9.4%), (19.0%) and (17.2%), respectively.

**Mesa West RE Income IV**, one of the Plan's Commercial Mortgage managers, underperformed its CPI +6% annual benchmark by (0.5%), (3.9%) and (1.6%) over the quarter, 1- and 3-year periods, respectively.

**Oaktree**, a Middle-Market Direct Lending manager, outperformed its MSCI ACWI +2% Blended benchmark for the quarter, 1- and 3-year trailing time periods by 2.8%, 4.7% and 1.8%, respectively.

**Raven Capital II**, one of the Plan's Direct Lending managers, produced a quarterly return of 194.0%. It outperformed its benchmark over the quarter, 1-, 3- and 5-year periods by 190.9%, 204.2%, 28.8% and 17.2%, respectively.

**Raven Capital III** outperformed its CPI +6% annual target for the quarter and 1-year periods by 3.0% and 1.2%, respectively, but underperformed over 3- and 5-year trailing periods by (1.1%) and (0.2%), respectively.

**White Oak Summit Peer**, one of the Plan's Direct Lending managers, underperformed its CPI +6% index over the quarter, 1-, 3- and 5-year periods by (0.3%), (12.9%), (5.8%) and (3.5%), respectively.

**White Oak Yield Spectrum Master V** trailed its CPI +6% benchmark over both the quarter and 1-year periods by (2.4%) and (10.9%), respectively.

**Private Core Private Real Estate**, investing in Core Real Assets, outperformed its NCREIF ODCE +1% benchmark over the trailing quarter, 1-, 3-, 5- and 10-year time periods by 0.2%, 4.3%, 4.5%, 4.0% and 3.5%, respectively.

**Asset Class Performance Net-of-Fees | As of March 31, 2022**

	Market Value (\$)	% of Portfolio	QTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
<b>Principal Protection</b>	<b>413,709,029</b>	<b>100.0</b>	<b>-4.8</b>	<b>-3.0</b>	<b>1.2</b>	<b>2.2</b>	<b>3.5</b>
<i>Bloomberg US Aggregate TR</i>			-5.9	-4.2	1.7	2.1	2.2
Dodge & Cox Fixed Income	205,478,460	49.7	-5.2	-3.5	2.9	3.2	3.5
<i>Bloomberg US Aggregate TR</i>			-5.9	-4.2	1.7	2.1	2.2
DoubleLine	111,014,482	26.8	-2.9	-1.0	2.3	2.9	4.4
<i>Bloomberg US Aggregate TR</i>			-5.9	-4.2	1.7	2.1	2.2
Loomis Sayles	97,216,087	23.5	--	--	--	--	--

<sup>1</sup> Market values may not add up due to rounding.

### Principal Protection

During the latest three-month period ending March 31, 2022, both of SJCERA's Principal Protection managers with returns outperformed the Bloomberg US Aggregate Index benchmark over all time periods measured.

**Dodge & Cox**, the Plan's Core Fixed Income manager, earned a negative quarterly return of (5.2%). It led its benchmark by 0.2% for this period and outperformed over the 1-, 3-, 5- and 10-year periods by 0.7%, 1.2%, 1.1% and 1.3%, respectively.

**DoubleLine**, the Plan's Mortgage-Backed Securities manager, provided a quarterly return of (2.9%), outperforming its benchmark by 3.0%. The manager also outperformed its benchmark over the 1-, 3- and 5-year time periods by 3.2%, 0.6% and 2.2%, respectively.

**Loomis Sayles**, the Plan's newest Principal Protection manager, was funded in Q1 2022 and therefore does not have returns for the periods shown.



**Asset Class Performance Net-of-Fees | As of March 31, 2022**

	Market Value (\$)	% of Portfolio	QTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)
<b>Crisis Risk Offset Asset Class</b>	<b>494,600,968</b>	<b>100.0</b>	<b>7.1</b>	<b>10.1</b>	<b>4.7</b>	<b>4.0</b>	<b>4.9</b>
<i>CRO Benchmark<sup>2</sup></i>			-0.3	6.8	6.2	5.0	4.6
<b>Long Duration</b>	<b>139,799,930</b>	<b>28.3</b>	<b>-10.1</b>	<b>-1.9</b>	<b>2.8</b>	<b>3.5</b>	<b>--</b>
<i>Bloomberg US Treasury Long TR</i>			-10.6	-1.4	3.3	3.9	--
Dodge & Cox Long Duration	139,799,930	28.3	-10.1	-1.9	2.8	3.5	--
<i>Bloomberg US Treasury Long TR</i>			-10.6	-1.4	3.3	3.9	--
<b>Systematic Trend Following</b>	<b>226,530,449</b>	<b>45.8</b>	<b>23.6</b>	<b>24.1</b>	<b>13.2</b>	<b>6.6</b>	<b>7.2</b>
<i>BTOP 50 (blend)</i>			9.1	16.9	9.8	5.4	4.3
Graham Tactical Trend	109,923,963	22.2	23.6	21.2	13.5	6.7	--
<i>SG Trend</i>			17.7	23.5	13.1	7.4	--
Mount Lucas	116,606,486	23.6	23.5	27.0	12.6	6.3	6.3
<i>BTOP 50 (blend)</i>			9.1	16.9	9.8	5.4	4.3
<b>Alternative Risk Premium</b>	<b>128,270,589</b>	<b>25.9</b>	<b>4.2</b>	<b>3.3</b>	<b>-4.6</b>	<b>-0.5</b>	<b>1.5</b>
<i>5% Annual (blend)</i>			1.2	5.0	5.0	5.0	7.6
AQR Style Premia	33,670,364	6.8	11.4	13.6	-2.5	-2.8	--
<i>5% Annual</i>			1.2	5.0	5.0	5.0	--
Lombard Odier	56,001,270	11.3	-5.8	-2.9	-6.7	--	--
<i>5% Annual</i>			1.2	5.0	5.0	--	--
P/E Diversified Global Macro	38,598,954	7.8	15.3	4.9	-7.1	-1.6	--
<i>5% Annual</i>			1.2	5.0	5.0	5.0	--

<sup>1</sup> Market values may not add up due to rounding.

<sup>2</sup> (1/3) BB Long Duration Treasuries, (1/3) BTOP50 Index, (1/3) 5% Annual.

### Crisis Risk Offset

During the latest three-month period ending March 31, 2022, five of SJCERA's six Crisis Risk Offset managers outperformed their respective benchmarks.

**Dodge & Cox Long Duration** produced a negative quarterly return of (0.5%), outperforming the Bloomberg US Long Duration Treasuries by 0.5%. The manager underperformed its benchmark over the 1-, 3- and 5-year time periods by (0.5%), (0.5%) and (0.4%), respectively.

**Graham**, one of the Plan's Systematic Trend Following managers, outperformed the SG Trend Index for the quarter and 3-year periods by 5.9% and 0.4%, respectively, but underperformed over the trailing 1-, and 5-year periods by (2.5%) and (0.7%), respectively.

**Mount Lucas**, one of the Plan's Systematic Trend Following managers, outperformed the Barclays BTOP 50 Index for the quarter, 1-, 3-, 5- and 10-year periods by 13.4%, 10.1%, 2.8%, 0.9% and 2.0%, respectively.

**AQR**, one of the Plan's Alternative Risk Premium managers, posted positive returns and outperformed its 5% Annual target for the quarter and 1-year periods by 10.2% and 8.6%, respectively. It posted negative returns for the trailing 3- and 5-year periods and underperformed its benchmark for these periods by (7.5%) and (7.8%), respectively.

**Lombard Odier**, an Alternative Risk Premium manager, earned negative quarterly, 1- and 3-year returns and underperformed its 5% Annual target by (7.0%), (7.9%) and (11.7%), respectively.

**P/E Diversified**, one of the Plan's Alternative Risk Premium managers, outperformed its 5% Annual target for the quarter by 14.1% but underperformed for the 1-, 3- and 5-year periods by (0.1%), (12.1%) and (6.6%), respectively.

San Joaquin County Employees' Retirement Association: Manager Value-Added (Dollar-Impact)  
As of December 31, 2021

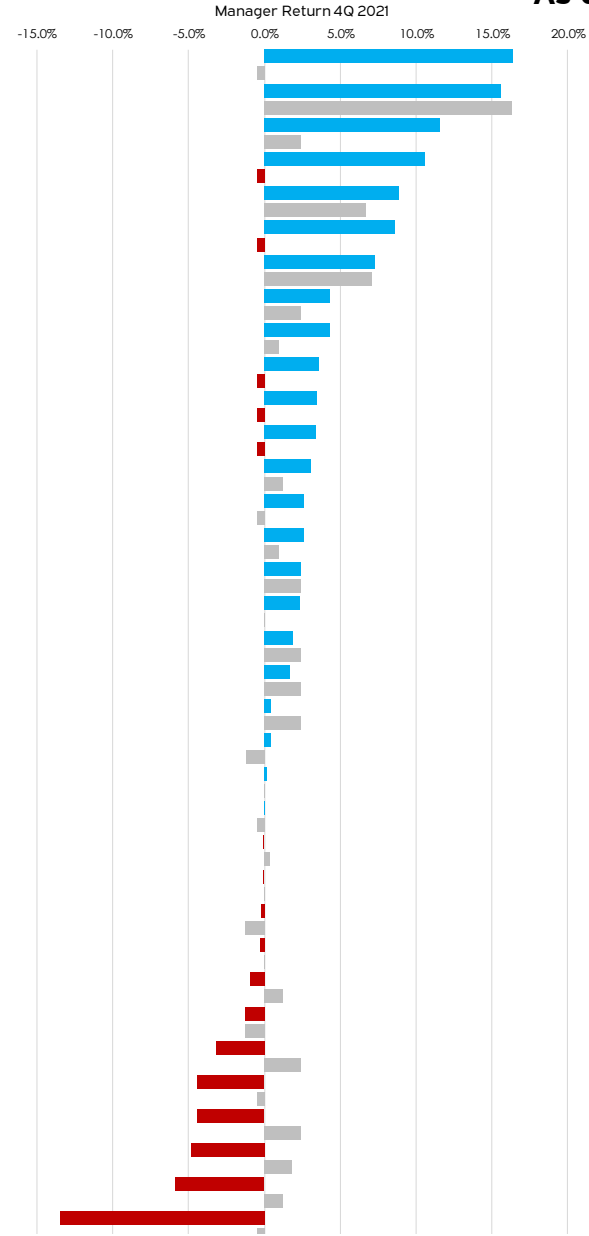
As of March 31, 2022

Manager/Mandate	12/31/2021	Manager Return	Benchmark Return	Dollar Impact	Benchmark Added Value	Manager BNAV	Dollar Impact 4Q 2021 (\$000)			
				3,703,114,044		3,703,114,044	(20,000,000)	20,000,000	60,000,000	100,000,000
<b>SJCERA Total</b>		<b>2.5%</b>	<b>2.7%</b>							
Policy Benchmark										
<b>NT MSCI World</b>										
MSCI World IMI		7.3%	7.1%	97,818,566		1,343,292,580				
<b>Private Core Real Estate</b>										
Private Real Estate Benchmark		8.9%	6.7%	16,824,608		189,573,050				
<b>Bridgewater All Weather</b>										
T-bill + 4%		4.3%	10%	9,584,839		222,437,674				
<b>Invesco REIT</b>										
FTSE NAREIT Index		15.6%	16.3%	8,646,782		55,413,880				
<b>Ocean Avenue III</b>										
MSCI ACWI +2% Blend		16.4%	-0.5%	8,429,826		51,341,899				
<b>PanAgora Diversified Risk Multi Asset</b>										
T-bill + 4%		2.6%	10%	5,857,596		227,479,441				
<b>Ocean Avenue II</b>										
MSCI ACWI +2% Blend		10.6%	-0.5%	4,091,464		38,704,604				
<b>Dodge &amp; Cox Long Duration</b>										
BB US Long Duration Treasuries		2.3%	0.0%	3,563,499		155,475,526				
<b>Morgan Creek VI</b>										
MSCI ACWI +2% Blend		8.6%	-0.5%	2,307,763		26,828,214				
<b>Raven III</b>										
CPI + 6% Annual		4.3%	2.4%	2,169,154		50,211,888				
<b>Ocean Avenue IV</b>										
MSCI ACWI +2% Blend		3.6%	-0.5%	1,321,510		36,893,083				
<b>BlackRock Direct Lending</b>										
CPI + 6% Annual		2.4%	2.4%	1,242,401		51,001,686				
<b>Raven II</b>										
CPI + 6% Annual		11.6%	2.4%	1,207,939		10,414,168				
<b>Oaktree</b>										
MSCI ACWI +2% Blend		3.5%	-0.5%	1,110,731		32,102,053				
<b>AQR</b>										
5% Annual		3.0%	12%	918,450		30,222,118				
<b>BlackRock Global Energy &amp; Power</b>										
MSCI ACWI +2% Blend		3.4%	-0.5%	776,108		22,706,488				
<b>Mesa West IV</b>										
CPI + 6% Annual		2.6%	-0.5%	762,708		29,459,557				
<b>Davidson Kempner</b>										
CPI + 6% Annual		1.6%	2.4%	567,895		34,480,593				
<b>HPS European</b>										
CPI + 6% Annual		1.8%	2.4%	372,620		20,406,329				
<b>PIMCO RAE Emerging Markets</b>										
MSCI Emerging Markets		0.4%	-12%	297,277		79,063,012				
<b>DoubleLine</b>										
BB Aggregate		0.1%	0.0%	159,707		114,076,357				
<b>Crestline Opportunity II</b>										
CPI + 6% Annual		0.4%	2.4%	73,833		18,787,084				
<b>Morgan Creek V</b>										
MSCI ACWI +2% Blend		0.0%	-0.5%	947		9,473,506				
<b>Mesa West III</b>										
CPI + 6% Annual		-14.9%	2.4%	(4,625)		31,041				
<b>Neuberger Berman</b>										
Global Credit Hybrid		0.0%	0.3%	(11,724)		106,585,329				
<b>Stone Harbor Absolute Return</b>										
3-Month Libor TR USD		0.0%	0.0%	(18,298)		130,703,213				
<b>GGG Emerging Markets</b>										
MSCI Emerging Markets		-0.2%	-1.3%	(149,619)		65,051,537				
<b>Stellrex II</b>										
MSCI ACWI +2% Blend		-4.4%	-0.5%	(207,313)		4,689,279				
<b>Medley Opportunity II</b>										
CPI + 6% Annual		-3.2%	2.4%	(314,967)		9,904,617				
<b>Lombard Odier</b>										
5% Annual		-0.9%	12%	(563,931)		59,423,753				
<b>Dodge &amp; Cox Fixed Income</b>										
BB Aggregate		-0.3%	0.0%	(693,703)		216,782,099				
<b>Morgan Creek III</b>										
MSCI ACWI +2% Blend		-13.5%	-0.5%	(886,609)		6,571,365				
<b>Graham Tactical Trend</b>										
SG Trend Index		-1.3%	-1.3%	(1148,987)		88,930,888				
<b>White Oak Summit Peer</b>										
		-4.4%	2.4%	(1,630,371)		36,744,876				

San Joaquin County Employees' Retirement Association: Manager Value-Added (Return)  
As of December 31, 2021

## SJCERA Total Plan

Manager/Mandate	Manager Return	Benchmark Return	Dollar Impact	Benchmark Added Value	Manager BNAV
<b>12/31/2021</b>			<b>3,703,114,044</b>		<b>3,703,114,044</b>
<b>SJCERA Total</b>	<b>2.5%</b>	<b>2.7%</b>			
Policy Benchmark					
<b>Ocean Avenue III</b>					
MSCI ACWI +2% Blend	16.4%	-0.5%	8,429,826		51,341,899
<b>Invesco REIT</b>					
FTSE NAREIT Index	15.6%	16.3%	8,646,782		55,413,880
<b>Raven II</b>					
CPI + 6% Annual	11.6%	2.4%	1,207,939		10,414,168
<b>Ocean Avenue II</b>					
MSCI ACWI +2% Blend	10.6%	-0.5%	4,091,464		38,704,604
<b>Private Core Real Estate</b>					
Private Real Estate Benchmark	8.9%	6.7%	16,824,608		189,573,050
<b>Morgan Creek VI</b>					
MSCI ACWI +2% Blend	8.6%	-0.5%	2,307,763		26,828,214
<b>NT MSCI World</b>					
MSCI World IMI	7.3%	7.1%	97,888,566		1,343,292,580
<b>Raven III</b>					
CPI + 6% Annual	4.3%	2.4%	2,169,154		50,211,888
<b>Bridgewater All Weather</b>					
T-bill + 4%	4.3%	10%	9,584,839		222,437,674
<b>Ocean Avenue IV</b>					
MSCI ACWI +2% Blend	3.6%	-0.5%	1,321,510		36,893,083
<b>Oaktree</b>					
MSCI ACWI +2% Blend	3.5%	-0.5%	1,110,731		32,102,053
<b>BlackRock Global Energy &amp; Power</b>					
MSCI ACWI +2% Blend	3.4%	-0.5%	776,108		22,706,488
<b>AQR</b>					
5% Annual	3.0%	12%	98,450		30,222,118
<b>Mesa West IV</b>					
CPI + 6% Annual	2.6%	-0.5%	762,708		29,459,557
<b>PanAgora Diversified Risk Multi Asset</b>					
T-bill + 4%	2.6%	10%	5,857,596		227,479,441
<b>BlackRock Direct Lending</b>					
CPI + 6% Annual	2.4%	2.4%	1,242,401		51,001,686
<b>Dodge &amp; Cox Long Duration</b>					
BB US Long Duration Treasuries	2.3%	0.0%	3,563,499		155,475,526
<b>HPS European</b>					
CPI + 6% Annual	1.8%	2.4%	372,620		20,406,329
<b>Davidson Kempner</b>					
CPI + 6% Annual	1.6%	2.4%	567,895		34,480,593
<b>Crestline Opportunity II</b>					
CPI + 6% Annual	0.4%	2.4%	73,833		18,787,084
<b>PIMCO RAE Emerging Markets</b>					
MSCI Emerging Markets	0.4%	-12%	297,277		79,063,012
<b>DoubleLine</b>					
BB Aggregate	0.8%	0.0%	159,707		114,076,357
<b>Morgan Creek V</b>					
MSCI ACWI +2% Blend	0.0%	-0.5%	947		9,473,506
<b>Neuberger Berman</b>					
Global Credit Hybrid	0.0%	0.3%	(11,724)		106,585,329
<b>Stone Harbor Absolute Return</b>					
3-Month Libor TR USD	0.0%	0.0%	(18,298)		130,703,213
<b>GQ Emerging Markets</b>					
MSCI Emerging Markets	-0.2%	-1.3%	(149,619)		65,051,537
<b>Dodge &amp; Cox Fixed Income</b>					
BB Aggregate	-0.3%	0.0%	(693,703)		216,782,099
<b>Lombard Odier</b>					
5% Annual	-0.9%	12%	(563,931)		59,423,753
<b>Graham Tactical Trend</b>					
SG Trend Index	-1.3%	-1.3%	(114,987)		88,930,888
<b>Medley Opportunity II</b>					
CPI + 6% Annual	-3.2%	2.4%	(314,967)		9,904,617
<b>Stellrex II</b>					
MSCI ACWI +2% Blend	-4.4%	-0.5%	(207,313)		4,689,279
<b>White Oak Summit Peer</b>					
CPI + 6% Annual	-4.4%	2.4%	(1630,370)		36,744,876
<b>Mount Lucas</b>					
BTOP 50	-4.8%	18%	(4,558,868)		94,386,507
<b>P/E Diversified Global Macro</b>					
5% Annual	-5.9%	12%	(1,967,393)		33,464,750
<b>Morgan Creek III</b>					
5% Annual	-12.5%	12%	(1,651,246)		1,651,246



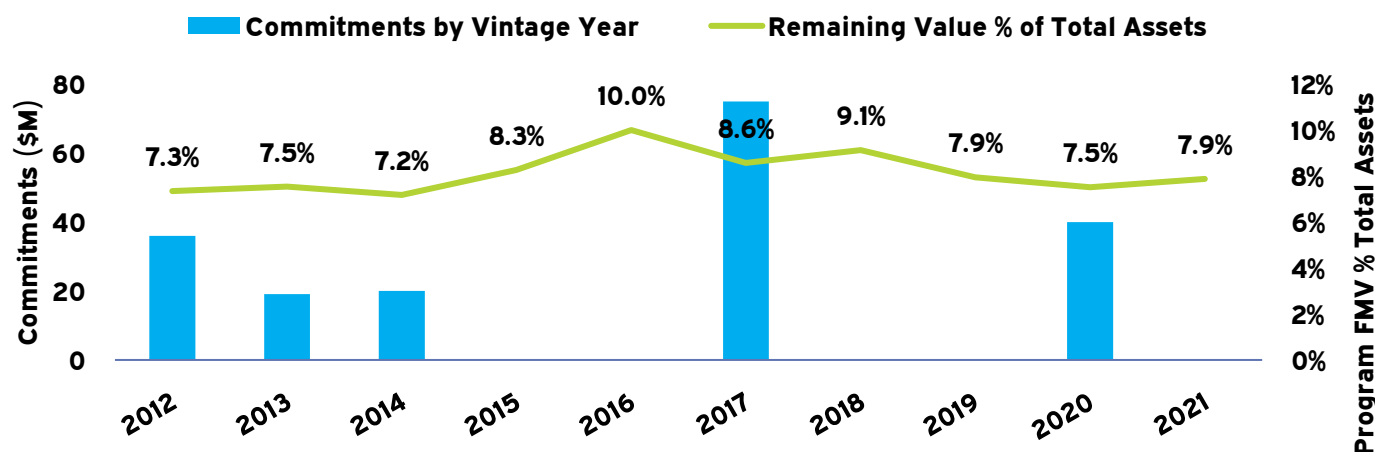
As of March 31, 2022

# **Real Estate Program**

## **March 31, 2022**

### Introduction

The Retirement Association's target allocation towards real estate assets is 10-12%. As of December 31, 2021, the Retirement Association had invested with eighteen real estate managers (three private open-end and fifteen private closed-end). The aggregate reported value of the Retirement Association's real estate investments was \$320.0 million at quarter-end.



### Program Status

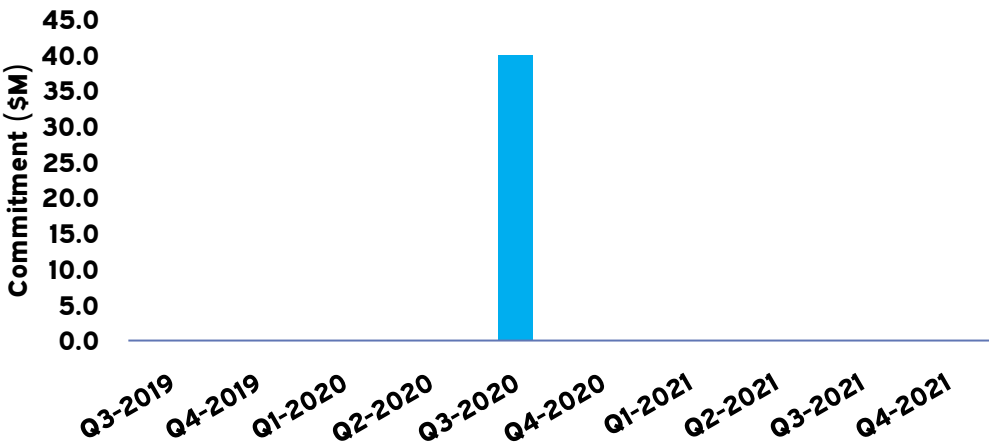
No. of Investments	18
Committed (\$M)	501.6
Contributed (\$M)	445.9
Distributed (\$M)	353.4
Remaining Value (\$M)	320.0

### Performance Since Inception

	Program
DPI	0.79x
TVPI	1.51x
IRR	7.5%

Commitments

Recent Quarterly Commitments



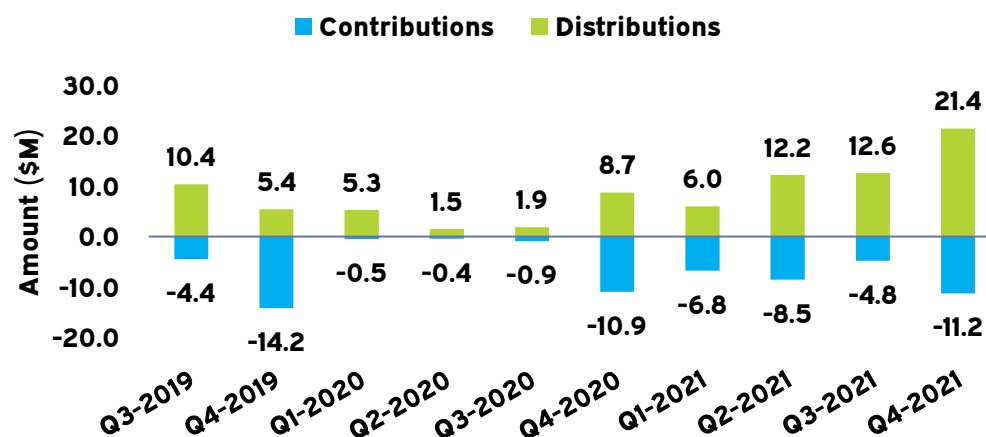
Commitments This Quarter

Fund	Strategy	Region	Amount (\$M)
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None to report.

### Cash Flows

#### Recent Quarterly Cash Flows



#### Largest Contributions This Quarter

Fund	Vintage	Strategy	Region	Amount (\$M)
Berkeley V	2020	Value-Added	North America	9.27
Grandview I	2017	Opportunistic	North America	1.34
Prologis Logistics	1970	Core	North America	0.61

#### Largest Distributions This Quarter

Fund	Vintage	Strategy	Region	Amount (\$M)
Grandview I	2017	Opportunistic	North America	9.78
Stockbridge RE III	2017	Value-Added	North America	4.61
AG Core Plus IV	2014	Value-Added	North America	4.25



### Significant Events

- Berkeley Partners Value Industrial Fund V completed nine additional acquisitions during the fourth quarter, representing an aggregate purchase price of \$137.2 million. The nine assets span across the Seattle (1), Colorado (1), Philadelphia (2), Atlanta (1), Boston (3), and Washington DC (1) markets. Fund V also made one disposition during the quarter on December 29, 2021, selling Plano Road in Dallas for \$11.2 million, producing a 1.4x gross multiple and a 20% gross IRR at the property level.
- During the fourth quarter, Grandview I-A acquired three new properties, including one housing and two industrial assets, all of which total \$6.3 million in contributions to date. Grandview I also completed the sale of CenterState East, an industrial asset in Lakeland, FL, on December 15, 2021, resulting in \$24.6 million in net proceeds to the fund. Additional realizations during the quarter include MC Estates Mezzanine and a large portion of the Tampa Industrial investment.
- During the fourth quarter, Stockbridge Value Fund III distributed \$4.6 million to San Joaquin as a result of the sale of Broadstone Lofts, a multifamily property in Houston, TX, on December 3, 2021.
- In the fourth quarter, AG Core Plus Realty Fund IV sold four properties in the US for a total gross sales price of \$452 million. Fund IV also realized its position in Freddie Mac K-Series Bonds II, in addition to selling two other properties in Europe based in London and Dublin.
- During the fourth quarter, RREEF America REIT II generated a total gross return of 10.88%, comprised of 1.07% income and 9.81% appreciation. Accordingly, such significant appreciation returns resulted in a 10.6% net change in value percentage for San Joaquin's investment during the quarter.

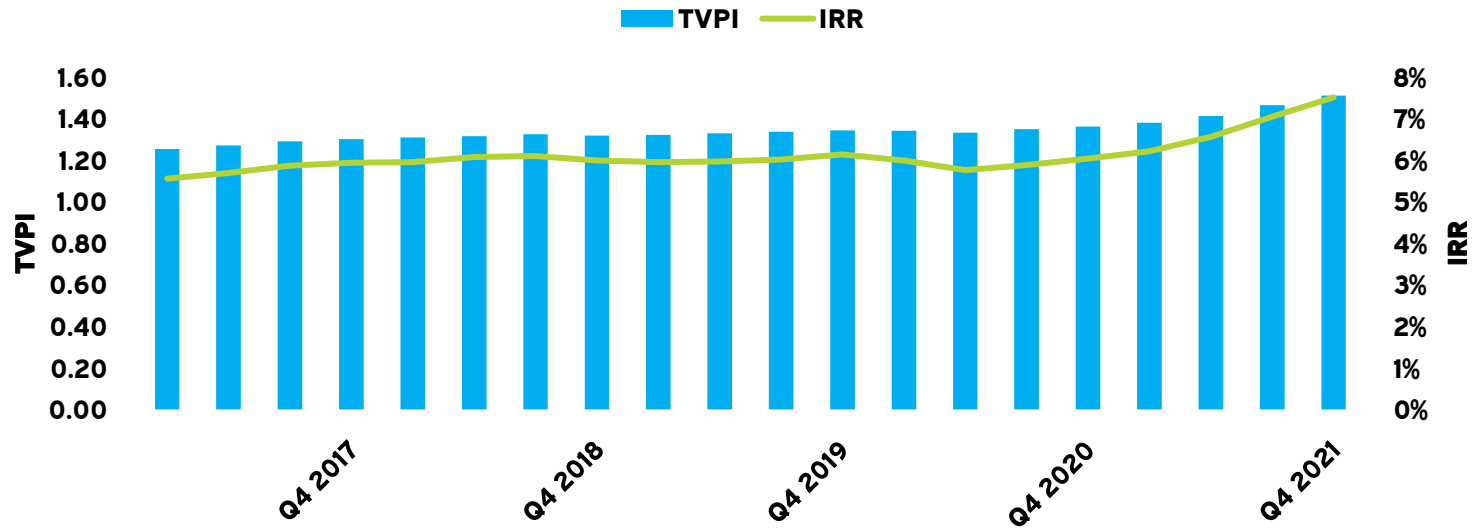
### By Strategy

Group	Number	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	Exposure (\$M)	DPI (X)	TVPI (X)	IRR (%)
Core	3	120.5	124.7	0.0	28.9	204.5	204.5	0.23	1.87	8.2
Opportunistic	9	204.1	181.7	23.8	209.5	37.5	61.3	1.15	1.36	5.9
Value-Added	6	177.0	139.5	39.7	115.1	78.0	117.7	0.82	1.38	10.2
<b>Total</b>	<b>18</b>	<b>501.6</b>	<b>445.9</b>	<b>63.5</b>	<b>353.4</b>	<b>320.0</b>	<b>383.6</b>	<b>0.79</b>	<b>1.51</b>	<b>7.5</b>

### By Vintage

Group	Number	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	Exposure (\$M)	DPI (X)	TVPI (X)	IRR (%)
Open-end	3	120.5	124.7	0.0	28.9	204.5	204.5	0.23	1.87	8.2
2005	2	45.0	44.5	0.5	37.8	1.7	2.2	0.85	0.89	-1.5
2007	4	96.0	84.0	12.0	114.9	6.8	18.8	1.37	1.45	7.4
2011	2	50.0	38.3	11.7	47.2	4.2	15.9	1.23	1.34	9.6
2012	2	36.0	33.9	2.9	48.8	0.0	2.9	1.44	1.44	12.4
2013	1	19.1	18.3	0.8	22.4	9.3	10.1	1.23	1.74	13.7
2014	1	20.0	19.0	1.8	12.1	14.3	16.1	0.64	1.39	9.0
2017	2	75.0	62.8	13.7	40.7	55.2	68.9	0.65	1.53	21.3
2020	1	40.0	20.5	20.2	0.6	24.0	44.2	0.03	1.20	NM
<b>Total</b>	<b>18</b>	<b>501.6</b>	<b>445.9</b>	<b>63.5</b>	<b>353.4</b>	<b>320.0</b>	<b>383.6</b>	<b>0.79</b>	<b>1.51</b>	<b>7.5</b>

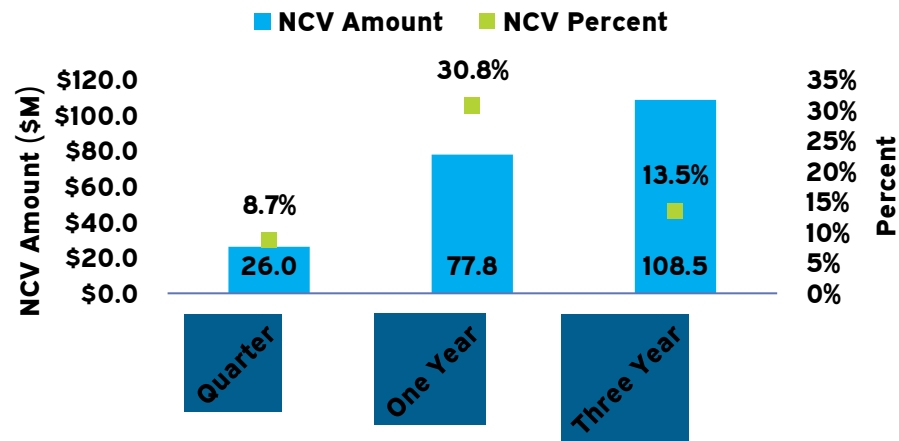
#### Since Inception Performance Over Time



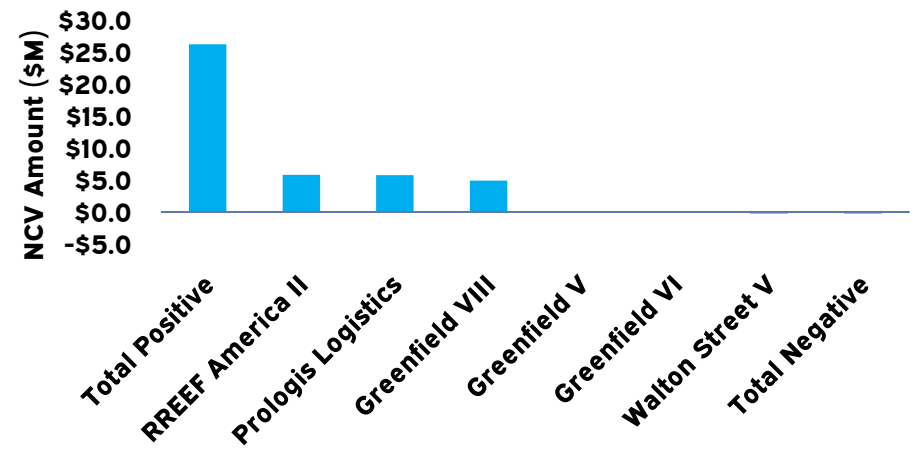
#### Horizon IRRs

	1 Year (%)	3 Year (%)	5 Year (%)	10 Year (%)	Since Inception (%)
Aggregate Portfolio	30.1	13.5	11.1	11.5	7.5
Public Market Equivalent	51.4	19.5	10.6	10.9	9.9

Periodic NCV



1 Quarter Drivers Of NCV

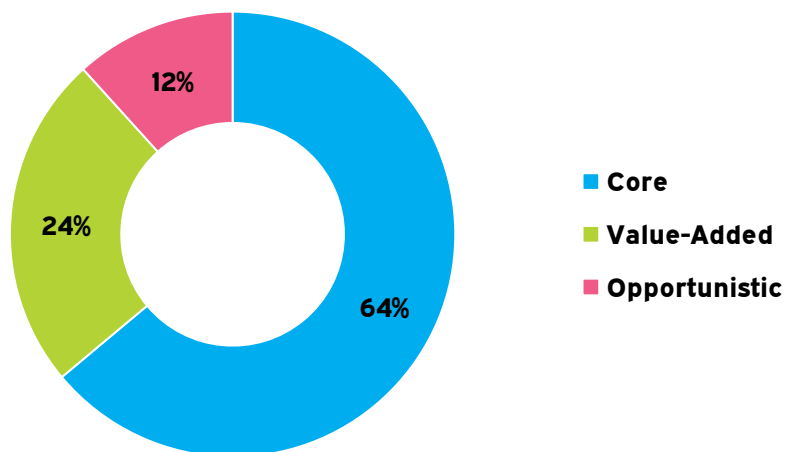


### Fund Performance: Sorted By Vintage And Strategy

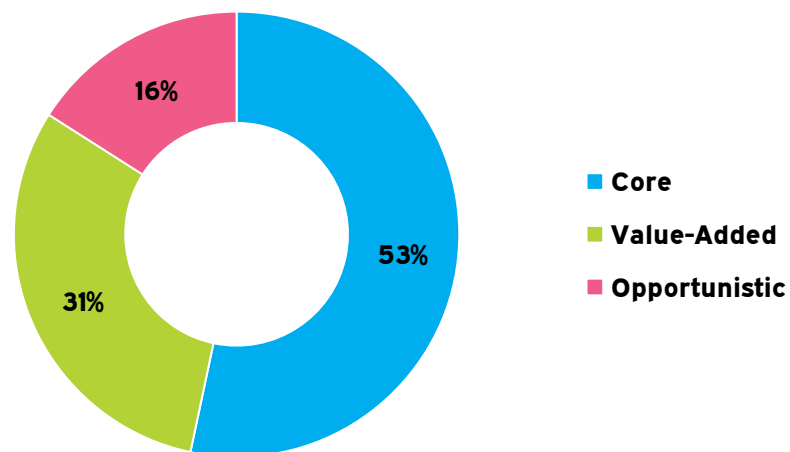
By Investment	Vintage	Strategy	Committed (\$M)	Contributed (\$M)	Unfunded (\$M)	Distributed (\$M)	Remaining Value (\$M)	TVPI (X)	IRR (%)
Principal US	Open-end	Core	25.0	25.0	0.0	0.0	42.1	1.68	9.0
Prologis Logistics	Open-end	Core	50.5	54.7	0.0	20.2	101.9	2.23	7.9
RREEF America II	Open-end	Core	45.0	45.0	0.0	8.7	60.6	1.54	8.7
Miller GLocal Fund V	2005	Opportunistic	15.0	14.5	0.5	17.6	0.0	1.21	3.4
Walton Street V	2005	Opportunistic	30.0	30.0	0.0	20.3	1.7	0.73	-3.4
Greenfield V	2007	Opportunistic	30.0	29.6	0.4	40.4	0.2	1.37	8.3
Miller Global VI	2007	Opportunistic	30.0	21.1	8.9	32.4	0.9	1.58	7.8
Walton Street VI	2007	Opportunistic	15.0	13.3	1.7	15.2	5.6	1.57	8.2
Colony Realty III	2007	Value-Added	21.0	20.0	1.0	26.9	0.0	1.35	5.3
Greenfield VI	2011	Opportunistic	20.0	19.2	0.8	26.2	0.0	1.37	9.6
Almanac Realty VI	2011	Value-Added	30.0	19.1	10.9	21.0	4.1	1.32	9.5
Miller Global VII	2012	Opportunistic	15.0	12.1	2.9	15.9	0.0	1.32	14.2
Colony Realty IV	2012	Value-Added	21.0	21.7	0.0	32.9	0.0	1.51	11.9
Greenfield VII	2013	Opportunistic	19.1	18.3	0.8	22.4	9.3	1.74	13.7
AG Core Plus IV	2014	Value-Added	20.0	19.0	1.8	12.1	14.3	1.39	9.0
Grandview I	2017	Opportunistic	30.0	23.7	7.7	19.1	19.7	1.64	24.8
Stockbridge RE III	2017	Value-Added	45.0	39.1	5.9	21.5	35.6	1.46	19.0
Berkeley V	2020	Value-Added	40.0	20.5	20.2	0.6	24.0	1.20	NM
<b>Total</b>			<b>501.6</b>	<b>445.9</b>	<b>63.5</b>	<b>353.4</b>	<b>320.0</b>	<b>1.51</b>	<b>7.5</b>

#### By Strategy

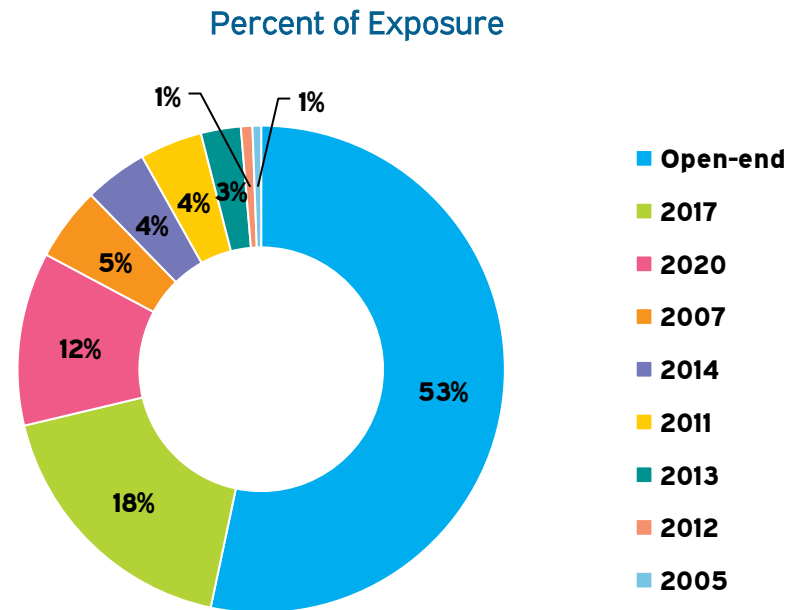
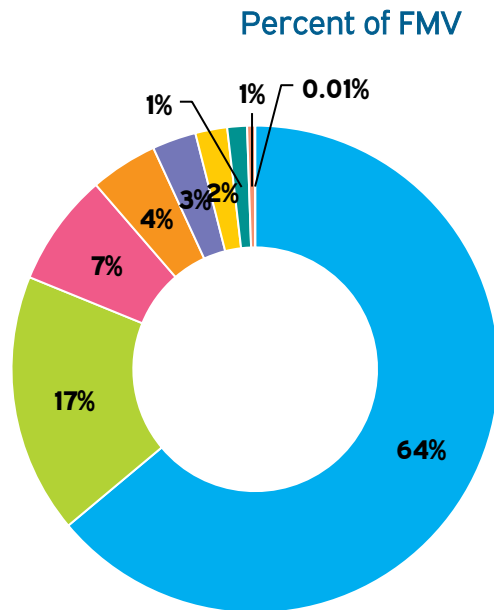
Percent of FMV



Percent of Exposure

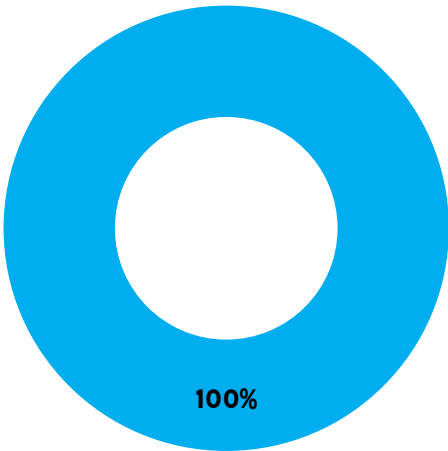


#### By Vintage



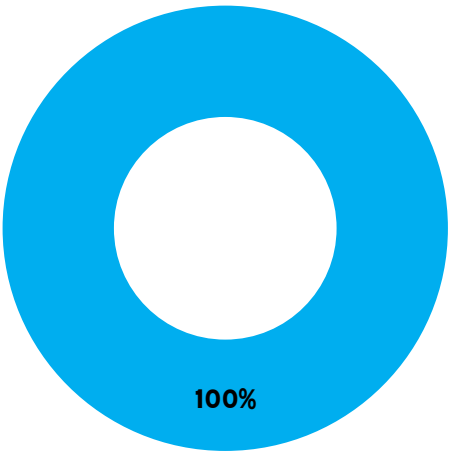
By Geographic Focus

Percent of FMV



■ North America

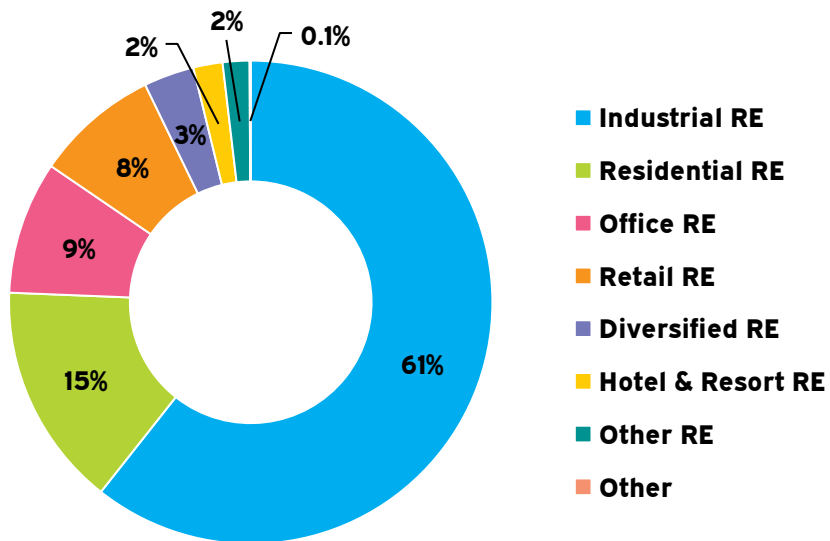
Percent of Exposure



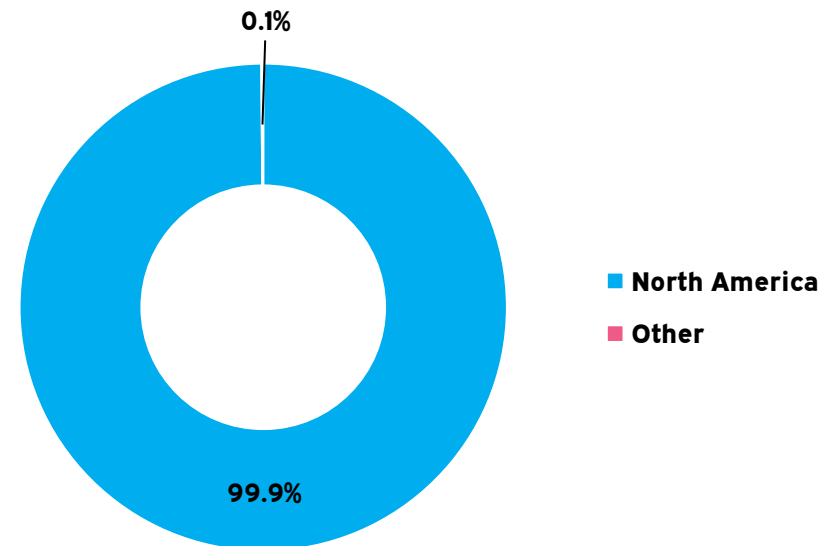
■ North America



By Sector  
Percent of FMV



By Geography  
Percent of FMV



#### AG Core Plus Realty Fund IV, L.P.

AG Core Plus Realty Fund IV is an open-end fund focused on making core-plus commercial real estate investments. The Partnership will focus on the acquisition of equity interests in high-quality office, retail, multi-family, and industrial real estate assets located mainly in the largest US markets. The Partnership will focus on real estate assets where the firm believes it can utilize its value-added expertise to enhance and stabilize returns.

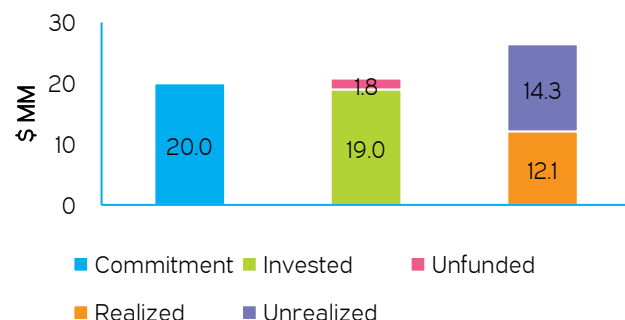
#### General

Manager Location	New York, New York
Fund Size (\$M)	\$1,308
Vintage	2014
Strategy	Value-Added
Target Geography	North America

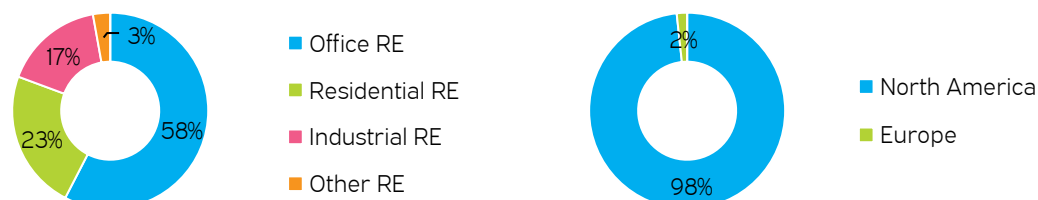
#### Performance

DPI	0.64x
TVPI	1.39x
IRR	9.0%

#### Status



#### Fund Diversification (by Unrealized Value)



#### Portfolio Holdings

Asset	Industry	Invested <sup>1</sup> (\$M)	Realized <sup>1</sup> (\$M)	Unrealized (\$M)	TVPI (X)
Cityside Huntington Metro	Residential RE	36.1	69.7	0	1.93
Burbank Collection	Office RE	33.7	52.3	0	1.55
Dallas Multi-Family Portfolio	Residential RE	33.1	74.3	0	2.25
College Terrace	Diversified RE	29.3	46.2	0	1.58
Westshore Portfolio	Office RE	25.0	39.3	0	1.57
Belvedere Place	Office RE	21.4	28.5	0	1.33
Vineyard Gardens	Residential RE	17.7	30.4	0	1.72
160 Blackfriars Road	Office RE	16.8	33.9	0	2.02
Silverstream Apartments	Residential RE	14.6	22.8	0	1.56
Other (35)		88.1	182.0	969.5	NM
<b>Total</b>		<b>315.8</b>	<b>579.6</b>	<b>969.5</b>	<b>NM</b>

<sup>1</sup>The manager provided incomplete underlying holdings detail. Invested capital and realized proceeds were not provided for unrealized and partially realized investments. Therefore, TVPI performance metrics for "Other" and Total are not meaningful.

#### Almanac Realty Securities VI, L.P.

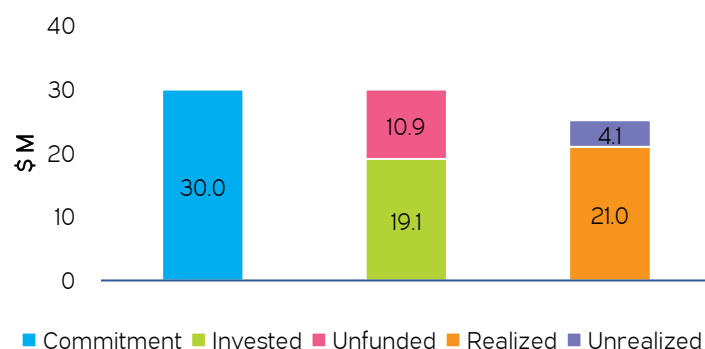
##### General

Manager Location	New York, New York
Fund Size (\$M)	\$819
Vintage	2011
Strategy	Value-Added
Target Geography	North America

##### Performance

DPI	1.10x
TVPI	1.32x
IRR	9.5%

##### Status



##### Fund Diversification (by Unrealized Value)



##### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized (\$M)	Unrealized (\$M)	TVPI (X)
Drawbridge Realty Trust	Diversified RE	150.0	204.1	0	1.36
HRI (convertible)	Diversified RE	150.0	76.6	119.3	1.31
RAIT Financial Trust	RE Services	100.0	147.9	0	1.48
Nolan Real Estate	Residential RE	69.8	107.0	0	1.53
Winter Properties	Diversified RE	55.0	75.8	0	1.38
HRI (non-convertible)	Diversified RE	50.0	81.7	0	1.63
Shaner Hospitality Finance	Hotel & Resort RE	3.0	2.8	6.2	3.05
<b>Total</b>		<b>577.8</b>	<b>696.0</b>	<b>125.5</b>	<b>1.42</b>

#### Berkeley Partners Fund V, L.P.

Berkeley V will continue its value-added strategy focused on building a diversified portfolio of light industrial properties across the United States. The Fund will seek to acquire under-managed properties in targeted major regional markets with above average employment and population growth. Berkeley has focused on major Texas markets, the Southeast, West Coast, and North East.

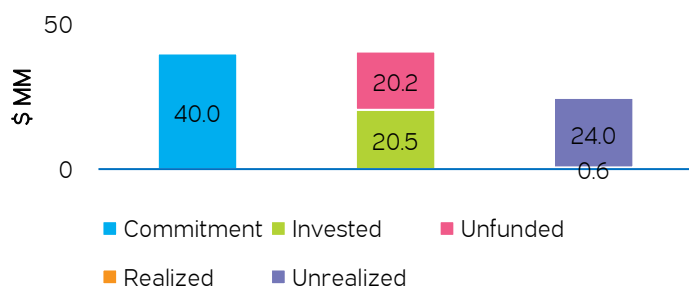
#### General

Manager Location	San Francisco, California
Fund Size (\$M)	\$275
Vintage	2020
Strategy	Value-Added
Target Geography	North America

#### Performance

DPI	0.03x
TVPI	1.20x
IRR	NM

#### Status



#### Fund Diversification (by Unrealized Value)



#### Portfolio Holdings

Asset	Industry	Invested <sup>1</sup> (\$M)	Realized <sup>1</sup> (\$M)	Unrealized (\$M)	TVPI (X)
333 Centennial Parkway	Industrial RE	49.0	0	70.5	1.44
11 Ricker Avenue	Industrial RE	38.3	0	39.0	1.02
Longmont Campus	Industrial RE	34.0	0	41.9	1.23
Wellmoor Court	Industrial RE	30.0	0	30.8	1.03
1, 3, & 7 Chelsea Pkwy	Industrial RE	24.3	0	25.2	1.04
North Point	Industrial RE	15.5	0	22.0	1.42
Fortune Boulevard	Industrial RE	15.3	0	16.2	1.07
1323 34th Ave East	Industrial RE	14.6	0	15.1	1.04
Warren Drive	Industrial RE	12.2	0	14.5	1.19
Other (21)		166.9	18.5	178.7	1.18
<b>Total</b>		<b>399.9</b>	<b>18.5</b>	<b>453.9</b>	<b>1.18</b>

<sup>1</sup> The manager provided incomplete underlying holdings detail. Realized proceeds were not provided for investments other than fully realized deals. Therefore, TVPI performance metrics may not be meaningful for unrealized investments.

### Colony Realty Partners III, L.P.

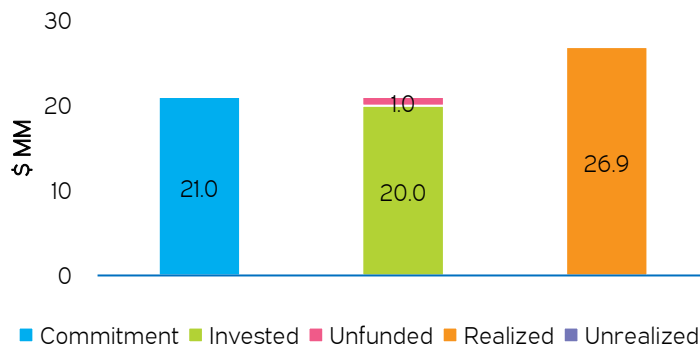
#### General

Manager Location	Boston, Massachusetts
Fund Size (\$M)	\$366
Vintage	2007
Strategy	Value-Added
Target Geography	North America

#### Performance

DPI	1.35x
TVPI	1.35x
IRR	5.3%

#### Status



#### Fund Diversification (by Unrealized Value)

*Fund is fully liquidated.*

#### Portfolio Holdings

*Fund is fully liquidated.*

#### Colony Realty Partners IV, L.P.

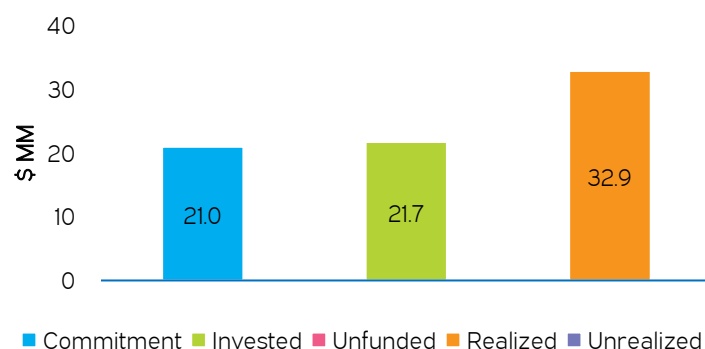
##### General

Manager Location	Boston, Massachusetts
Fund Size (\$M)	\$111
Vintage	2012
Strategy	Value-Added
Target Geography	North America

##### Performance

DPI	1.51x
TVPI	1.51x
IRR	11.9%

##### Status



##### Fund Diversification (by Unrealized Value)

*Fund is fully liquidated.*

##### Portfolio Holdings

*Fund is fully liquidated.*

#### Greenfield Acquisition Partners V, L.P.

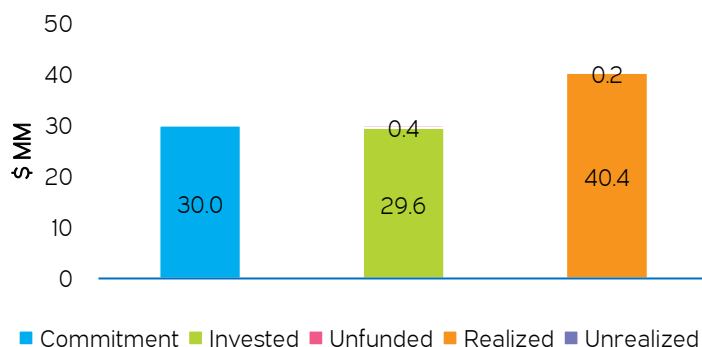
##### General

Manager Location	Blenheim, New Zealand
Fund Size (\$M)	\$1,000
Vintage	2007
Strategy	Opportunistic
Target Geography	North America

##### Performance

DPI	1.37x
TVPI	1.37x
IRR	8.3%

##### Status



##### Fund Diversification (by Unrealized Value)



##### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized (\$M)	Unrealized (\$M)	TVPI (X)
Clayton - MSLS	RE Operating Cos	228.5	371.8	0	1.63
Canal Street - Sheraton	Hotel & Resort RE	110.5	179.3	0	1.62
GreenCo	Other RE	100.3	119.3	0	1.19
Stone St - Double Tree	Hotel & Resort RE	92.7	145.2	0	1.57
39th St - Element	Hotel & Resort RE	63.1	171.1	0	2.71
Watergate	Office RE	49.6	19.5	8.1	0.56
Raith Green	Other RE	47.1	74.3	0	1.58
Tribune - Stamford	Residential RE	46.7	61.8	0	1.32
Kirkpatrick	Other RE	41.1	42.6	0	1.04
Other (35)		516.6	672.2	0	1.30
<b>Total</b>		<b>1,296.2</b>	<b>1,857.1</b>	<b>8.1</b>	<b>1.44</b>

#### Greenfield Acquisition Partners VI, L.P.

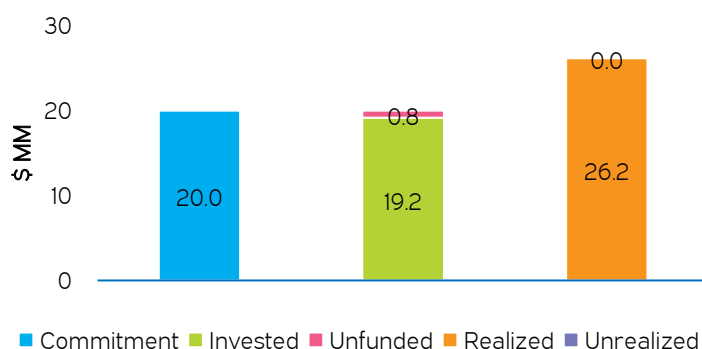
##### General

Manager Location	Blenheim, New Zealand
Fund Size (\$M)	\$354
Vintage	2011
Strategy	Opportunistic
Target Geography	North America

##### Performance

DPI	1.37x
TVPI	1.37x
IRR	9.6%

##### Status



##### Fund Diversification (by Unrealized Value)

*No unrealized investments remain.*

##### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized (\$M)	Unrealized (\$M)	TVPI (X)
Maryland COPT II	Office RE	93.1	85.5	0	0.92
413 East Huron	Residential RE	31.9	38.8	0	1.22
Ace Hotel	Hotel & Resort RE	27.2	49.6	0	1.83
Texas Industrial	Industrial RE	26.8	56.5	0	2.11
Wisconsin Liberty	Office RE	22.1	18.4	0	0.83
Broadway Lofts	Residential RE	21.7	59.8	0	2.76
54 Wilton Road	Office RE	19.4	9.2	0	0.47
205 W. Wacker Drive	Office RE	15.8	22.8	0	1.44
Center 78	Office RE	14.7	18.6	0	1.26
Other (22)		179.6	274.3	0	1.53
<b>Total</b>		<b>452.2</b>	<b>633.4</b>	<b>0</b>	<b>1.40</b>



#### Greenfield Acquisition Partners VII, L.P.

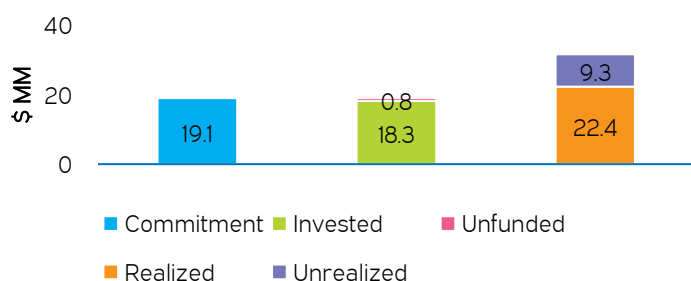
##### General

Manager Location	Blenheim, New Zealand
Fund Size (\$M)	\$382
Vintage	2013
Strategy	Opportunistic
Target Geography	North America

##### Performance

DPI	1.23x
TVPI	1.74x
IRR	13.7%

##### Status



##### Fund Diversification (by Unrealized Value)



##### Portfolio Holdings

Asset	Industry	Invested <sup>1</sup> (\$M)	Realized <sup>1</sup> (\$M)	Unrealized (\$M)	TVPI (X)
Savannah Port Logistics Center	Industrial RE	49.9	49.2	43.6	1.86
Edge Green	Other RE	45.7	42.6	12.4	1.20
Parkland Mezzanine	Other RE	40.0	10.6	37.1	1.19
Barnett Industrial	Industrial RE	38.8	55.2	0	1.42
Northbridge Centre	Office RE	34.1	44.1	0	1.29
GIJV - Chicago	Industrial RE	34.0	64.8	0	1.91
Painted Prairie	Other RE	31.2	16.8	32.9	1.59
Twelve Bridges	Other RE	29.9	44.1	11.5	1.86
Minnesota Office/Flex Portfolio	Office RE	25.7	29.5	0	1.15
Other (37)		431.1	544.1	77.4	1.44
<b>Total</b>		<b>760.4</b>	<b>901.1</b>	<b>215.0</b>	<b>1.47</b>

<sup>1</sup>The manager provided incomplete underlying holdings detail. As a result, invested capital and realized proceeds are as of September 30, 2021, while fair value is as of December 31, 2021. Therefore, TVPI performance metrics may not be meaningful.

#### Grandview I-A, LP. (Greenfield Acquisition Partners VIII, L.P.)

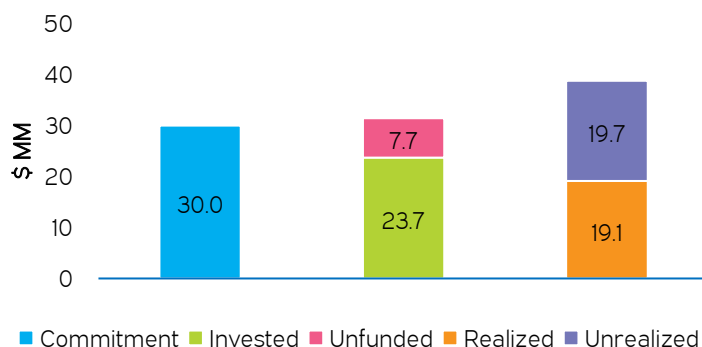
##### General

Manager Location	Blenheim, New Zealand
Fund Size (\$M)	\$146
Vintage	2017
Strategy	Opportunistic
Target Geography	North America

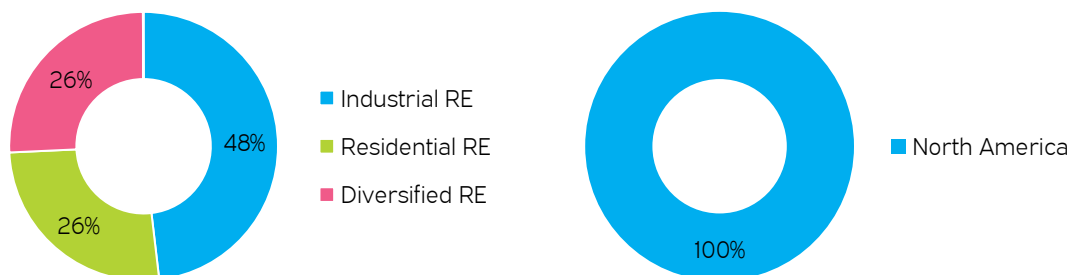
##### Performance

DPI	0.81x
TVPI	1.64x
IRR	24.8%

##### Status



##### Fund Diversification (by Unrealized Value)



##### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized (\$M)	Unrealized (\$M)	TVPI (x)
Elk Grove Technology Park	Industrial RE	45.3	74.8	3.8	1.74
7600 Assateague	Industrial RE	34.8	48.7	0	1.40
139 East Houston Street	Diversified RE	33.3	0	26.3	0.79
Windler Homestead	Residential RE	20.5	12.2	12.5	1.20
CenterState East	Industrial RE	18.5	32.6	0	1.76
First Central Tower	Office RE	15.3	32.1	.1	2.11
MC Estates Mezzanine	Other RE	10.3	16.5	0	1.60
Plano Commerce Center	Industrial RE	9.0	1.4	11.9	1.47
Forney Logistics Center	Industrial RE	8.7	0	13.0	1.49
Other (11)		54.6	45.3	34.9	1.47
<b>Total</b>		<b>250.3</b>	<b>263.6</b>	<b>102.5</b>	<b>1.46</b>

#### Miller Global Fund V, L.P.

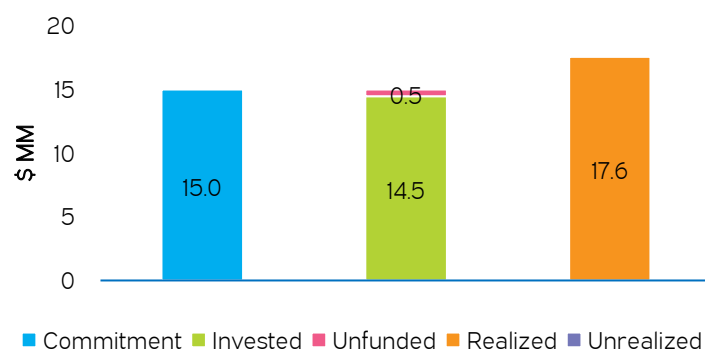
##### General

Manager Location	Denver, Colorado
Fund Size (\$M)	\$290
Vintage	2005
Strategy	Opportunistic
Target Geography	North America

##### Performance

DPI	1.21x
TVPI	1.21x
IRR	3.4%

##### Status



##### Fund Diversification (by Unrealized Value)

*Fund is fully liquidated.*

##### Portfolio Holdings

*Fund is fully liquidated.*

#### Miller Global Fund VI, L.P.

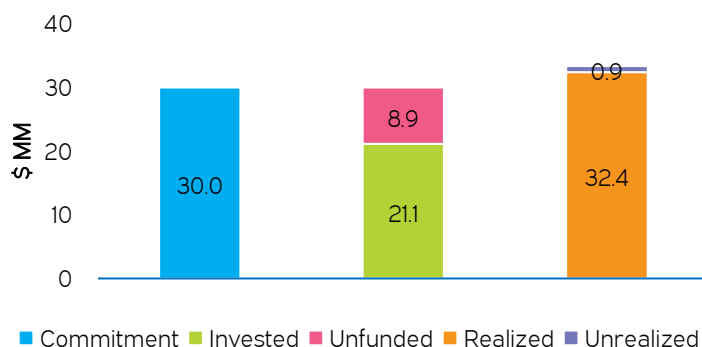
##### General

Manager Location	Denver, Colorado
Fund Size (\$M)	\$327
Vintage	2007
Strategy	Opportunistic
Target Geography	North America

##### Performance

DPI	1.53x
TVPI	1.58x
IRR	7.8%

##### Status



##### Fund Diversification (by Unrealized Value)



##### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized (\$M)	Unrealized (\$M)	TVPI (X)
JW Marriott Resort/TPC San Antonio	Hotel & Resort	72.0	200.2	0	2.78
1333 H Street	Office RE	48.0	51.6	0	1.07
1900 West Loop South	Office RE	22.5	11.1	9.2	0.90
Embassy Suites Springfield	Hotel & Resort	20.5	44.1	0	2.15
18 Gramercy Park South	Residential RE	13.8	32.7	0	2.37
Park Ridge IV	Office RE	12.4	17.0	0	1.37
Point at Inverness	Office RE	11.2	20.2	0	1.80
<b>Total</b>		<b>200.4</b>	<b>376.9</b>	<b>9.2</b>	<b>1.93</b>

#### Miller Global Fund VII, L.P.

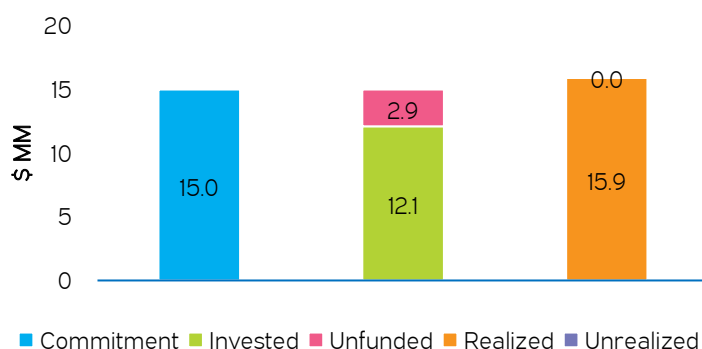
##### General

Manager Location	Denver, Colorado
Fund Size (\$M)	\$227
Vintage	2012
Strategy	Opportunistic
Target Geography	North America

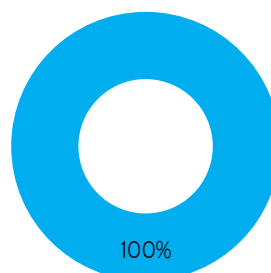
##### Performance

DPI	1.31x
TVPI	1.32x
IRR	14.2%

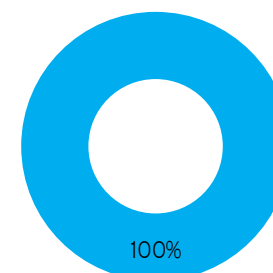
##### Status



##### Fund Diversification (by Unrealized Value)



Office RE



North America

##### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized (\$M)	Unrealized (\$M)	TVPI (X)
Panorama	Office RE	51.0	85.3	0	1.67
Westgate Buildings II and III	Office RE	31.9	71.5	0	2.24
Capital Ridge	Office RE	20.5	41.0	0	2.00
Westgate Building I	Office RE	18.5	20.5	0	1.11
Dry Creek Centre	Office RE	14.0	43.0	0	3.06
Pima Northgate	Office RE	12.4	4.2	.4	0.37
Ocean Ridge	Office RE	11.3	11.5	0	1.02
<b>Total</b>		<b>159.6</b>	<b>277.1</b>	<b>.4</b>	<b>1.74</b>

#### Principal US Property Account

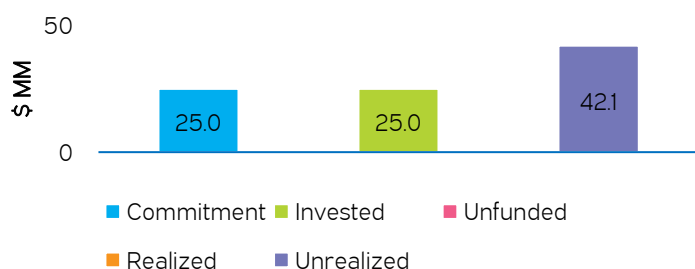
##### General

Manager Location	Des Moines, Iowa
Fund Size (\$M)	\$10,731
Vintage	Open-end
Strategy	Core
Target Geography	North America

##### Performance

DPI	0.00x
TVPI	1.68x
IRR	9.0%

##### Status



##### Fund Diversification (by Unrealized Value)



##### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized <sup>1</sup> (\$M)	Unrealized (\$M)	TVPI (X)
Principal US Multifamily	Residential RE	2,974.5	0	3,865.8	1.30
Principal US Office	Retail RE	2,365.9	0	2,797.0	1.18
Principal US Industrial	Industrial RE	1,707.3	0	3,529.8	2.07
Principal US Retail	Retail RE	1,299.2	0	1,341.4	1.03
Principal Joint Ventures	Diversified RE	376.0	0	421.3	1.12
Short-term investments	Not Disclosed	65.5	0	65.5	1.00
Principal US Land	Other RE	28.1	0	27.4	0.97
<b>Total</b>		<b>8,816.6</b>	<b>0</b>	<b>12,048.1</b>	<b>1.37</b>

<sup>1</sup>The manager provided incomplete underlying holdings detail. Holdings detail shows invested capital and fair value but does not include realized proceeds. Therefore, TVPI performance metrics are not meaningful.

#### Prologis Targeted U.S. Logistics

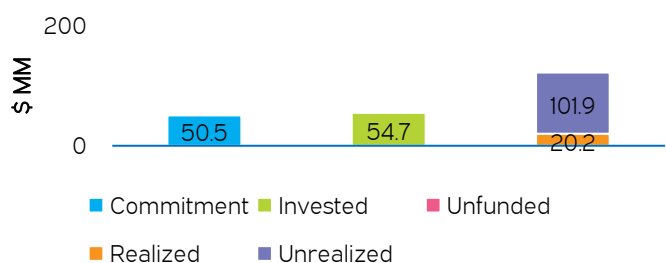
##### General

Manager Location	
Fund Size (\$M)	\$13,200
Vintage	Open-end
Strategy	Core
Target Geography	North America

##### Performance

DPI	0.37x
TVPI	2.23x
IRR	7.9%

##### Status



##### Fund Diversification (by Unrealized Value)



##### Portfolio Holdings

Asset	Industry	Invested <sup>1</sup> (\$M)	Realized <sup>2</sup> (\$M)	Unrealized (\$M)	TVPI (X)
Prologis East	Industrial RE	0	0	4,399.6	NM
Prologis Midwest	Industrial RE	0	0	2,826.2	NM
Prologis South	Industrial RE	0	0	5,039.6	NM
Prologis West	Industrial RE	0	0	11,876.1	NM
<b>Total</b>		<b>0</b>	<b>0</b>	<b>24,141.4</b>	<b>NM</b>

<sup>1</sup> The manager provided incomplete underlying holdings detail. Holdings detail only shows fair value. Therefore, TVPI performance metrics are not meaningful.

<sup>2</sup> The manager provided incomplete underlying holdings detail. Holdings detail shows invested capital and fair value but does not include realized proceeds. Therefore, TVPI performance metrics are not meaningful.

#### RREEF America REIT II, Inc.

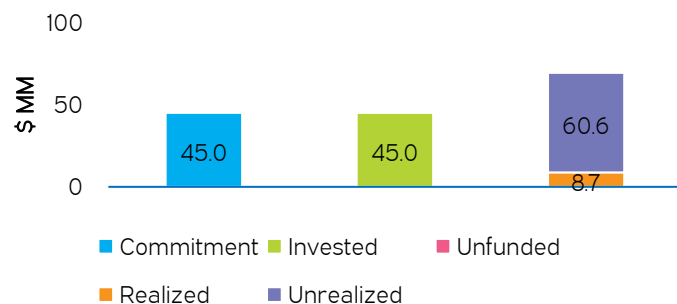
##### General

Manager Location	London, England
Fund Size (\$M)	\$14,200
Vintage	Open-end
Strategy	Core
Target Geography	North America

##### Performance

DPI	0.19x
TVPI	1.54x
IRR	8.7%

##### Status



##### Fund Diversification (by Unrealized Value)



##### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized <sup>1</sup> (\$M)	Unrealized (\$M)	TVPI (X)
Apartment	Residential RE	3,786.6	0	4,900.0	1.29
Office	Office RE	3,477.7	0	4,228.9	1.22
Industrial	Industrial RE	3,388.3	0	6,782.7	2.00
Retail	Retail RE	2,132.3	0	2,223.8	1.04
<b>Total</b>		<b>12,784.9</b>	<b>0</b>	<b>18,135.5</b>	<b>1.42</b>

<sup>1</sup>The manager provided incomplete underlying holdings detail. Holdings detail only shows invested capital and fair value. Therefore, TVPI performance metrics are not meaningful.



#### Stockbridge Real Estate Fund III, L.P.

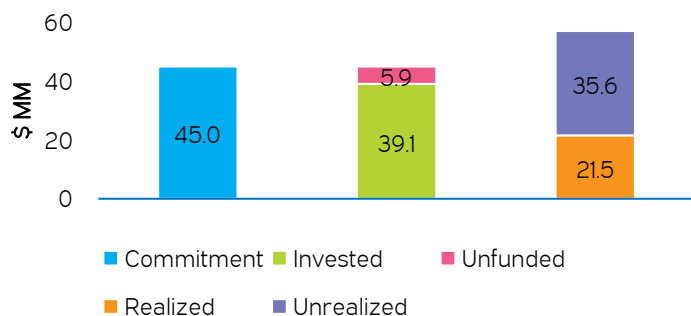
##### General

Manager Location	San Francisco, California
Fund Size (\$M)	\$355
Vintage	2017
Strategy	Value-Added
Target Geography	North America

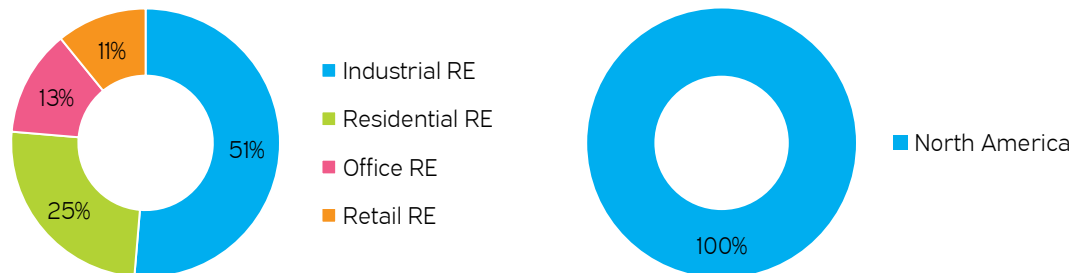
##### Performance

DPI	0.55x
TVPI	1.46x
IRR	19.0%

##### Status



##### Fund Diversification (by Unrealized Value)



##### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized <sup>1</sup> (\$M)	Unrealized (\$M)	TVPI (X)
Chicago Infill Industrial	Industrial RE	46.9	0	68.2	1.46
LINQ Apartments	Residential RE	46.2	0	50.7	1.10
Burnham 600	Office RE	29.8	0	18.5	0.62
110 E Broward	Office RE	27.5	0	20.4	0.74
Glenwood Park Lofts	Residential RE	15.3	0	24.1	1.57
Barrett Pavilion	Retail RE	13.9	0	23.9	1.72
TOP Kearny	Industrial RE	12.8	0	26.2	2.05
TOP Tippecanoe	Industrial RE	10.2	0	21.6	2.13
Airport Way Corporate	Industrial RE	8.8	0	12.8	1.45
Other (8)		20.3	0	37.4	1.85
<b>Total</b>		<b>231.7</b>	<b>0</b>	<b>303.9</b>	<b>1.31</b>

<sup>1</sup>The manager provided incomplete underlying holdings detail. Holdings detail only shows invested capital and fair value. Therefore, TVPI performance metrics are not meaningful.

#### Walton Street Real Estate Fund V, L.P.

The Fund will make value-added and opportunistic equity and/or debt investments in real estate related assets and companies. The manager targets institutional quality assets in desirable markets with a focus on: (i) value enhancement potential, (ii) value investing, and (iii) opportunistic areas of event-driven investment.

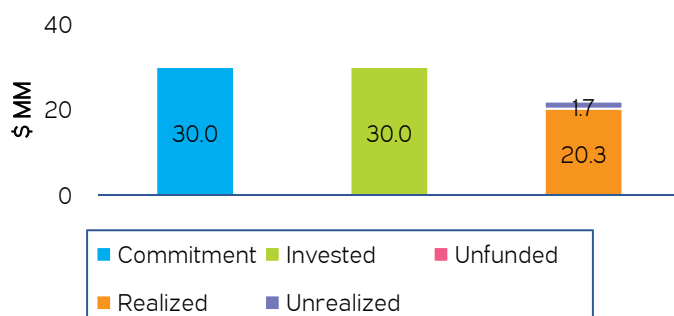
#### General

Manager Location	Chicago, Illinois
Fund Size (\$M)	\$1,597
Vintage	2005
Strategy	Opportunistic
Target Geography	North America

#### Performance

DPI	0.68x
TVPI	0.73x
IRR	-3.4%

#### Status



#### Fund Diversification (by Unrealized Value)

*No unrealized investments remain.*

#### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized (\$M)	Unrealized (\$M)	TVPI (X)
Constitution Sq Resi 1	Diversified RE	166.5	300.2	0	1.80
Crescent Hotel Ventana	Hotel & Resort Ops	135.0	200.6	0	1.49
Alta Homes	Residential RE	101.3	65.1	0	0.64
American Senior Living	Other RE	71.2	23.6	0	0.33
Higgins Portfolio	Diversified RE	62.4	1.0	0	0.02
Empire Ctr Note Purchase	Office RE	56.7	70.3	0	1.24
El Milagro	Residential RE	31.9	0	0	0.00
Boston Malls	Retail RE	23.0	3.1	0	0.14
305 Walnut	Office RE	16.7	9.9	0	0.60
Other (16)		47.8	96.4	0	2.02
<b>Total</b>		<b>712.5</b>	<b>770.2</b>	<b>0</b>	<b>1.08</b>

#### Walton Street Real Estate Fund VI, L.P.

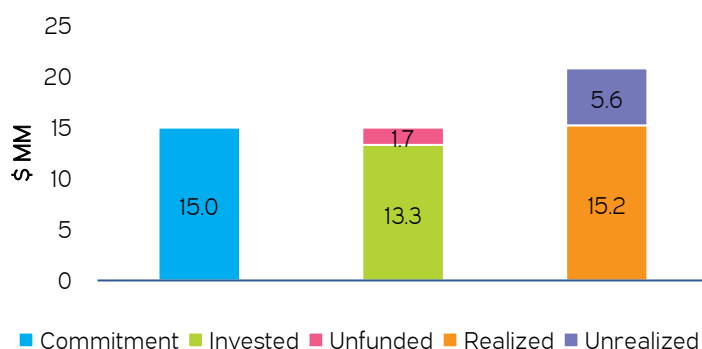
##### General

Manager Location	Chicago, Illinois
Fund Size (\$M)	\$667
Vintage	2007
Strategy	Opportunistic
Target Geography	North America

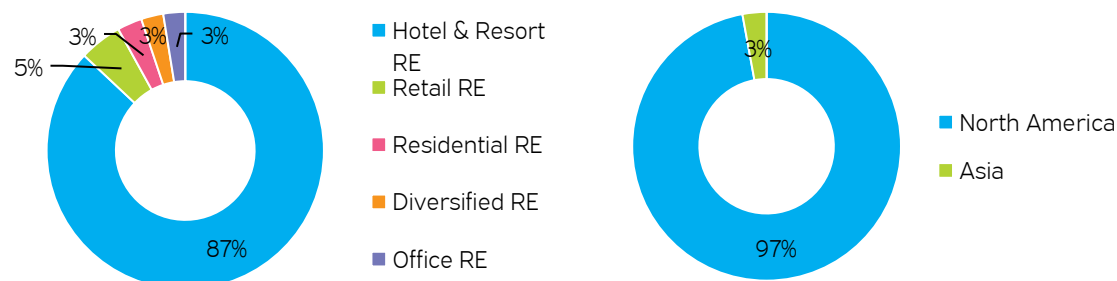
##### Performance

DPI	1.14x
TVPI	1.57x
IRR	8.2%

##### Status



##### Fund Diversification (by Unrealized Value)



##### Portfolio Holdings

Asset	Industry	Invested (\$M)	Realized (\$M)	Unrealized (\$M)	TVPI (x)
Rivers Casino	Hotel & Resort RE	184.8	132.3	463.0	3.22
Thompson Chicago	Hotel & Resort RE	61.2	17.6	7.4	0.41
PECO Retail Portfolio	Retail RE	47.8	23.5	14.0	0.79
Eye Street Assemblage	Diversified RE	43.2	0	14.0	0.32
Atlas Park	Retail RE	37.0	35.4	12.8	1.30
India Portfolio - Shriram	Residential RE	22.7	0	15.6	0.69
City Plaza	Office RE	20.0	18.5	13.8	1.62
Elliot Corporate	Office RE	14.1	1.7	0	0.12
<b>Total</b>		<b>430.7</b>	<b>229.0</b>	<b>540.7</b>	<b>1.79</b>

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

<b>Committed</b>	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.
<b>Contributed</b>	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.
<b>Distributed</b>	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.
<b>DPI</b>	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.
<b>Exposure</b>	Represents the sum of the investor's Unfunded and Remaining Value.
<b>IRR</b>	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.
<b>NCV</b>	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.
<b>NM</b>	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.

### 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: Barclays Capital U.S. Corporate High Yield 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**

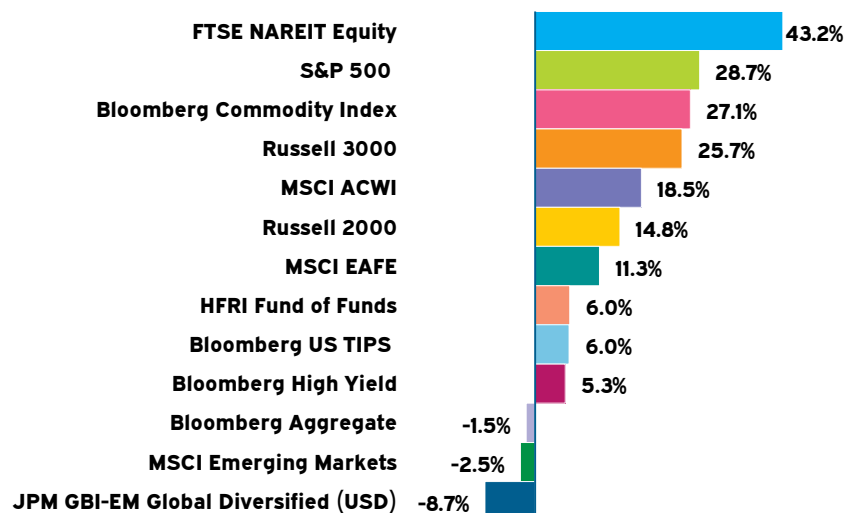
Data as of March 31, 2022

### Q1 Commentary

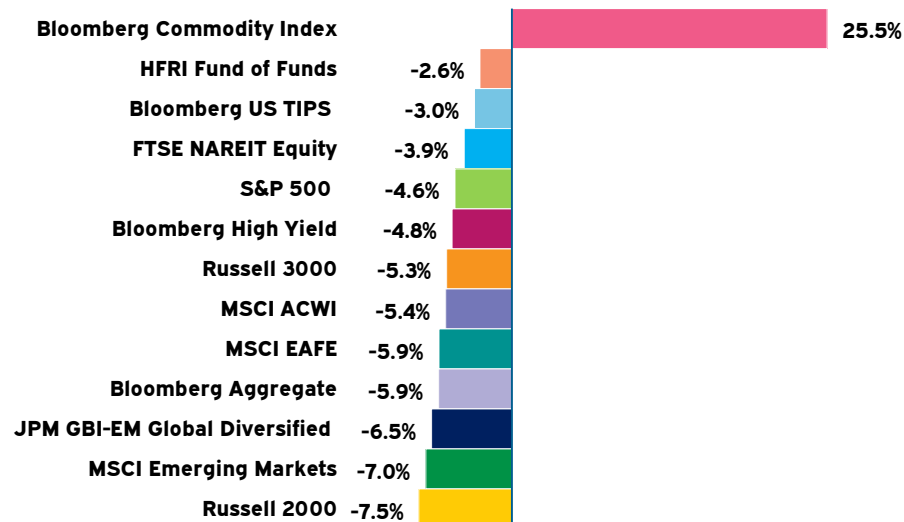
- The first quarter saw market volatility, driven by persistently high inflation, expectations for policy to tighten faster than previously expected, and Russia's invasion of Ukraine.
- Except for commodities, all asset classes declined during the quarter.
  - Equities declined across the board with double-digit losses in China particularly weighing on emerging markets.
  - Value oriented equities outpaced growth in the US influenced by higher interest rates.
  - Bonds in the US had one of their worst quarters on record, declining more than equities.
  - Rates rose across the US yield curve, with the curve inverting by some measures by month-end.
  - Inflation remains high globally given lingering supply issues from the pandemic and the conflict in Ukraine.
  - The pace of policy tightening will likely increase due to persistent inflation.
- The conflict in eastern Europe will have considerable economic and financial consequences for the global economy including the pacing of policy rate tightening, the risk of policy mistakes, and supply shocks pushing inflation even higher around the world.

### Index Returns<sup>1</sup>

2021



2022 Q1



- Outside of emerging markets and the broad US investment grade bond market (Bloomberg Aggregate), most asset classes appreciated in 2021.
- Most major asset classes suffered negative returns in the first quarter of 2022 with the notable exception of commodities. TIPS declined less than most other asset classes in the inflationary environment.

<sup>1</sup>Data Source: Bloomberg and FactSet. Data is as of March 31, 2022.



### Domestic Equity Returns<sup>1</sup>

Domestic Equity	March (%)	Q1 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
S&P 500	3.7	-4.6	15.6	18.9	16.0	14.6
Russell 3000	3.2	-5.3	11.9	18.2	15.4	14.3
Russell 1000	3.4	-5.1	13.3	18.7	15.8	14.5
Russell 1000 Growth	3.9	-9.0	15.0	23.5	20.9	17.0
Russell 1000 Value	2.8	-0.7	11.7	13.0	10.3	11.7
Russell MidCap	2.6	-5.7	6.9	14.9	12.6	12.8
Russell MidCap Growth	1.6	-12.6	-0.9	14.8	15.1	13.5
Russell MidCap Value	3.0	-1.8	11.5	13.6	10.0	12.0
Russell 2000	1.2	-7.5	-5.8	11.7	9.7	11.0
Russell 2000 Growth	0.5	-12.6	-14.3	9.9	10.3	11.2
Russell 2000 Value	2.0	-2.4	3.3	12.7	8.6	10.5

### US Equities: Russell 3000 Index returned -5.3%, and value indices outperformed growth in Q1.

- Despite positive returns in March, US equities posted negative returns for the first quarter of 2022 across all market capitalizations and styles given persistently high inflation and geopolitical uncertainty.
- Value stocks declined far less than growth stocks in the rising rate environment. Strong returns in the energy sector and weakness in the technology sector contributed to the results.
- Large company stocks (Russell 1000) outperformed small company stocks (Russell 2000).

<sup>1</sup>Source: Bloomberg. Data is as of March 31, 2022.

### Foreign Equity Returns<sup>1</sup>

Foreign Equity	March (%)	Q1 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
MSCI ACWI ex. US	0.2	-5.4	-1.5	7.5	6.8	5.5
MSCI EAFE	0.6	-5.9	1.2	7.8	6.7	6.3
MSCI EAFE (Local Currency)	2.1	-3.7	6.2	8.2	6.5	8.6
MSCI EAFE Small Cap	0.0	-8.5	-3.6	8.5	7.4	8.3
MSCI Emerging Markets	-2.3	-7.0	-11.4	4.9	6.0	3.4
MSCI Emerging Markets (Local Currency)	-2.1	-6.1	-9.9	6.2	7.5	6.3
MSCI China	-8.0	-14.2	-32.5	-3.0	3.5	4.5

#### International Developed Market Equities: MSCI EAFE -5.9% in Q1.

- Returns in international developed markets were also negative for the first quarter of 2022.
- Declines were driven by a sharp fall in stocks in Europe hurt by a high reliance on Russian oil and gas.
- Continued strength in the US dollar also weighed on results.

#### Emerging Markets: MSCI EM -7.0% in Q1.

- Emerging market stocks declined more than developed market stocks for the quarter.
- China was a key driver of results as its zero COVID-19 policy led to renewed lockdowns in Shanghai. Concerns related to regulations on US-listed China stocks and overall slower growth also weighed on returns.
- Russian stocks and the ruble plunged with sanctions and trading halts.

<sup>1</sup>Source: Bloomberg. Data is as of March 31, 2022.

### Fixed Income Returns<sup>1</sup>

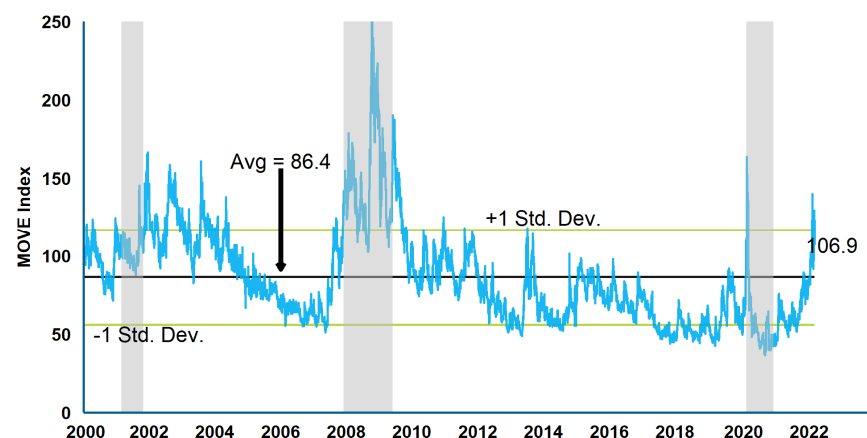
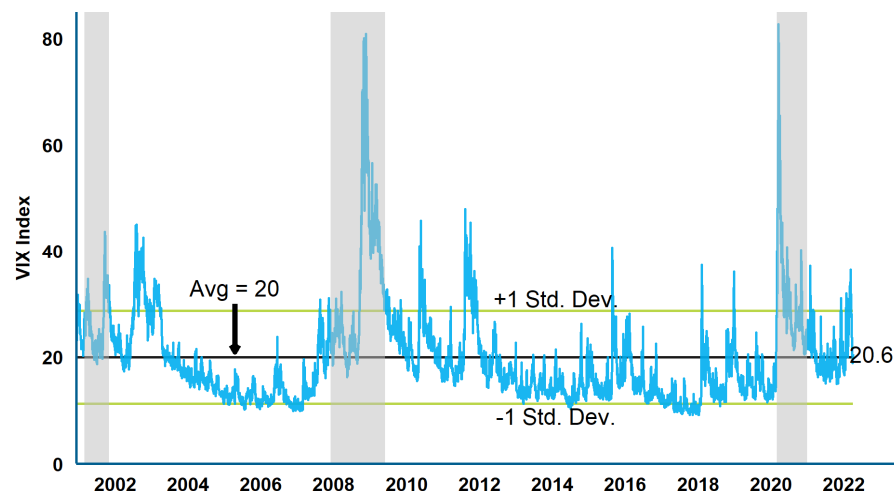
Fixed Income	March (%)	Q1 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	Current Yield (%)	Duration (Years)
Bloomberg Universal	-2.7	-6.1	-4.2	1.8	2.3	2.6	3.3	6.6
Bloomberg Aggregate	-2.8	-5.9	-4.2	1.7	2.1	2.2	2.9	6.8
Bloomberg US TIPS	-1.9	-3.0	4.3	6.2	4.4	2.7	2.6	7.6
Bloomberg High Yield	-1.1	-4.8	-0.7	4.6	4.7	5.7	6.0	4.6
JPM GBI-EM Global Diversified (USD)	-1.5	-6.5	-8.5	-1.1	0.2	-0.7	6.4	5.1

### Fixed Income: Bloomberg Universal -6.1% in Q1.

- The broad US investment grade bond market (Bloomberg Aggregate) experienced one of its worst quarters on record given continued concerns about policy tightening and inflation. The nominal 10-year Treasury yield finished the quarter at 2.3%, a level 0.8% above the end of 2021.
- TIPS also declined in the rising rate environment, but less than other bond sectors, helped by their inflation component.
- US credit spreads widened in the first quarter, particularly in high yield, as risk assets fell. Spreads remain at relatively low levels, though, given strong corporate health and high investor demand in the low-rate environment.
- Emerging market debt prices also declined in the quarter driven by the Russian invasion of Ukraine.

<sup>1</sup>Source: Bloomberg. JPM GBI-EM is from InvestorForce. Data is as of March 31, 2022.

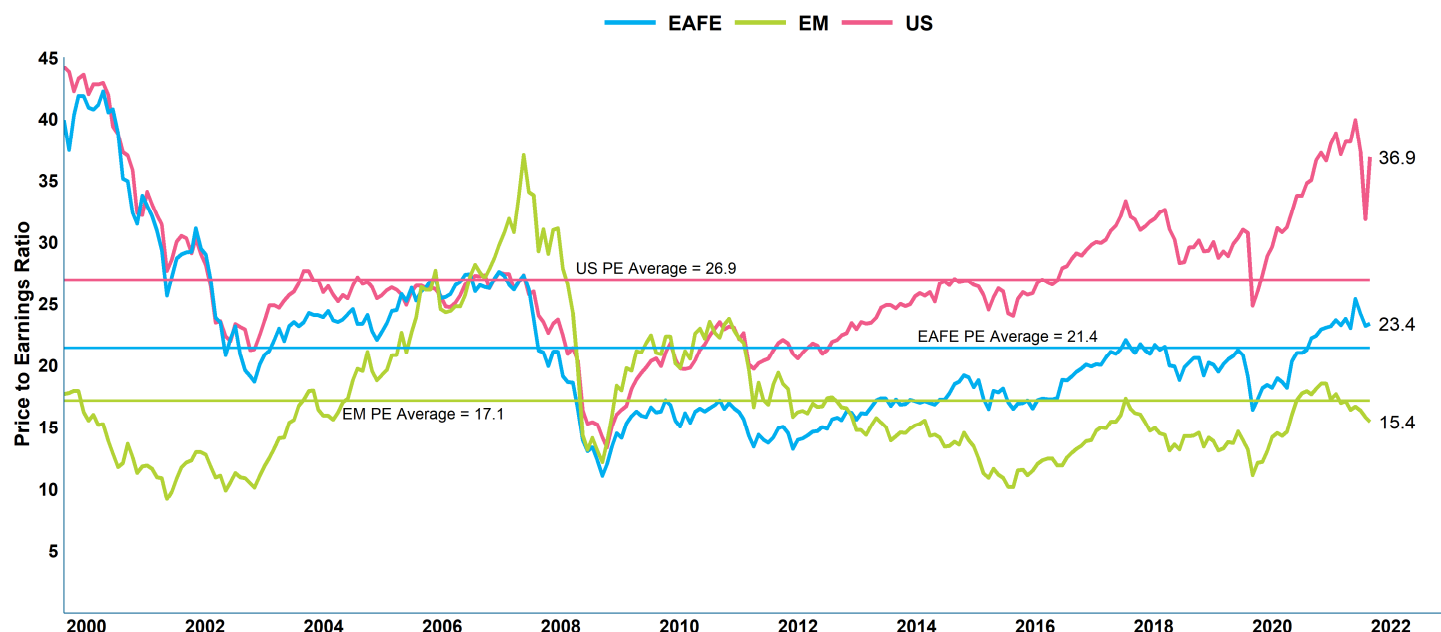
### Equity and Fixed Income Volatility<sup>1</sup>



- Volatility in equities (VIX) increased for the first quarter but finished well below the March peak of 36.5.
- Fixed income volatility (MOVE) also increased and remains elevated driven largely by expectations that the Federal Reserve would tighten monetary policy faster than previously expected.

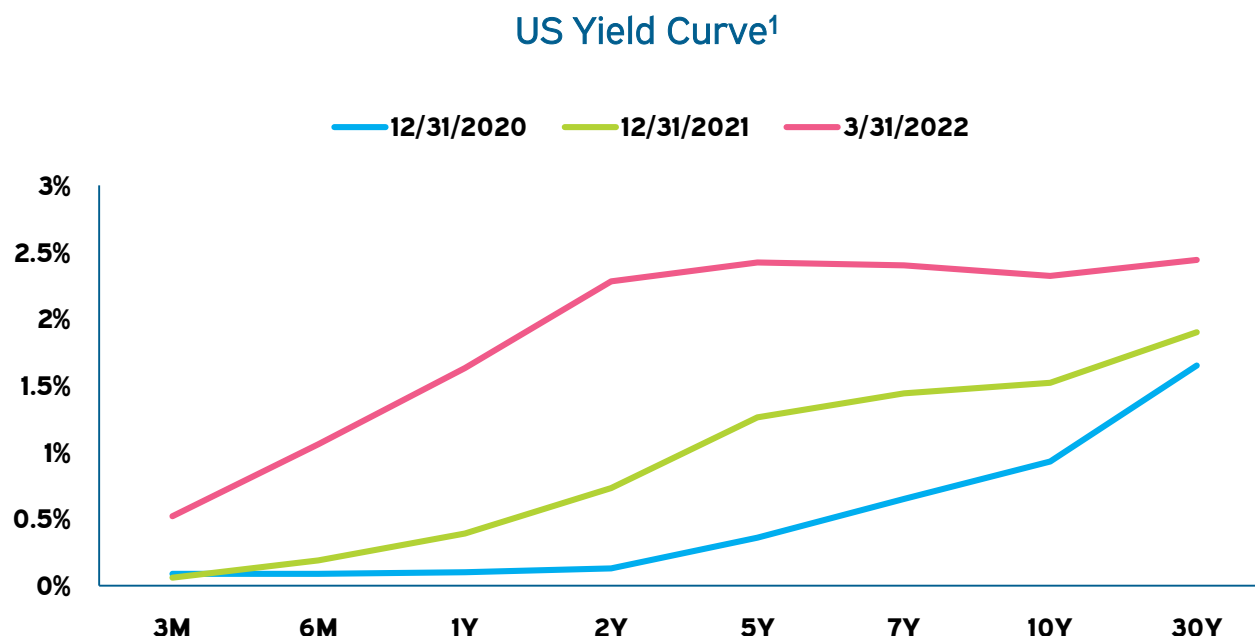
<sup>1</sup>Equity and Fixed Income Volatility – Source: Bloomberg. Implied volatility as measured using VIX Index for equity markets and the MOVE Index to measure interest rate volatility for fixed income markets. Data is as of March 2022. The average line indicated is the average of the VIX and MOVE values between January 2000 and the present month-end respectively.

### Equity Cyclically Adjusted P/E Ratios<sup>1</sup>



- US equity valuations retreated in the first two months of 2022, and rebounded in March with the market recovery. They remain well above long-term averages (near +2 standard deviations).
- International developed market valuations remain below the US, with those for emerging markets under its long-term average.

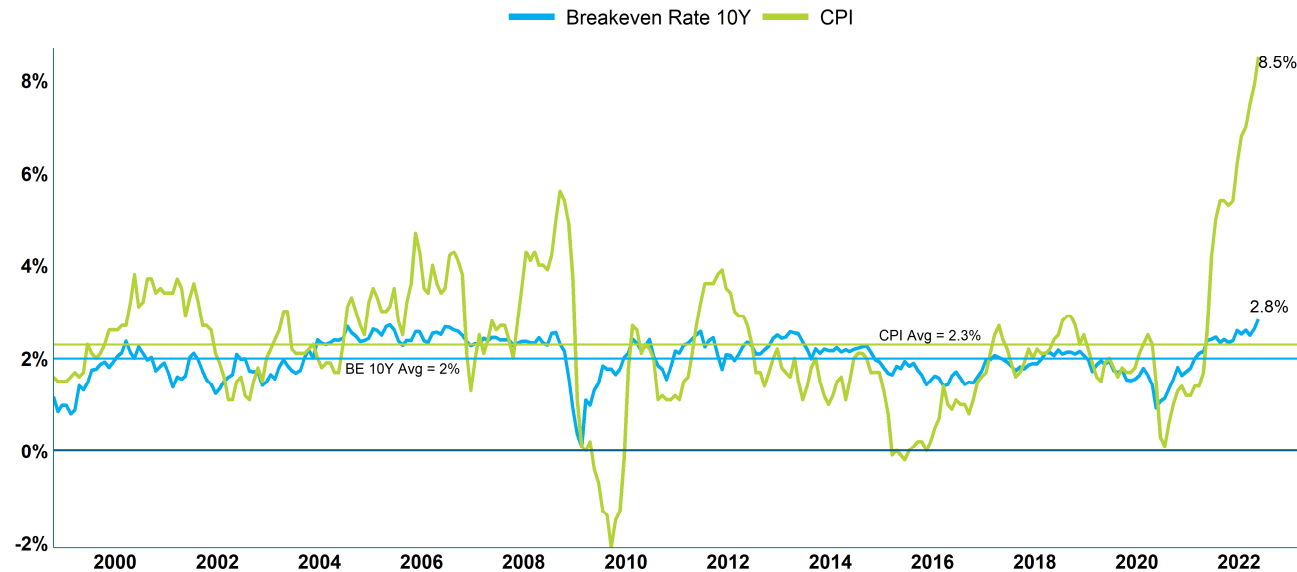
<sup>1</sup> US Equity Cyclically Adjusted P/E on S&P 500 Index. Source: Robert Shiller, Yale University, and Meketa Investment Group. Developed and Emerging Market Equity (MSCI EAFE and EM Index) Cyclically Adjusted P/E – Source: MSCI and Bloomberg. Earnings figures represent the average of monthly “as reported” earnings over the previous ten years. Data is as of March 31, 2022. The average line is the long-term average of the US, EM, and EAFE PE values from December 1999 to month-end respectively.



- The trends of higher rates across maturities and curve flattening continued during the first quarter of 2022 as markets repriced inflation, rate expectations, and an accelerated pace of the Federal Reserve reducing its balance sheet.
- The spread between two-year and ten-year Treasuries declined significantly over the quarter and became negative after quarter-end which historically has often signaled a recession.

<sup>1</sup>Source: Bloomberg. Data is as of March 31, 2022.

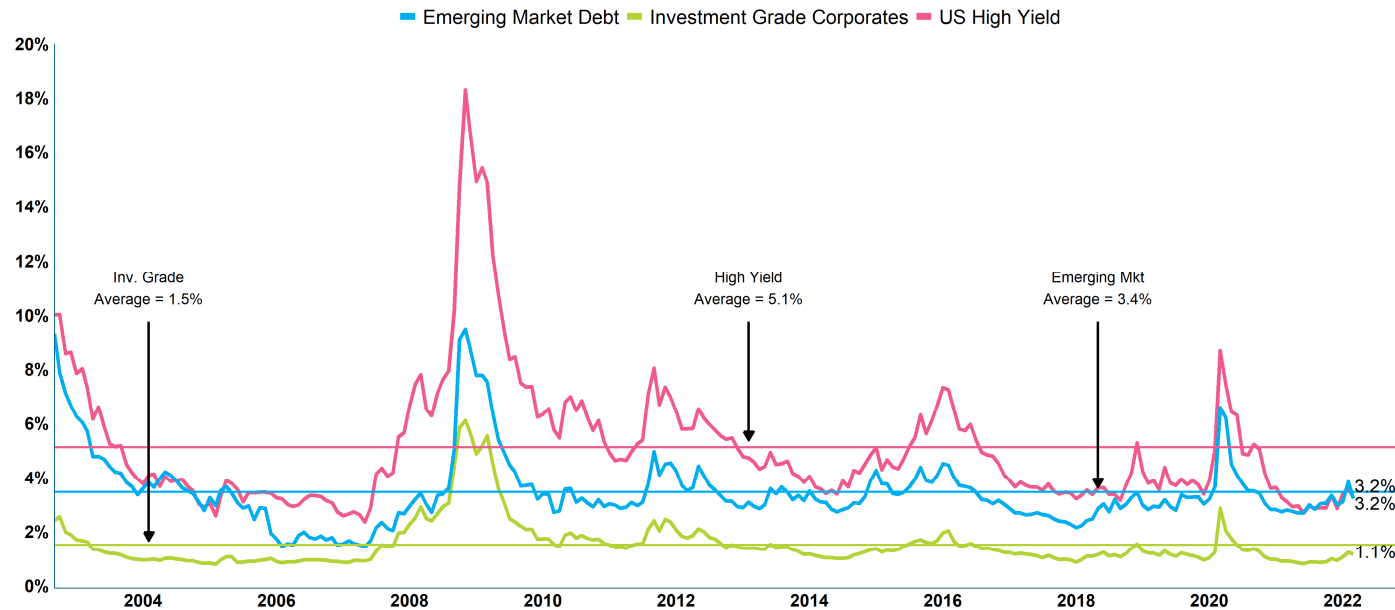
### Ten-Year Breakeven Inflation and CPI<sup>1</sup>



- Inflation expectations (breakevens) increased during the quarter but are off their peak of close to 3.0%. They remain well above the long-term average.
- Trailing twelve-month CPI continued to rise in March, reaching 8.5%, a level not seen since the early 1980s and far above the long-term average of 2.3%.
- Rising prices for energy and food, and for new and used cars, remained key drivers of higher inflation.

<sup>1</sup> Source: Bloomberg. Data is as of March 31, 2022. The CPI and 10 Year Breakeven average lines denote the average values from August 1998 to the present month-end respectively. Breakeven values represent month-end values for comparative purposes.

## Credit Spreads vs. US Treasury Bonds<sup>1</sup>



- Credit spreads (the spread above a comparable maturity Treasury) increased over the quarter leading to negative returns.
- In the US, high yield spreads increased more than investment grade spreads, but declined less due to the higher relative income. Emerging market spreads finished the quarter at the same level as US high yield.
- The search for yield in a low-rate environment and continued strong corporate fundamentals with low default risk have been key drivers in the decline in credit spreads to below long-term averages in the US. High yield spreads remain well below the long-term average.

<sup>1</sup> Sources: Bloomberg. Data is as of March 31, 2022. Average lines denote the average of the investment grade, high yield, and emerging market spread values from August 2000 to the present month-end respectively.



### Global Economic Outlook

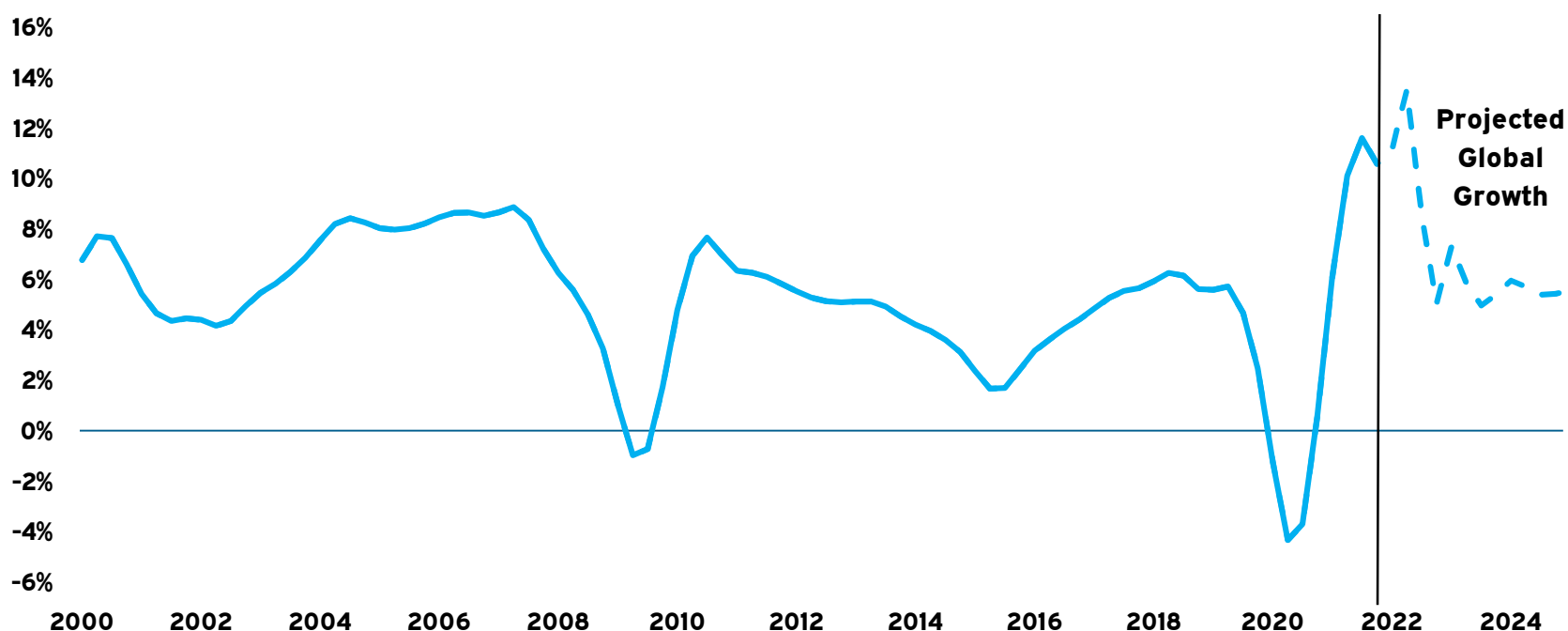
The IMF significantly lowered global growth forecasts in their latest projections, driven by the economic impacts of the war in Ukraine.

- The IMF forecasts final global GDP to come in at 6.1% in 2021 and 3.6% in 2022 (0.8% below the prior 2022 estimate), both still above the past ten-year average of 3.0%.
- In advanced economies, GDP is projected to increase 3.3% in 2022 and 2.4% in 2023. The US has limited economic ties with Russia but saw another downgrade in the 2022 growth forecast (3.7% versus 4.0%) largely due to policy reduction happening faster than previously expected. The euro area economy saw a significant downgrade in expected growth (2.8% versus 3.9%) in 2022 as rising energy prices particularly weigh on the region that is a net importer of energy. The Japanese economy is expected to grow 2.4% this year.
- Growth projections for emerging markets are higher than developed markets, at 3.8% in 2022 and 4.4% in 2023. China's growth was downgraded (4.4% versus 4.8%) for 2022 given tight COVID-19 restrictions and continued property sector problems.
- The global inflation forecast was significantly increased for 2022 (7.4% versus 3.8%) due to the war in Ukraine.

	Real GDP (%) <sup>1</sup>			Inflation (%) <sup>1</sup>		
	IMF 2022 Forecast	IMF 2023 Forecast	Actual 10 Year Average	IMF 2022 Forecast	IMF 2023 Forecast	Actual 10 Year Average
World	3.6	3.6	3.0	7.4	4.8	3.5
Advanced Economies	3.3	2.4	1.6	5.7	2.5	1.5
US	3.7	2.3	2.1	7.7	2.9	1.9
Euro Area	2.8	2.3	0.9	5.3	2.3	1.2
Japan	2.4	2.3	0.5	1.0	0.8	0.5
Emerging Economies	3.8	4.4	4.2	8.7	6.5	5.1
China	4.4	5.1	6.7	2.1	1.8	2.1

<sup>1</sup> Source: IMF World Economic Outlook. Real GDP forecasts from April WEO Update. Inflation forecasts are as of the April 2022 Update. "Actual 10 Year Average" represents data from 2012 to 2021.

### Global Nominal Gross Domestic Product (GDP) Growth<sup>1</sup>

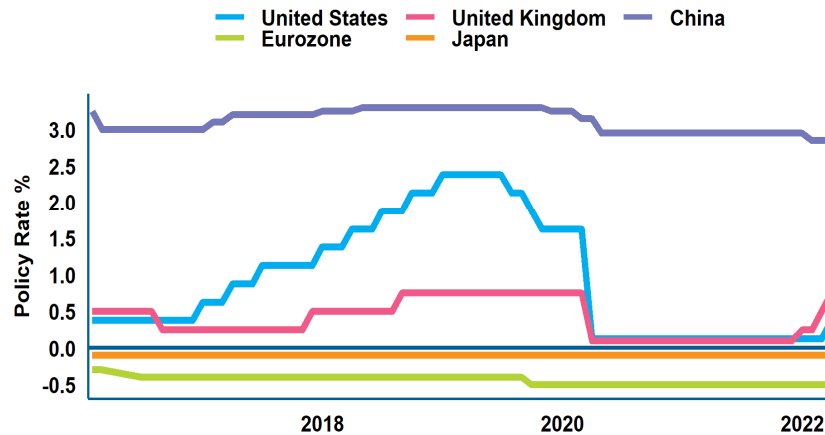


- Global economies are expected to slow in 2022 compared to 2021 but are forecasted to have another year of largely above-trend growth as economies continue to emerge from the pandemic.
- Looking forward, the track of the conflict between Russia and Ukraine, continued supply chain issues, ongoing inflationary pressures, tighter monetary policy, and lingering pandemic problems all remain key.

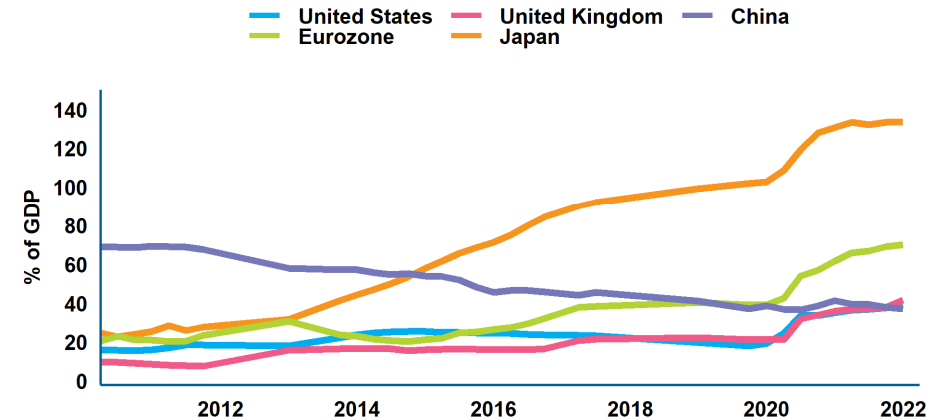
<sup>1</sup> Source: Oxford Economics (World GDP, US\$ prices & PPP exchange rate, nominal, % change YoY). Updated March 2022.

### Central Bank Response<sup>1</sup>

**Policy Rates**

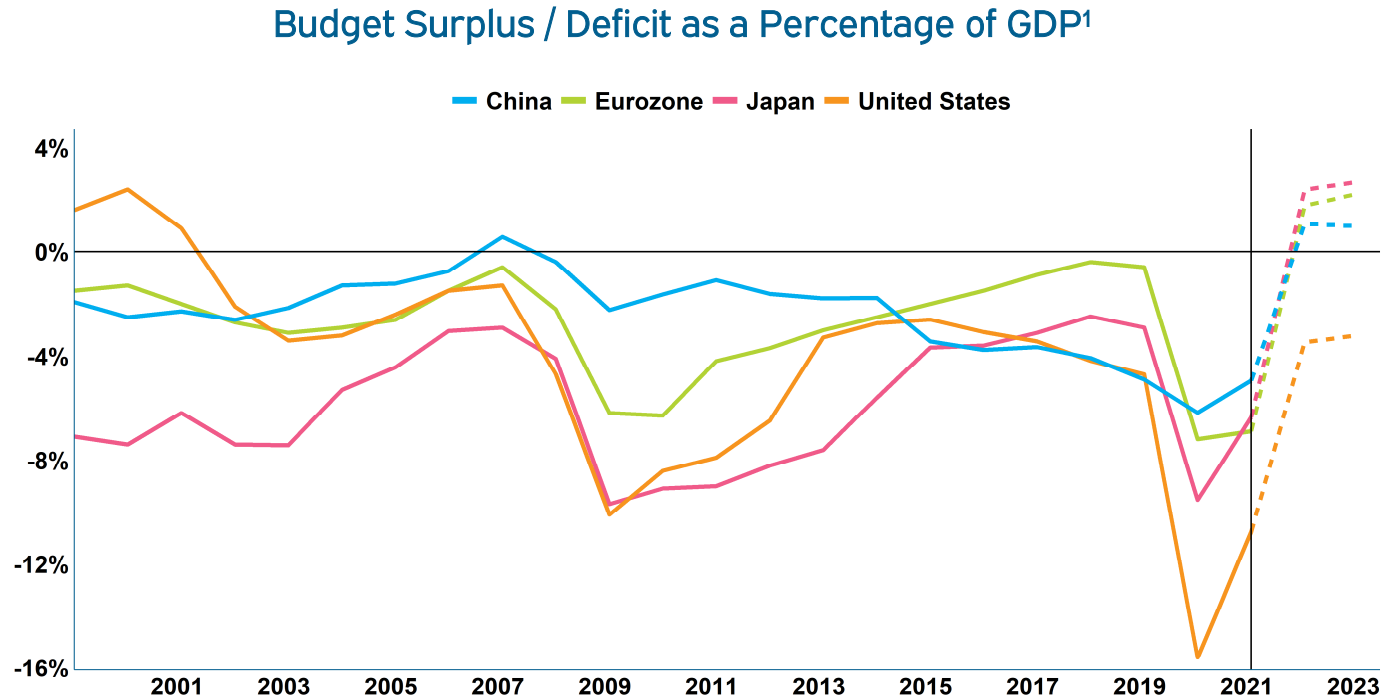


**Balance Sheet as % of GDP**



- After global central banks took extraordinary action to support the economy during the pandemic including policy rate cuts and emergency stimulus through quantitative easing (QE), many are considering reducing support in the face of high inflation.
- The pace of withdrawing support will likely vary across central banks with the US expected to take a more aggressive approach. The risk remains for a policy error, particularly overtightening, as the war in Ukraine could suppress global growth.
- The one notable outlier is China, where the central bank recently lowered rates and reserve requirements in response to slowing growth.

<sup>1</sup> Source: Bloomberg. Policy rate data is as of March 31, 2022. China policy rate is defined as the medium-term lending facility 1 year interest rate. Balance sheet as % of GDP is based on quarterly data and is as of December 31, 2021.

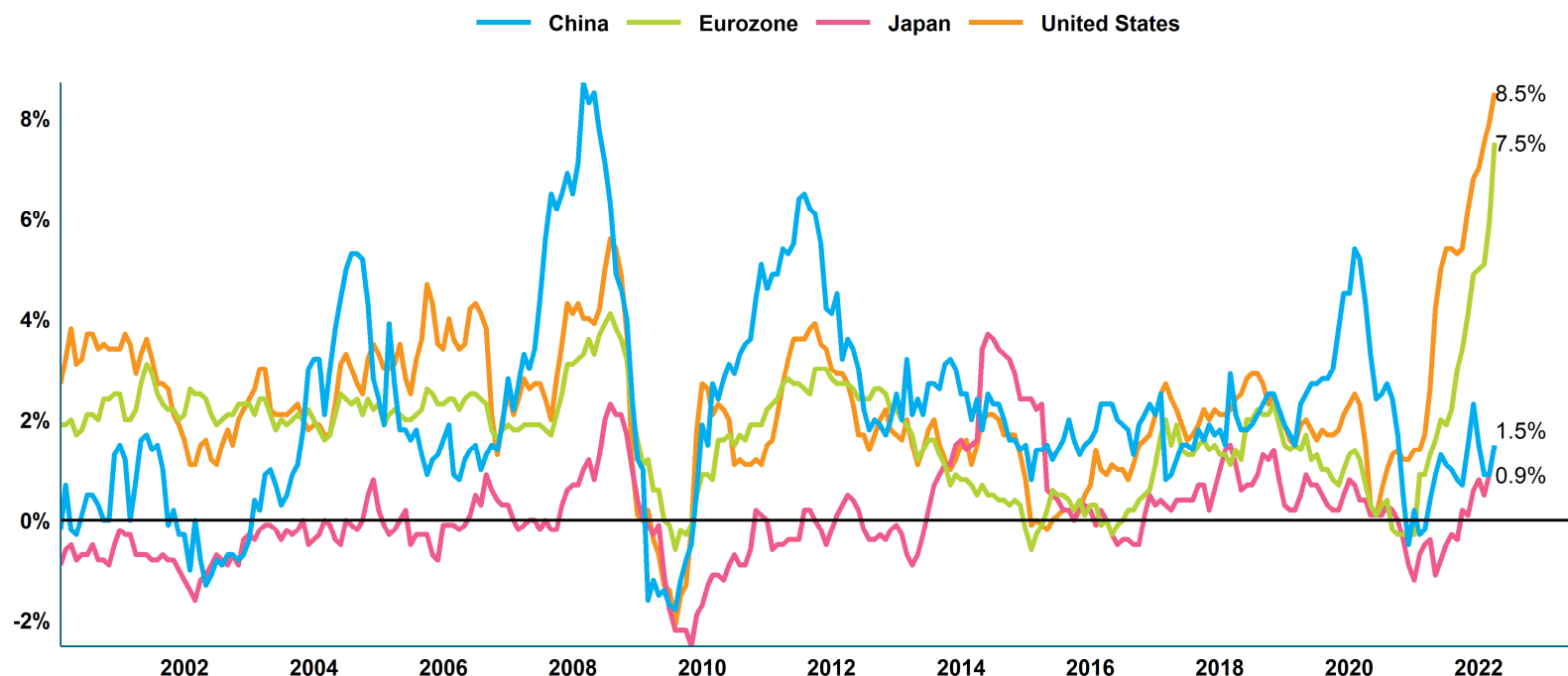


→ Budget deficits as a percentage of GDP drastically increased for major world economies, particularly the US, due to massive fiscal support and the severe economic contraction's effect on tax revenue in 2020 and 2021.

→ As fiscal stimulus programs end, and economic recoveries continue, deficits should improve in the coming years.

<sup>1</sup> Source: Bloomberg. Data is as of March 31, 2022. Projections via IMF Forecasts from April 2022 Report. Dotted lines represent 2022 and 2023 forecasts.

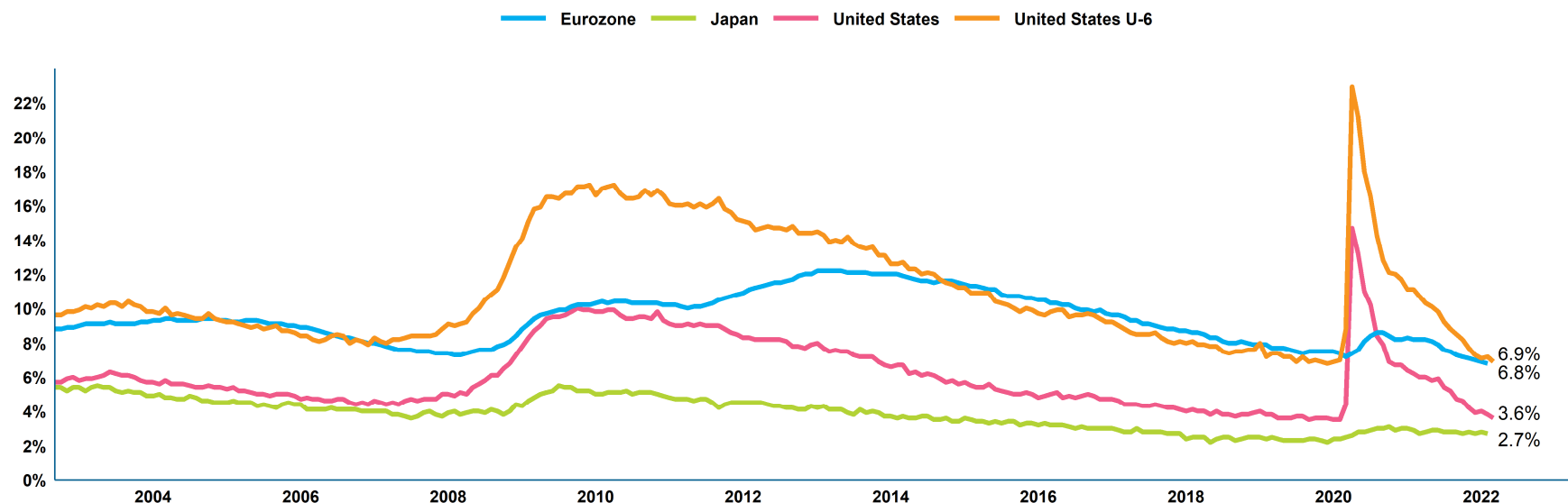
## Inflation (CPI Trailing Twelve Months)<sup>1</sup>



- Inflation increased dramatically from the lows of the pandemic, particularly in the US and Eurozone where it continues to reach levels not seen in decades.
- Supply issues related to the pandemic and higher prices in many key commodities driven by the Russia and Ukraine conflict have been key drivers of inflation globally.

<sup>1</sup> Source: Bloomberg. Data is as of March 2022, except for Japan, where the most recent data available is as of February 28, 2022.

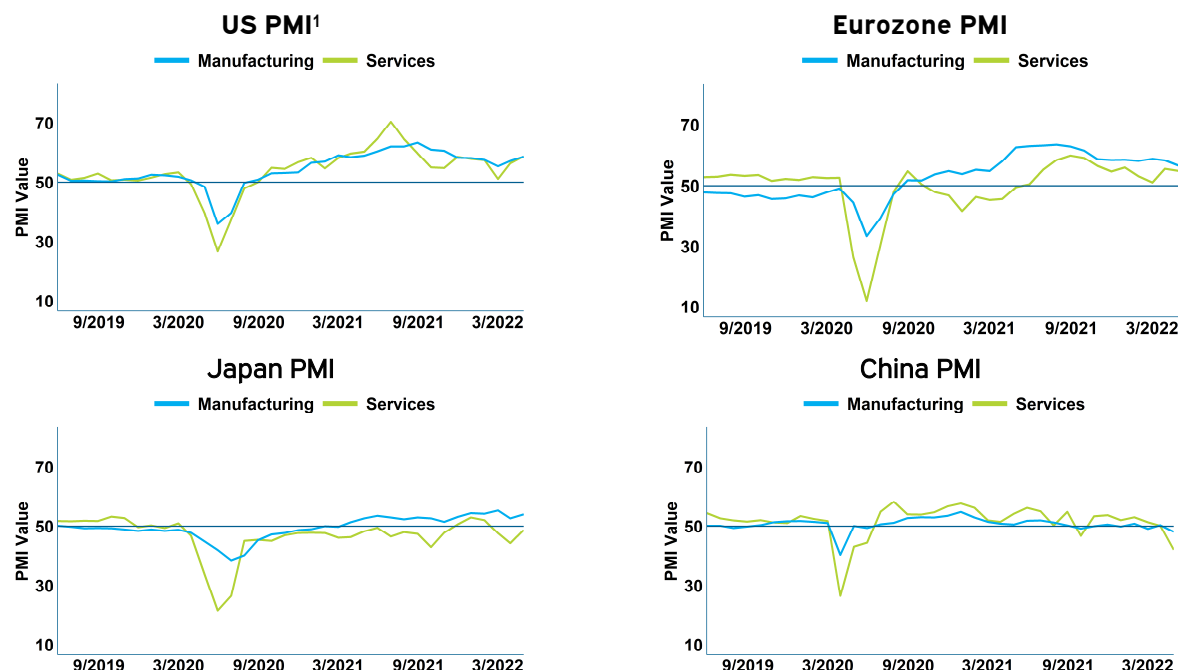
### Unemployment<sup>1</sup>



- As economies have largely reopened due to vaccines for the virus, improvements have been seen in the labor market.
- US unemployment, which experienced the steepest rise from the pandemic, has declined back to pre-pandemic levels. The broader measure (U-6) that includes discouraged and underemployed workers has declined but is much higher at 6.9%.

<sup>1</sup> Source: Bloomberg. Data is as of March 31, 2022, for the US. The most recent data for Eurozone and Japanese unemployment is as of February 28, 2022.

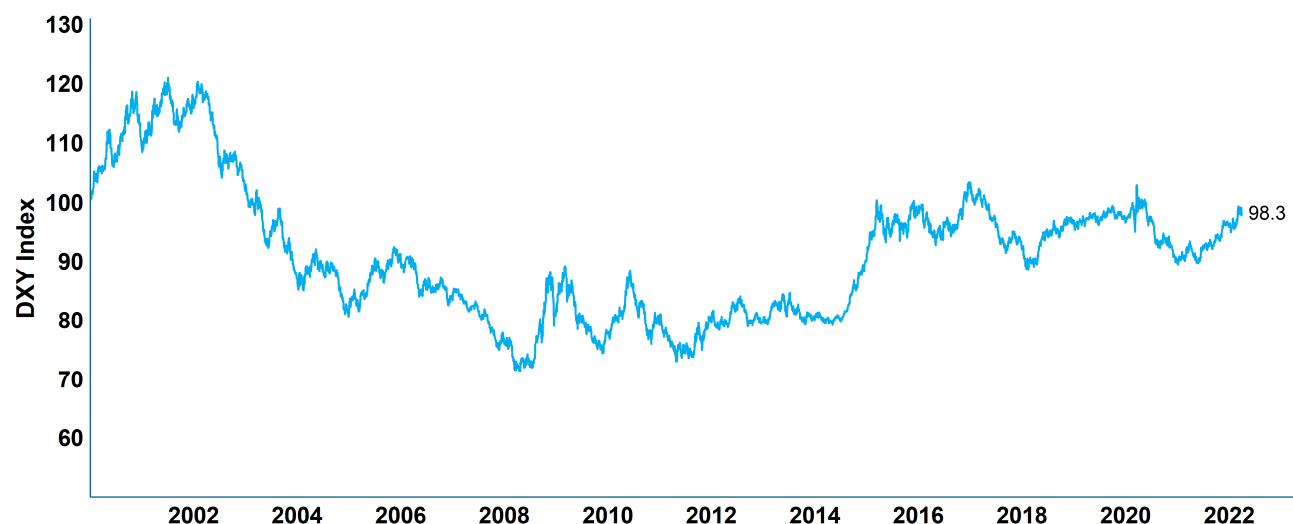
### Global PMIs



- After improvements from the lows of the pandemic, Purchasing Managers Indices (PMI), based on surveys of private sector companies, have experienced pressures recently.
- Service sector PMIs have seen some improvements in the US and Europe lately as the effects of the Omicron variant wane, while Japan and China remain in contraction due to a rise in COVID-19 cases.
- In most countries, manufacturing PMIs are in expansion territory as pandemic-related production issues ease and orders increase. China is the one exception, though, with the manufacturing PMI falling below 50 in March due to increased COVID-19 restrictions.

<sup>1</sup> Source: Bloomberg. US Markit Services and Manufacturing PMI, Caixin Services and Manufacturing PMI, Eurozone Markit Services and Manufacturing PMI, Jibun Bank Services and Manufacturing PMI. Data is as of March 2022. Readings below 50 represent economic contractions.

### US Dollar versus Broad Currencies<sup>1</sup>



- The US dollar continued its 2021 trend of strengthening against a broad basket of peers in the first quarter of 2022 with further increases after month-end.
- Safe-haven flows and higher rates have been key drivers of the dollar's continued strength.
- A few commodity-sensitive currencies like the Brazilian real, South African rand, and Mexican peso have recently outpaced the dollar, given persistently high commodity prices.

<sup>1</sup> Source: Bloomberg. Data as of March 28, 2022.



## Summary

### Key Trends in 2022:

- The war in eastern Europe has created significant uncertainty going forward with a wide range of potential outcomes. Volatility will likely remain high.
- Expect growth to slow globally in 2022 but remain above trend. The track of the pandemic and war will be key.
- Inflationary pressures could linger, particularly if the Russian invasion of Ukraine intensifies or expands.
- The end of many fiscal programs will put the burden of continued growth on consumers. Higher energy and food prices will depress their ability to spend in other areas.
- Monetary policy will likely tighten globally but will remain relatively low. The risk of policy error remains.
- Valuations remain high in the US, but low rates and strong margins should be supportive.
- Outside the US, valuations remain lower in both emerging and developed markets, but risks remain.

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PERFORMANCE DATA CONTAINED HEREIN REPRESENT PAST PERFORMANCE. PAST PERFORMANCE IS NO GUARANTEE OF FUTURE RESULTS.

**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.  $\text{Portfolio Return} - [\text{Risk Free Rate} + \text{Beta} * (\text{market return} - \text{Risk Free Rate})]$ .

**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 its 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%.

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

**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

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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.