Florida Municipal Pension Trust Fund – DB 60% Equity Allocation Executive Summary

As of December 31, 2023

60% Equity Allocation

- The US Fed held its benchmark rate steady in December and provided updated projections that drove optimism around the pace of 2024 rate cuts. Declining interest rate expectations fueled a rally in asset prices, and stocks and bonds both ended the year on a winning streak. Equity pricing is discounting a soft landing and a relatively brisk pace of cuts from the Fed, so the path of rates will be a key risk to equity prices in 2024. Real estate returns could continue to be challenged amid higher interest rates, tighter lending conditions, and reduced demand for office space. The 60% Equity Allocation achieved a strong absolute return in the fourth quarter but moderately trailed the Target Index (up 7.9% vs. up 8.4%).
- This allocation has earned an 8.2% average annual return over the past 5 years, nearly matching the performance of the Target Index (up 8.3%).
- Over the past 10 years, this allocation is up 6.4% on average annually. While this performance is slightly behind the target index (up 6.7%) the riskcontrolled nature of many of the underlying strategies are designed to provide downside protection should the markets continue to moderate or decline.

FMIvT Broad Market High Quality Bond Fund

- The Broad Market High Quality Bond Fund modestly trailed the Bloomberg US Aggregate A+ Index in the fourth quarter (up 5.8% vs. up 6.5%). The
 Fund's underweight to investment grade credit posed a headwind in the fourth quarter, but has been prudent over the longer term as the Fund
 has outpaced the benchmark by over 60 basis points on average annually over the past 3 years and ranks in the top 39th percentile of its peer
 group of US fixed income mangers.
- The portfolio's conservative risk profile and high quality bias are in line with the objectives for this fund. This bias has rewarded investors in the form of a more favorable relative risk-adjusted return comparison over the long-term.

FMIvT Core Plus Fixed Income Fund

- The Core Plus Fixed Income Fund posted strong relative results in the fourth quarter, rising 7.8%). The fund benefited from continuing to hold an overweight to credit. However, with the US recession risk still in play as we move forward in 2024 the Fund has been stepping up in quality bias, favoring securitized over corporates and within corporates, financials over industrials. Over the last 3 years, the fund has outpaced the benchmark by over 420 basis points.
- In the 9 years since inception, the Core Plus Fixed Income Fund has posted absolute returns of 1.7% on average annually, ahead of the benchmark (up 0.5%).

FMIvT Diversified Large Cap Equity Portfolio

- The fund is allocated 60% to the SSgA S&P 500 Fund, and 20% each to the Hotchkis & Wiley Diversified Value Fund and the Atlanta Capital High Quality Growth Fund. This fund provides investors with exposure to core, value, and growth opportunities within the US large cap equity marketplace. The SSgA S&P 500 Fund replaced Intech in the fourth quarter.
- U.S. equities rebounded from the 3rd quarter difficulties with equity pricing discounting a soft landing and a relatively brisk pace of interest rate cuts from the fed. The underweight to the information technology and consumer discretionary sectors, and thus, being underweight to the Magnificent 7, was the biggest driver in the 4th quarter underperformance for the Diversified Large Cap Equity Portfolio (up 10.4% vs. up 12.0%).
- Over the trailing 5 years, the Diversified Large Cap Equity Portfolio has matched the performance of the Russell 1000 benchmark (both up 15.5%) and ranked in the top 41st percentile of its peer group of US large cap core equity managers.

Florida Municipal Pension Trust Fund – DB 60% Equity Allocation Executive Summary

As of December 31, 2023

FMIvT Diversified Small to Mid Cap Equity Fund

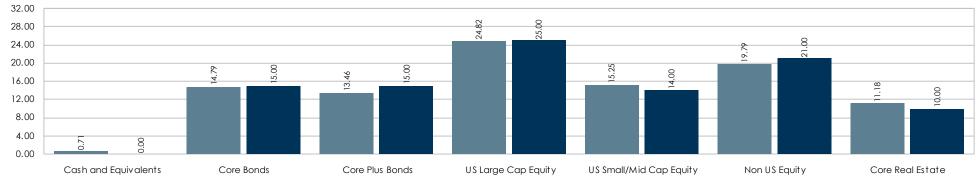
- This strategy was challenged in the fourth quarter as higher risk/lower quality stocks rallied on lower interest rates to end the year, with the highquality bias and negative stock selection hindering the performance. Despite these near-term difficulties, the Fund has outperformed the benchmark by over 500 basis points on average annually over the past 3 years.
- This strategy has generated very strong results over the past 10 years, rising 12.2% on average annually compared with 8.4% for the benchmark. Furthermore, the fund ranked in the top 8th percentile of its peer group, with a more modest risk profile and very strong risk-adjusted returns.

FMIvT International Equity Portfolio

- The FMIvT International Equity Portfolio rebounded in the fourth quarter, outpacing the MSCI ACWI ex US Net benchmark by over 150 basis points
 and ranking in the top 27th percentile of its peer group of international equity managers. Strong stock selection in the industrials and technology
 sectors, coupled with an underweight to China, provided a boost to the portfolio to end the year.
- Despite some of the struggles over the past 3 years, the portfolio has outperformed the benchmark over the past 5 years (up 8.3% vs. up 7.1%).
- This strategy is intended to provide strong diversification across the broad spectrum of equity markets outside the US, with exposure to both developed and emerging markets.

FMIvT Core Real Estate Portfolio

- In early 2023, a \$50 million redemption was submitted in order to rebalance the portfolio with the proceeds scheduled to be paid out over several quarters. This will reduce the total commitment to \$100 million once all the proceeds are received.
- While declining 4.7% over the trailing one year, the FMIVT Core Real Estate portfolio significantly outperformed the benchmark (down 12.7%) with the large allocation to industrial properties providing the biggest boost. The office sector has continued to drag on performance with corporate work from home policies increasing vacancies.
- The portfolio has outperformed the NFI ODCE Net benchmark over the past 3 years and has achieved 330 basis points of excess return over the benchmark over the past 5 years.

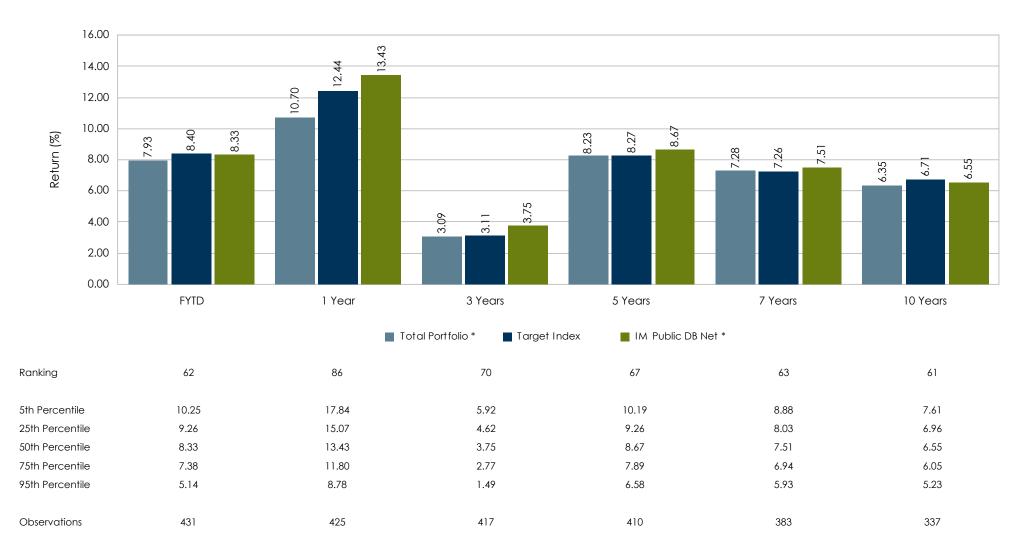


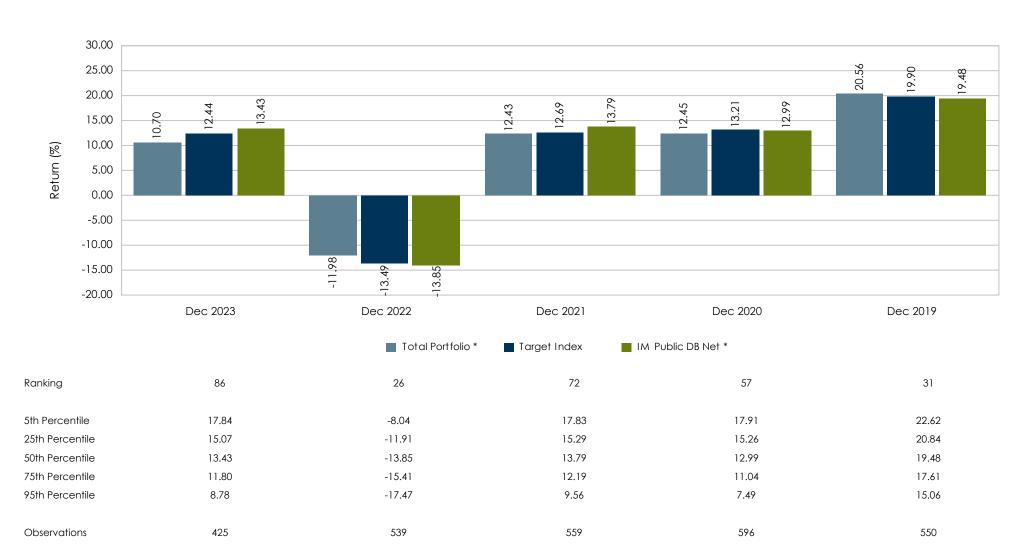
For the Period Ending December 31, 2023

Actual Allocation Target Allocation

	Market Value (\$000s)	Actual Allocation (%)	Target Allocation (%)	Over/Under Target (%)
Total Portfolio	569,277	100.00	100.00	
Cash and Equivalents	4,029	0.71	0.00	0.71
Fixed Income	160,832	28.25	30.00	-1.75
Core Bonds	84,218	14.79	15.00	-0.21
Core Plus Bonds	76,614	13.46	15.00	-1.54
Equity	340,761	59.86	60.00	-0.14
US Equity	228,096	40.07	39.00	1.07
US Large Cap Equity	141,307	24.82	25.00	-0.18
US Small/Mid Cap Equity	86,789	15.25	14.00	1.25
Non US Equity	112,665	19.79	21.00	-1.21
Core Real Estate	63,655	11.18	10.00	1.18

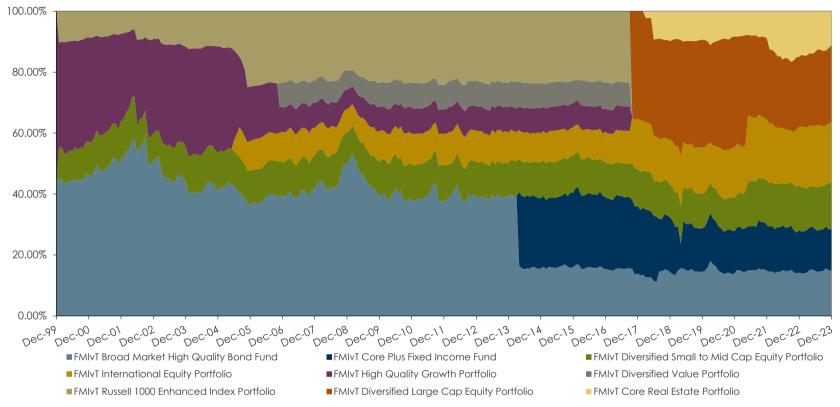
For the Periods Ending December 31, 2023





For the One Year Periods Ending December





January 1998: Initial allocation to Broad Market HQ Bond and HQ Growth Equity only.

January 2000: Added exposure to Small Cap markets and passive Large Cap.

February 2004: Increased equity portfolio exposure through reduction in the Broad Market HQ Bond Fund.

May 2005: Added International exposure; increased the Large Core allocation to reduce the Fund's growth bias.

November 2006: Added Large Cap Value allocation to balance the style exposure.

April 2014: Added Core Plus Fixed Income.

October 2017: FMIvT Diversified Large Cap Equity Portfolio was created, which combines the large cap core, value, and growth portfolios. March 2018: Added Core Real Estate Portfolio.

Performance vs. Objectives

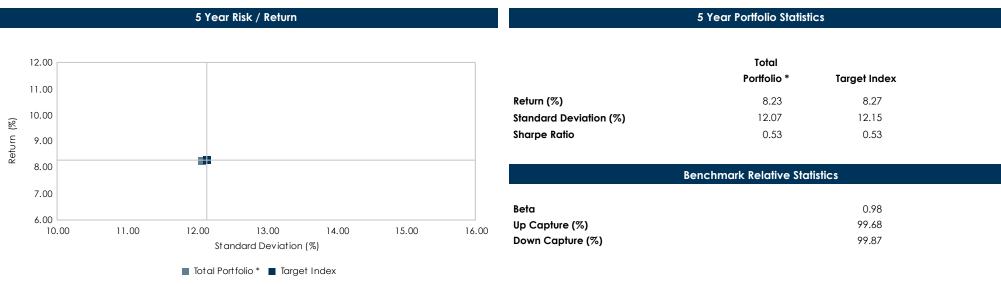
For the Periods Ending December 31, 2023

	Benchmark (%)	Rank	Total Portfolio (%)	Rank	Objective Met?	Benchmark (%)	Rank	Total Portfolio (%)	Rank	Objective Met?
			5 Years					10 Years		
 The Total Portfolio's annualized total return should exceed the total return of the Target Index. 	8.27		8.23 *		No	6.71		6.35 *		No
The Total Portfolio's annualized total return should rank at median or above when compared to the IM Public DB Net universe.	8.67 *	50th	8.23 *	67th	No	6.55 *	50th	6.35 *	61st	No

Performance and Statistics are calculated using monthly return data. * Indicates net of fee data.

Target Index: Effective April 2021, the index consists of 30.00% Bloomberg US Aggregate, 25.00% S&P 500, 14.00% Russell 2500, 21.00% MSCI ACWI ex US NetDiv, 10.00% NFI ODCE Net.

For the Periods Ending December 31, 2023



5 Year Growth of a Dollar



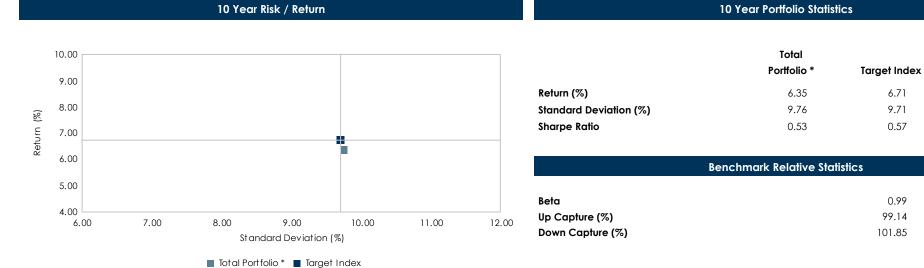
5 Year Return Analysis

	Total	
	Portfolio *	Target Index
Number of Months	60	60
Highest Monthly Return (%)	8.19	7.83
Lowest Monthly Return (%)	-10.21	-8.86
Number of Positive Months	38	38
Number of Negative Months	22	22
% of Positive Months	63.33	63.33

--- Total Portfolio * --- Target Index

* Performance is calculated using net of fee returns. Statistics are calculated using monthly return data. © 2024 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2023



10 Year Growth of a Dollar



10 Year Return Analysis

6.71

9.71

0.57

0.99

99.14

101.85

	Total Portfolio *	Target Index
Number of Months	120	120
Highest Monthly Return (%)	8.19	7.83
Lowest Monthly Return (%)	-10.21	-8.86
Number of Positive Months	76	82
Number of Negative Months	44	38
% of Positive Months	63.33	68.33

- Total Portfolio * - Target Index

* Performance is calculated using net of fee returns. Statistics are calculated using monthly return data. © 2024 Asset Consulting Group All Rights Reserved

Rates of Return Summary

For the Periods Ending December 31, 2023

	Market	Actual	FYTD	1 Year	3 Years	5 Years	7 Years	10 Years
	Value (\$000s)	Allocation (%)	(%)	(%)	(%)	(%)	(%)	(%)
Total Portfolio * 1	569,277	100.00	7.93	10.70	3.09	8.23	7.28	6.35
Target Index ²			8.40	12.44	3.11	8.27	7.26	6.71
Cash and Equivalents	4,029	0.71						
FMPTF Operating	2,202	0.39						
FMPTF Capital City *	1,827	0.32	1.34					
US T-Bills 90 Day			1.37	5.01	2.15	1.88	1.73	1.25
Fixed Income	160,832	28.25						
Core Bonds								
FMIvT Broad Market High Quality Bond Fund *	84,218	14.79	5.75	4.45	-3.05	0.77	1.00	1.36
Bloomberg US Aggregate A+			6.54	4.98	-3.37	0.77	1.03	1.57
Core Plus Bonds								
FMIvT Core Plus Fixed Income Fund * ³	76,614	13.46	7.71	7.86	-1.58	0.41	0.85	
Bloomberg Multiverse			8.13	6.05	-5.26	-0.13	0.77	0.53
Equity	340,761	59.86						
US Equity	228,096	40.07						
US Large Cap Equity * ⁴	141,307	24.82	10.27	21.12	7.73	14.74	12.45	10.78
Russell 1000			11.96	26.53	8.97	15.52	13.21	11.80
FMIvT Diversified Large Cap Equity Portfolio *	141,307	24.82	10.28	21.14	7.72	14.74		
Russell 1000			11.96	26.53	8.97	15.52	13.21	11.80
US Small/Mid Cap Equity								
FMIvT Diversified SMID Cap Equity Portfolio * 5	86,789	15.25	11.60	14.80	8.60	13.98	12.60	11.47
SMID Benchmark ⁶			13.35	17.42	4.24	11.67	8.98	8.36
Non-US Equity								
FMIvT International Equity Portfolio * ⁷	112,665	19.79	11.09	14.54	-0.93	7.62	6.56	3.49
MSCI ACWI ex US NetDiv			9.75	15.62	1.55	7.08	6.33	3.83

FYTD: Fiscal year ending September.

* Net of fee return data.

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Rates of Return Summary

For the Periods Ending December 31, 2023

	Market	Actual	FYTD	1 Year	3 Years	5 Years	7 Years	10 Years
	Value (\$000s)	Allocation (%)	(%)	(%)	(%)	(%)	(%)	(%)
Core Real Estate	63,655	11.18						
FMIvT Core Real Estate Portfolio * ⁸	63,655	11.18	-2.26	-5.99	6.47	5.26		
	NFI ODCE Net		-5.00	-12.73	4.01	3.34	4.38	6.33

Notes:

¹ Market values and Total Portfolio performance includes all fees and expenses. Beginning July 2008 and ending September 2010, the net of fee performance includes the impact of securities lending activity, which may increase or decrease the total expenses of the portfolio.

² Target Index: Effective April 2021, the index consists of 30.00% Bloomberg US Aggregate, 25.00% S&P 500, 14.00% Russell 2500, 21.00% MSCI ACWI ex US NetDiv, 10.00% NFI ODCE Net.

 3 The performance inception date of the FMIvT Core Plus Fixed Income Fund is 4/1/2014.

⁴ Represents the FMPTF Large Cap Equity Composite net of fees returns.

⁵ Custom Index consists of the Russell 2500 beginning June 1, 2010 and prior to that the Russell 2000.

⁶ SMID Benchmark: Effective June 2010, the index consists of 100.0% Russell 2500.

⁷ Allspring EM was added to the portfolio in October 2017. Portfolio renamed and manager changed in October 2014 and April 2011.

⁸ The performance inception date of the FMIvT Core Real Estate Portfolio is 4/1/2018.

Florida Municipal Investment Trust Protecting Florida Investment Act - Quarterly Disclosure As of December 31, 2023

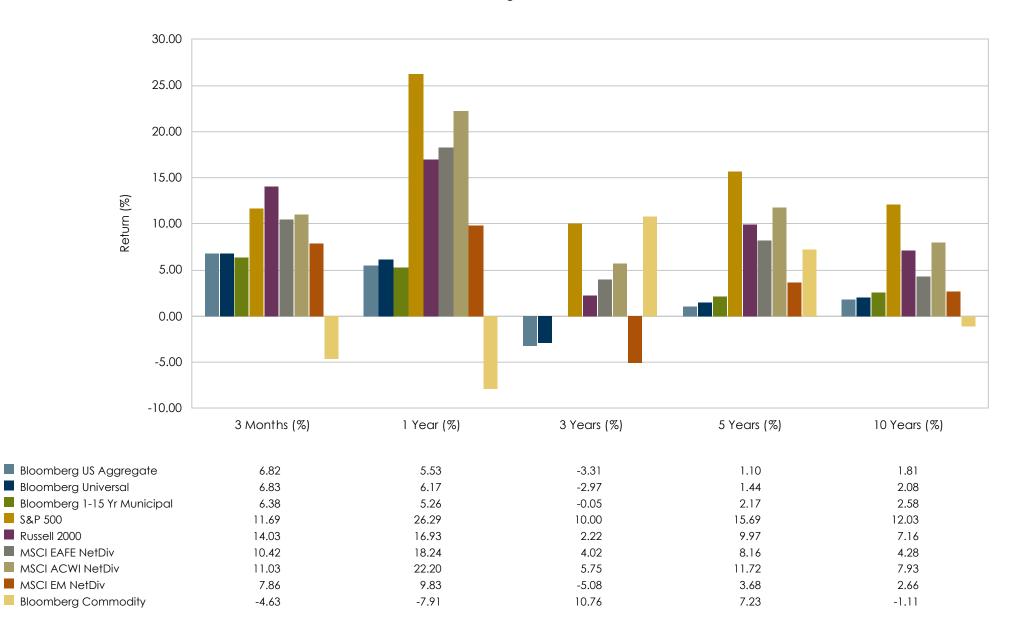
This Disclosure is intended to provide information with respect to Chapter 175 and 185 Police and Fire Plan's required disclosure of direct or indirect holdings in any "scrutinized companies" as defined in the FSBA PFIA Quarterly Report for Quarter 4 2023.

It is important to note that individual Police and Fire Plans have no direct interests in any scrutinized companies. Police and Fire Plans hold an interest in the Florida Municipal Pension Trust Fund. It is also important to note that the Florida Municipal Pension Trust Fund has no direct interests in any scrutinized companies as all of its interests are invested in the Florida Municipal Investment Trust.

The Florida Municipal Investment Trust is the only entity that could possibly have direct interests in any scrutinized companies. ACG has reviewed the **Protecting Florida's Investments Act (PFIA) Quarterly Report-December 19, 2023** that is available on the Florida SBA website. We have reviewed the list of companies appearing in **Tables 1 and 3- Scrutinized Companies with Activities in Sudan and Iran**, and compared these lists to securities of companies held directly by the Florida Municipal Investment Trust. As of 12/31/2023, the Florida Municipal Investment Trust had no direct interest in securities on the above referenced lists.

ACG also requested that investment managers, who manage commingled funds that are owned by the Florida Municipal Investment Trust, review the **Protecting Florida's Investments Act (PFIA) Quarterly Report-December 19, 2023** and disclose whether the Florida Municipal Investment Trust may hold any scrutinized companies indirectly through investment in their respective commingled funds. All managers have confirmed that they do not hold any of these securities.

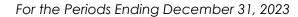
Market Environment

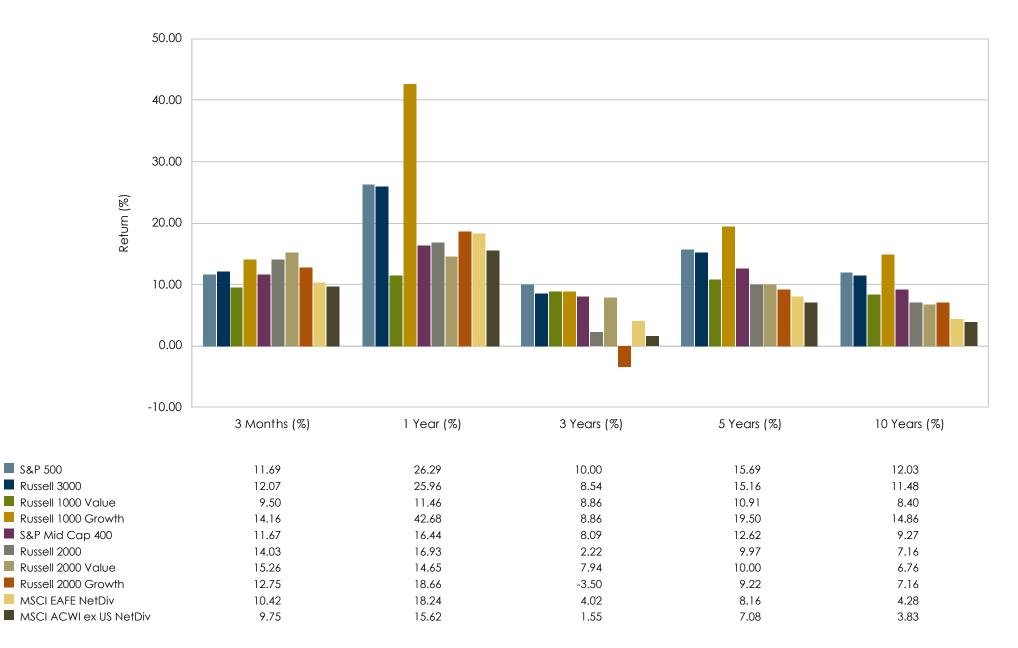


For the Periods Ending December 31, 2023

S&P 500

Equity Index Returns





US Markets - Performance Breakdown

For the Periods Ending December 31, 2023

S&P 500 - Sector Returns (%) 10.95 12.42 5.54 0.52

3 Months

YTD

Communication Services (8.58) Communication Services (2.29) 55.80 Consumer Discretionary (10.80) Consumer Discretionary (10.85) 42.41 Consumer Staples (6.16) Consumer Staples (3.22) -6.94 -6.03 Energy (3.89) Energy (6.18) -1.33 14.03 Financials (12.97) Financials (16.63) 12.15 6.41 Health Care (12.62) Health Care (15.30) 2.06 13.05 Industrials (8.81) Industrials (16.81) 18.13 17.17 Information Technology (28.86) Information Technology (13.49) 57.84 9.69 Materials (2.41) Materials (4.29) 12.55 18.83 Real Estate (2.52) Real Estate (6.19) 12.36 8.56 Utilities (2.34) Utilities (2.57) -7.08 -6.93

Russell 2000 - Sector Returns (%)

9.68

8.56

17.39

19.47

21.57

26.93

28.27

13.06

11.81

11.34

7.79

16.17

13.56

13.93

13.37

15.29

13.94

7.83

16.85

27.50

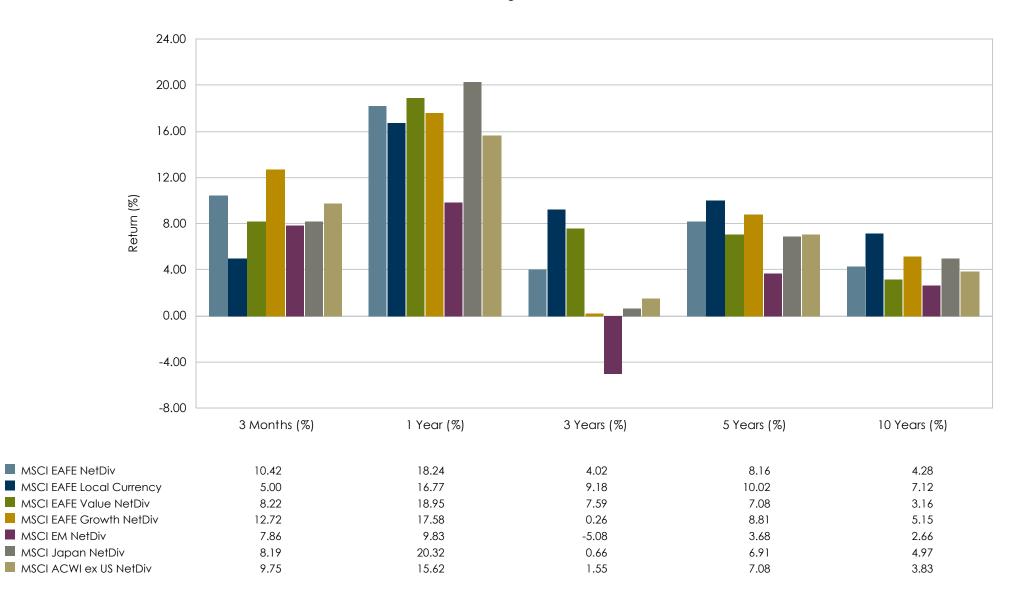
Numbers in parenthesis represent sector weightings of the index. Sector weights may not add to 100% due to rounding or securities that are not assigned to a Global Industry Classification Standard (GICS) sector.

Source: ACG Research, Bloomberg

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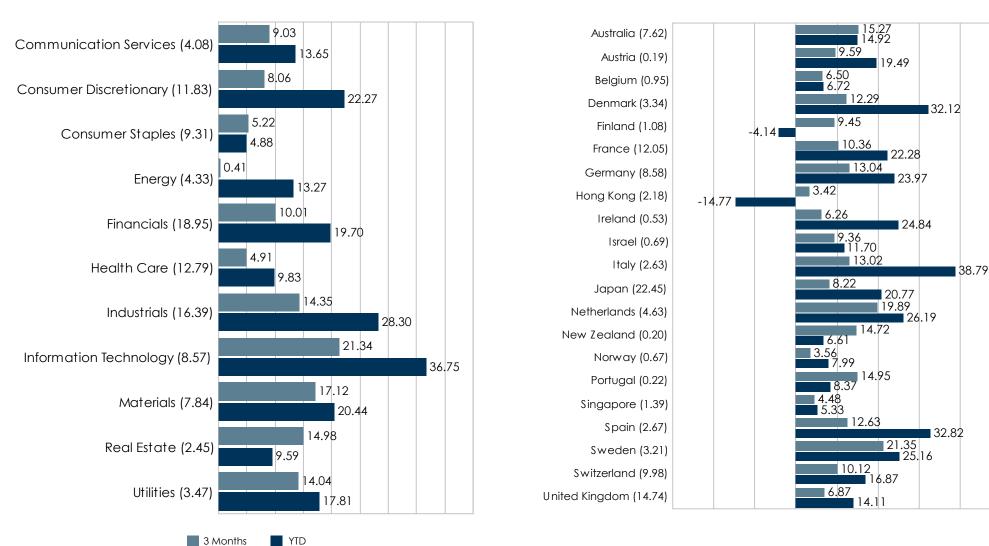
Non-US Equity Index Returns

For the Periods Ending December 31, 2023



Non-US Equity - Performance Breakdown

For the Periods Ending December 31, 2023



MSCI EAFE - Country Returns (%)

Numbers in parenthesis represent sector or country weights of the index. Sector or country weights may not add to 100% due to rounding.

MSCI EAFE - Sector Returns (%)

Source: ACG Research, Bloomberg

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Emerging Markets - Performance Breakdown

For the Periods Ending December 31, 2023

MSCI Emerging Markets - Country Returns (%)

18.05 0.08 Brazil (5.80) 33.38 Communication Services (8.83) 6.81 6.35 -0.96 Chile (0.51) -4.21 China (26.53) 0.85 Consumer Discretionary (12.77) 16.91 15.02 Colombia (0.11) -3.30 4.57 Czech Republic (0.15) 39.14 6.24 22.31 Consumer Staples (6.01) Egypt (0.11) 41.32 4.57 13.18 Greece (0.48) 49.73 6.83 16.96 Hungary (0.26) Energy (5.12) 50.89 27.63 11.98 India (16.73) 2.04 8.36 8.32 Indonesia (1.89) Financials (22.34) -0.28 12.08 Kuwait (0.75) 4.56 Malaysia (1.33) 7.32 -3.49 Health Care (3.76) 18.81 Mexico (2.75) -1.19 41.53 23.45 Peru (0.29) 36.64 6.33 Industrials (6.91) 6.49 4.29 Philippines (0.61) 5.95 38.11 49.45 Poland (0.97) 17.92 7.40 Qatar (0.89) Information Technology (22.13) 33.01 Saudi Arabia (4.15) 6.86 South Africa (3.07) Materials (7.77) 1.93 South Korea (12.96) 46 Taiwan (16.04) -0.16 31.33 Real Estate (1.65) 3.90 Thailand (1.75) -6.86 -10.26 -12.13 Turkey (0.61) 12.86 -3.11 Utilities (2.70) United Arab Emirates (1.26) 2.76 0.57

MSCI Emerging Markets - Sector Returns (%)

Numbers in parenthesis represent sector or country weights of the index. Sector or country weights may not add to 100% due to rounding.

YTD

3 Months

Source: ACG Research, Bloomberg

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6.00 5.50 5.00 4.50 4.00 3.50 3.00 2.50 2.00 1.50 1.00 0.50 0.00 10 15 0 5 20 25 30 Years to Maturity — Dec 2023 – Sep 2023 Dec 2022 90 Days 5.34 5.45 4.37 180 Days 5.26 5.55 4.76 1 Year 4.77 5.46 4.71 2 Years 4.25 5.05 4.43 3 Years 4.01 4.80 4.23 4 Years 3.91 4.70 4.11 5 Years 3.85 4.61 4.00 7 Years 3.88 4.62 3.97 10 Years 3.88 4.57 3.88 20 Years 4.19 4.90 4.15 30 Years 4.03 4.70 3.97

Interest Rate Term Structure

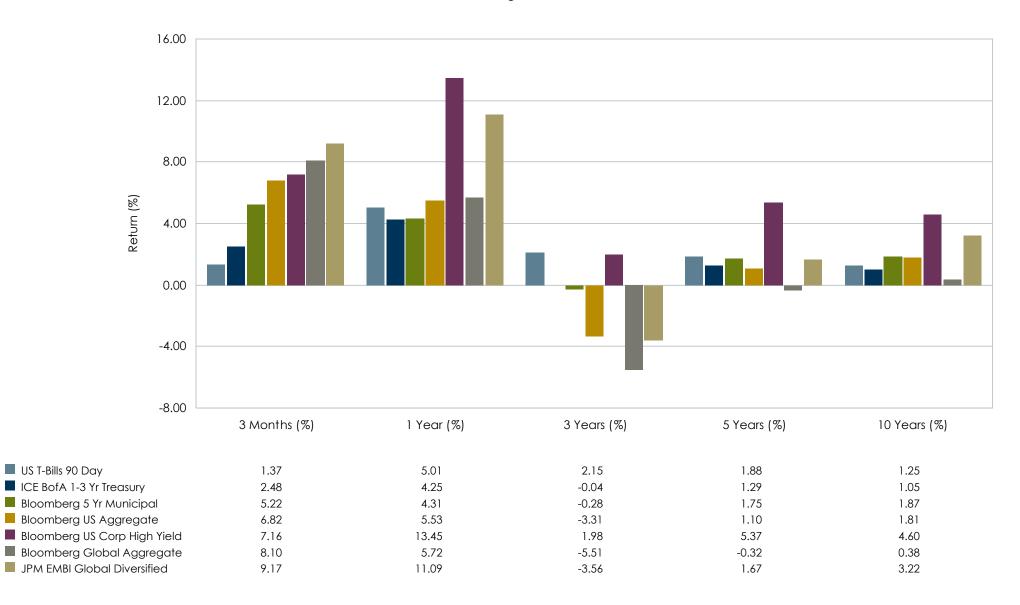
Government Issues - 3 Months to 30 Years Maturity

Source: Bloomberg

Yield to Maturity (%)

Fixed Income Index Returns

For the Periods Ending December 31, 2023



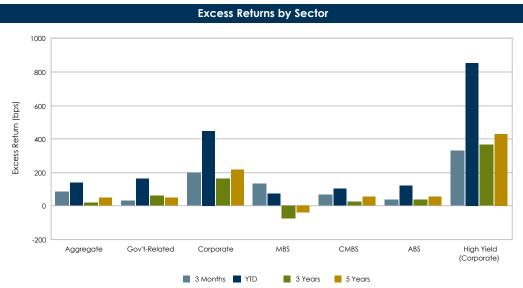
US Fixed Income Market Environment

For the Periods Ending December 31, 2023

Nominal Returns By Sector (%)							
	<u>3 Months</u>	YTD	<u>3 Years</u>	<u>5 Years</u>			
US Aggregate	6.82	5.53	-3.32	1.10			
US Treasury	5.65	4.05	-3.82	0.53			
US Agg: Gov't-Related	5.47	5.84	-2.43	1.43			
US Corporate IG	8.51	8.52	-3.28	2.63			
MBS	7.47	5.04	-2.85	0.26			
CMBS	5.24	5.40	-2.46	1.67			
ABS	3.49	5.56	0.23	1.92			
US Corp High Yield	7.17	13.45	1.99	5.38			

	Nominal Returns by (Quality (%)		
	<u>3 Months</u>	YTD	<u>3 Years</u>	<u>5 Years</u>
AAA	4.72	4.35	-3.37	0.48
AA	6.37	5.81	-3.83	1.11
A	8.14	7.68	-3.54	2.20
BAA	8.80	9.39	-2.88	3.13
BA	7.36	11.59	1.36	5.80
В	7.02	13.76	2.29	5.14
CAA	6.92	19.84	2.89	4.06

Nominal Returns by Maturity (%)						
	<u>3 Months</u>	YTD	<u>3 Years</u>	<u>5 Years</u>		
1-3 Yr.	2.70	4.65	0.08	1.46		
3-5 Yr.	4.61	5.26	-1.50	1.38		
5-7 Yr.	6.18	5.48	-2.76	1.27		
7-10 Yr.	7.81	5.36	-4.39	1.14		
10+ Yr.	11.91	6.36	-8.91	0.97		





g December 31, 2023

Source: Bloomberg Excess returns are relative to the duration-neutral Treasury.

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FMIvT Broad Market High Quality Bond Fund

For the Periods Ending December 31, 2023

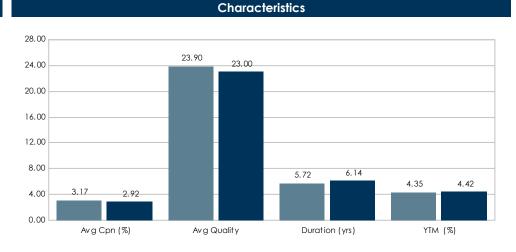
Portfolio Description	Portfolio Information				
Strategy Expanded High Quaility Fixed Income	Minimum initial investment \$50,000				
Manager Atlanta Capital Management Company	Minimum subsequent investments \$5,000				
Vehicle Separately Managed Account	Minimum redemption \$5,000				
Benchmark Barclays Aggregate A+	The Portfolio is open once a month, on the first business day following the				
Performance Inception Date January 1998	Portfolio Valuation date, to accept Member contributions or redemptions.				
Fees Manager Fees - 15 bps; Admin Fees - 14.5 bps	The Portfolio is valued on the last business day of the month.				
Total Expenses Approximately 33 bps	 The Administrator must have advance written notification of Member contributions or redemptions. 				

Portfolio Objectives and Constraints	Dollar Growth Summary (\$000s)			
 Invests in Government and high quality securities while maintaining an average maturity of approximately eight and one-half years. 	Beginning Market Value	FYTD 140,230	1 Year 141,392	
 Outperform the Bloomberg US Aggregate A+ over a complete market cycle (usually 3 to 5 years). 	Net Additions Return on Investment	6,996 8,648	7,248 7,235	
Rank above median in a relevant peer group universe.	Income	1,302	4,282	
The Portfolio is subject to interest rate, credit and liquidity risk, which may	Gain/Loss	7,346	2,953	
cause a loss of principal. Neither the Fund nor its yield is guaranteed by the US Government.	Ending Market Value	155,875	155,875	

For the Periods Ending December 31, 2023

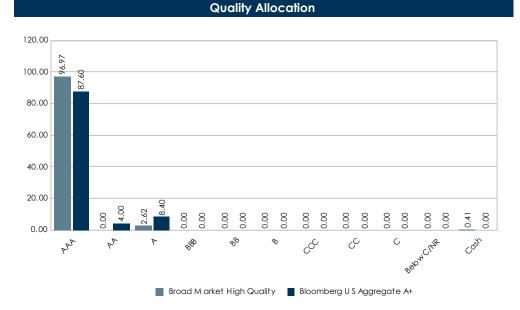


-Broad Market High Quality Bloomberg US Aggregate A+

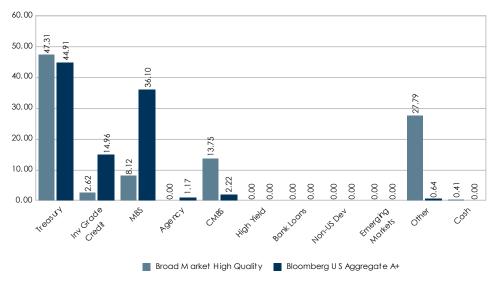


Growth of a Dollar

Broad M arket High Quality
Bloomberg U S Aggregate A+



Sector Allocation

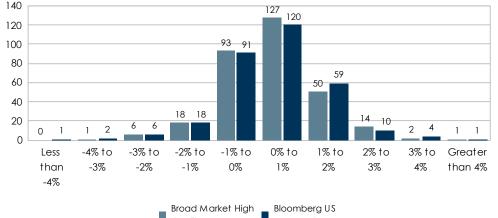


The Other sector consists of ABS, CMO, Convertibles, Municipals, Private Placements/144As and TIPS.

For the Periods Ending December 31, 2023



Return Histogram Since Jan 1998



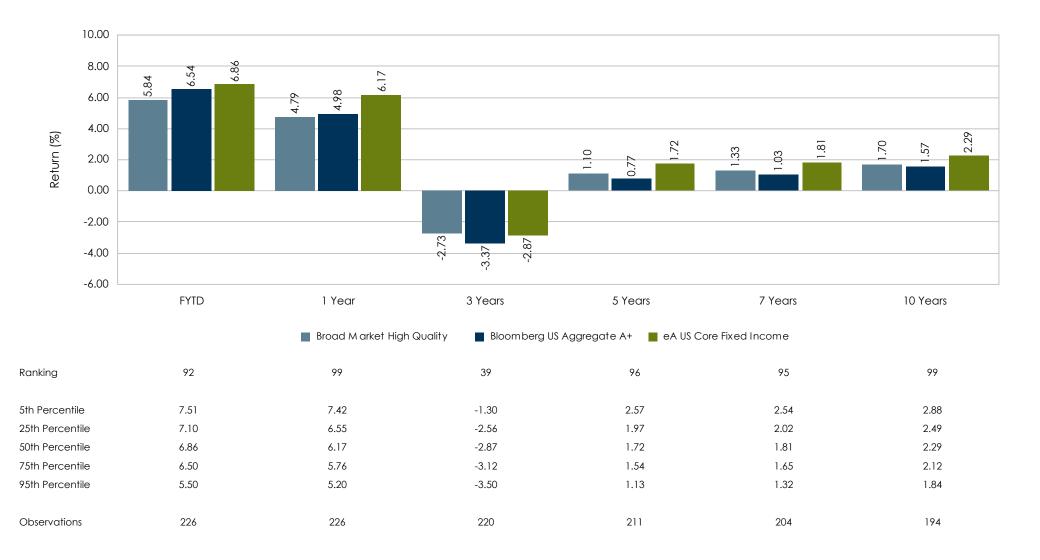
Quality

Aggregate A+

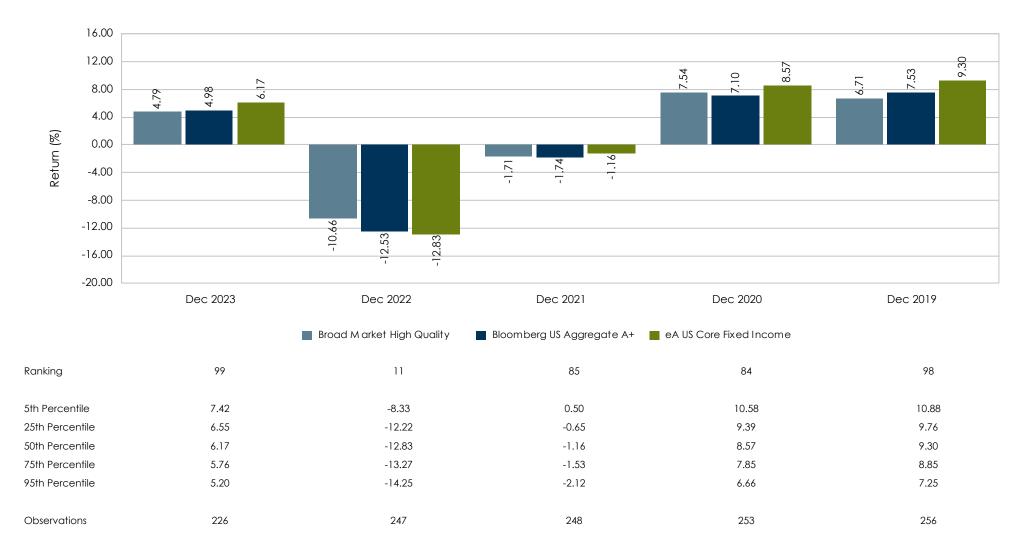
Return Analysis Since Jan 1998

	Broad Market High Quality	Bloomberg US Aggregate
Number of Months	312	312
Highest Monthly Return (%)	4.01	4.30
Lowest Monthly Return (%)	-3.40	-4.18
Number of Positive Months	194	194
Number of Negative Months	118	118
% of Positive Months	62.18	62.18

For the Periods Ending December 31, 2023



For the One Year Periods Ending December



Investment Guidelines

Broad Market High Quality Bond Fund

For the Periods Ending December 31, 2023

Portfolio Sector Allocations	Max.%	Min. %	Actual Portfolio	Within Guidelines?	Comments
U.S. Govt Oblig., U.S. Govt Agency Oblig, or U.S. Govt Instrum. Oblig.	75.00%	30.00%	47.31%	Yes	
Mortgage Securities including CMO's	50.00%	0.00%	22.55%	Yes	
Corporate and Yankee Debt Obligations	30.00%	0.00%	2.62%	Yes	
Asset Backed Securities	30.00%	0.00%	27.11%	Yes	
Reverse Repurchase Agreements and/or other forms of financial leverage *	30.00%	0.00%	0.00%	Yes	
Other (Cash)	25.00%	0.00%	0.41%	Yes	
Portfolio Duration/Quality	Policy Exp	ectations	Actual Portfolio	Within Guidelines?	Comments
Modified Duration					
Portfolio should maintain a duration equal to the BloomBar US Aggregate A+ Index plus or minus 30% but no greater than 7 years.	4.30	to 7.00	5.72	Yes	
Credit quality Portfolio should Maintain a minimum bond fund rating of AA (Fitch).		٩Af		Yes	
Individual Securities				Within Guidelines?	Comments
Minimum credit rating of A by any NRSRO for all corporate securities.				Yes	
Maximum of 3% at time of purchase and 5% of the portfolio value may be invested in corporate securities of an individual issuer.			1.37%	Yes	Largest Position Note
A maximum of 5% of the portfolio, at market, may be invested in individual trusts of ABS and Non-Agency CMOs.			2.19%	Yes	Largest Position Note
Final stated maturity of 31.0 years or less for all securities.				Yes	

*Asset Consulting Group is unable to verify the actual percentages in the portfolio. However, ACG has confirmed the actual portfolio allocation is less than the maximum percentage allowed.

For the Periods Ending December 31, 2023

Portfolio Description	Portfolio Information
Strategy Core Plus Fixed Income	Minimum initial investment \$50,000
Manager Amundi Pioneer Institutional Investment	Minimum subsequent investments \$5,000
Vehicle Non-Mutual Commingled	Minimum redemption \$5,000
Benchmark Barclays Multiverse	The Portfolio is open once a month, on the first business day following a
Performance Inception Date April 2014	Portfolio Valuation date, to accept Member contributions or redemptions.
Fees Manager Fee - 69 bps; Admin Fee - 14.5 bps	The Portfolio is valued on the last business day of the month.
Total Expenses Approximately 87 bps	 The Administrator must have advance written notification of Member contributions or redemptions.

Portfolio Objectives and Constraints	Dollar Growth Summary (\$000s)		
Invests in a broad spectrum of fixed and floating rate debt securities that are diversified by credit quality, geography and duration.	Beginning Market Value	FYTD 129,095	1 Year 134,731
Outperform the Bloomberg Multiverse over a complete market cycle (usually 3 to 5 years).	Net Additions	-164	-6,699
Rank above median in a relevant peer group universe.	Return on Investment Ending Market Value	10,111 139,042	11,010 139,042
The Portfolio is subject to interest rate, credit and liquidity risk, which may cause a loss of prinicpal. Neither the Fund nor its yield is guaranteed by the US			

•

Government.

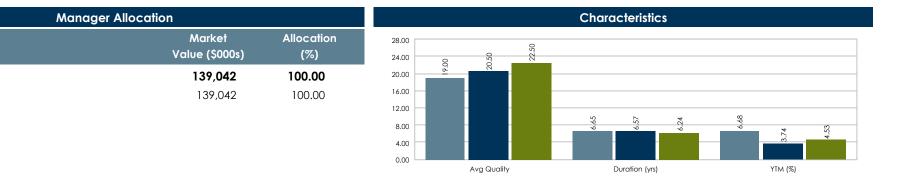
Name

Total Core Plus

Amundi MSFI Fund

FMIvT Core Plus Fixed Income Fund

For the Periods Ending December 31, 2023

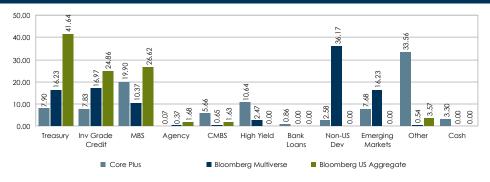


Core Plus

Sector Allocation

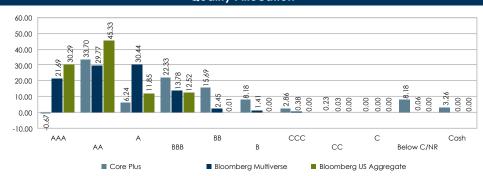
Bloomberg Multiverse

Bloomberg US Aggregate



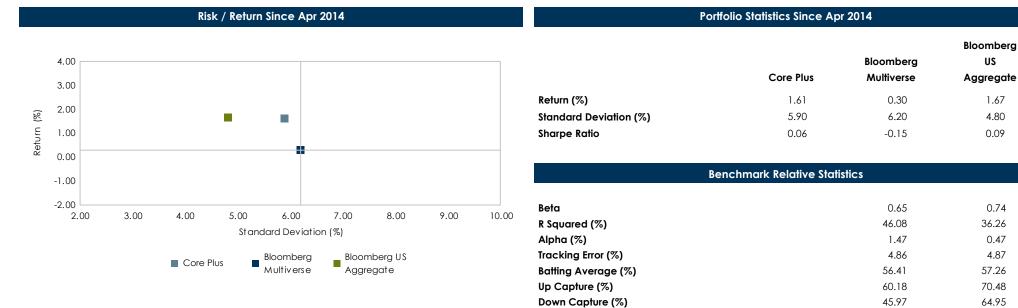
Dollar Growth Summary (\$000s)			
	FYTD	1 Year	
Beginning Market Value	129,095	134,731	
Net Additions	-164	-6,699	
Return on Investment	10,111	11,010	
Ending Market Value	139,042	139,042	

Quality Allocation

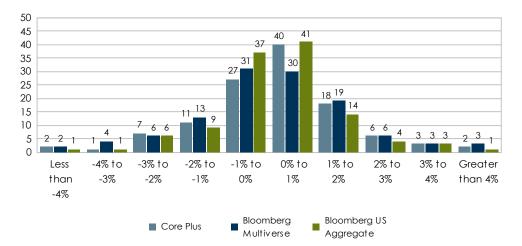


The Other sector consists of ABS, CMO, Convertibles, Municipals, Private Placements/144As and TIPS.

For the Periods Ending December 31, 2023



Return Histogram Since Apr 2014



	Core Plus	Bloomberg Multiverse	Bloomberg US Aggregate
Number of Months	117	117	117
Highest Monthly Return (%)	4.84	5.06	4.53
Lowest Monthly Return (%)	-8.40	-5.44	-4.32
Number of Positive Months	69	61	63
Number of Negative Months	48	56	54
% of Positive Months	58.97	52.14	53.85

Return Analysis Since Apr 2014

US

1.67

4.80

0.09

0.74

36.26

0.47

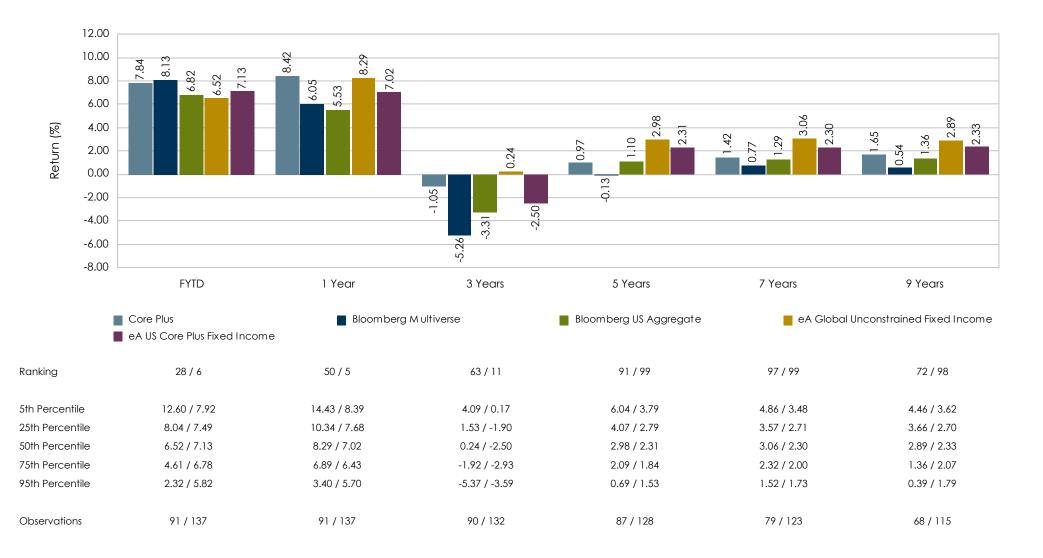
4.87

57.26

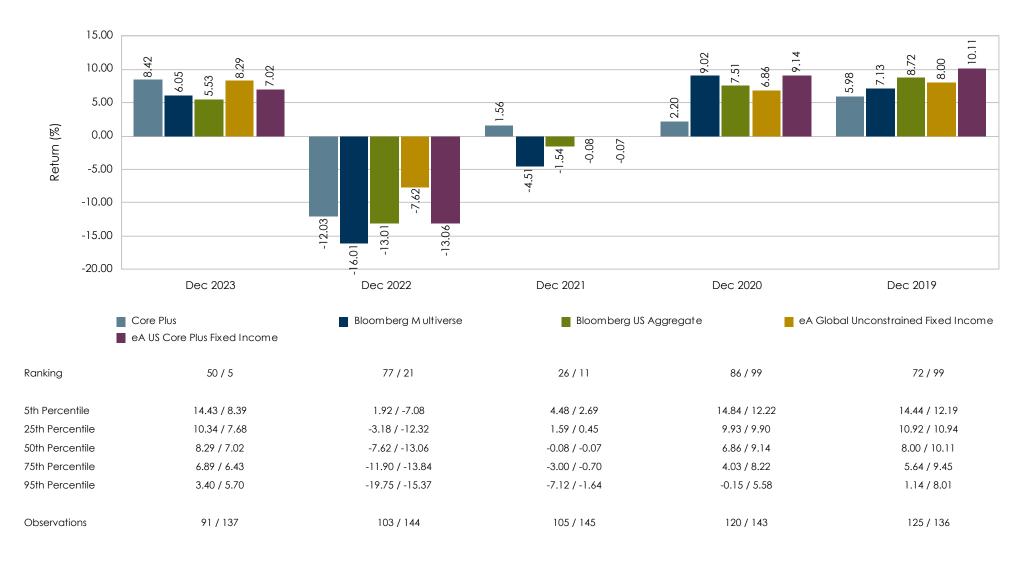
70.48

64.95

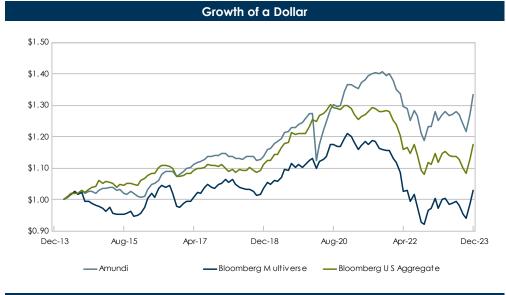
For the Periods Ending December 31, 2023

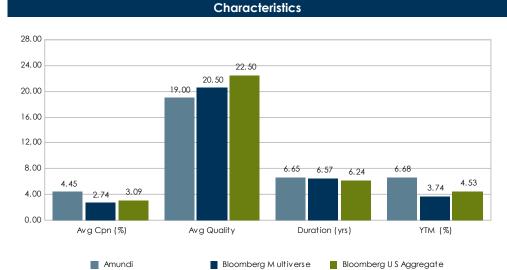


For the One Year Periods Ending December

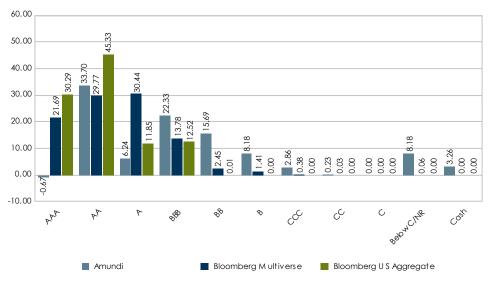


For the Periods Ending December 31, 2023



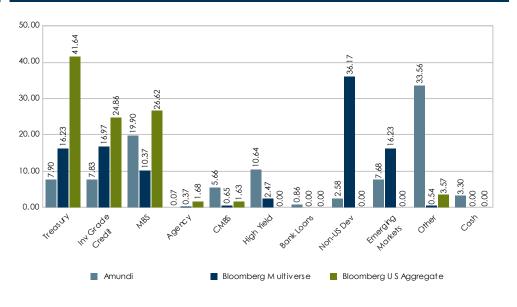


Quality Allocation



Characteristic and allocation charts represents the composite data of the Amundi Multi-Sector Fixed Income.

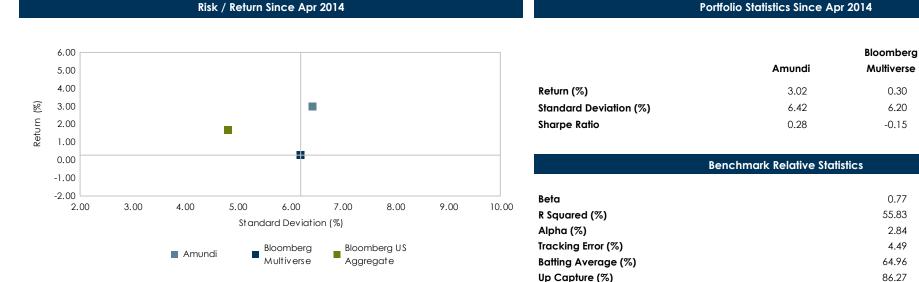
Sector Allocation



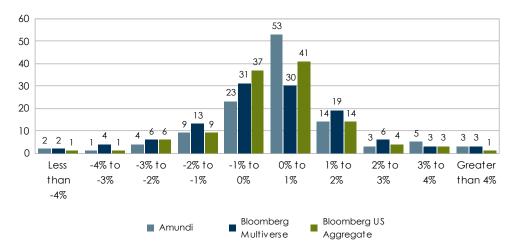
The Other sector consists of ABS, CMO, Convertibles, Municipals, Private Placements/144As and TIPS.

For the Periods Ending December 31, 2023

Down Capture (%)



Return Histogram Since Apr 2014



	Amundi	Bloomberg Multiverse	Bloomberg US Aggregate
Number of Months	117	117	117
Highest Monthly Return (%)	4.84	5.06	4.53
Lowest Monthly Return (%)	-11.69	-5.44	-4.32
Number of Positive Months	78	61	63
Number of Negative Months	39	56	54
% of Positive Months	66.67	52.14	53.85

Return Analysis Since Apr 2014

Portfolio Statistics Since Apr 2014

Bloomberg US

Aggregate

1.67

4.80

0.09

0.91

46.37

1.59

4.72

61.54

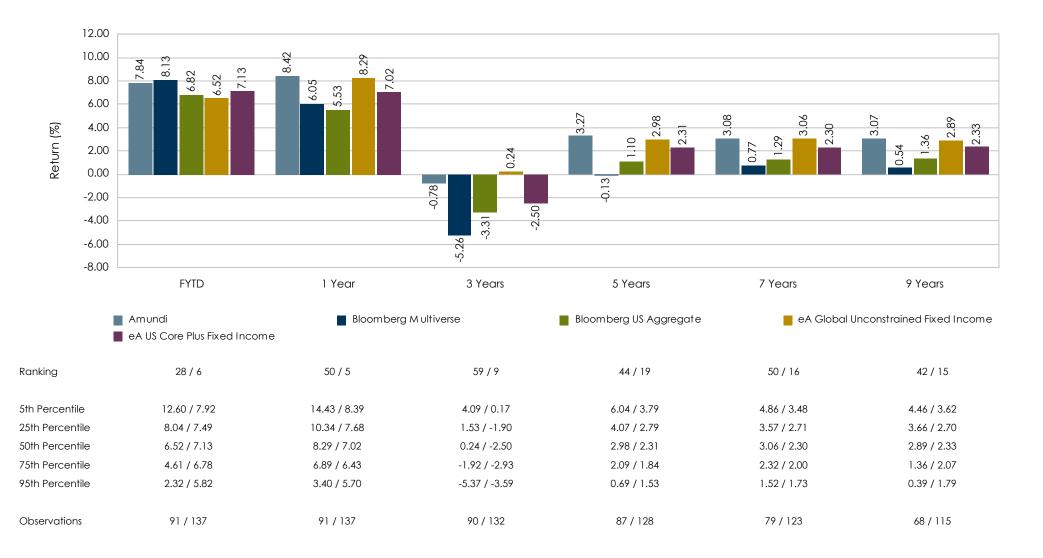
108.02

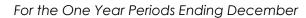
84.80

54.52

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For the Periods Ending December 31, 2023







FMIvT Diversified Large Cap Equity Portfolio

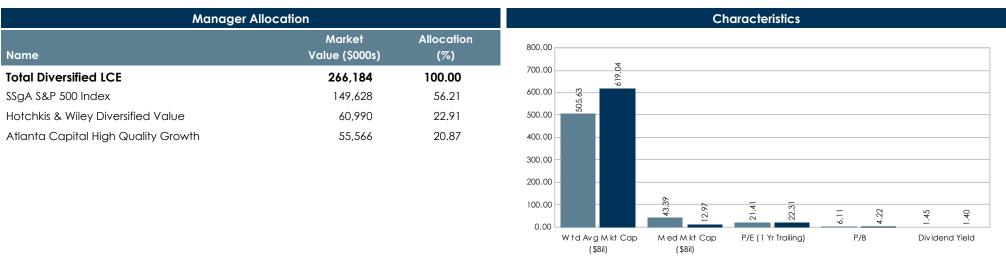
For the Periods Ending December 31, 2023

Portfolio Description	Portfolio Information
Strategy Large Cap US Equity	Minimum initial investment \$50,000
Manager StateStreet, Hotchkis & Wiley, & Atlanta Capital	Minimum subsequent investments \$5,000
Vehicle Non-Mutual Commingled	Minimum redemption \$5,000
Benchmark Russell 1000	The Portfolio is open once a month, on the first business day following the
Performance Inception Date October 2017	Portfolio Valuation date, to accept Member contributions or redemptions.
Fees Manager Fee - 49 bps; Admin Fee - 14.5 bps	The Portfolio is valued on the last business day of the month.
Total Expenses Approximately 65 bps	The Administrator must have advance written notification of Member contributions or redemptions.

Portfolio Objectives and Constraints	Dollar Growth Summary (\$000s)		
Invests in large cap US stocks that are diversified by industry and sector.			
 Outperform the Russell 1000 over a complete market cycle (usually 3 to 5 	Beginning Market Value	FYTD 241,391	1 Year 240,580
years).	Net Additions	-324	-23,594
Rank above median in a relevant peer group universe.	Return on Investment	25,117	49,198
 Stock values fluctuate in response to the activities of individual companies, 	Ending Market Value	266,184	266,184
the general market and economic conditions. Shares of the Portfolio are			
neither insured nor guaranteed by any US Government agency, including the			

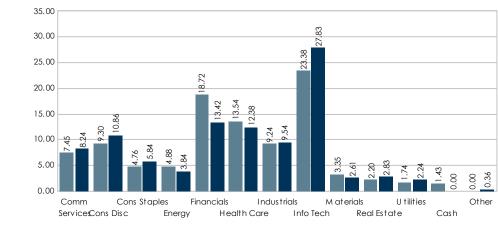
FDIC.

For the Periods Ending December 31, 2023



Diversified LCE Russell 1000

Sector Allocation

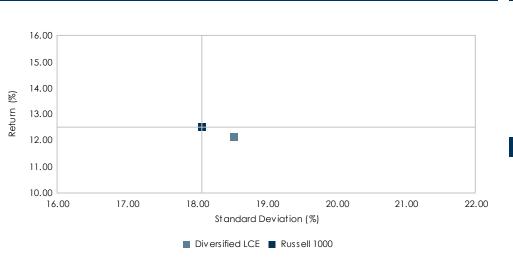


Diversified LCE Russell 1000

Dollar Growth Summary (\$000s)

	FYTD	1 Year
Beginning Market Value	241,391	240,580
Net Additions	-324	-23,594
Return on Investment	25,117	49,198
Ending Market Value	266,184	266,184

For the Periods Ending December 31, 2023



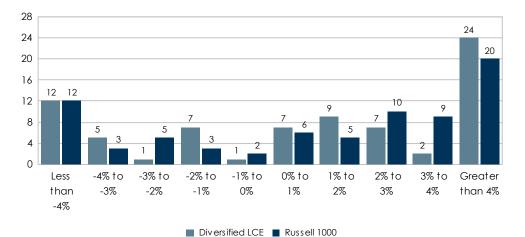
	Diversified	
	LCE	Russell 1000
Return (%)	12.11	12.50
Standard Deviation (%)	18.53	18.07
Sharpe Ratio	0.56	0.59

Portfolio Statistics Since Oct 2017

Return Analysis Since Oct 2017

Benchm	nark Relative Statistics
Beta	1.01
R Squared (%)	97.91
Alpha (%)	-0.46
Tracking Error (%)	2.69
Batting Average (%)	48.00
Up Capture (%)	97.73
Down Capture (%)	99.16

Return Histogram Since Oct 2017

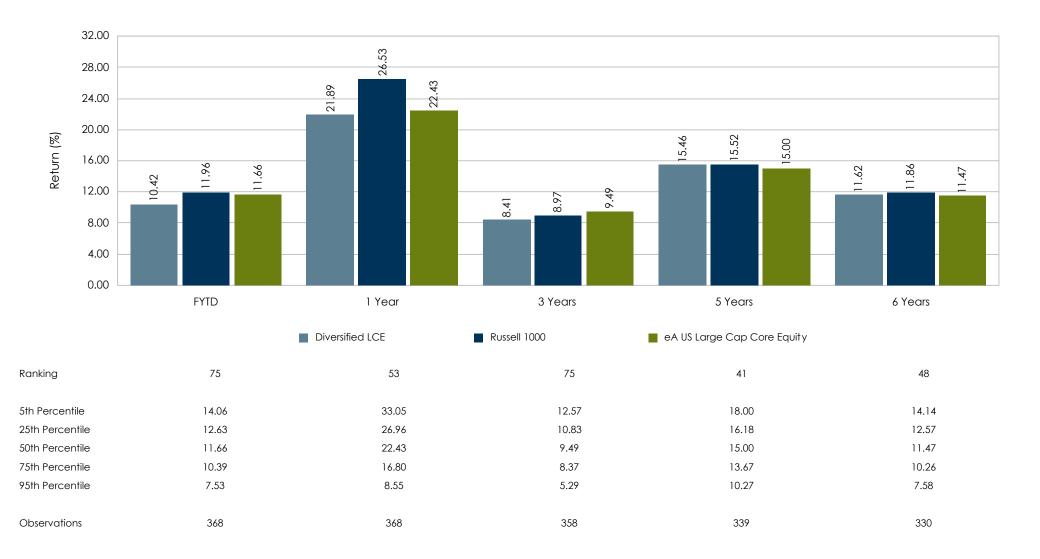


	Diversified	
	LCE	Russell 1000
Number of Months	75	75
Highest Monthly Return (%)	13.79	13.21
Lowest Monthly Return (%)	-14.99	-13.21
Number of Positive Months	49	50
Number of Negative Months	26	25
% of Positive Months	65.33	66.67

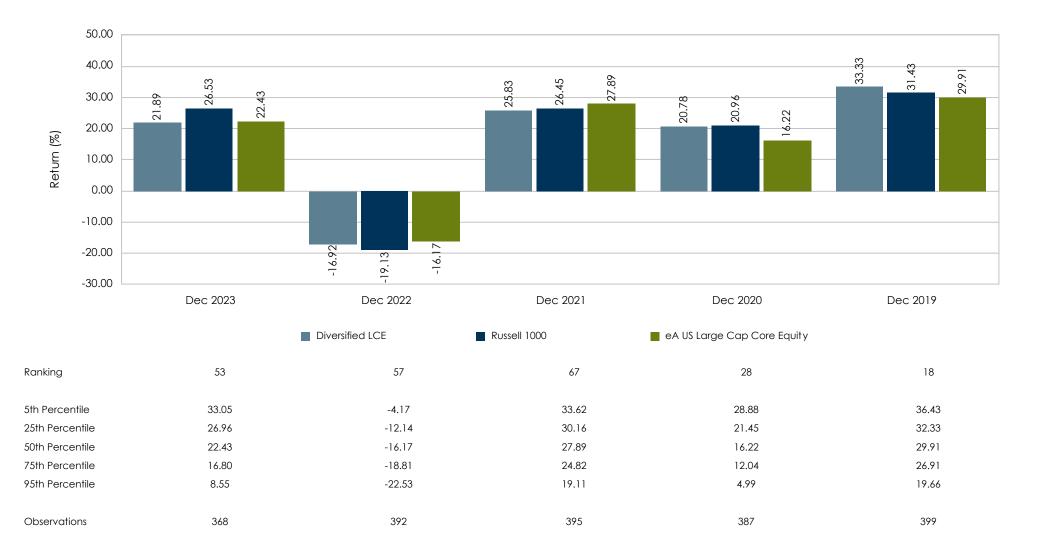
Risk / Return Since Oct 2017

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For the Periods Ending December 31, 2023



For the One Year Periods Ending December



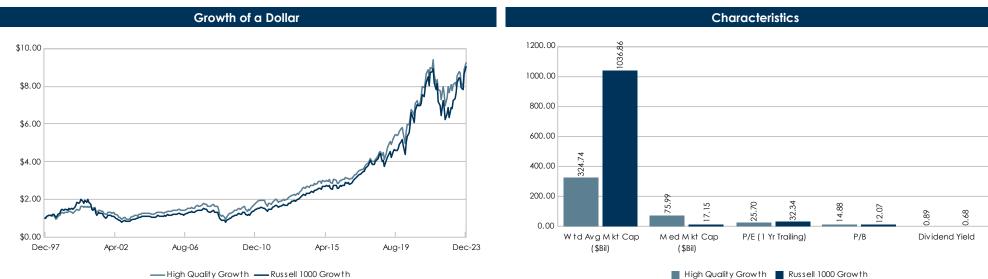
Investment Guidelines

Diversified Large Cap Equity Portfolio

For the Periods Ending December 31, 2023

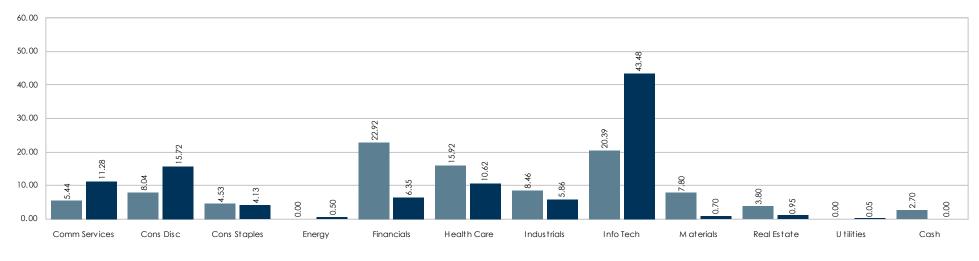
Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
SSgA S&P 500 Index	60.0%	50% - 70%	56.21%	Yes	
Atlanta Capital High Quality Growth	20.0%	10% - 30%	20.87%	Yes	
Hotchkis & Wiley Diversified Value	20.0%	10% - 30%	22.91%	Yes	
Allocation		Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.		10.0%	1.43%	Yes	
The portfolio shall not own private placements, unregistered or registered stock, options, futures, or commodities, nor participate in margin trading.		N/A	N/A	Yes	

For the Periods Ending December 31, 2023



-High Quality Growth -Russell 1000 Growth

Sector Allocation

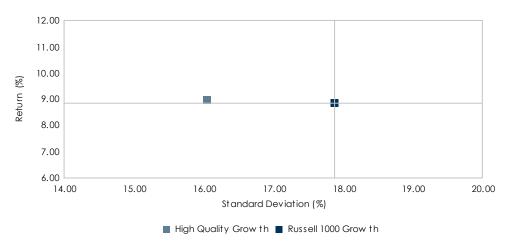


High Quality Growth Russell 1000 Growth

For the Periods Ending December 31, 2023

Risk / Return Since Jan 1998

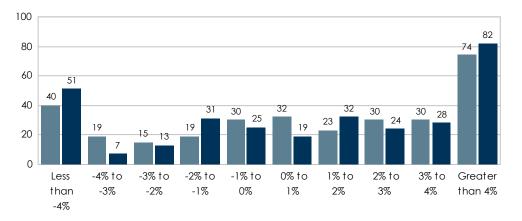




	High Quality	Russell
	Growth	1000 Growth
Return (%)	8.95	8.85
Standard Deviation (%)	16.04	17.88
Sharpe Ratio	0.44	0.39

	Benchmark Relative Statistics
Data	0.04
Beta	0.84
R Squared (%)	87.83
Alpha (%)	1.39
Tracking Error (%)	6.28
Batting Average (%)	45.83
Up Capture (%)	86.29
Down Capture (%)	86.87
1 ()	

Return Histogram Since Jan 1998

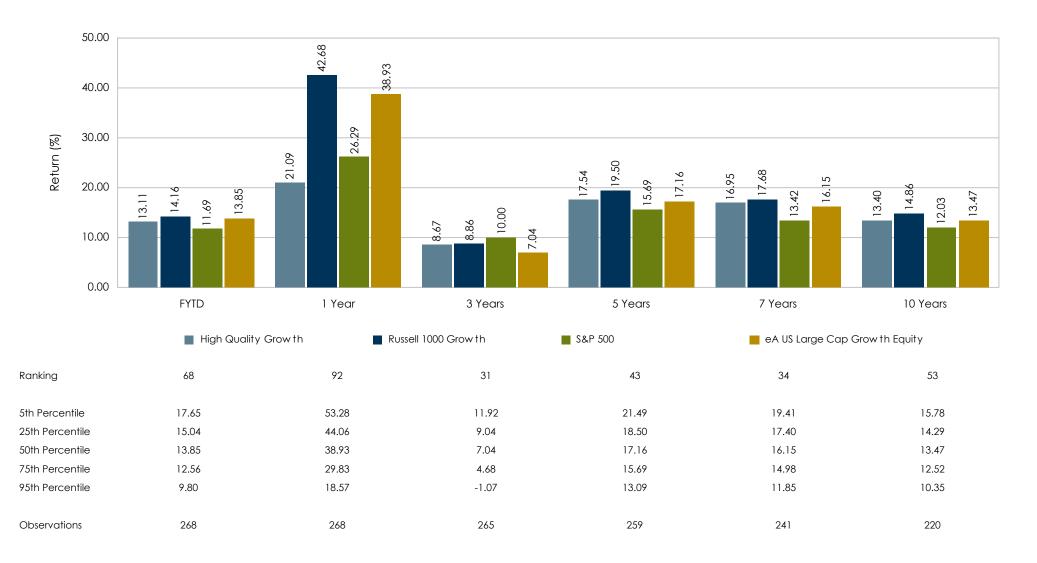


■ High Quality Grow th ■ Russell 1000 Grow th

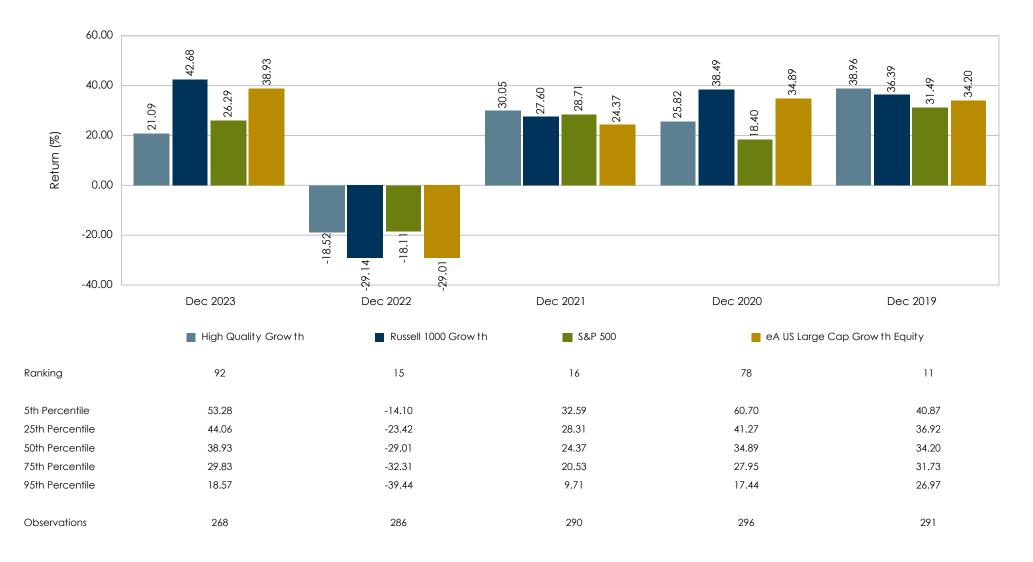
Return Analysis Since Jan 1998

	High Quality Growth	Russell 1000 Growth
Number of Months	312	312
Highest Monthly Return (%)	13.30	14.80
Lowest Monthly Return (%)	-17.56	-17.61
Number of Positive Months	189	185
Number of Negative Months	123	127
% of Positive Months	60.58	59.29

For the Periods Ending December 31, 2023



For the One Year Periods Ending December

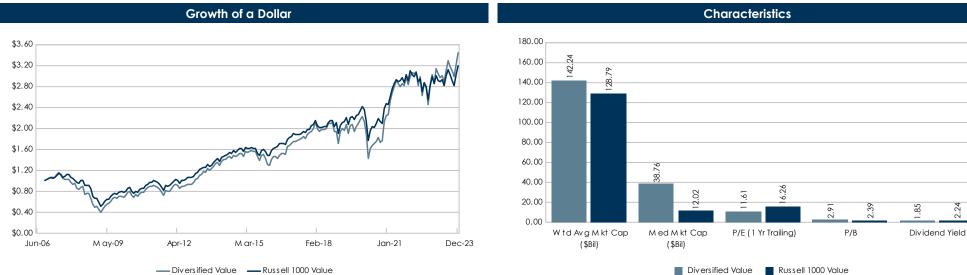


Investment Guidelines

Atlanta Capital High Quality Growth

For the Periods Ending December 31, 2023

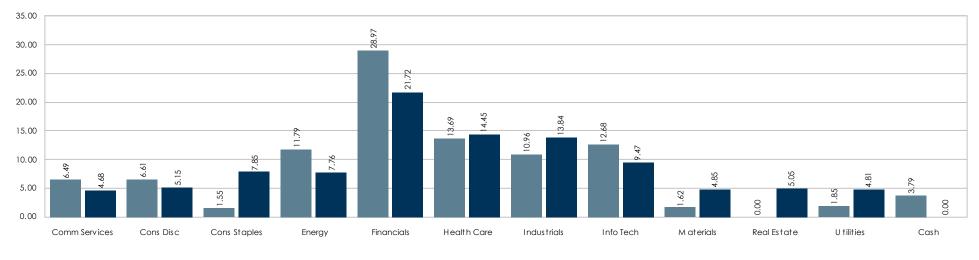
Portfolio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
Maximum sector concentration shall be no more than 30% in any one sector as defined by the Standard & Poor's GICS.				
Communication Services	30.00%	5.44%	Yes	
Consumer Discretionary	30.00%	8.04%	Yes	
Consumer Staples	30.00%	4.53%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	22.91%	Yes	
Health Care	30.00%	15.92%	Yes	
Industrials	30.00%	8.46%	Yes	
Information Technology	30.00%	20.39%	Yes	
Materials	30.00%	7.80%	Yes	
Real Estate	30.00%	3.80%	Yes	
Utilities	30.00%	0.00%	Yes	
Allocation	Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.	10.0%	2.70%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.0%	4.67%	Yes	Largest Position Noted
A maximum of 10% of the portfolio, valued at market, may be invested in convertible issues (must have rating of Baa/BBB or better).	10.0%	0.00%	Yes	
A maximum of 5% of the portfolio, valued at market, may be invested in any one convertible issuer.	5.0%	0.00%	Yes	
Maximum of 20% of the Portfolio, valued at market, may be invested in ADRs and common stocks of corporations organized under the laws of any country other than the United States, which are traded primarily on a US stock exchange.	20.0%	5.85%	Yes	



For the Periods Ending December 31, 2023

- Diversified Value - Russell 1000 Value

Sector Allocation

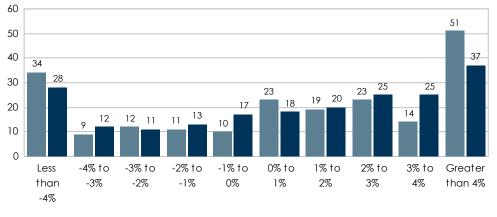


Diversified Value Russell 1000 Value

For the Periods Ending December 31, 2023



Return Histogram Since Nov 2006



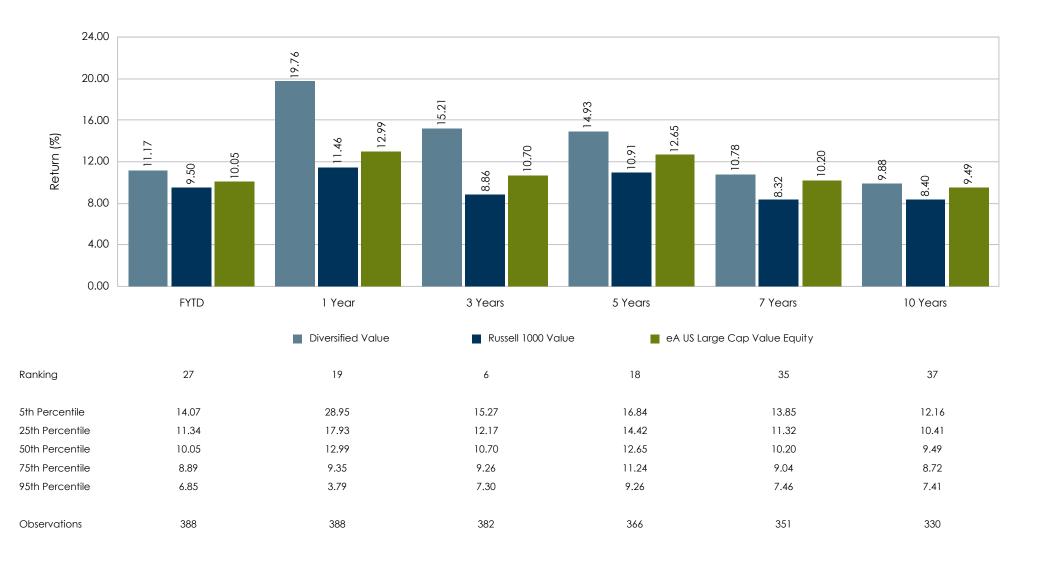
Diversified Value Russell 1000 Valu	Diversified Value
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Return Analysis Since Nov 2006

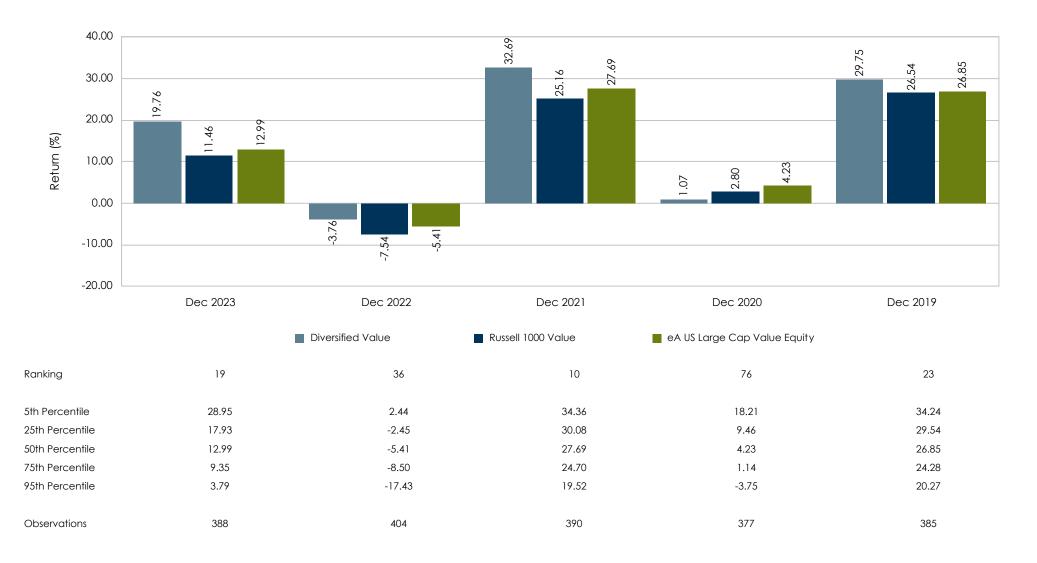
	Diversified Value	Russell 1000 Value
Number of Months	206	206
Highest Monthly Return (%)	20.73	13.45
Lowest Monthly Return (%)	-24.98	-17.31
Number of Positive Months	130	125
Number of Negative Months	76	81
% of Positive Months	63.11	60.68

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For the Periods Ending December 31, 2023



For the One Year Periods Ending December



Investment Guidelines

Hotchkis & Wiley Diversified Value

For the Periods Ending December 31, 2023

olio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
mum sector concentration shall be no more than 35% for any sector as led by the Standard & Poor's GICS.				
Communication Services	35.00%	6.49%	Yes	
Consumer Discretionary	35.00%	6.61%	Yes	
Consumer Staples	35.00%	1.55%	Yes	
Energy	35.00%	11.79%	Yes	
Financials	35.00%	28.96%	Yes	
Health Care	35.00%	13.69%	Yes	
Industrials	35.00%	10.96%	Yes	
Information Technology	35.00%	12.68%	Yes	
Materials	35.00%	1.62%	Yes	
Real Estate	35.00%	0.00%	Yes	
Utilities	35.00%	1.85%	Yes	
cation	Max. %	Actual Portfolio	Within Guidelines?	Comment
A maximum of 10% of the portfolio, valued at market, may be invested in cash.	10.0%	3.79%	Yes	
The portfolio shall not own more than 5% of the outstanding common stock of any individual corporation.	5.0%	N/A	Yes	
A maximum of 7.5% of the portfolio may be invested in the securities of an individual corporation.	7.5%	4.05%	Yes	Largest Positi Noted
A maximum of 10% of the portfolio, valued at market, may be invested in convertible issues (must have rating of Baa/BBB or better).	10.0%	0.00%	Yes	
A maximum of 5% of the portfolio, valued at market, may be invested in any one convertible issuer.	5.0%	0.00%	Yes	
A maximum of 20% of the portfolio, valued at cost, may be invested in common stocks of corporations that are organized under the laws of any country other than the United States and traded on the NYSE,	20.0%	16.20%	Yes	

For the Periods Ending December 31, 2023

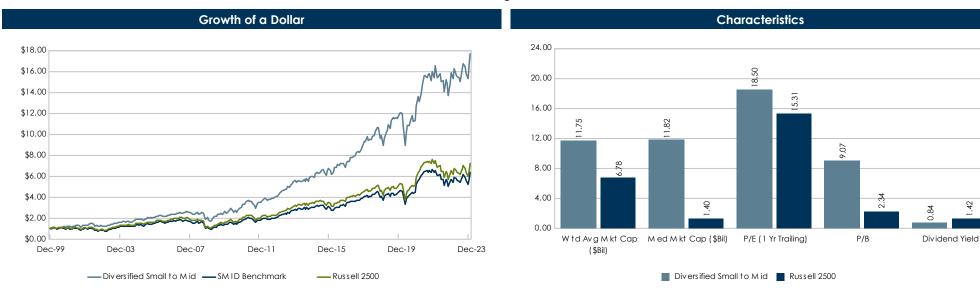
Portfolio Description	Portfolio Information
Strategy Small to Mid (SMID) (Strategy change in 2010)	Minimum initial investment \$50,000
Manager Atlanta Capital Management Company	Minimum subsequent investments \$5,000
Vehicle Separately Managed Account	Minimum redemption \$5,000
Benchmark A blend of Russell 2500 and Russell 2000	The Portfolio is open once a month, on the first business day following the
Performance Inception Date January 2000	Portfolio Valuation date, to accept Member contributions or redemptions.
Fees Manager Fee - 45 bps; Admin Fee - 14.5 bps	The Portfolio is valued on the last business day of the month.
Total Expenses Approximately 63 bps	The Administrator must have advance written notification of Member contributions or redemptions.

Portfolio Objectives and Constraints

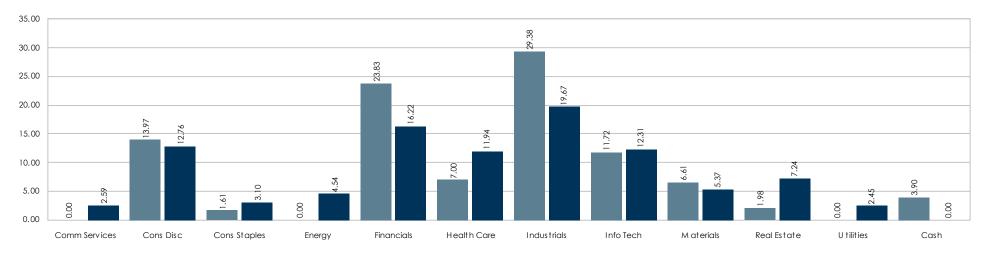
- Invests in small to mid cap core style common stocks of companies domiciled in the US or traded on the New York Stock Exchange.
- Outperform a blended index of the Russell 2500 beginning June 1, 2010 and the Russell 2000 prior to that, over a complete market cycle (usually 3 to 5 years).
- Rank above median in a relevant peer group universe.
- Stock values fluctuate in response to the activities of individual companies, the general market and economic conditions. Shares of the Portfolio are neither insured nor guaranteed by any US Government agency, including the FDIC.

Dollar Growth Summary (\$000s)

	FYTD	1 Year
Beginning Market Value	170,477	180,092
Net Additions	7,229	-8,392
Return on Investment	21,214	27,221
Income	538	1,956
Gain/Loss	20,676	25,266
Ending Market Value	198,921	198,921



For the Periods Ending December 31, 2023



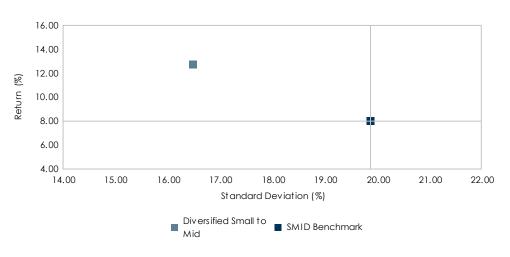
Sector Allocation

4

Diversified Small to Mid Russell 2500

For the Periods Ending December 31, 2023

Risk / Return Since Jan 2000



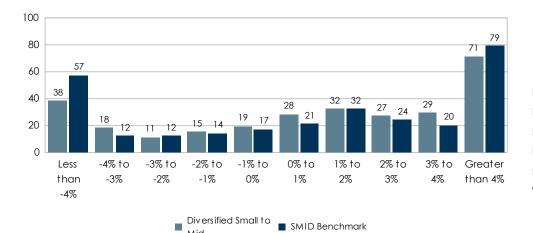
	Diversified Small to Mid	SMID Benchmark
Return (%)	12.72	7.97
Standard Deviation (%)	16.48	19.87
Sharpe Ratio	0.67	0.32

Portfolio Statistics Since Jan 2000

Return Analysis Since Jan 2000

Benchmark Relative Statistics	
Beta	0.77
R Squared (%)	85.35
Alpha (%)	6.13
Tracking Error (%)	7.83
Batting Average (%)	53.13
Up Capture (%)	85.49
Down Capture (%)	72.26

Return Histogram Since Jan 2000



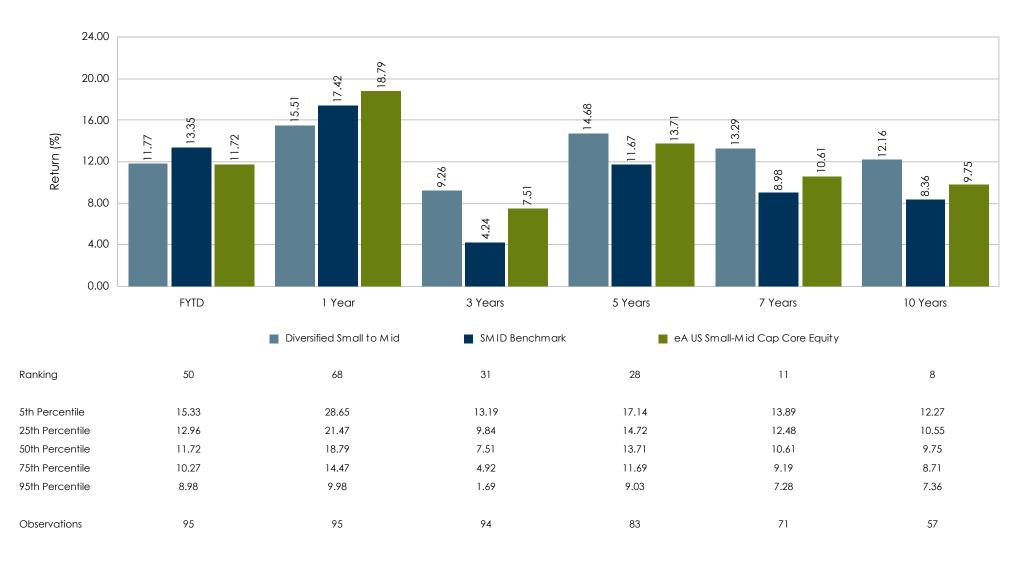
Diversified SMID Small to Mid Benchmark Number of Months 288 288 Highest Monthly Return (%) 15.00 16.51 Lowest Monthly Return (%) -17.49 -21.70 Number of Positive Months 187 176 112 **Number of Negative Months** 101 % of Positive Months 64.93 61.11

Statistics are calculated using monthly return data.

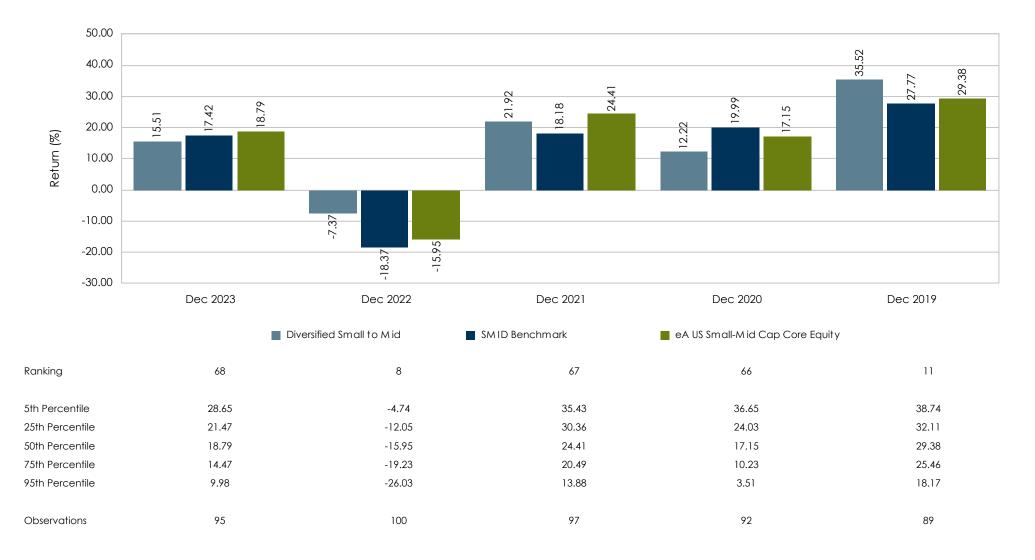
Mid

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For the Periods Ending December 31, 2023



For the One Year Periods Ending December



Investment Guidelines

Diversified Small to Mid (SMID) Cap Equity Portfolio

For the Periods Ending December 31, 2023

Portfolio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
Maximum sector concentration shall be no more than 30% in any one				
sector				
Communication Services	30.00%	0.00%	Yes	
Consumer Discretionary	30.00%	13.97%	Yes	
Consumer Staples	30.00%	1.61%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	23.83%	Yes	
Health Care	30.00%	7.00%	Yes	
Industrials	30.00%	29.37%	Yes	
Information Technology	30.00%	11.72%	Yes	
Materials	30.00%	6.61%	Yes	
Real Estate	30.00%	1.98%	Yes	
Utilifies	30.00%	0.00%	Yes	
Allocation	Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.	10.00%	3.90%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.00%	4.55%	Yes	Largest Position Noted
A maximum of 10% of the portfolio, valued at market, may be invested in convertible issues (must have rating of Baa/BBB or better).	10.00%	0.00%	Yes	
A maximum of 5% of the portfolio, valued at market, may be invested in any one convertible issuer.	5.00%	0.00%	Yes	
A maximum of 10% of the portfolio, valued at cost, may be invested in common stocks of corporations that are organized under the laws of any country other than the United States and traded on the NYSE, AMEX, or NASDAQ.	10.00%	0.00%	Yes	

For the Periods Ending December 31, 2023

Portfolio Description	Portfolio Information
Strategy International Equity	Minimum initial investment \$50,000
Manager Ninety One Asset Management and Allspring Global Investments	Minimum subsequent investments \$5,000
Vehicle Non-Mutual Commingled	Minimum redemption \$5,000
Benchmark MSCI ACWI ex US	The Portfolio is open once a month, on the first business day following the
Performance Inception Date June 2005 (Manager changes April 2011,	Portfolio Valuation date, to accept Member contributions or redemptions.
October 2014 & October 2017)	The Portfolio is valued on the last business day of the month.
Fees Manager Fee - 43 bps; Admin Fee - 14.5 bps	The Administrator must have advance written notification of Member
Total Expenses Approximately 62 bps	contributions or redemptions.

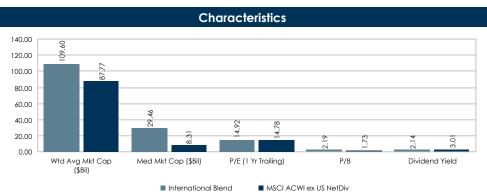
Portfolio Objectives and Constraints	Dollar Gr	owth Summary (\$000s)	
 Invests in developed and emerging markets outside the US. Maintains approximately equal weightings to both growth and value securities through a systematic rebalancing process. 	Beginning Market Value	FYTD 184,210	1 Year 178,585
 Outperform the MSCI ACWI ex US NetDiv over a complete market cycle 	Net Additions	-278	-1,127
(usually 3 to 5 years).	Return on Investment Ending Market Value	20,715 204,647	27,190 204,647
 Rank above median in a relevant peer group universe. Stock values fluctuate in response to the activities of individual companies, 	-		

the general market and economic conditions. Investments in foreign securities

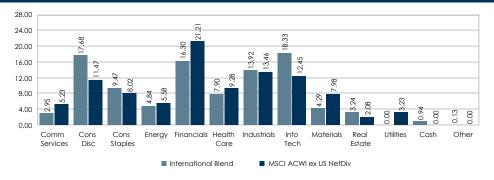
generally pose greater risk than domestic securities.

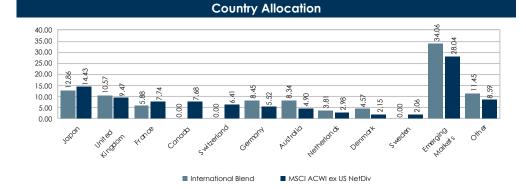
For the Periods Ending December 31, 2023

Manager Allocation			
MarketAllocationNameValue (\$000s)(%)			
Total International Blend	204,647	100.00	
Ninety One International Equity Fund	188,435	92.08	
Allspring EM Large/Mid Cap Eq	16,212	7.92	



Sector Allocation

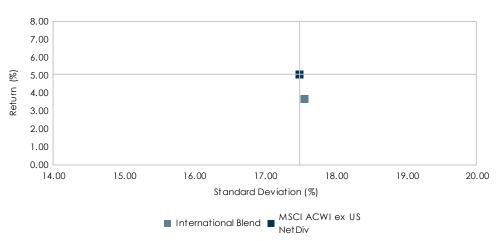




Dollar Growth Summary (\$000s) FYTD 1 Year Beginning Market Value 184,210 178,585 Net Additions -278 -1,127 Return on Investment 20,715 27,190 Ending Market Value 204,647 204,647

For the Periods Ending December 31, 2023

Risk / Return Since Jul 2005



	International Blend	MSCI ACWI ex US NetDiv
Return (%)	3.66	5.07
Standard Deviation (%)	17.56	17.50
Sharpe Ratio	0.13	0.21

Portfolio Statistics Since Jul 2005

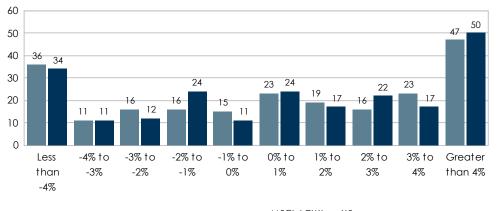
Return Analysis Since Jul 2005

International

MSCI ACWI

Benchmark Relative Statistics	
0.98	
95.04	
-1.20	
3.93	
47.75	
95.79	
101.75	

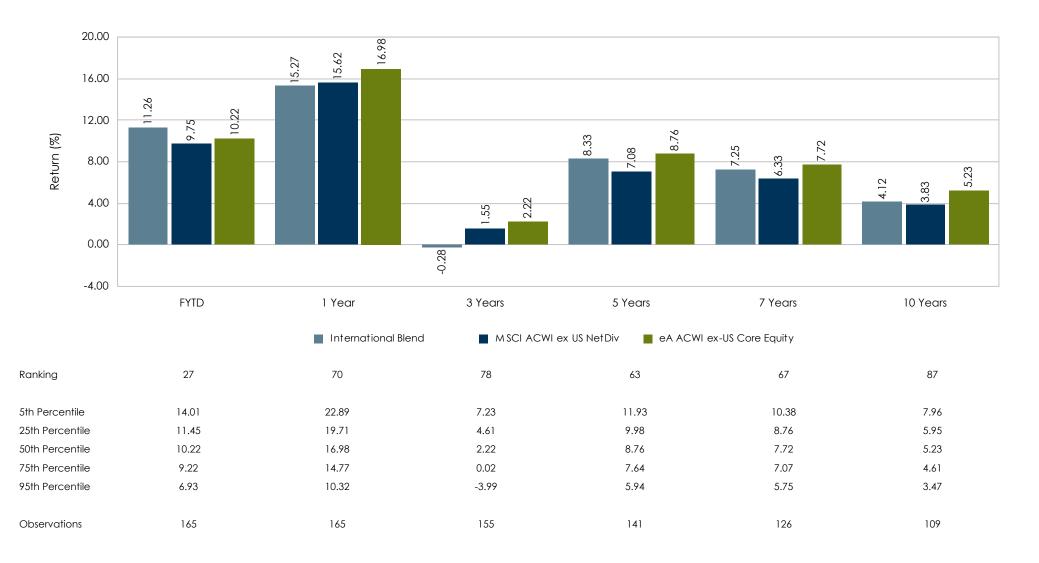
Return Histogram Since Jul 2005



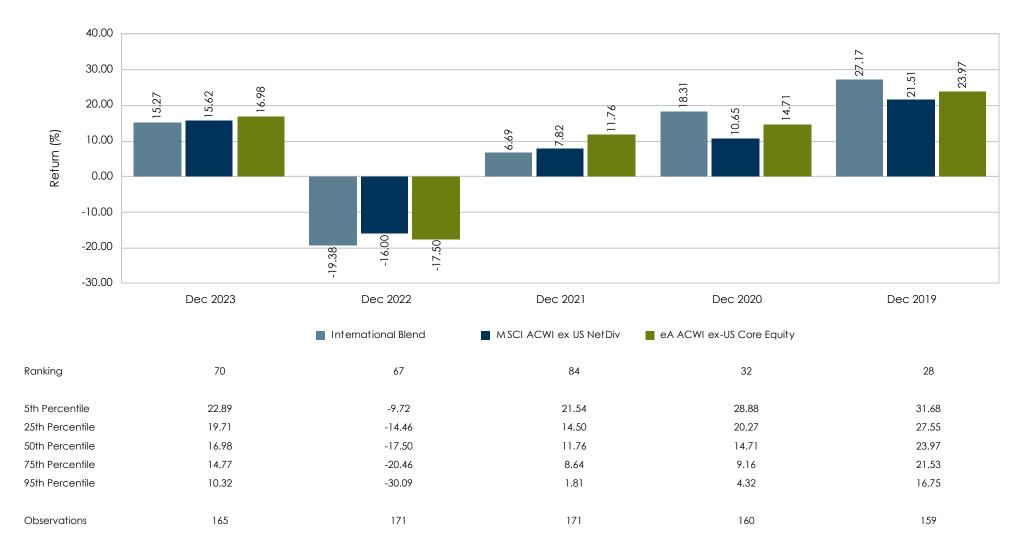
Blend ex US NetDiv Number of Months 222 222 Highest Monthly Return (%) 12.03 13.63 -22.02 Lowest Monthly Return (%) -21.48 Number of Positive Months 128 130 Number of Negative Months 94 92 % of Positive Months 57.66 58.56

■ International Blend ■ MSCI ACWI ex US NetDiv

For the Periods Ending December 31, 2023



For the One Year Periods Ending December

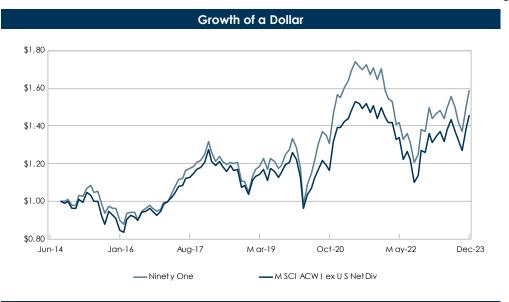


Investment Guidelines

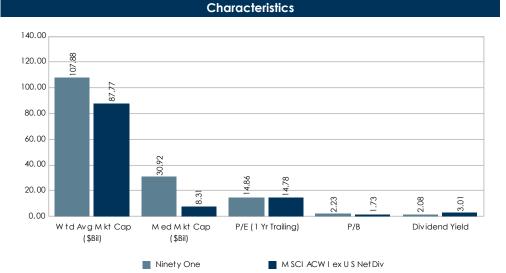
International Equity Portfolio

For the Periods Ending December 31, 2023

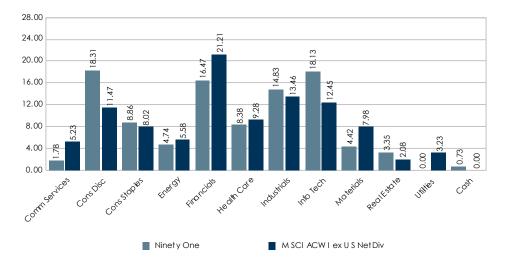
Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
Ninety One International Equity Fund	90.00%	80% - 100%	92.08%	Yes	
Allspring EM Large/Mid Cap Eq Fund	10.00%	0% - 20%	7.92%	Yes	
Allocation		Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.		10.0%	0.94%	Yes	



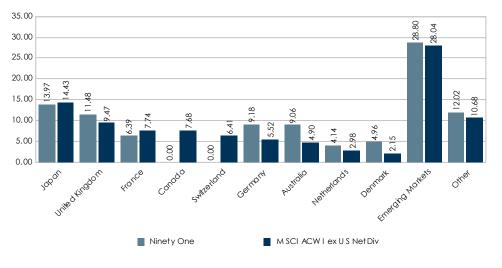
For the Periods Ending December 31, 2023



Sector Allocation



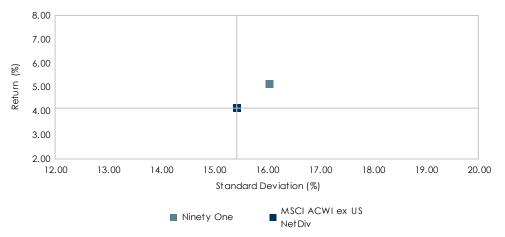
Country Allocation



Characteristic and allocation charts represents data of the Investec International Dynamic Equity (Non-Mutual Commingled).

For the Periods Ending December 31, 2023

Risk / Return Since Oct 2014



		MSCI ACWI
	Ninety One	ex US NetDiv
Return (%)	5.14	4.15
Standard Deviation (%)	16.05	15.44
Sharpe Ratio	0.24	0.18

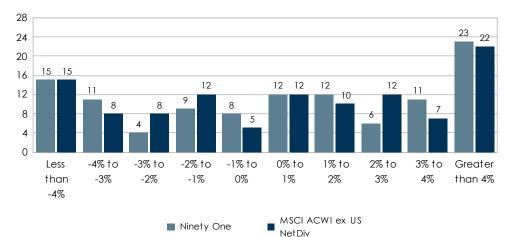
Portfolio Statistics Since Oct 2014

Return Analysis Since Oct 2014

MSCI ACWI

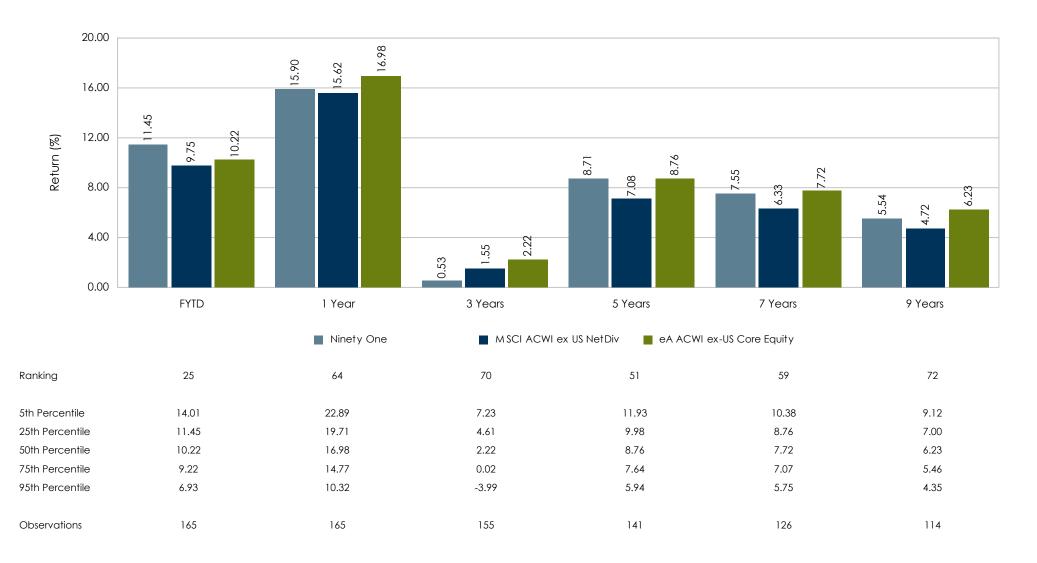
1.00
92.98
1.04
4.25
54.05
103.61
98.88

Return Histogram Since Oct 2014

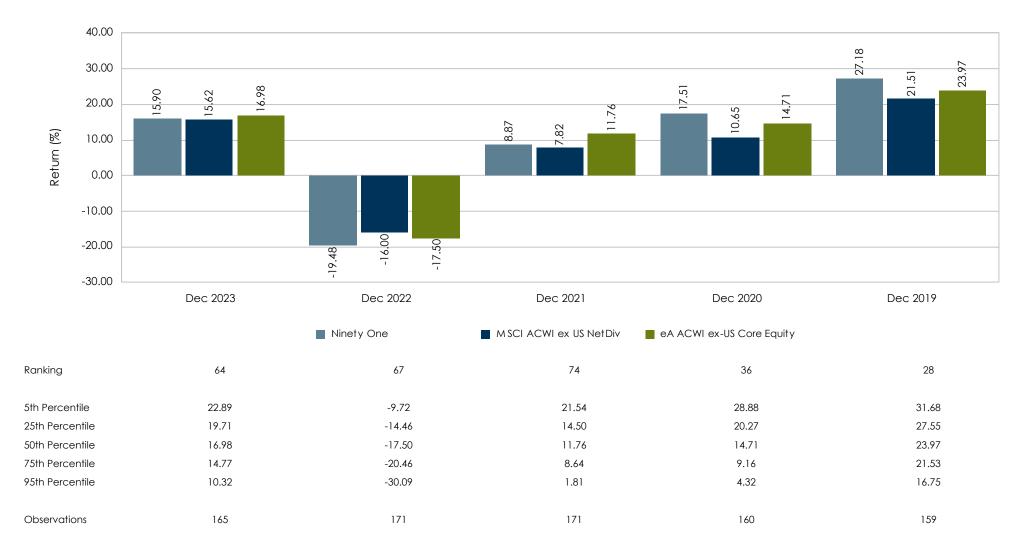


Ninety One ex US NetDiv Number of Months 111 111 Highest Monthly Return (%) 12.16 13.45 Lowest Monthly Return (%) -16.65 -14.48 Number of Positive Months 64 63 Number of Negative Months 47 48 % of Positive Months 57.66 56.76

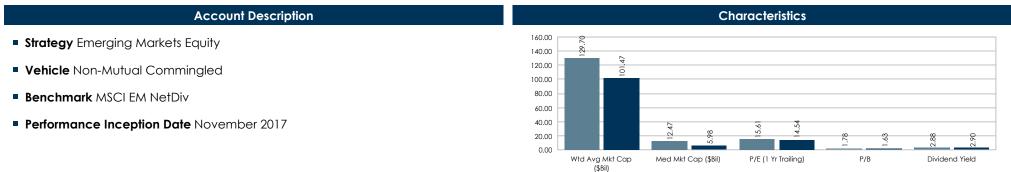
For the Periods Ending December 31, 2023



For the One Year Periods Ending December



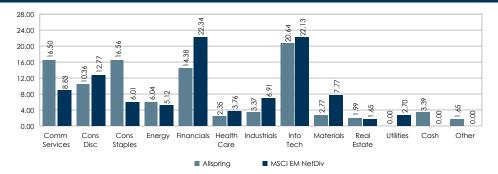
For the Periods Ending December 31, 2023



Sector Allocation

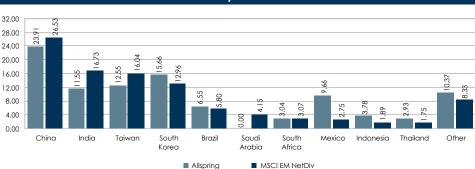
Allspring

MSCI EM NetDiv



Dollar Growth Summary (\$000s)

Beginning Market Value	FYTD 14,865	1 Year 14,867
Net Additions	1	80
Return on Investment	1,346	1,265
Ending Market Value	16,212	16,212



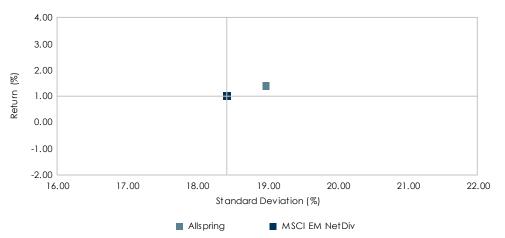
Country Allocation

Characteristic and allocation charts represents data of the Allspring EM Large/Mid Cap Eq (Non-Mutual Commingled).

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For the Periods Ending December 31, 2023

Risk / Return Since Nov 2017



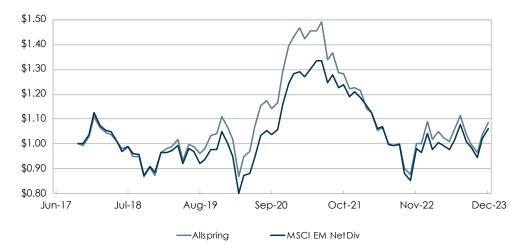
		MSCI
	Allspring	EM NetDiv
Return (%)	1.37	0.99
Standard Deviation (%)	18.98	18.42
Sharpe Ratio	-0.02	-0.05

Portfolio Statistics Since Nov 2017

Return Analysis Since Nov 2017

k Relative Statistics
1.01
95.34
0.46
4.10
54.05
103.99
101.31

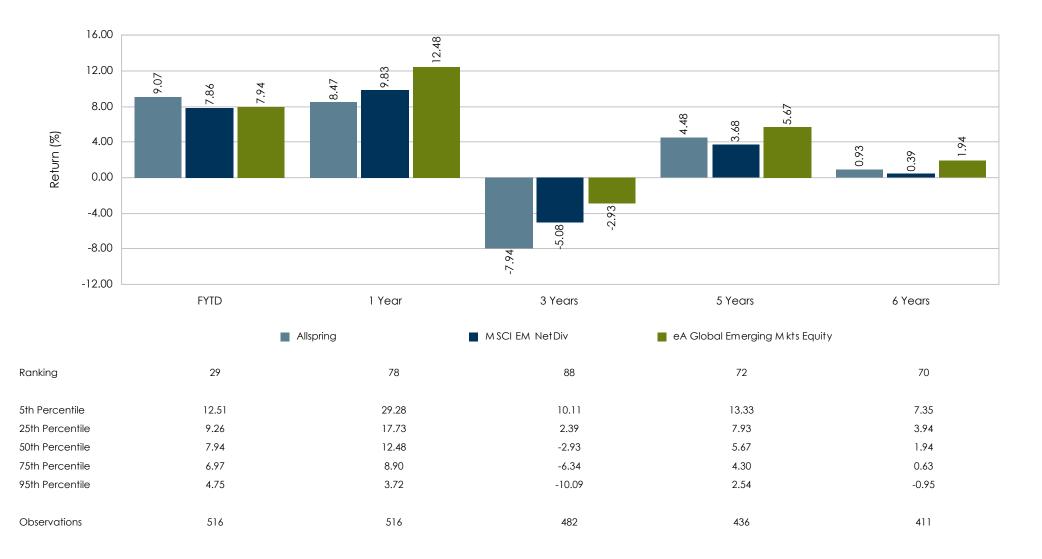
Growth of a Dollar Since Nov 2017



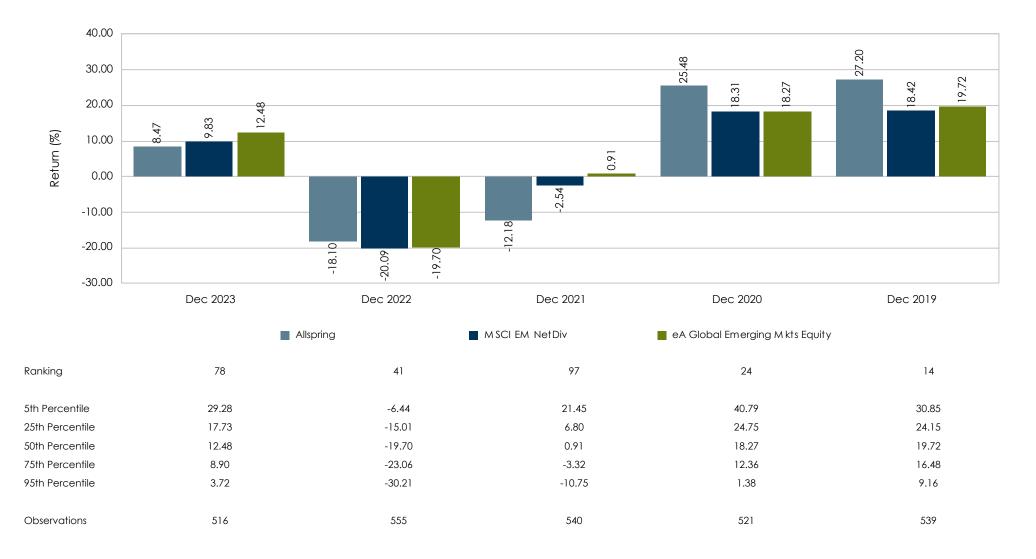
		MSCI
	Allspring	EM NetDiv
Number of Months	74	74
Highest Monthly Return (%)	14.02	14.83
Lowest Monthly Return (%)	-14.87	-15.40
Number of Positive Months	38	38
Number of Negative Months	36	36
% of Positive Months	51.35	51.35

Statistics are calculated using monthly return data. © 2024 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2023



For the One Year Periods Ending December



For the Periods Ending December 31, 2023

Portfolio Description	Portfolio Information
Strategy Core Real Estate	Minimum initial investment \$50,000
Manager Morgan Stanley Real Estate Advisor, Inc.	Minimum subsequent investments \$5,000
Vehicle Non-Mutual Commingled	Minimum redemption \$5,000 or Member's entire remaining account balance if
Benchmark NFI ODCE Net Index	the Member's balance falls below \$50,000
Performance Inception Date April 2018	The Portfolio is open once a quarter, on the first business day following the
Fees Manager Fees - 124 bps; Admin Fees - 14.5 bps	Portfolio Valuation date, to accept Member contributions or redemptions.
Total Expenses Approximately 141 bps	The Portfolio is valued on the last business day of the calendar quarter.
	The Administrator must have written notification five business days prior to the
	valuation of the Portfolio of Member contributions or redemptions.

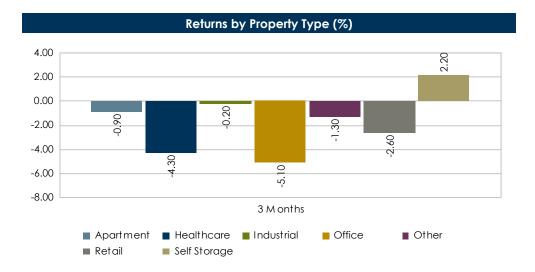
Portfolio Objectives and Constraints	Dollar Gr	Dollar Growth Summary (\$000s)	
Invests in real estate properties diversified by type and location.			
 Outperform the NFI ODCE Net index on an annual basis. 		FYTD	1 Year
	Beginning Market Value	178,416	194,858
	Net Additions	-3,768	-14,710
	Return on Investment	-3,316	-8,815
	Ending Market Value	171,333	171,333

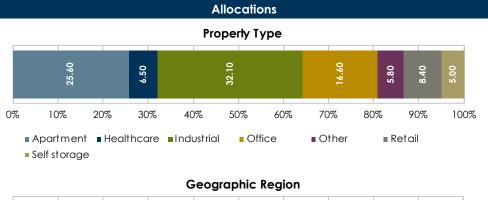
For the Periods Ending December 31, 2023

Account Description	Fund Information	
Strategy Core Real Estate	Gross Market Value	\$41,538,000,000
 Vehicle Non-Mutual Commingled 	Net Market Value	\$31,941,000,000
·	Cash Balance of Fund	\$95,823,000
Benchmark NFI ODCE Net	# of Properties	535
Performance Inception Date April 2018	# of Participants	471

Performance Goals

- Invests in real estate properties diversified by type and location.
- Outperform the NFI ODCE Net index on an annual basis.





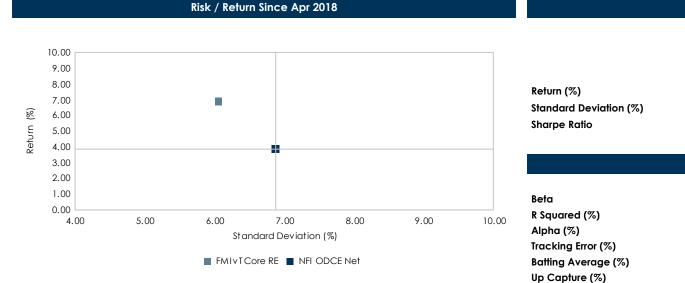


Characteristic and allocation charts represents data of the Prime Property Fund, LLC (Non-Mutual Commingled).

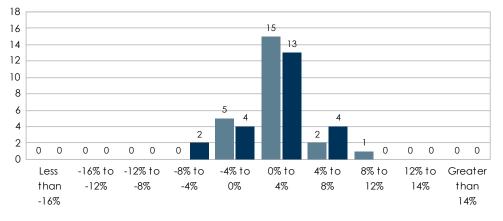
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For the Periods Ending December 31, 2023

Down Capture (%)



Return Histogram Since Apr 2018



FMIvTCore RE NFI ODCE Net

Return Analysis Since Apr 2018

Portfolio Statistics Since Apr 2018

FMIvT

Core RE

6.91

6.05

0.83

Benchmark Relative Statistics

NFI

ODCE Net

3.83

6.88

0.28

0.84

91.94

0.88

2.03

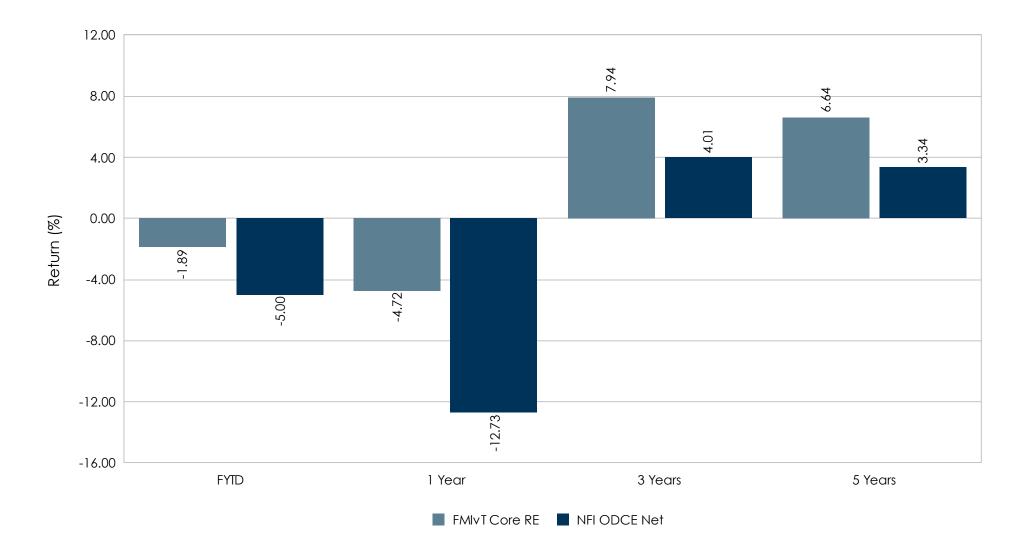
82.61

115.68 50.77

	FMIvT Core RE	NFI ODCE Net
Number of Quarters	23	23
Highest Quarterly Return (%)	9.83	7.66
Lowest Quarterly Return (%)	-3.48	-5.17
Number of Positive Quarters	18	17
Number of Negative Quarters	5	6
% of Positive Quarters	78.26	73.91

Statistics are calculated using quarterly return data. © 2024 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2023



For the One Year Periods Ending December

