

# City of San Jose Police and Fire Department Retirement Plan Health Care Trust

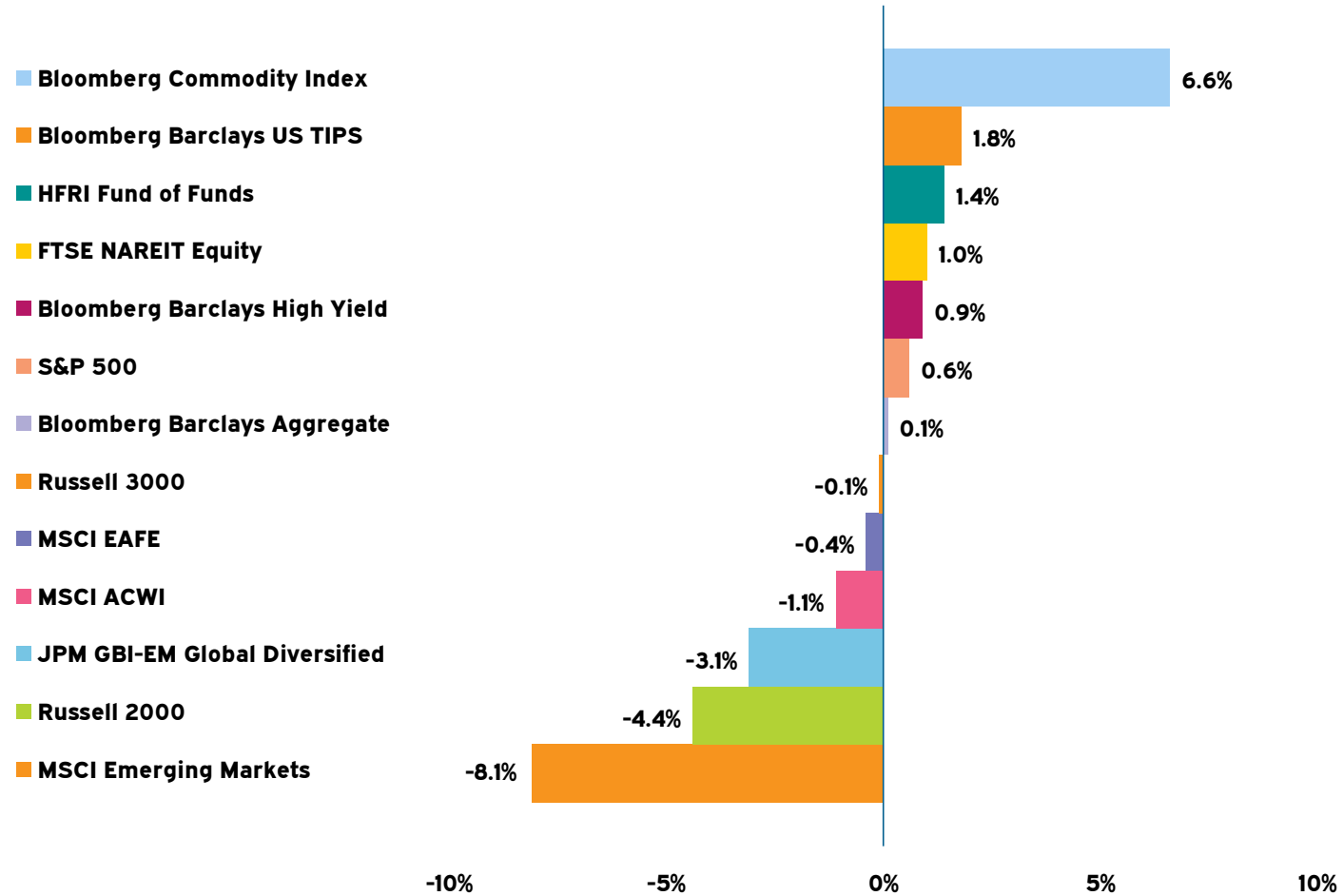
As of September 30, 2021

Quarterly Review

1. The World Markets in the Third Quarter 2021
2. Executive Summary
  - Aggregate Plan Overview
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# **The World Markets Third Quarter of 2021**

### The World Markets<sup>1</sup> Third Quarter of 2021



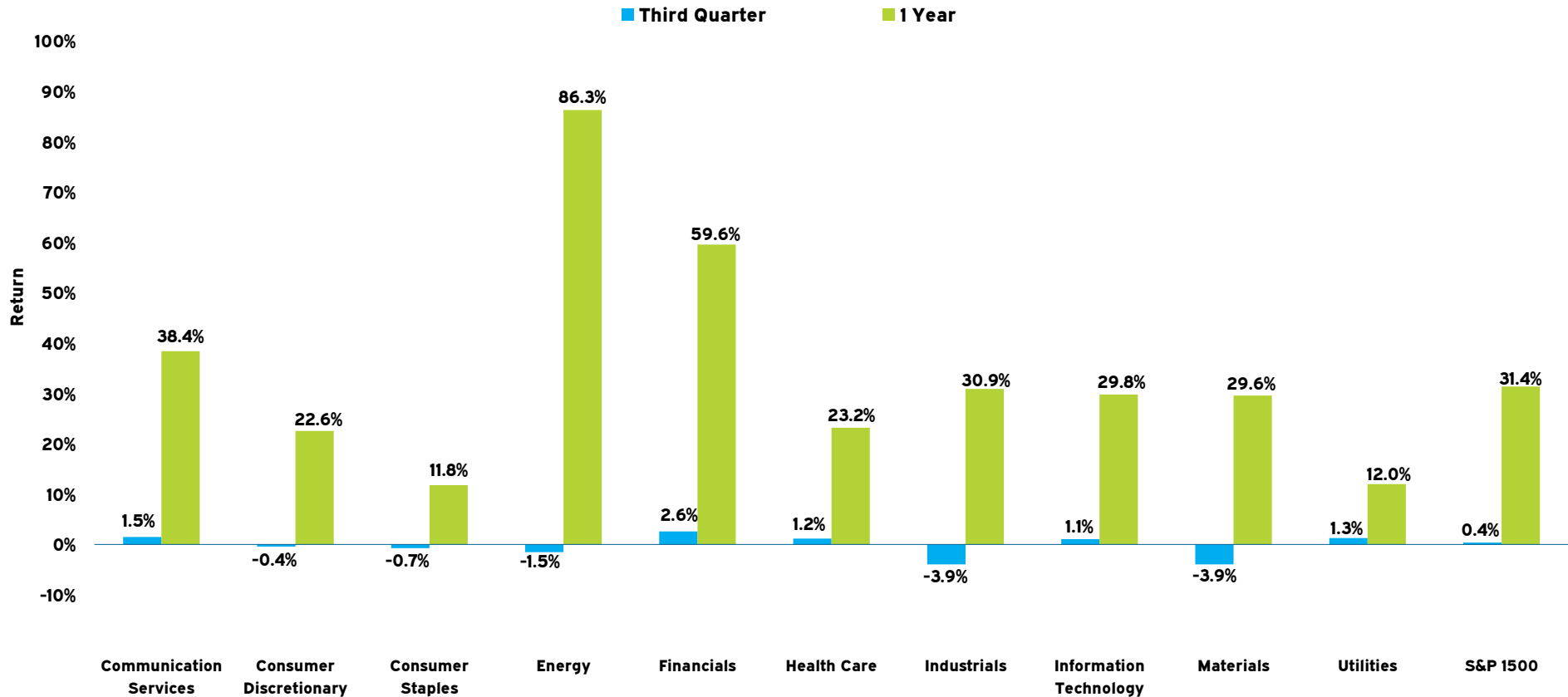
<sup>1</sup> Source: InvestorForce.

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

	3Q21 (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
<b>Domestic Equity</b>						
S&P 500	0.6	15.9	30.0	16.0	16.9	16.6
Russell 3000	-0.1	15.0	31.9	16.0	16.9	16.6
Russell 1000	0.2	15.2	31.0	16.4	17.1	16.8
Russell 1000 Growth	1.2	14.3	27.3	22.0	22.8	19.7
Russell 1000 Value	-0.8	16.1	35.0	10.1	10.9	13.5
Russell MidCap	-0.9	15.2	38.1	14.2	14.4	15.5
Russell MidCap Growth	-0.8	9.6	30.4	19.1	19.3	17.5
Russell MidCap Value	-1.0	18.2	42.4	10.3	10.6	13.9
Russell 2000	-4.4	12.4	47.7	10.5	13.4	14.6
Russell 2000 Growth	-5.7	2.8	33.3	11.7	15.3	15.7
Russell 2000 Value	-3.0	22.9	63.9	8.6	11.0	13.2
<b>Foreign Equity</b>						
MSCI ACWI (ex. US)	-3.0	5.9	23.9	8.0	8.9	7.5
MSCI EAFE	-0.4	8.3	25.7	7.6	8.8	8.1
MSCI EAFE (Local Currency)	1.3	14.2	27.2	7.2	9.0	10.1
MSCI EAFE Small Cap	0.9	10.0	29.0	9.0	10.4	10.7
MSCI Emerging Markets	-8.1	-1.2	18.2	8.6	9.2	6.1
MSCI Emerging Markets (Local Currency)	-6.7	0.7	16.9	9.5	10.4	8.7
<b>Fixed Income</b>						
Bloomberg Barclays Universal	0.1	-1.1	0.2	5.6	3.3	3.5
Bloomberg Barclays Aggregate	0.1	-1.6	-0.9	5.4	2.9	3.0
Bloomberg Barclays US TIPS	1.8	3.5	5.2	7.4	4.3	3.1
Bloomberg Barclays High Yield	0.9	4.5	11.3	6.9	6.5	7.4
JPM GBI-EM Global Diversified	-3.1	-6.4	2.6	3.7	2.1	1.1
<b>Other</b>						
FTSE NAREIT Equity	1.0	23.1	37.4	10.0	6.8	11.3
Bloomberg Commodity Index	6.6	29.1	42.3	6.9	4.5	-2.7
HFRI Fund of Funds	1.4	6.4	15.0	6.7	5.9	4.5

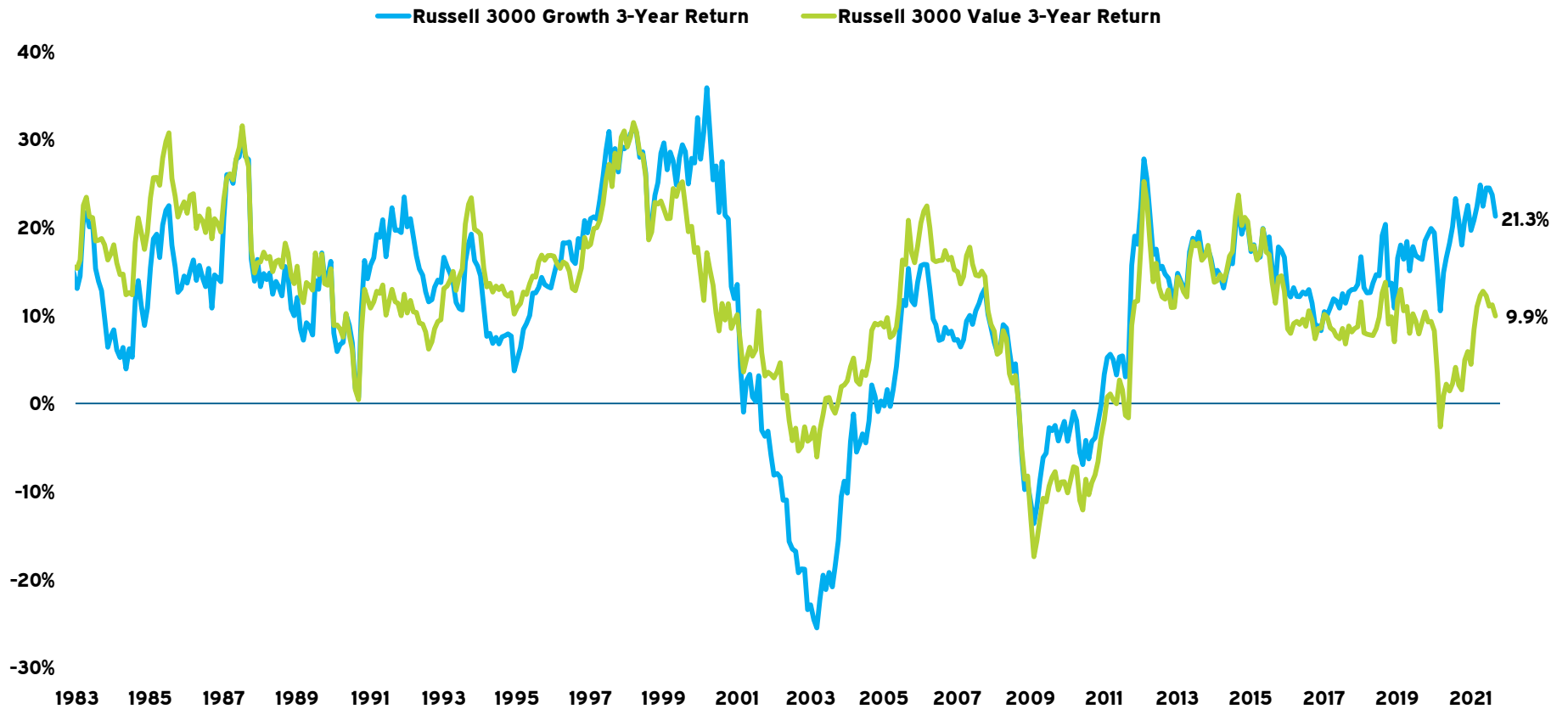
<sup>1</sup> Source: InvestorForce.

### S&P Sector Returns<sup>1</sup>



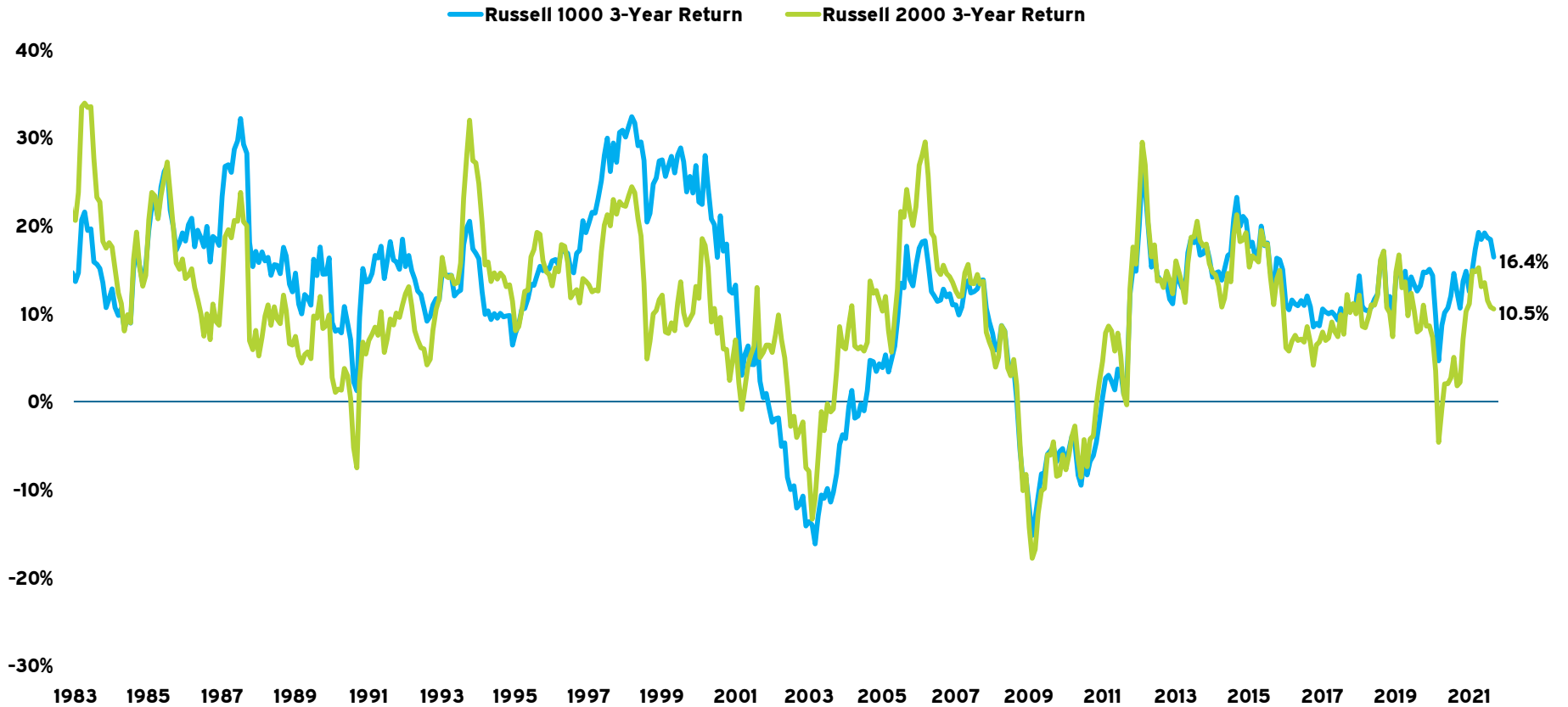
<sup>1</sup> Source: InvestorForce. Represents S&P 1500 (All Cap) data.

Growth and Value Rolling Three Year Returns<sup>1</sup>



<sup>1</sup> Source: InvestorForce.

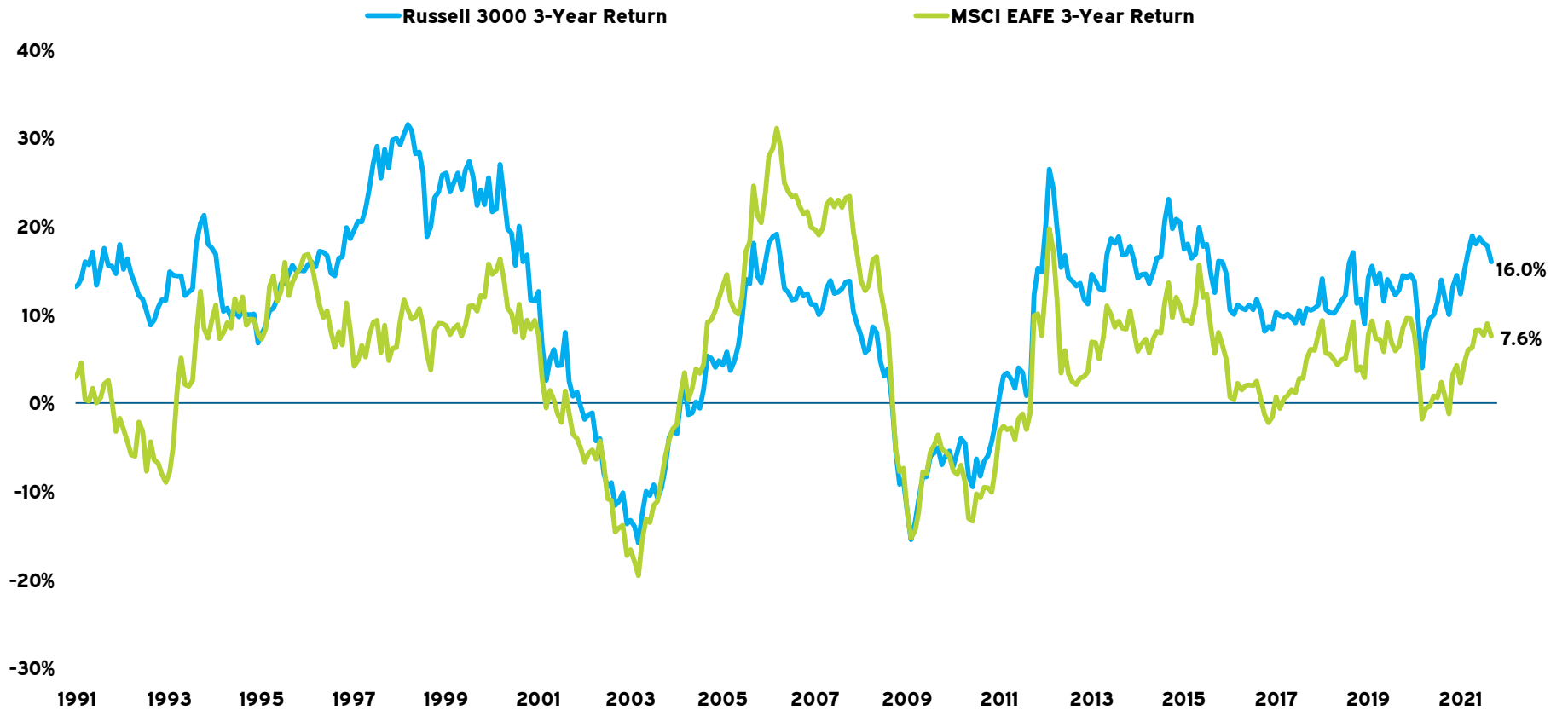
Large Cap (Russell 1000) and Small Cap (Russell 2000) Rolling Three Year Returns<sup>1</sup>



<sup>1</sup> Source: InvestorForce.

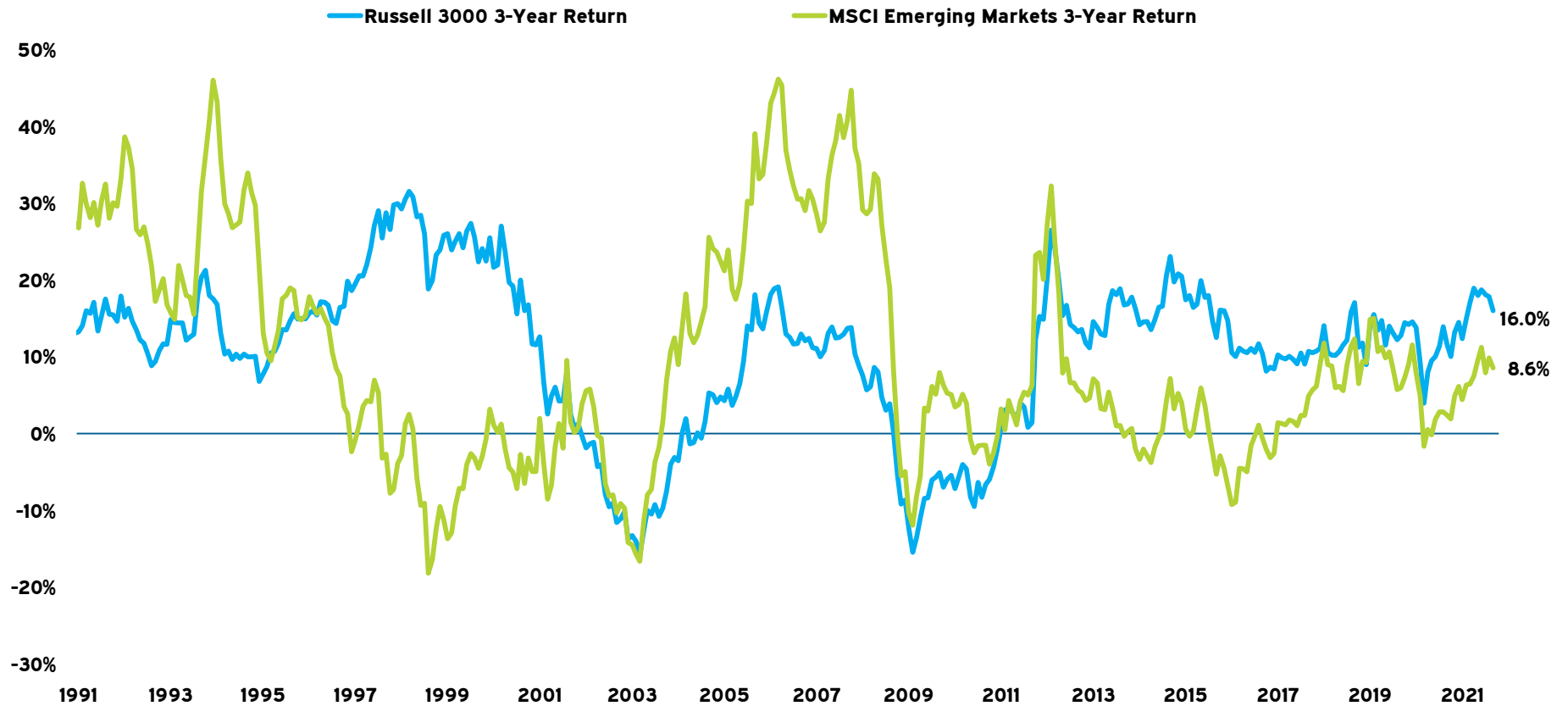


US and Developed Market Foreign Equity Rolling Three-Year Returns<sup>1</sup>



<sup>1</sup> Source: InvestorForce.

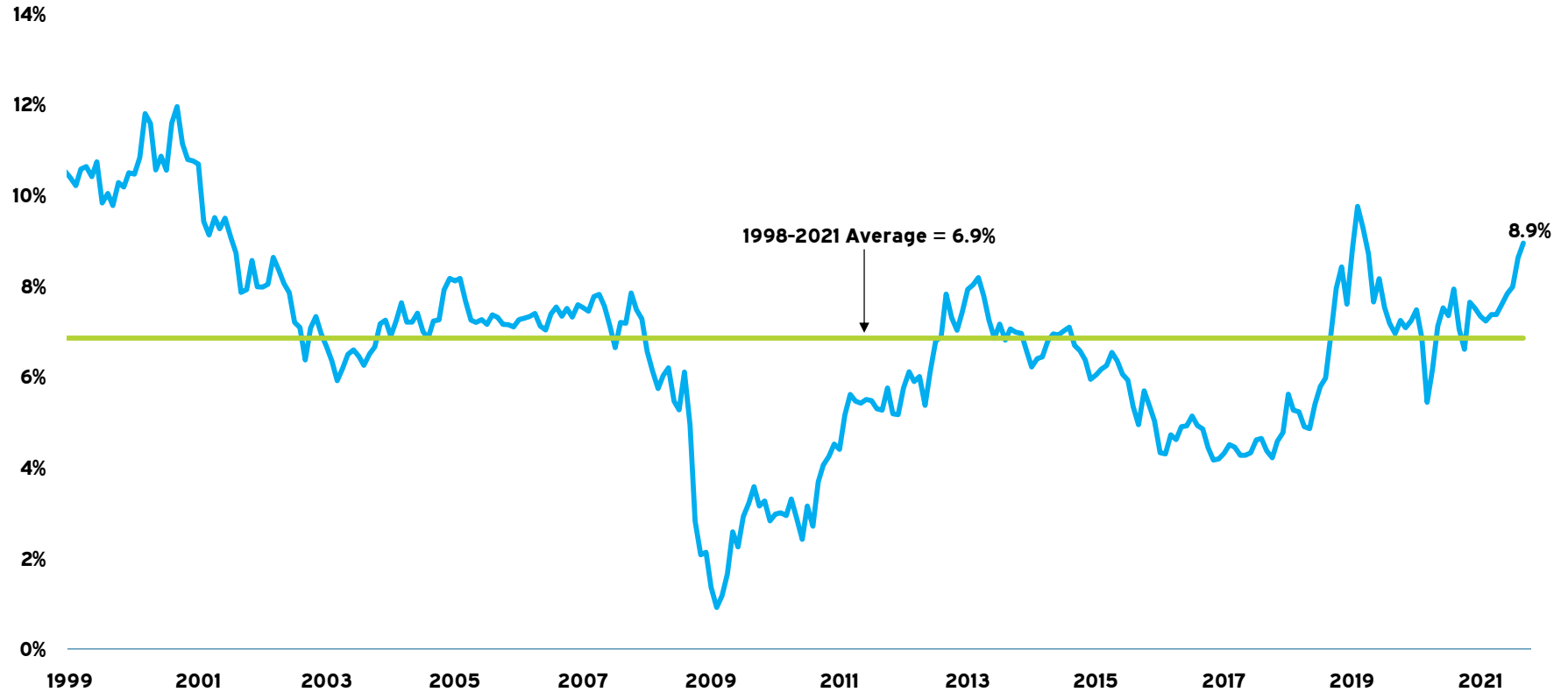
US and Emerging Market Equity Rolling Three-Year Returns<sup>1</sup>



<sup>1</sup> Source: InvestorForce.

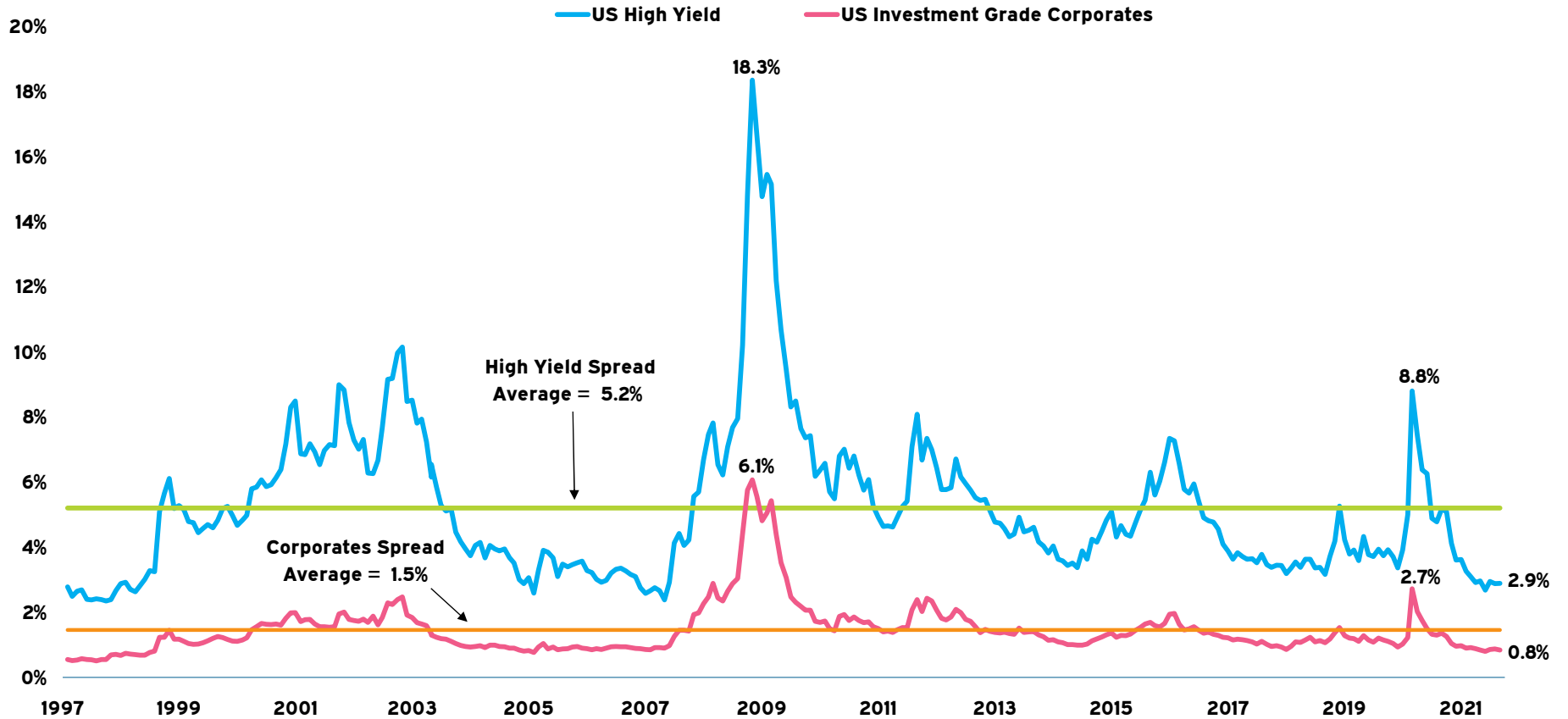
Rolling Ten-Year Returns: 65% Stocks and 35% Bonds<sup>1</sup>

— 65% Stocks (MSCI ACWI) / 35% Bonds (Bloomberg Barclays Aggregate) 10-Year Rolling Return



<sup>1</sup> Source: InvestorForce.

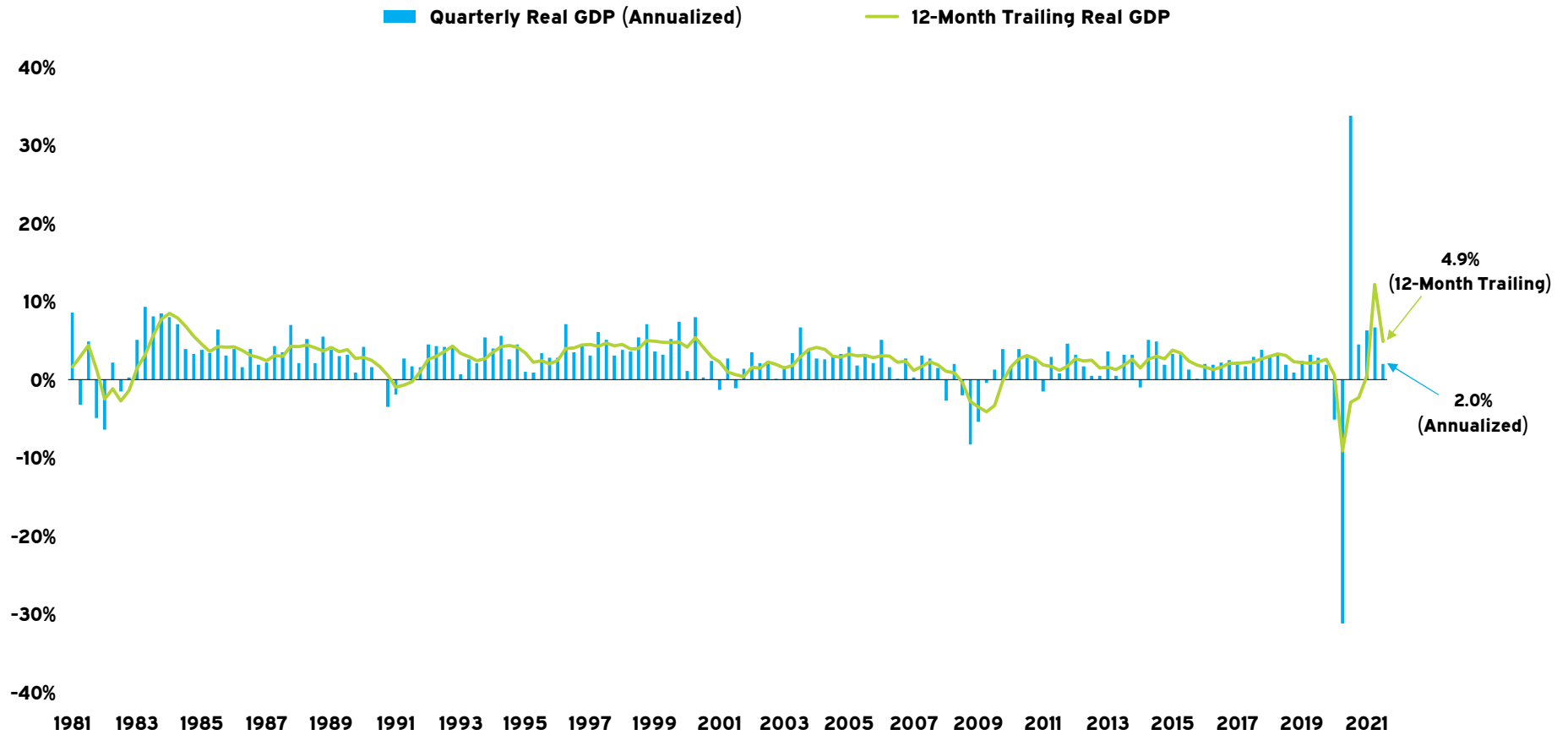
Credit Spreads vs. US Treasury Bonds<sup>1,2</sup>



<sup>1</sup> Source: Barclays Live. Data represents the OAS.

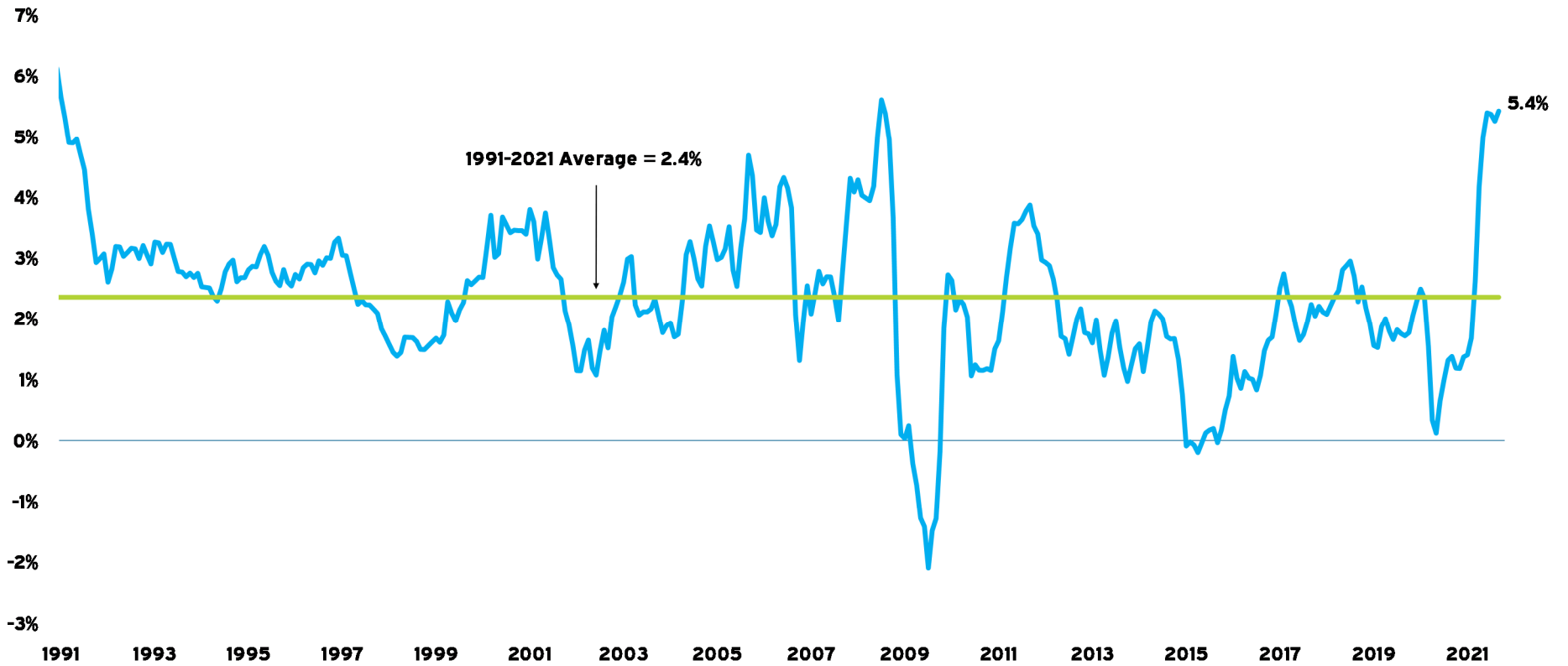
<sup>2</sup> The median high yield spread was 4.7% from 1997-2021.

US Real Gross Domestic Product (GDP) Growth<sup>1</sup>



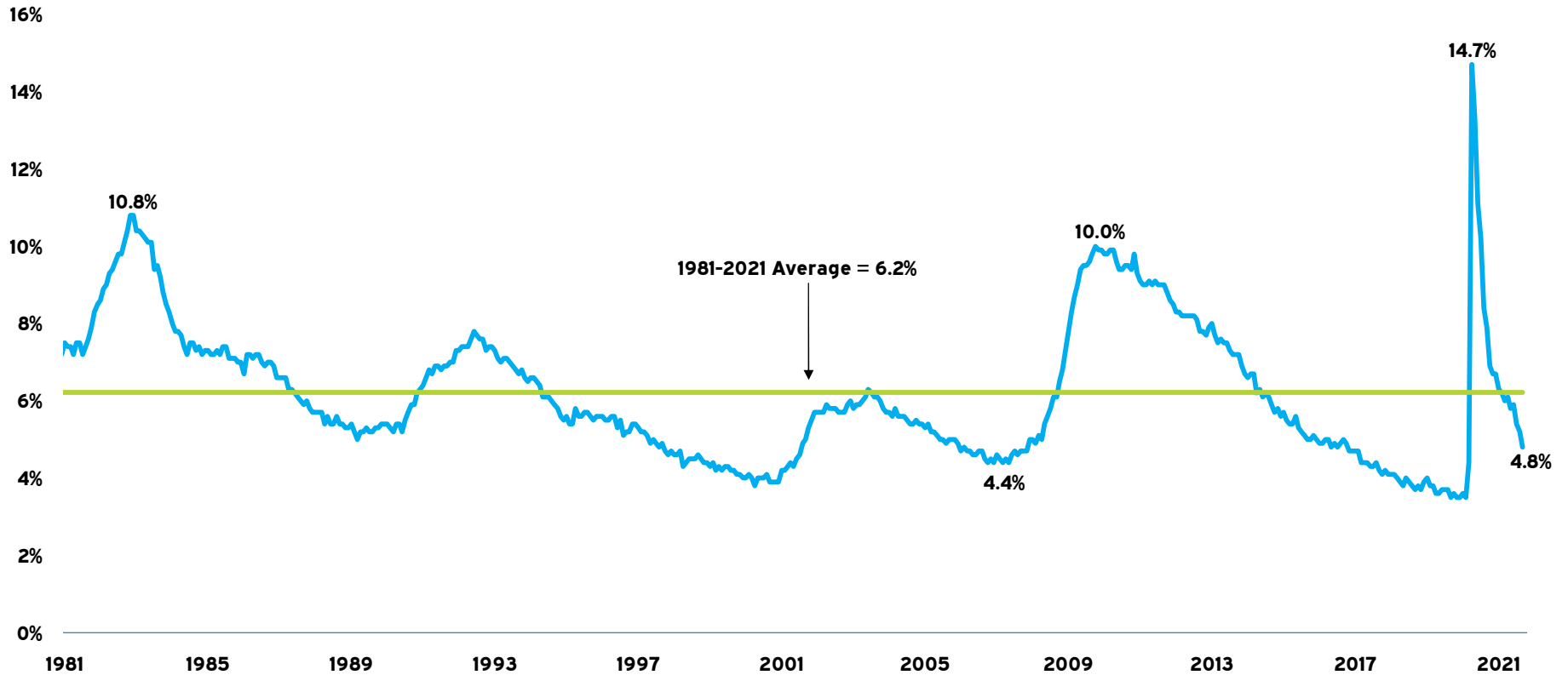
<sup>1</sup> Source: Bureau of Economic Analysis. Data is as of Q3 2021 and represents the first estimate.

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



<sup>1</sup> Source: Bureau of Labor Statistics. Data is non-seasonally adjusted CPI, which may be volatile in the short-term. Data is as of September 30, 2021.

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



<sup>1</sup> Source: Bureau of Labor Statistics. Data is as of September 30, 2021.

**Executive Summary**  
**As of September 30, 2021**



The value of the City of San Jose Police and Fire Department Retirement Plan Health Care Trust's assets was \$275.0 million on September 30, 2021, an increase of \$26.3 million from the end of the prior quarter. The Trust had net cash inflows of \$29.1 million and an investment loss of \$2.8 million in the 3-month period.

- The Health Care Trust's net of fees performance was -1.0%, compared to the Policy Benchmark return of -0.3%. Over the trailing one-year period, the Trust returned +16.7%, compared to the Policy Benchmark return of +18.6%. The Trust ranked in or near the top quartile of the peer group for the year-to-date, 1-year, 3-year, and 5-year periods.
  - Growth returned -2.4% for the quarter and +26.5% over the trailing one-year period. Growth was roughly in line with the Public Equity Benchmark over both periods.
  - Low Beta returned +0.0% for the quarter and +0.1% over the trailing one-year period, in line with the ICE Bank of America Merrill Lynch 91 Days T-Bill TR benchmark over both periods.
  - Other assets returned +1.3% for the quarter and 13.6% over the trailing one-year period, versus the Other Benchmark returns of +1.8% and +13.5% over the same time periods, respectively.
- The Health Care Trust didn't have any manager changes during the quarter.

Investment Manager	Asset Class	Changes/ Announcements	Meketa Recommendation <sup>1</sup>	Comments
BlackRock Core Property	Core Real Estate	---	---	---
Clarion Lion Properties	Core Real Estate	---	---	---
Credit Suisse Risk Parity	Commodities	---	---	---

<sup>1</sup> The Meketa Investment Group recommendations are based on organizational or resource changes at each manager.

Watch List<sup>1,2</sup>

Investment Manager	Asset Class	Watch List Status	Comments
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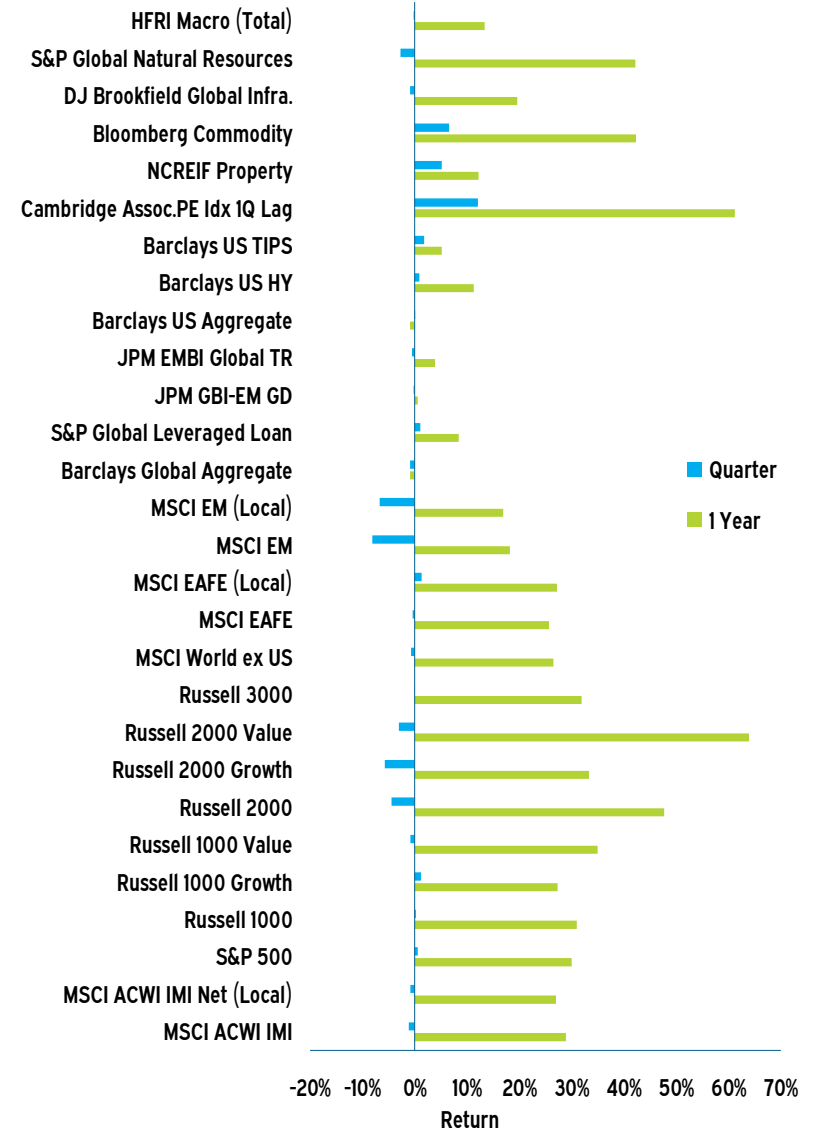
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<sup>1</sup> Watch List excludes Private Markets and Passive Funds.

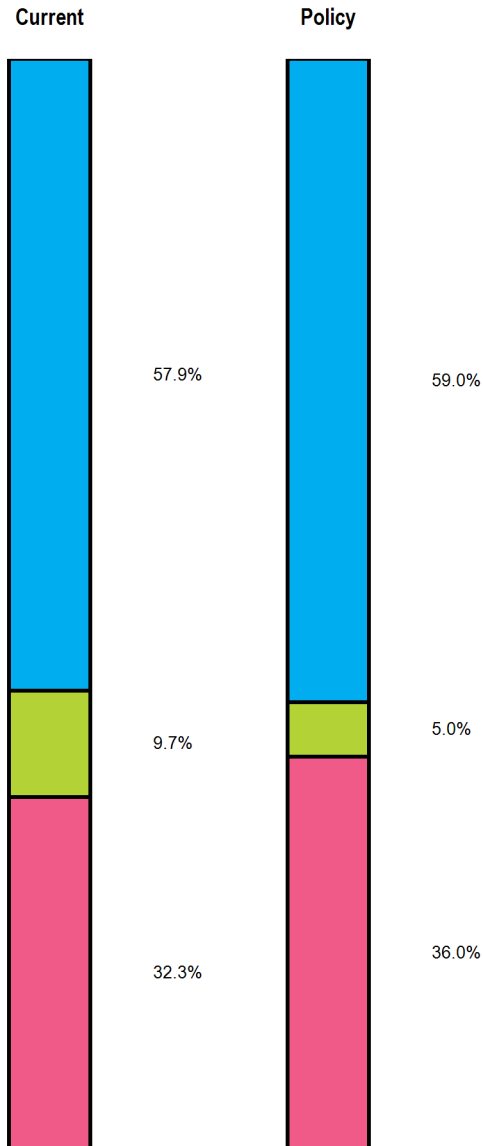
<sup>2</sup> Placement on the Watch List includes qualitative reasons and manager underperformance versus the appropriate benchmark over a three and or five year period as outlined in the Investment Policy Statement.

### Market Environment – 3Q21 Overview

Benchmark	Scope	3Q21 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
<b>Global Equity</b>						
MSCI ACWI IMI	World	-11	28.9	12.4	13.1	12.0
MSCI ACWI IMI Net (Local)	World (Local Currency)	-0.8	27.0	10.4	11.3	10.9
<b>Domestic Equity</b>						
S&P 500	Large Core	0.6	30.0	16.0	16.9	16.6
Russell 1000	Large Core	0.2	31.0	16.4	17.1	16.8
Russell 1000 Growth	Large Growth	1.2	27.3	22.0	22.8	19.7
Russell 1000 Value	Large Value	-0.8	35.0	10.1	10.9	13.5
Russell 2000	Small Core	-4.4	47.7	10.5	13.4	14.6
Russell 2000 Growth	Small Growth	-5.7	33.3	11.7	15.3	15.7
Russell 2000 Value	Small Value	-3.0	63.9	8.6	11.0	13.2
Russell 3000	All Cap Core	-0.1	31.9	16.0	16.9	16.6
<b>International Equity</b>						
MSCI World ex US	World ex-US	-0.7	26.5	7.9	8.9	7.9
MSCI EAFE	International Developed	-0.4	25.7	7.6	8.8	8.1
MSCI EAFE (Local)	International Developed (Local Currency)	1.3	27.2	7.2	9.0	10.1
MSCI EM	Emerging Markets	-8.1	18.2	8.6	9.2	6.1
MSCI EM (Local)	Emerging Markets (Local Currency)	-6.7	16.9	9.5	10.4	8.7
<b>Global Fixed Income</b>						
Barclays Global Aggregate	Global Core Bonds	-0.9	-0.9	4.2	2.0	1.9
S&P Global Leveraged Loan	Bank Loans	1.1	8.4	3.8	4.4	4.6
JPM GBI-EM GD	Emerging Markets Bonds (Local Currency)	-0.2	0.6	7.1	5.8	6.7
JPM EMBI Global TR	Emerging Market Bonds	-0.5	3.9	5.6	3.6	5.5
<b>Domestic Fixed Income</b>						
Barclays US Aggregate	Core Bonds	0.1	-0.9	5.4	2.9	3.0
Barclays US HY	High Yield	0.9	11.3	6.9	6.5	7.4
Barclays US TIPS	Inflation	1.8	5.2	7.4	4.3	3.1
<b>Other</b>						
Cambridge Associates PE Index 1Qtr Lag	Private Equity	12.1	61.2	26.1	22.6	16.8
NCREIF Property	Real Estate	5.2	12.2	6.7	6.8	9.0
Bloomberg Commodity	Commodities	6.6	42.3	6.9	4.5	-2.7
DJ Brookfield Global Infrastructure	Infrastructure	-0.9	19.6	7.9	6.2	8.8
S&P Global Natural Resources	Natural Resources	-2.7	42.2	4.6	9.5	4.6
HFRI Macro	Hedge Funds	-0.2	13.4	5.8	3.4	2.0



## 3Q21 Review



Allocation vs. Targets and Policy			
	Current Balance	Current Allocation	Policy
<b>Growth</b>	\$159,278,016	57.9%	59.0%
Public Equity	\$159,278,016	57.9%	59.0%
<b>Low Beta</b>	\$26,801,622	9.7%	5.0%
Short-Term IG Bonds	\$13,178,166	4.8%	5.0%
Cash	\$13,623,456	5.0%	0.0%
<b>Other</b>	\$88,883,434	32.3%	36.0%
Core Real Estate	\$21,685,078	7.9%	12.0%
Commodities	\$14,061,150	5.1%	5.0%
Investment Grade Bonds	\$39,125,074	14.2%	14.0%
Long-Term Government Bonds	\$14,012,133	5.1%	5.0%
<b>Total</b>	<b>\$274,963,073</b>	<b>100.0%</b>	<b>100.0%</b>

## Asset Class Net Performance Summary

	Market Value (\$)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
<b>Health Care Trust</b>	<b>274,963,073</b>	<b>100.0</b>	<b>-1.0</b>	<b>6.7</b>	<b>16.7</b>	<b>8.6</b>	<b>7.4</b>	--	<b>6.1</b>	<b>Jul-12</b>
<i>Policy Benchmark</i>			-0.3	8.0	18.6	9.1	8.7	--	7.1	Jul-12
<i>InvMetrics Health &amp; Welfare \$50mm - \$250mm Net Median</i>			0.1	4.6	10.2	7.5	6.5	5.7	5.5	Jul-12
<i>InvMetrics Health &amp; Welfare \$50mm - \$250mm Net Rank</i>			98	22	20	26	24	--	33	Jul-12
<b>Growth</b>	<b>159,278,016</b>	<b>57.9</b>	<b>-2.4</b>	<b>9.0</b>	<b>26.5</b>	<b>12.0</b>	<b>13.0</b>	--	<b>11.6</b>	<b>Aug-12</b>
<i>Public Equity Benchmark</i>			-2.3	9.2	27.2	12.3	13.0	--	11.4	Aug-12
<b>Public Equity</b>	<b>159,278,016</b>	<b>57.9</b>	<b>-2.4</b>	<b>9.0</b>	<b>26.5</b>	<b>12.0</b>	<b>13.0</b>	--	<b>11.6</b>	<b>Aug-12</b>
<i>Public Equity Benchmark</i>			-2.3	9.2	27.2	12.3	13.0	--	11.4	Aug-12
<b>US Equity</b>	<b>80,623,105</b>	<b>29.3</b>	<b>-0.1</b>	<b>14.9</b>	<b>31.8</b>	<b>16.0</b>	--	--	<b>17.0</b>	<b>Jul-18</b>
<i>Russell 3000</i>			-0.1	15.0	31.9	16.0	--	--	17.1	Jul-18
<b>International Equity</b>	<b>38,043,533</b>	<b>13.8</b>	<b>-0.9</b>	<b>8.0</b>	<b>25.2</b>	<b>7.7</b>	--	--	<b>8.0</b>	<b>Jul-18</b>
<i>MSCI EAFE</i>			-0.4	8.3	25.7	7.6	--	--	7.5	Jul-18
<b>Emerging Markets Equity</b>	<b>40,611,378</b>	<b>14.8</b>	<b>-8.8</b>	<b>-2.2</b>	<b>16.6</b>	<b>8.2</b>	--	--	<b>7.5</b>	<b>Jul-18</b>
<i>MSCI Emerging Markets</i>			-8.1	-1.2	18.2	8.6	--	--	7.5	Jul-18
<b>Low Beta</b>	<b>26,801,622</b>	<b>9.7</b>	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	<b>1.2</b>	<b>1.1</b>	--	<b>0.6</b>	<b>Jul-12</b>
<i>ICE BofA 91 Days T-Bills TR</i>			0.0	0.0	0.1	1.2	1.2	--	0.7	Jul-12
<b>Short-Term IG Bonds</b>	<b>13,178,166</b>	<b>4.8</b>	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	--	--	--	<b>1.2</b>	<b>Nov-18</b>
<i>ICE BofA 91 Days T-Bills TR</i>			0.0	0.0	0.1	--	--	--	1.2	Nov-18
<b>Cash</b>	<b>13,623,456</b>	<b>5.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>1.0</b>	<b>1.0</b>	--	<b>0.5</b>	<b>Jul-12</b>
<i>ICE BofA 91 Days T-Bills TR</i>			0.0	0.0	0.1	1.2	1.2	--	0.7	Jul-12

<sup>1</sup> Fiscal Year begins July 1.

<sup>2</sup> Please see the final page of the performance report for composition of the Policy Benchmark and Public Equity Benchmark.

Total Fund | As of September 30, 2021

	Market Value (\$)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
<b>Other</b>	<b>88,883,434</b>	<b>32.3</b>	<b>1.3</b>	<b>9.1</b>	<b>13.6</b>	<b>7.3</b>	<b>4.9</b>	--	<b>3.0</b>	<b>Aug-12</b>
<i>Other Benchmark</i>			<i>1.8</i>	<i>9.1</i>	<i>13.5</i>	<i>5.4</i>	<i>4.4</i>	--	<i>3.9</i>	<i>Aug-12</i>
<b>Investment Grade Bonds</b>	<b>39,125,074</b>	<b>14.2</b>	<b>0.1</b>	--	--	--	--	--	<b>0.1</b>	<b>Jun-21</b>
<i>Bloomberg US Aggregate TR</i>			<i>0.1</i>	--	--	--	--	--	<i>0.1</i>	<i>Jun-21</i>
<b>Long-Term Government Bonds</b>	<b>14,012,133</b>	<b>5.1</b>	<b>0.5</b>	--	--	--	--	--	<b>0.5</b>	<b>Jun-21</b>
<i>Bloomberg US Treasury Long TR</i>			<i>0.5</i>	--	--	--	--	--	<i>0.5</i>	<i>Jun-21</i>
<b>Core Real Estate</b>	<b>21,685,078</b>	<b>7.9</b>	<b>3.9</b>	<b>7.4</b>	<b>7.8</b>	<b>6.7</b>	<b>4.5</b>	--	<b>7.3</b>	<b>Aug-12</b>
<i>Core Real Estate Benchmark</i>			<i>3.7</i>	<i>5.6</i>	<i>6.8</i>	<i>6.0</i>	<i>4.5</i>	--	<i>7.4</i>	<i>Aug-12</i>
<b>Commodities</b>	<b>14,061,150</b>	<b>5.1</b>	<b>1.9</b>	<b>15.3</b>	<b>27.6</b>	<b>8.3</b>	<b>6.7</b>	--	<b>-1.1</b>	<b>Oct-12</b>
<i>Bloomberg Commodity Index TR USD</i>			<i>6.6</i>	<i>29.1</i>	<i>42.3</i>	<i>6.9</i>	<i>4.5</i>	--	<i>-3.6</i>	<i>Oct-12</i>

<sup>1</sup> Please see the final page of the performance report for composition of the Policy Benchmark and Public Equity Benchmark.



Trailing Net Performance										
	Market Value (\$)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
<b>Health Care Trust</b>	<b>274,963,073</b>	<b>100.0</b>	<b>-1.0</b>	<b>6.7</b>	<b>16.7</b>	<b>8.6</b>	<b>7.4</b>	<b>--</b>	<b>6.1</b>	<b>Jul-12</b>
<i>Policy Benchmark</i>			-0.3	8.0	18.6	9.1	8.7	--	7.1	Jul-12
<i>InvMetrics Health &amp; Welfare \$50mm - \$250mm Net Median</i>			0.1	4.6	10.2	7.5	6.5	5.7	5.5	Jul-12
<i>InvMetrics Health &amp; Welfare \$50mm - \$250mm Net Rank</i>			98	22	20	26	24	--	33	Jul-12
<b>Growth</b>	<b>159,278,016</b>	<b>57.9</b>	<b>-2.4</b>	<b>9.0</b>	<b>26.5</b>	<b>12.0</b>	<b>13.0</b>	<b>--</b>	<b>11.6</b>	<b>Aug-12</b>
<i>Public Equity Benchmark</i>			-2.3	9.2	27.2	12.3	13.0	--	11.4	Aug-12
<b>Public Equity</b>	<b>159,278,016</b>	<b>57.9</b>	<b>-2.4</b>	<b>9.0</b>	<b>26.5</b>	<b>12.0</b>	<b>13.0</b>	<b>--</b>	<b>11.6</b>	<b>Aug-12</b>
<i>Public Equity Benchmark</i>			-2.3	9.2	27.2	12.3	13.0	--	11.4	Aug-12
<b>US Equity</b>	<b>80,623,105</b>	<b>29.3</b>	<b>-0.1</b>	<b>14.9</b>	<b>31.8</b>	<b>16.0</b>	<b>--</b>	<b>--</b>	<b>17.0</b>	<b>Jul-18</b>
<i>Russell 3000</i>			-0.1	15.0	31.9	16.0	--	--	17.1	Jul-18
Northern Trust Russell 3000	80,623,105	29.3	-0.1	14.9	31.8	16.0	--	--	17.0	Jul-18
<i>Russell 3000</i>			-0.1	15.0	31.9	16.0	--	--	17.1	Jul-18
<b>International Equity</b>	<b>38,043,533</b>	<b>13.8</b>	<b>-0.9</b>	<b>8.0</b>	<b>25.2</b>	<b>7.7</b>	<b>--</b>	<b>--</b>	<b>8.0</b>	<b>Jul-18</b>
<i>MSCI EAFE</i>			-0.4	8.3	25.7	7.6	--	--	7.5	Jul-18
Northern Trust MSCI EAFE	38,043,533	13.8	-0.9	8.0	25.2	7.7	--	--	8.0	Jul-18
<i>MSCI EAFE</i>			-0.4	8.3	25.7	7.6	--	--	7.5	Jul-18
<b>Emerging Markets Equity</b>	<b>40,611,378</b>	<b>14.8</b>	<b>-8.8</b>	<b>-2.2</b>	<b>16.6</b>	<b>8.2</b>	<b>--</b>	<b>--</b>	<b>7.5</b>	<b>Jul-18</b>
<i>MSCI Emerging Markets</i>			-8.1	-1.2	18.2	8.6	--	--	7.5	Jul-18
Northern Trust MSCI EM	40,611,378	14.8	-8.8	-2.2	16.6	8.1	--	--	7.4	Jul-18
<i>MSCI Emerging Markets</i>			-8.1	-1.2	18.2	8.6	--	--	7.5	Jul-18

Total Fund | As of September 30, 2021

	Market Value (\$)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
<b>Low Beta</b>	<b>26,801,622</b>	<b>9.7</b>	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	<b>1.2</b>	<b>1.1</b>	<b>--</b>	<b>0.6</b>	<b>Jul-12</b>
ICE BofA 91 Days T-Bills TR			0.0	0.0	0.1	1.2	1.2	--	0.7	Jul-12
<b>Short-Term IG Bonds</b>	<b>13,178,166</b>	<b>4.8</b>	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>1.2</b>	<b>Nov-18</b>
ICE BofA 91 Days T-Bills TR			0.0	0.0	0.1	--	--	--	1.2	Nov-18
BlackRock 3-Month T-Bill	13,178,166	4.8	0.0	0.0	0.1	--	--	--	1.2	Nov-18
ICE BofA 91 Days T-Bills TR			0.0	0.0	0.1	--	--	--	1.2	Nov-18
<b>Cash</b>	<b>13,623,456</b>	<b>5.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>1.0</b>	<b>1.0</b>	<b>--</b>	<b>0.5</b>	<b>Jul-12</b>
ICE BofA 91 Days T-Bills TR			0.0	0.0	0.1	1.2	1.2	--	0.7	Jul-12
<b>Other</b>	<b>88,883,434</b>	<b>32.3</b>	<b>1.3</b>	<b>9.1</b>	<b>13.6</b>	<b>7.3</b>	<b>4.9</b>	<b>--</b>	<b>3.0</b>	<b>Aug-12</b>
Other Benchmark			1.8	9.1	13.5	5.4	4.4	--	3.9	Aug-12
<b>Investment Grade Bonds</b>	<b>39,125,074</b>	<b>14.2</b>	<b>0.1</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>0.1</b>	<b>Jun-21</b>
Bloomberg US Aggregate TR			0.1	--	--	--	--	--	0.1	Jun-21
Northern Trust Core Bonds	39,125,074	14.2	0.1	--	--	--	--	--	0.1	Jun-21
Bloomberg US Aggregate TR			0.1	--	--	--	--	--	0.1	Jun-21
<b>Long-Term Government Bonds</b>	<b>14,012,133</b>	<b>5.1</b>	<b>0.5</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>0.5</b>	<b>Jun-21</b>
Bloomberg US Treasury Long TR			0.5	--	--	--	--	--	0.5	Jun-21
BlackRock Long Treasury	14,012,133	5.1	0.5	--	--	--	--	--	0.5	Jun-21
Bloomberg US Treasury Long TR			0.5	--	--	--	--	--	0.5	Jun-21

Core Real Estate values are one-quarter lagged.

Total Fund | As of September 30, 2021

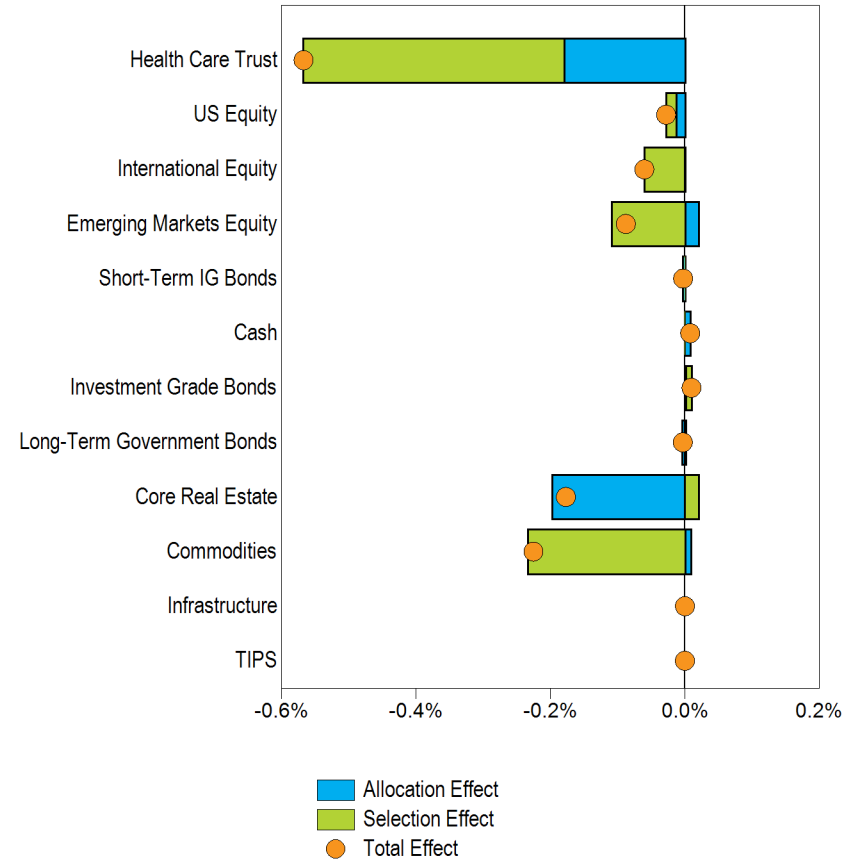
	Market Value (\$)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
<b>Core Real Estate</b>	<b>21,685,078</b>	<b>7.9</b>	<b>3.9</b>	<b>7.4</b>	<b>7.8</b>	<b>6.7</b>	<b>4.5</b>	<b>--</b>	<b>7.3</b>	<b>Aug-12</b>
<i>Core Real Estate Benchmark</i>			3.7	5.6	6.8	6.0	4.5	--	7.4	Aug-12
BlackRock Core Property Fund	11,097,706	4.0	2.9	5.9	6.6	--	--	--	5.0	Feb-19
<i>Core Real Estate Benchmark 2</i>			3.7	5.6	6.8	--	--	--	3.7	Feb-19
Clarion Lion Properties Fund	10,587,372	3.9	5.4	9.5	9.5	--	--	--	5.7	Mar-19
<i>Core Real Estate Benchmark 2</i>			3.7	5.6	6.8	--	--	--	3.8	Mar-19
<b>Commodities</b>	<b>14,061,150</b>	<b>5.1</b>	<b>1.9</b>	<b>15.3</b>	<b>27.6</b>	<b>8.3</b>	<b>6.7</b>	<b>--</b>	<b>-1.1</b>	<b>Oct-12</b>
<i>Bloomberg Commodity Index TR USD</i>			6.6	29.1	42.3	6.9	4.5	--	-3.6	Oct-12
Credit Suisse Risk Parity Commodity Fund	14,061,150	5.1	1.9	15.3	27.6	8.3	6.7	--	-0.4	Nov-12
<i>Bloomberg Commodity Index TR USD</i>			6.6	29.1	42.3	6.9	4.5	--	-3.2	Nov-12

Cash Flow Summary						
QTD Ending September 30, 2021						
	Beginning Market Value	Contributions	Withdrawals	Net Cash Flow	Net Investment Change	Ending Market Value
BlackRock 3-Month T-Bill	\$13,176,034	\$0	\$0	\$0	\$2,133	\$13,178,166
BlackRock Core Property Fund	\$10,780,180	\$0	\$0	\$0	\$317,526	\$11,097,706
BlackRock Long Treasury	\$12,446,236	\$1,500,000	\$0	\$1,500,000	\$65,897	\$14,012,133
Cash	\$229,425	\$41,961,471	-\$28,568,017	\$13,393,454	\$577	\$13,623,456
Clarion Lion Properties Fund	\$10,158,257	\$0	-\$76,381	-\$76,381	\$505,496	\$10,587,372
Credit Suisse Risk Parity Commodity Fund	\$13,797,716	\$0	\$0	\$0	\$263,434	\$14,061,150
Northern Trust Core Bonds	\$38,280,490	\$5,300,000	-\$4,500,000	\$800,000	\$44,584	\$39,125,074
Northern Trust MSCI EAFE	\$34,279,963	\$4,100,000	\$0	\$4,100,000	-\$336,430	\$38,043,533
Northern Trust MSCI EM	\$36,847,660	\$7,400,000	\$0	\$7,400,000	-\$3,636,282	\$40,611,378
Northern Trust Russell 3000	\$78,672,347	\$10,000,000	-\$8,000,000	\$2,000,000	-\$49,242	\$80,623,105
<b>Total</b>	<b>\$248,668,307</b>	<b>\$70,261,471</b>	<b>-\$41,144,398</b>	<b>\$29,117,073</b>	<b>-\$2,822,307</b>	<b>\$274,963,073</b>

Attribution Summary						
3 Months Ending September 30, 2021						
	Wtd. Actual Return	Wtd. Index Return	Excess Return	Selection Effect	Allocation Effect	Total Effects
US Equity	-0.1%	-0.1%	0.0%	0.0%	0.0%	0.0%
International Equity	-0.9%	-0.4%	-0.4%	-0.1%	0.0%	-0.1%
Emerging Markets Equity	-8.8%	-8.1%	-0.7%	-0.1%	0.0%	-0.1%
Short-Term IG Bonds	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cash	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Investment Grade Bonds	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
Long-Term Government Bonds	0.5%	0.5%	0.0%	0.0%	0.0%	0.0%
Core Real Estate	3.9%	3.7%	0.3%	0.0%	-0.2%	-0.2%
Commodities	1.9%	6.6%	-4.7%	-0.2%	0.0%	-0.2%
Infrastructure	0.0%	-0.9%	0.9%	0.0%	0.0%	0.0%
TIPS	0.0%	1.3%	-1.3%	0.0%	0.0%	0.0%
<b>Total</b>	<b>-1.0%</b>	<b>-0.5%</b>	<b>-0.6%</b>	<b>-0.4%</b>	<b>-0.2%</b>	<b>-0.6%</b>

## Attribution Effects

3 Months Ending September 30, 2021

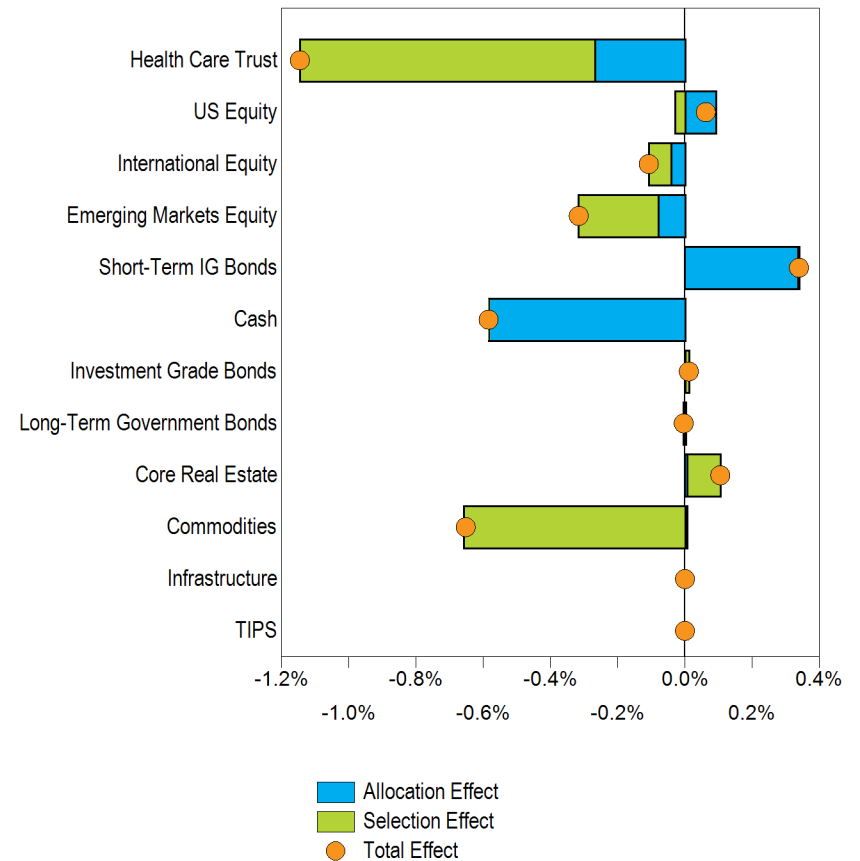


<sup>1</sup> Differences in attribution returns and returns in the performance summary may occur as a result of the different calculation methodologies that are applied by InvestorForce.

Attribution Summary						
1 Year Ending September 30, 2021						
	Wtd. Actual Return	Wtd. Index Return	Excess Return	Selection Effect	Allocation Effect	Total Effects
US Equity	31.8%	31.9%	-0.1%	0.0%	0.1%	0.1%
International Equity	25.2%	25.7%	-0.5%	-0.1%	0.0%	-0.1%
Emerging Markets Equity	16.6%	18.2%	-1.6%	-0.2%	-0.1%	-0.3%
Short-Term IG Bonds	0.1%	0.1%	0.0%	0.0%	0.3%	0.3%
Cash	0.0%	0.1%	0.0%	0.0%	-0.6%	-0.6%
Investment Grade Bonds	0.7%	-0.9%	1.6%	0.0%	0.0%	0.0%
Long-Term Government Bonds	4.2%	-10.3%	14.5%	0.0%	0.0%	0.0%
Core Real Estate	7.8%	6.8%	1.0%	0.1%	0.0%	0.1%
Commodities	27.6%	42.3%	-14.7%	-0.7%	0.0%	-0.7%
Infrastructure	0.0%	19.6%	-19.6%	0.0%	0.0%	0.0%
TIPS	0.0%	5.5%	-5.5%	0.0%	0.0%	0.0%
<b>Total</b>	<b>16.4%</b>	<b>17.5%</b>	<b>-1.1%</b>	<b>-0.9%</b>	<b>-0.3%</b>	<b>-1.1%</b>

### Attribution Effects

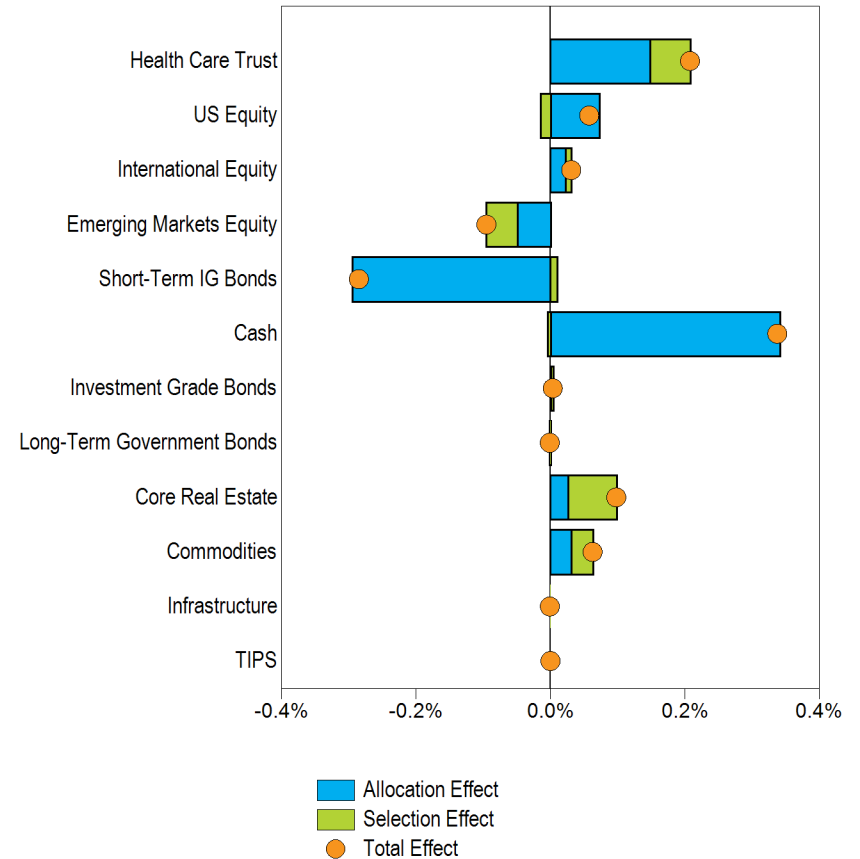
1 Year Ending September 30, 2021



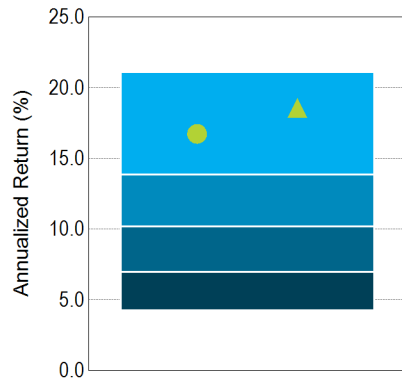
Attribution Summary						
3 Years Ending September 30, 2021						
	Wtd. Actual Return	Wtd. Index Return	Excess Return	Selection Effect	Allocation Effect	Total Effects
US Equity	16.0%	16.0%	0.0%	0.0%	0.2%	0.2%
International Equity	7.7%	7.6%	0.1%	0.0%	0.1%	0.1%
Emerging Markets Equity	8.2%	8.6%	-0.4%	0.0%	-0.1%	-0.1%
Short-Term IG Bonds	1.2%	1.2%	0.0%	0.0%	0.0%	0.0%
Cash	1.0%	1.2%	-0.2%	0.0%	0.0%	0.0%
Investment Grade Bonds	0.2%	5.4%	-5.1%	0.0%	0.0%	0.0%
Long-Term Government Bonds	1.4%	9.2%	-7.8%	0.0%	0.0%	0.0%
Core Real Estate	6.7%	6.0%	0.7%	0.1%	-0.1%	0.0%
Commodities	8.3%	6.9%	1.4%	0.0%	0.0%	0.1%
Infrastructure	-0.5%	7.9%	-8.4%	0.0%	0.0%	0.0%
TIPS	0.0%	4.6%	-4.6%	0.0%	0.0%	0.0%
<b>Total</b>	<b>8.7%</b>	<b>8.5%</b>	<b>0.2%</b>	<b>0.1%</b>	<b>0.1%</b>	<b>0.2%</b>

### Attribution Effects

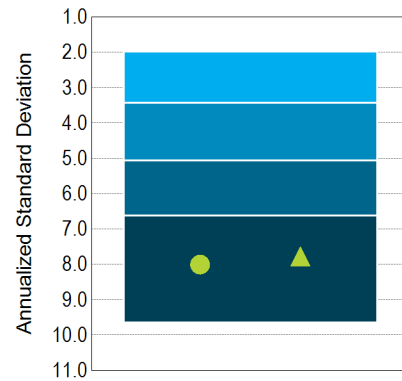
3 Years Ending September 30, 2021



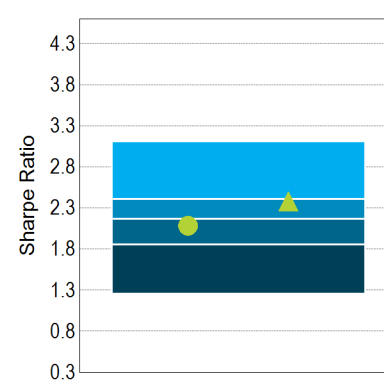
**Annualized Return (%)**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



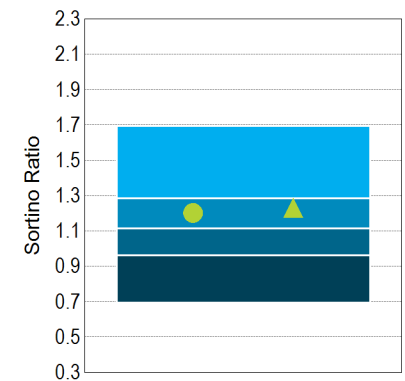
**Annualized Standard Deviation**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



**Sharpe Ratio**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



**Sortino Ratio**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



● Health Care Trust	
Value	16.7
Rank	20
▲ Policy Benchmark	
Value	18.6
Rank	13
Universe	
5th %tile	21.1
25th %tile	13.9
Median	10.2
75th %tile	7.0
95th %tile	4.3

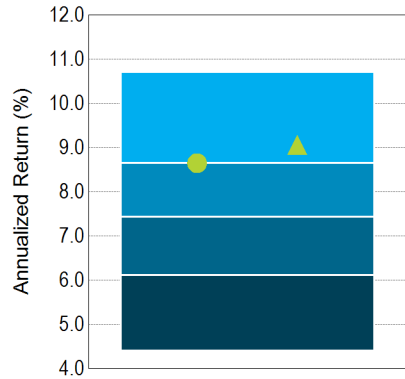
● Health Care Trust	
Value	8.0
Rank	86
▲ Policy Benchmark	
Value	7.8
Rank	86
Universe	
5th %tile	2.0
25th %tile	3.4
Median	5.0
75th %tile	6.6
95th %tile	9.6

● Health Care Trust	
Value	2.1
Rank	58
▲ Policy Benchmark	
Value	2.4
Rank	28
Universe	
5th %tile	3.1
25th %tile	2.4
Median	2.2
75th %tile	1.9
95th %tile	1.3

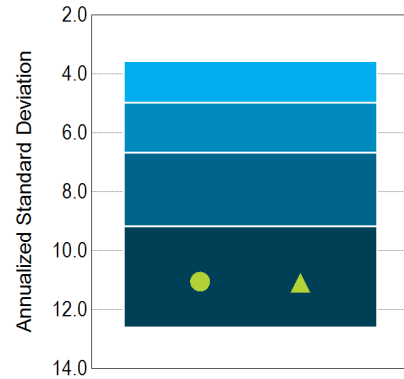
● Health Care Trust	
Value	1.2
Rank	35
▲ Policy Benchmark	
Value	1.2
Rank	33
Universe	
5th %tile	1.7
25th %tile	1.3
Median	1.1
75th %tile	1.0
95th %tile	0.7



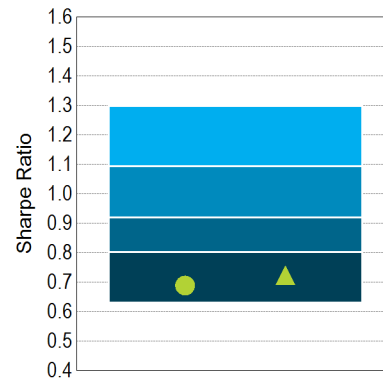
**Annualized Return (%)**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



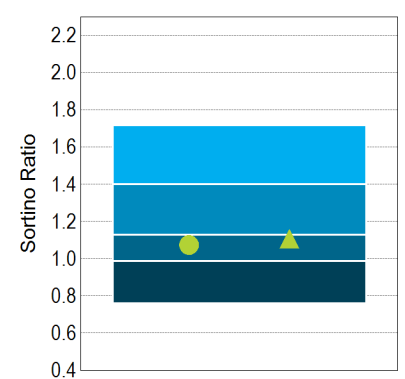
**Annualized Standard Deviation**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



**Sharpe Ratio**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



**Sortino Ratio**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



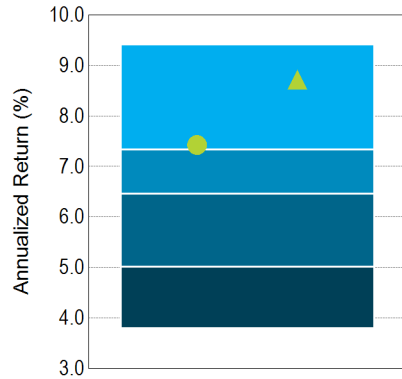
● Health Care Trust	
Value	8.6
Rank	26
▲ Policy Benchmark	
Value	9.1
Rank	16
Universe	
5th %tile	10.7
25th %tile	8.7
Median	7.5
75th %tile	6.1
95th %tile	4.4

● Health Care Trust	
Value	11.1
Rank	88
▲ Policy Benchmark	
Value	11.1
Rank	88
Universe	
5th %tile	3.6
25th %tile	5.0
Median	6.7
75th %tile	9.2
95th %tile	12.6

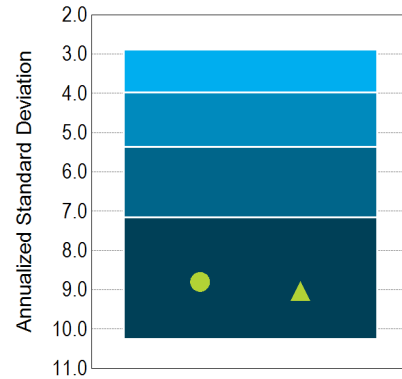
● Health Care Trust	
Value	0.7
Rank	91
▲ Policy Benchmark	
Value	0.7
Rank	89
Universe	
5th %tile	1.3
25th %tile	1.1
Median	0.9
75th %tile	0.8
95th %tile	0.6

● Health Care Trust	
Value	1.1
Rank	60
▲ Policy Benchmark	
Value	1.1
Rank	55
Universe	
5th %tile	1.7
25th %tile	1.4
Median	1.1
75th %tile	1.0
95th %tile	0.8

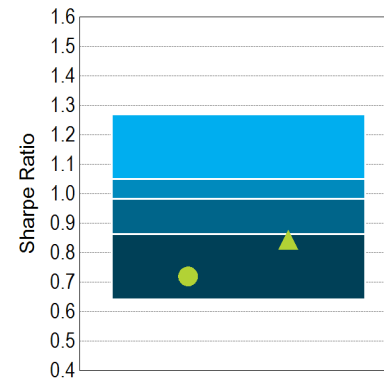
**Annualized Return (%)**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



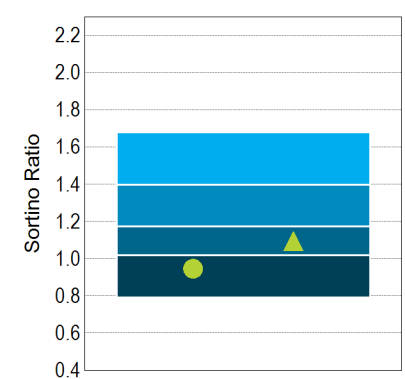
**Annualized Standard Deviation**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



**Sharpe Ratio**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



**Sortino Ratio**  
vs. InvMetrics Health & Welfare \$50mm - \$250mm Net



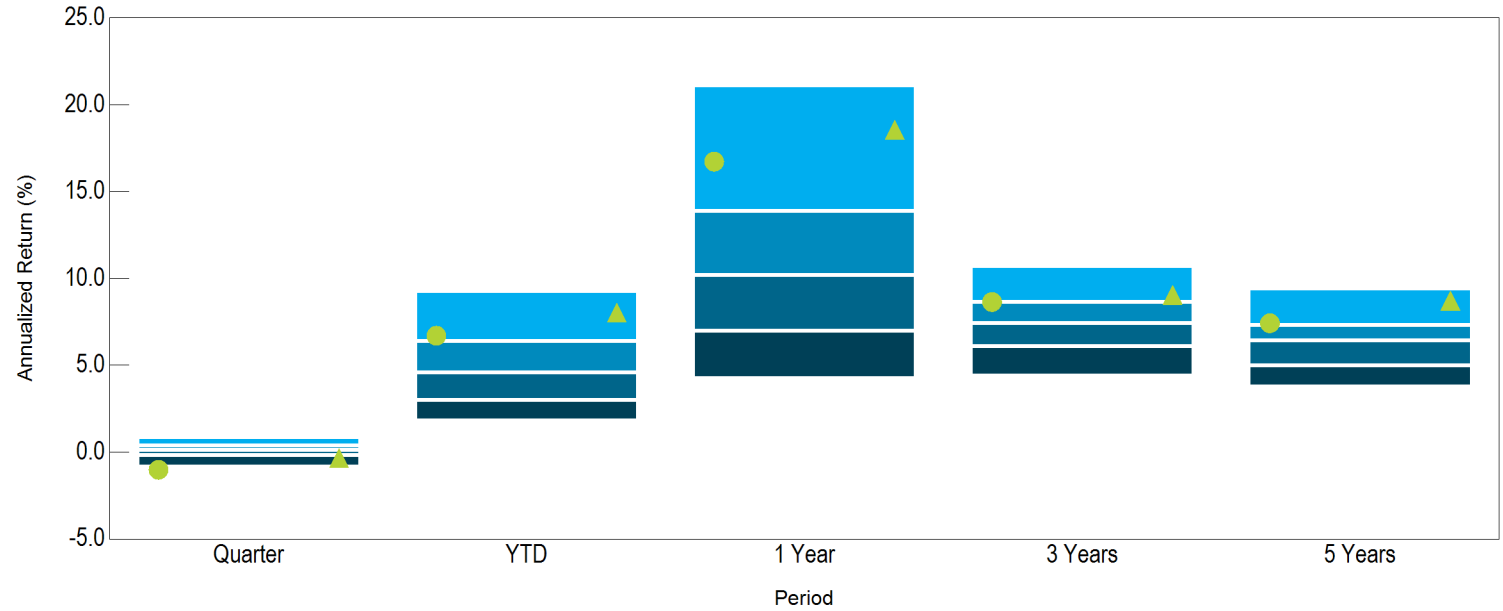
● Health Care Trust	
Value	7.4
Rank	24
▲ Policy Benchmark	
Value	8.7
Rank	18
Universe	
5th %tile	9.4
25th %tile	7.3
Median	6.5
75th %tile	5.0
95th %tile	3.8

● Health Care Trust	
Value	8.8
Rank	91
▲ Policy Benchmark	
Value	9.0
Rank	92
Universe	
5th %tile	2.9
25th %tile	4.0
Median	5.4
75th %tile	7.1
95th %tile	10.2

● Health Care Trust	
Value	0.7
Rank	95
▲ Policy Benchmark	
Value	0.8
Rank	82
Universe	
5th %tile	1.3
25th %tile	1.1
Median	1.0
75th %tile	0.9
95th %tile	0.6

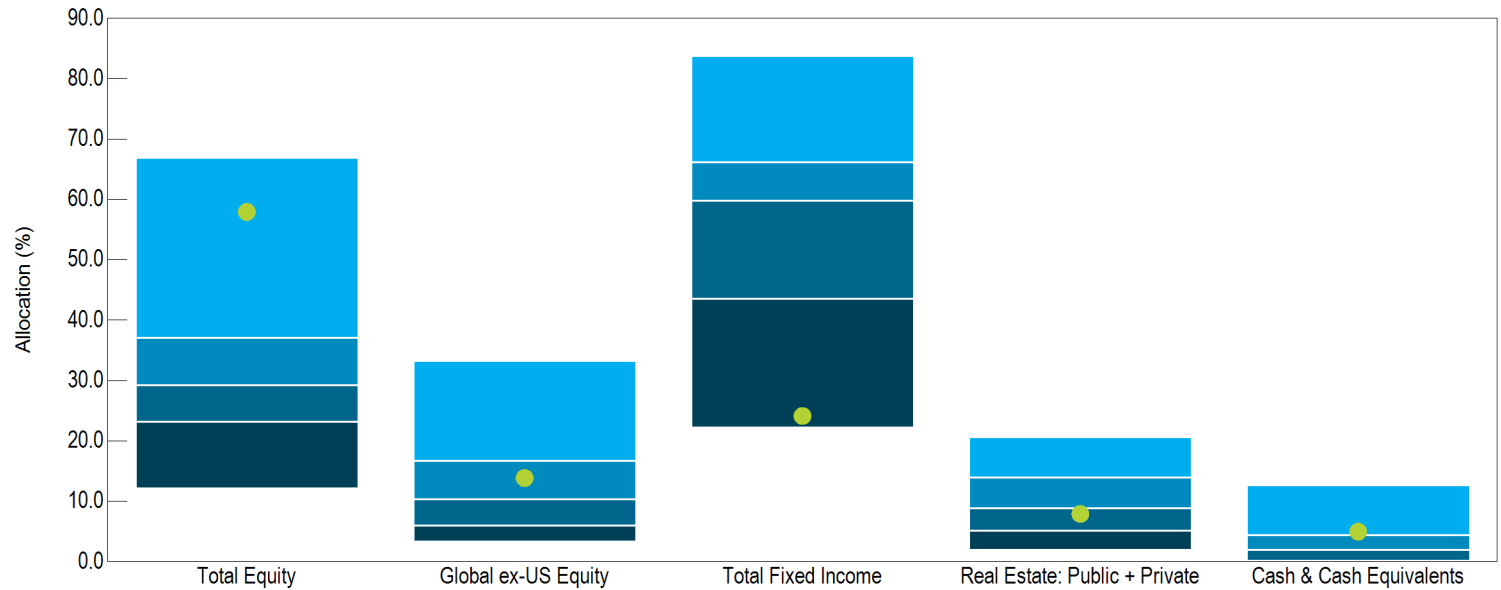
● Health Care Trust	
Value	0.9
Rank	86
▲ Policy Benchmark	
Value	1.1
Rank	65
Universe	
5th %tile	1.7
25th %tile	1.4
Median	1.2
75th %tile	1.0
95th %tile	0.8

InvMetrics Health & Welfare \$50mm - \$250mm Net Return Comparison  
Ending September 30, 2021



	Return (Rank)									
5th Percentile	0.8		9.3		21.1		10.7	9.4		
25th Percentile	0.4		6.4		13.9		8.7	7.3		
Median	0.1		4.6		10.2		7.5	6.5		
75th Percentile	-0.1		3.0		7.0		6.1	5.0		
95th Percentile	-0.8		1.8		4.3		4.4	3.8		
# of Portfolios	75		75		75		75	71		
● Health Care Trust	-1.0	(98)	6.7	(22)	16.7	(20)	8.6	(26)	7.4	(24)
▲ Policy Benchmark	-0.3	(84)	8.0	(15)	18.6	(13)	9.1	(16)	8.7	(18)

Total Plan Allocation vs. InvMetrics Health & Welfare \$50mm - \$250mm Net  
As of September 30, 2021



	Allocation				
5th Percentile	66.9	33.3	83.7	20.7	12.6
25th Percentile	37.1	16.8	66.3	14.1	4.5
Median	29.3	10.4	59.9	9.0	2.1
75th Percentile	23.3	6.1	43.7	5.2	0.3
95th Percentile	12.2	3.4	22.3	2.0	0.0
# of Portfolios	60	31	66	33	52
● Health Care Trust	57.9	13.8	24.1	7.9	5.0
Rank	16	33	92	64	22

**Benchmark History**  
As of September 30, 2021

Health Care Trust		
6/1/2021	Present	30% Russell 3000 / 14% MSCI EAFE / 15% MSCI Emerging Markets / 5% ICE BofA 91 Days T-Bills TR / 14% Bloomberg US Aggregate TR / 5% Bloomberg US Treasury Long TR / 12% Core Real Estate Benchmark / 5% Bloomberg Commodity Index TR USD
7/1/2019	5/31/2021	28% Russell 3000 / 13% MSCI EAFE / 15% MSCI Emerging Markets / 29% ICE BofA 91 Days T-Bills TR / 10% Core Real Estate Benchmark / 5% Bloomberg Commodity Index TR USD
10/1/2018	6/30/2019	28% Russell 3000 / 13% MSCI EAFE / 15% MSCI Emerging Markets / 29% ICE BofA 91 Days T-Bills TR / 10% MSCI US REIT / 5% Bloomberg Commodity Index TR USD
7/1/2018	9/30/2018	57% MSCI ACWI IMI (Net) / 30% Bloomberg US Aggregate TR / 8% MSCI US REIT Gross / 5% Bloomberg Commodity Index TR USD
2/1/2017	6/30/2018	43% MSCI ACWI IMI (Net) / 15% Bloomberg US Aggregate TR / 10% MSCI US REIT Gross / 9% Bloomberg Commodity Index TR USD / 3% DJ Brookfield Global Infrastructure Net TR USD / 20% 60% MSCI World & 40% Citigroup WGBI
9/1/2014	1/31/2017	43% MSCI ACWI IMI (Net) / 15% Bloomberg US Aggregate TR / 10% MSCI US REIT Gross / 9% Custom Commodity Risk Parity Index / 3% CPI + 5% (Unadjusted) / 20% 60% MSCI World & 40% Citigroup WGBI
Growth		
6/1/2021	Present	50.85% Russell 3000 / 23.73% MSCI EAFE / 25.42% MSCI Emerging Markets
10/1/2018	5/31/2021	50% Russell 3000 / 23.21% MSCI EAFE / 26.79% MSCI Emerging Markets
8/1/2012	9/30/2018	MSCI ACWI IMI Net USD
Public Equity		
6/1/2021	Present	50.85% Russell 3000 / 23.73% MSCI EAFE / 25.42% MSCI Emerging Markets
10/1/2018	5/31/2021	50% Russell 3000 / 23.21% MSCI EAFE / 26.79% MSCI Emerging Markets
8/1/2012	9/30/2018	MSCI ACWI IMI Net USD
US Equity		
7/1/2018	Present	Russell 3000
International Equity		
7/1/2018	Present	MSCI EAFE
Emerging Markets Equity		
7/1/2018	Present	MSCI Emerging Markets

Short-Term IG Bonds		
11/1/2018	Present	ICE BofA 91 Days T-Bills TR
Cash		
7/1/2012	Present	ICE BofA 91 Days T-Bills TR
Other		
6/1/2021	Present	38.89% BBgBarc US Aggregate TR / 13.89% BBgBarc US Treasury Long TR / 33.33% Core Real Estate Benchmark / 13.89% Bloomberg Commodity Index TR USD
7/1/2019	5/31/2021	66.67% Core Real Estate Benchmark / 33.33% Bloomberg Commodity Index TR USD
10/1/2018	6/30/2019	66.67% MSCI US REIT / 33.33% Bloomberg Commodity Index TR USD
8/1/2012	9/30/2018	35.09% 60% MSCI World & 40% Citigroup WGBI / 26.32% BBgBarc US Aggregate TR / 17.54% MSCI US REIT / 15.79% Bloomberg Commodity Index TR USD / 5.26% DJ Brookfield Global Infrastructure Net TR USD
Core Real Estate		
6/1/2021	Present	NCREIF ODCE Value-Weighted
7/1/2019	5/31/2021	NCREIF ODCE Equal-Weighted
8/1/2012	6/30/2019	MSCI US REIT Gross
Commodities		
10/1/2012	Present	Bloomberg Commodity Index TR USD
Infrastructure		
1/1/2014	Present	DJ Brookfield Global Infrastructure Net TR USD
Investment Grade Bonds		
8/1/2012	Present	BBgBarc Global Aggregate TR
TIPS		
7/1/2018	Present	100% BBgBarc US Treasury TIPS 0-5 Yr TR

## **Glossary and Notes**

**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.