Florida Municipal Pension Trust Fund – DB 70% Equity Allocation Executive Summary

As of March 31, 2024

70% Equity Allocation

- The US Fed continued to hold its benchmark rate steady with the forward guidance showing expectations for three rate cuts this year, despite inflation proving stickier than hoped for so far in 2024. Equity markets continued a strong start to the year with all major indices positive for the quarter and the S&P 500 ending on a five month winning streak. Credit spreads continued to tighten amid strong economic data, but the economic backdrop remains supportive of credit and all-in yields are attractive relative to recent history. Real estate returns could continue to be challenged amid higher interest rates, tighter lending conditions, and reduced demand for office space. The 70% Equity Allocation achieved a strong absolute return in the first quarter, up 5.3%, ahead of the Target Index, up 5.0%.
- This allocation has nearly matched the performance of the Target Index over the past 5 years (up 8.3% vs. up 8.4%) and ranks in the top 35th percentile of the public fund peer group.
- Over the past 10 years, this allocation is up 7.6% on average annually. While this performance is modestly behind the index, it ranks in the top 14th percentile of the peer group, with the risk controlled nature of many of the underlying strategies providing 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 outperformed the Bloomberg US Aggregate A+ Index in the first quarter (down 0.7% vs. down 0.9%). The Fund's underweight to corporate credit posed a headwind in the first quarter, but it benefited from security selection within the ABS and MBS sectors. Over the past 5 years, the Fund has achieved over 10 basis points of excess return on average annually relative to the benchmark.
- 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 outpaced the Bloomberg Multiverse index by nearly 230 basis points in the first quarter, rising 0.3% vs down 1.9% for the benchmark. The fund benefited from continuing to hold an overweight to credit, and the lower relative quality of its holdings. 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 370 basis points.
- In the 10 years since inception, the Core Plus Fixed Income Fund has posted absolute returns of 1.0% on average annually, ahead of the benchmark (up 0.1%).

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 2023.
- U.S. equities continued to produce strong results in the first quarter with falling inflation and the expectation of central bank policy easing providing a favorable backdrop for equities. The underweight to the information technology and consumer discretionary sectors, and thus, being underweight to the Magnificent 7, was the biggest driver in the 1st quarter underperformance for the Diversified Large Cap Equity Portfolio (up 9.2% vs. up 10.3%).
- Despite the near term difficulties, the Diversified Large Cap Equity portfolio has achieved a 13.5% return on average annually over the past 5 years.

Florida Municipal Pension Trust Fund – DB 70% Equity Allocation Executive Summary

As of March 31, 2024

FMIvT Diversified Small to Mid Cap Equity Fund

- This strategy rebounded from the difficulties in the fourth quarter and achieved a 9.5% return in the first quarter, outperforming the SMID benchmark by nearly 260 basis points. Strong stock selection and an overweight to industrials and consumer discretionary has benefited the Fund over the past year. The Fund has outperformed the benchmark by over 610 basis points on average annually over the past 3 years.
- This strategy has generated very strong results over the past 10 years, rising 12.7% on average annually compared with 8.8% for the benchmark. Furthermore, the fund ranked in the top 2nd percentile of its peer group, with a more modest risk profile and very strong risk-adjusted returns.

FMIvT International Equity Portfolio

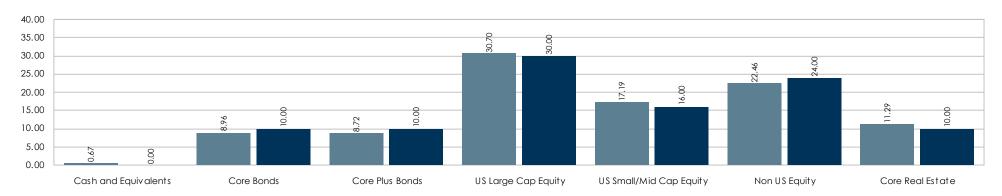
- The FMIvT International Equity Portfolio continued to produce strong results in the first quarter, outpacing the MSCI ACWI ex US Net benchmark by nearly 60 basis points and ranking in the top 49th percentile of its peer group of international equity managers. Strong stock selection in the healthcare and consumer staples sectors, coupled with an underweight to China, provided a boost to the portfolio in the first quarter.
- Despite some of the struggles over the past 3 years, the portfolio has outperformed the benchmark over the past 5 years (up 6.1% vs. up 6.0%).
- 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 6.1% over the trailing one year, the FMIVT Core Real Estate portfolio significantly outperformed the benchmark (down 12.0%) with the large allocation to industrial and apartment 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 over 210 basis points of excess return over the benchmark over the past 5 years.

Total Portfolio

For the Period Ending March 31, 2024

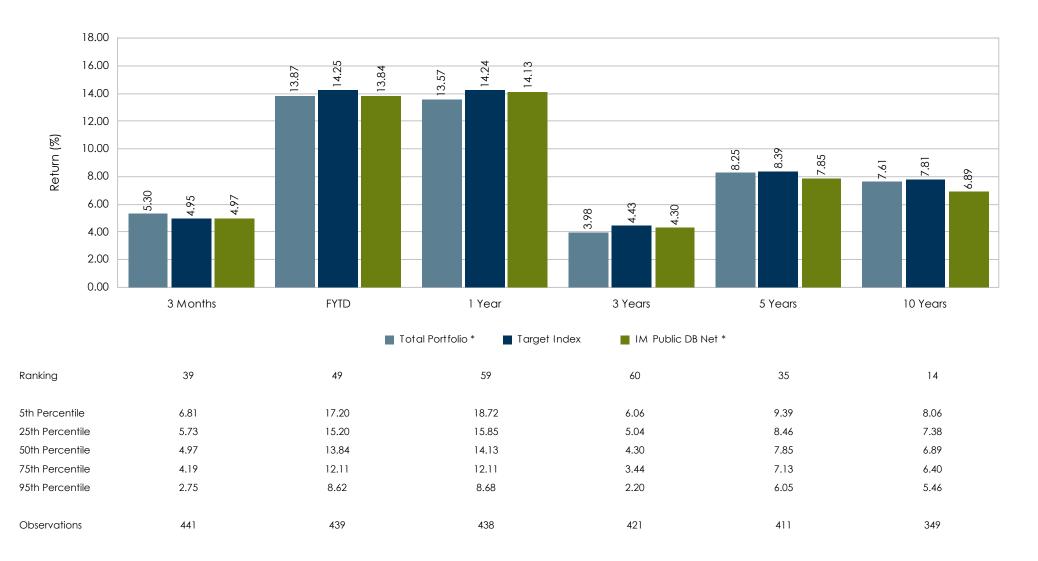


■ Actual Allocation ■ Target Allocation

	Market Value (\$000s)	Actual Allocation (%)	Target Allocation (%)	Over/Under Target (%)
Total Portfolio	240,023	100.00	100.00	
Cash and Equivalents	1,611	0.67	0.00	0.67
Fixed Income	42,437	17.68	20.00	-2.32
Core Bonds	21,501	8.96	10.00	-1.04
Core Plus Bonds	20,936	8.72	10.00	-1.28
Equity	168,868	70.36	70.00	0.36
US Equity	114,957	47.89	46.00	1.89
US Large Cap Equity	73,690	30.70	30.00	0.70
US Small/Mid Cap Equity	41,267	17.19	16.00	1.19
Non US Equity	53,911	22.46	24.00	-1.54
Core Real Estate	27,106	11.29	10.00	1.29

Total Portfolio

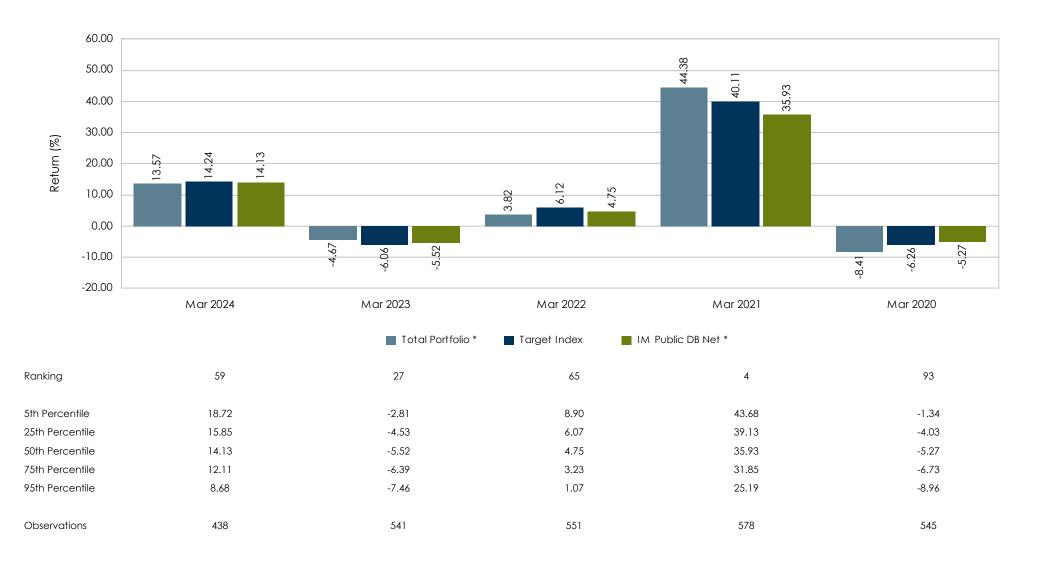
For the Periods Ending March 31, 2024



^{*} Performance is calculated using net of fee returns.
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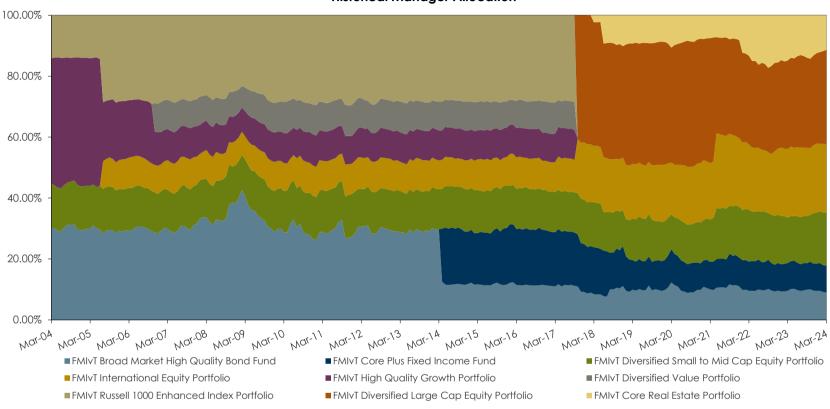
Total Portfolio

For the One Year Periods Ending March



^{*} Performance is calculated using net of fee returns.
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Total Portfolio Historical Manager Allocation



January 2004: Initial allocation to Broad Market HQ Bond, HQ Growth Equity, Russell 1000, and Small 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 March 31, 2024

	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.	8.39		8.25 *		No	7.81		7.61 *		No
The Total Portfolio's annualized total return should rank at median or above when compared to the IM Public DB Net universe.	7.85 *	50th	8.25 *	35th	Yes	6.89 *	50th	7.61 *	14th	Yes

Total Portfolio

For the Periods Ending March 31, 2024



Total Portfolio * Target Index Return (%) 8.25 8.39 Standard Deviation (%) 13.37 13.47

Benchmark Relative Statistics	
0.98	
98.78	
99.41	
	0.98 98.78

\$1.50 \$1.40 \$1.30 \$1.20 \$1.10 \$1.00 \$0.90 Sep-18 Aug-19 Jul-20 Jun-21 May-22 Apr-23 Mar-24 —Total Portfolio * —Target Index

5 Year Growth of a Dollar

5 Year Return Analysis

5 Year Portfolio Statistics

0.47

0.47

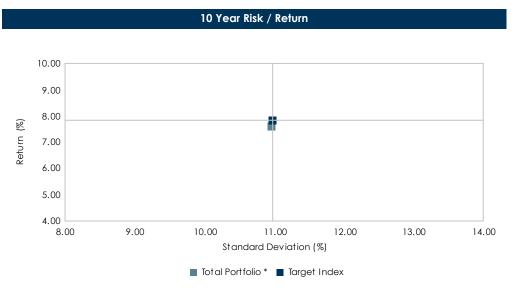
	Total Portfolio *	Target Index
Number of Months	60	60
Highest Monthly Return (%)	9.34	9.00
Lowest Monthly Return (%)	-11.61	-10.29
Number of Positive Months	38	37
Number of Negative Months	22	23
% of Positive Months	63.33	61.67

^{*} Performance is calculated using net of fee returns.

Statistics are calculated using monthly return data.
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Total Portfolio

For the Periods Ending March 31, 2024



	Total Portfolio *	Target Index
Return (%)	7.61	7.81
Standard Deviation (%)	10.96	10.97
Sharne Ratio	0.57	0.59

Benchmark Relative Statistics					
Beta	0.99				
Up Capture (%)	98.92				
Down Capture (%)	100.08				

10 Year Portfolio Statistics

\$2.20 \$2.00 \$1.80 \$1.60 \$1.40 \$1.20 \$1.00 \$0.80 Sep-13 Jun-15 M ar-17 Dec-18 Sep-20 Jun-22 M ar-24 —Total Portfolio * —Target Index

10 Year Growth of a Dollar

10 Year Return Analysis

	Total Portfolio *	Target Index
Number of Months	120	120
Highest Monthly Return (%)	9.34	9.00
Lowest Monthly Return (%)	-11.61	-10.29
Number of Positive Months	78	82
Number of Negative Months	42	38
% of Positive Months	65.00	68.33

^{*} Performance is calculated using net of fee returns.

Statistics are calculated using monthly return data.
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Rates of Return Summary

For the Periods Ending March 31, 2024

	Market	Actual	3 Months	FYTD	1 Year	3 Years	5 Years	10 Years
	Value (\$000s)	Allocation (%)	(%)	(%)	(%)	(%)	(%)	(%)
Total Portfolio * 1	240,023	100.00	5.30	13.87	13.57	3.98	8.25	7.61
Target Index	2		4.95	14.25	14.24	4.43	8.39	7.81
Cash and Equivalents	1,611	0.67						
FMPTF Operating	815	0.34						
FMPTF Capital City *	796	0.33	1.77	3.02				
US T-Bills 90 Da	ıy		1.29	2.68	5.24	2.58	2.02	1.38
Fixed Income	42,437	17.68						
Core Bonds								
FMIvT Broad Market High Quality Bond Fund *	21,501	8.96	-0.67	5.04	0.97	-2.25	0.22	1.15
Bloomberg US Aggregate A	+		-0.86	5.62	1.17	-2.59	0.10	1.32
Core Plus Bonds								
FMIvT Core Plus Fixed Income Fund * 3	20,936	8.72	0.33	8.06	5.05	-0.77	-0.04	1.04
Bloomberg Multivers	е		-1.94	6.03	0.94	-4.47	-0.99	0.09
Equity	168,868	70.36						
US Equity	114,957	47.89						
US Large Cap Equity * 4	73,690	30.70	9.19	20.41	25.24	8.26	13.52	11.51
Russell 100	00		10.30	23.49	29.87	10.45	14.76	12.68
FMIvT Diversified Large Cap Equity Portfolio *	73,690	30.70	9.20	20.42	25.26	8.25	13.50	
Russell 100	00		10.30	23.49	29.87	10.45	14.76	12.68
US Small/Mid Cap Equity								
FMIvT Diversified SMID Cap Equity Portfolio * 5	41,267	17.19	9.51	22.22	24.58	9.11	12.67	12.67
SMID Benchmark	6		6.92	21.20	21.43	2.97	9.90	8.84
Non-US Equity								
FMIvT International Equity Portfolio * 7	53,911	22.46	5.28	16.95	13.15	-0.60	6.11	4.49
MSCI ACWI ex US NetDi	iv		4.69	14.90	13.26	1.94	5.97	4.25

FYTD: Fiscal year ending September.

^{*} Net of fee return data.

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Rates of Return Summary

For the Periods Ending March 31, 2024

	Market Value (\$000s)	Actual Allocation (%)	3 Months (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)
Core Real Estate	27,106	11.29						
FMIvT Core Real Estate Portfolio * 8	27,106	11.29	-1.36	-3.59	-6.06	5.34	4.70	
NFI	ODCE Net		-2.58	-7.45	-12.00	2.47	2.56	5.82

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 June 2021, the index consists of 20.00% Bloomberg US Aggregate, 30.00% S&P 500, 16.00% Russell 2500, 24.00% 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 March 31, 2024

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.

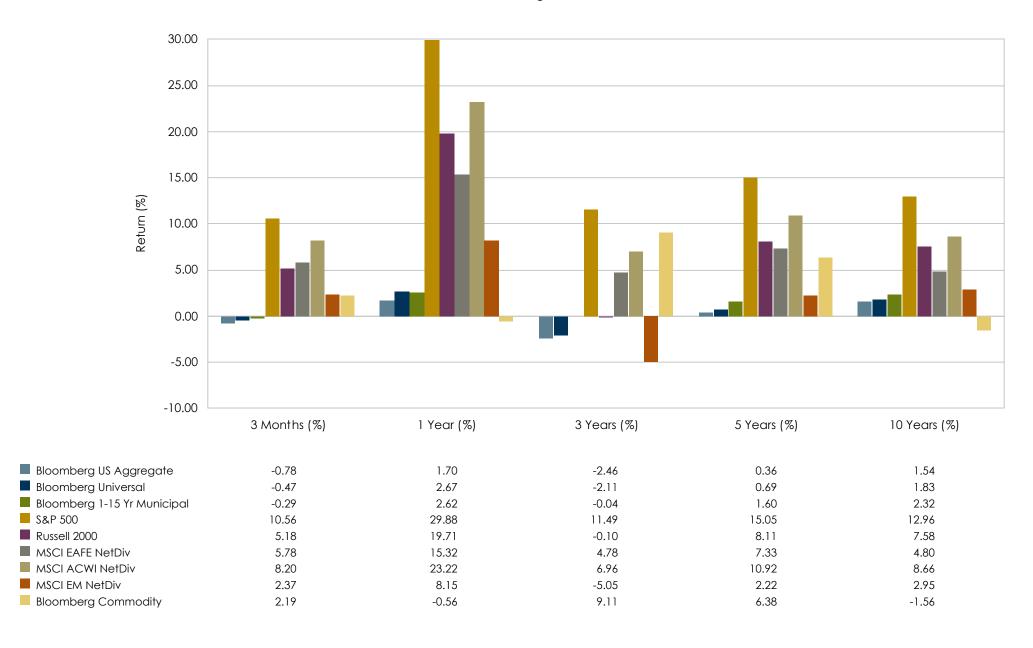
It is important to note that individual Police and Fire Plans have no direct interests in any scrutinized companies. Police and Fire Plans hold an interest in the Florida Municipal Pension Trust Fund. It is also important to note that the Florida Municipal Pension Trust Fund has no direct interests in 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-March 26, 2024** 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 3/31/2024, 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-March 26, 2024** 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.

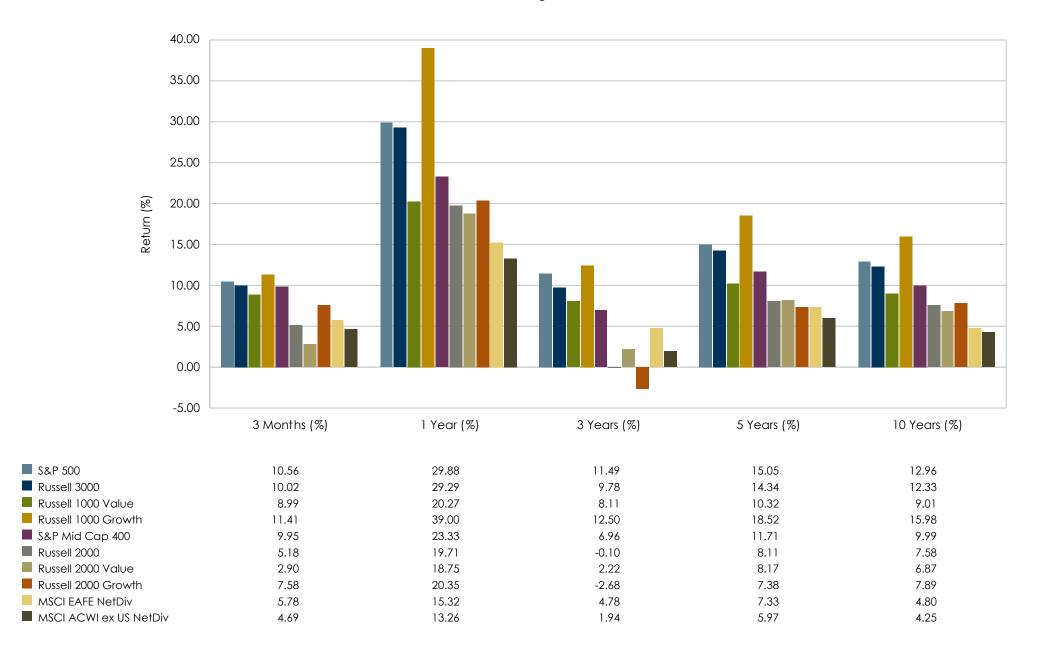
Market Environment

For the Periods Ending March 31, 2024



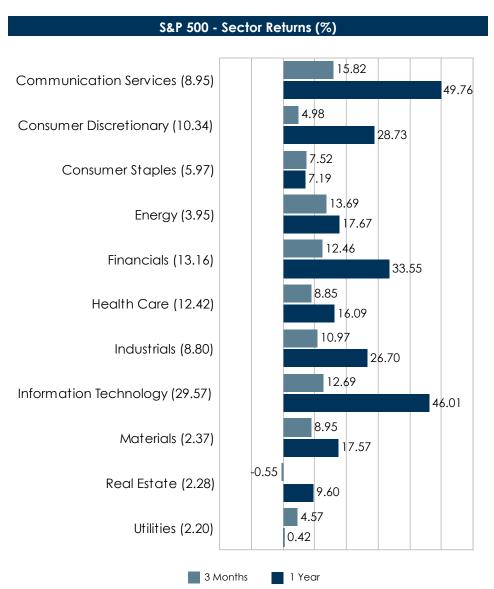
Equity Index Returns

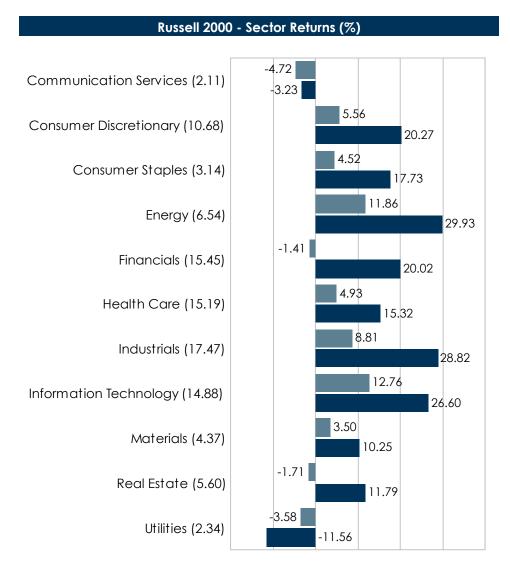
For the Periods Ending March 31, 2024



US Markets - Performance Breakdown

For the Periods Ending March 31, 2024



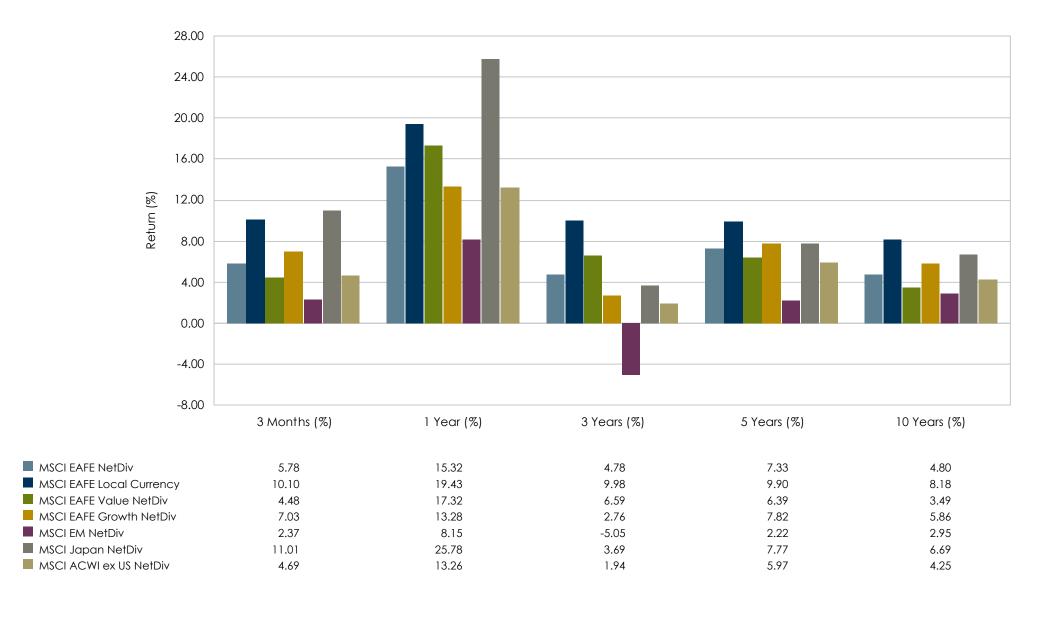


Numbers in parenthesis represent sector weightings of the index. Sector weights may not add to 100% due to rounding or securities that are not assigned to a Global Industry Classification Standard (GICS) sector.

Source: ACG Research, Bloomberg

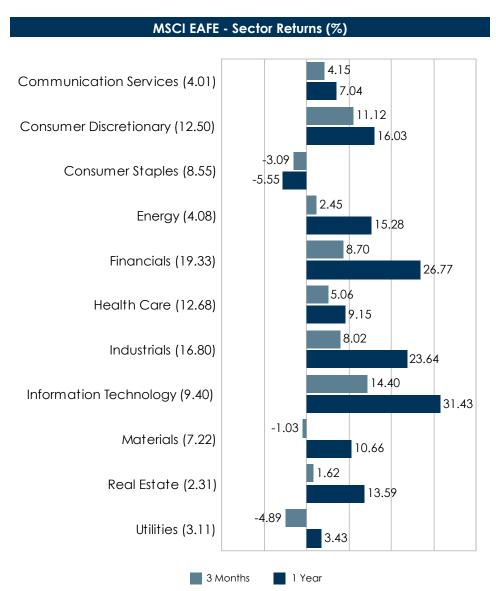
Non-US Equity Index Returns

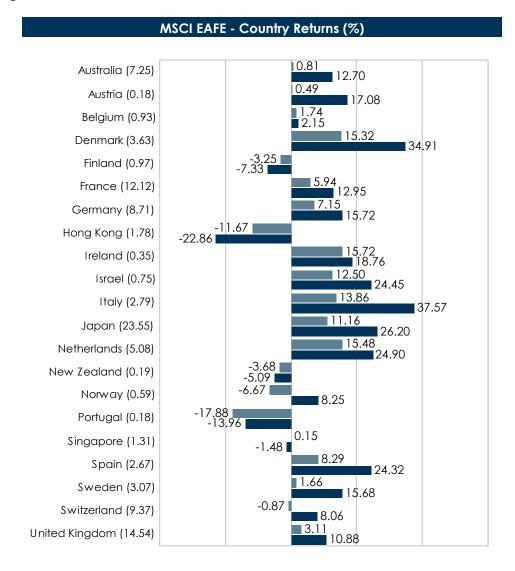
For the Periods Ending March 31, 2024



Non-US Equity - Performance Breakdown

For the Periods Ending March 31, 2024



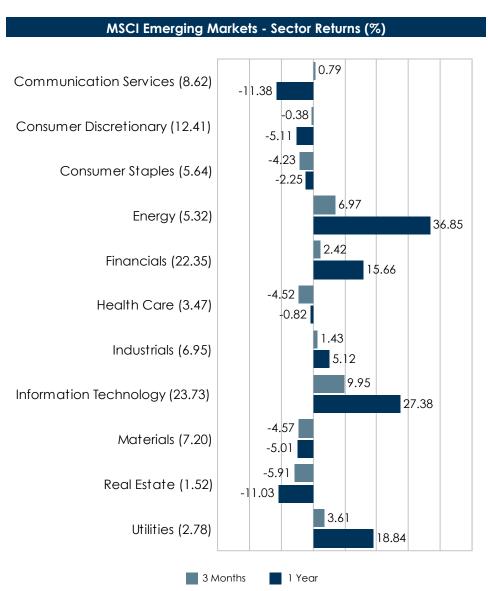


Numbers in parenthesis represent sector or country weights of the index. Sector or country weights may not add to 100% due to rounding.

Source: ACG Research, Bloomberg

Emerging Markets - Performance Breakdown

For the Periods Ending March 31, 2024



MSCI Emerging Markets - Country Returns (%) Brazil (5.23) 27.55 Chile (0.48) China (25.13) -16.90 14.64 Colombia (0.12) **■** 51.72 -7.73 **----**-3.46 **■** Czech Republic (0.14) -32.25 Egypt (0.07) -0.66 6.46 Greece (0.52) **■** 37.68 0.48 Hungary (0.24) 6.12 India (17.70) 37.35 Indonesia (1.86) Kuwait (0.82) Malaysia (1.36) Mexico (2.70) 18.19 15.83 Peru (0.33) **4**6.19 Philippines (0.64) Poland (0.97) **■**56.29 -6.85 -2.30 Qatar (0.82) 4.76 Saudi Arabia (4.23) 15.98 South Africa (2.78) South Korea (12.82) Taiwan (17.63) 28.70 -8.11 **-**Thailand (1.52)

Turkey (0.69)

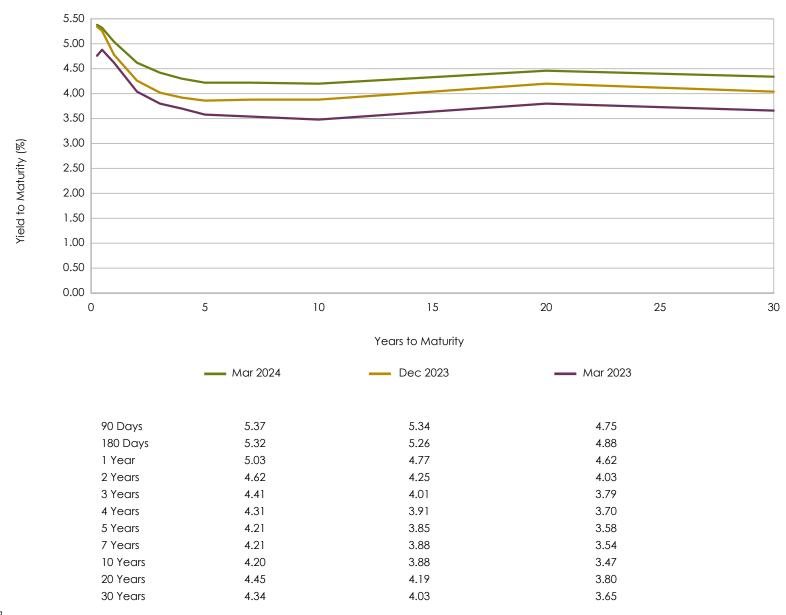
United Arab Emirates (1.20)

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

Source: ACG Research, Bloomberg

Interest Rate Term Structure

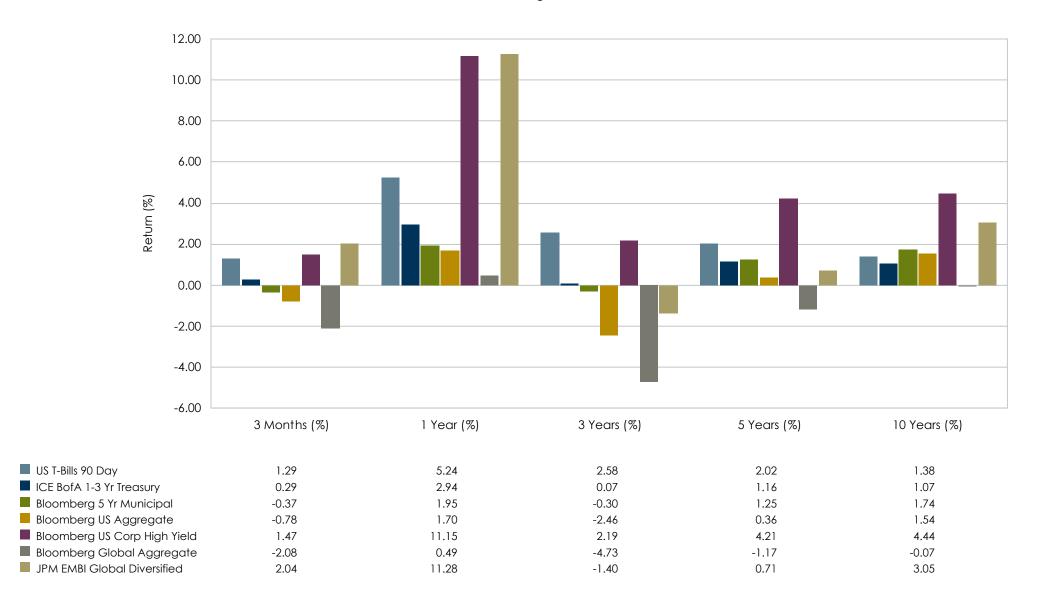
Government Issues - 3 Months to 30 Years Maturity



Source: Bloomberg

Fixed Income Index Returns

For the Periods Ending March 31, 2024



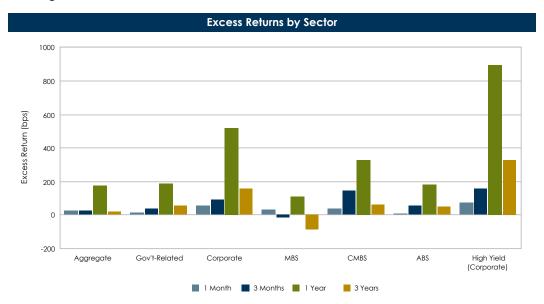
US Fixed Income Market Environment

For the Periods Ending March 31, 2024

Nominal Returns By Sector (%)								
	1 Month	3 Months	1 Year	3 Years				
US Aggregate	0.92	-0.77	1.70	-2.46				
US Treasury	0.64	-0.96	0.05	-2.73				
US Agg: Gov't-Related	0.76	-0.36	2.51	-1.60				
US Corporate IG	1.29	-0.40	4.43	-1.87				
MBS	1.06	-1.04	1.39	-2.83				
CMBS	0.91	0.85	4.41	-1.41				
ABS	0.49	0.68	4.33	0.51				
US Corp High Yield	1.18	1.47	11.16	2.20				

Nominal Returns by Quality (%)								
	<u>1 Month</u>	3 Months	1 Year	3 Years				
AAA	0.68	0.02	1.55	-2.42				
AA	0.81	-0.96	1.30	-2.73				
Α	1.20	-0.51	3.70	-2.09				
BAA	1.39	-0.20	5.41	-1.51				
BA	1.25	1.13	9.10	1.79				
В	1.06	1.36	11.46	2.36				
CAA	1.10	2.14	16.63	2.41				

Nominal Returns by Maturity (%)							
	<u>1 Month</u>	3 Months	1 Year	3 Years			
1-3 Yr.	0.41	0.46	3.56	0.26			
3-5 Yr.	0.63	-0.12	2.84	-1.23			
5-7 Yr.	0.90	-0.50	2.11	-1.96			
7-10 Yr.	1.12	-1.34	1.03	-3.24			
10+ Yr.	1.53	-2.44	-1.75	-6.29			





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 March 31, 2024

Portfolio Description

- Strategy Expanded High Quailty Fixed Income
- Manager Atlanta Capital Management Company
- Vehicle Separately Managed Account
- Benchmark Barclays Aggregate A+
- Performance Inception Date January 1998
- Fees Manager Fees 15 bps; Admin Fees 14.5 bps
- **Total Expenses** Approximately 33 bps

Portfolio Information

- Minimum initial investment \$50,000
- Minimum subsequent investments \$5,000
- Minimum redemption \$5,000
- The Portfolio is open once a month, on the first business day following the Portfolio Valuation date, to accept Member contributions or redemptions.
- The Portfolio is valued on the last business day of the month.
- The Administrator must have advance written notification of Member contributions or redemptions.

Portfolio Objectives and Constraints

- Invests in Government and high quality securities while maintaining an average maturity of approximately eight and one-half years.
- Outperform the Bloomberg US Aggregate A+ over a complete market cycle (usually 3 to 5 years).
- Rank above median in a relevant peer group universe.
- The Portfolio is subject to interest rate, credit and liquidity risk, which may cause a loss of principal. Neither the Fund nor its yield is guaranteed by the US Government.

Dollar Growth Summary (\$000s)

	FYTD	1 Year
Beginning Market Value	140,230	145,280
Net Additions	8,644	9,015
Return on Investment	7,745	2,324
Income	2,490	4,575
Gain/Loss	5,254	-2,251
Ending Market Value	156,619	156,619

FMIvT Broad Market High Quality Bond Fund

For the Periods Ending March 31, 2024

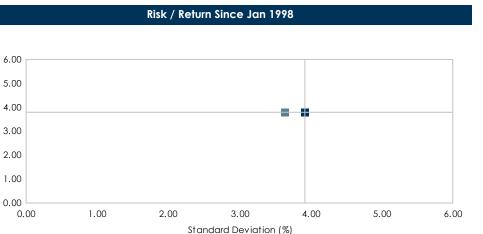


The Other sector consists of ABS, CMO, Convertibles, Municipals, Private Placements/144As and TIPS.

Return (%)

FMIvT Broad Market High Quality Bond Fund

For the Periods Ending March 31, 2024



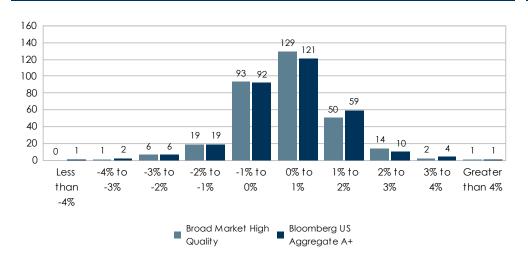
Portfolio Statistics Since Jan 1998

	Broad Market High Quality	Bloomberg US Aggregate A+
Return (%)	3.78	3.79
Standard Deviation (%)	3.64	3.92
Sharpe Ratio	0.52	0.49

Benchmark Relative Statistics			
Beta	0.91		
R Squared (%)	94.96		
Alpha (%)	0.34		
Tracking Error (%)	0.90		
Batting Average (%)	48.57		
Up Capture (%)	93.67		
Down Capture (%)	88.29		

Return Histogram Since Jan 1998

Broad Market High Quality Bloomberg US Aggregate A+

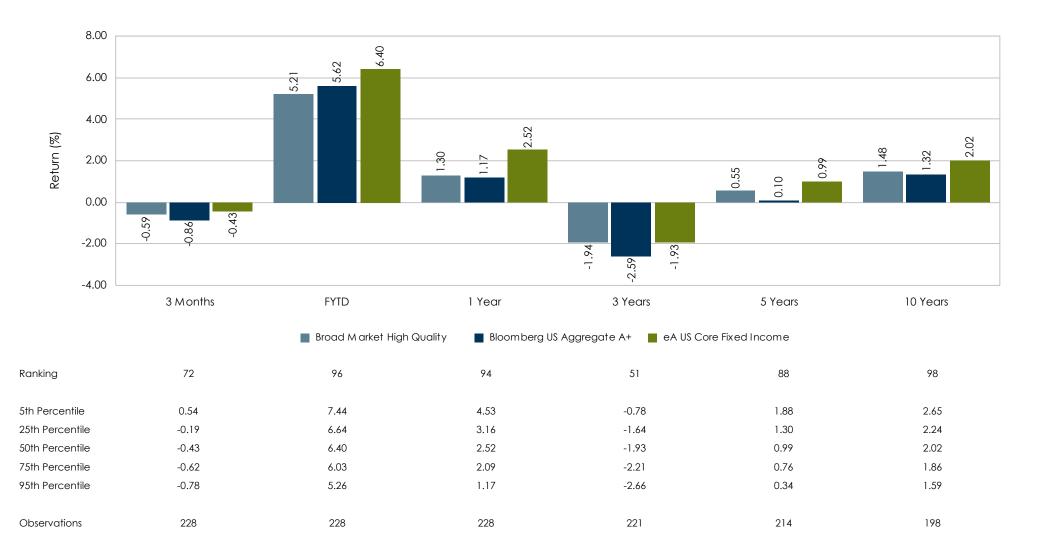


Return Analysis Since Jan 1998

	Broad Market High Quality	Bloomberg US Aggregate A+
Number of Months	315	315
Highest Monthly Return (%)	4.01	4.30
Lowest Monthly Return (%)	-3.40	-4.18
Number of Positive Months	196	195
Number of Negative Months	119	120
% of Positive Months	62.22	61.90

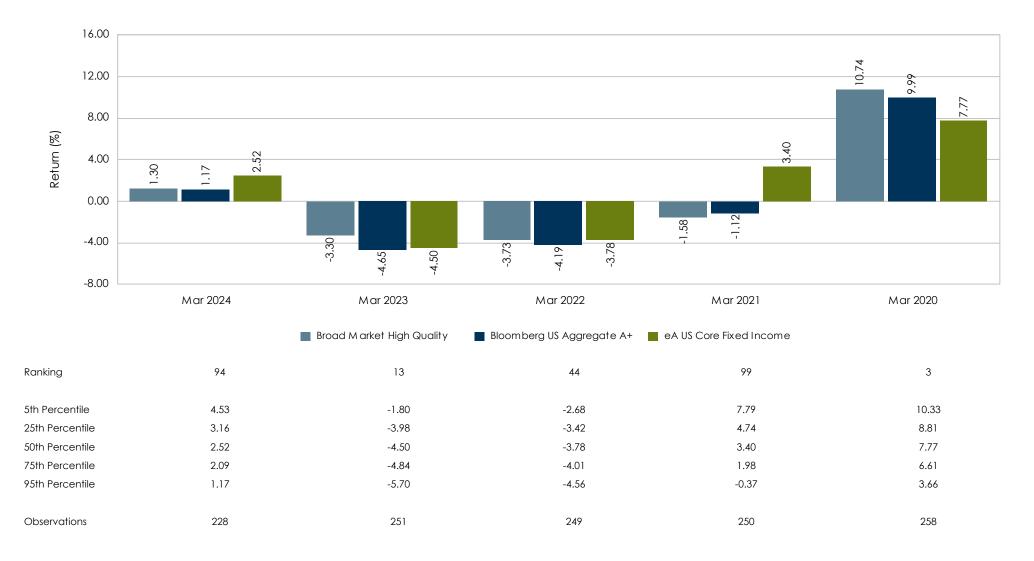
FMIvT Broad Market High Quality Bond Fund

For the Periods Ending March 31, 2024



FMIvT Broad Market High Quality Bond Fund

For the One Year Periods Ending March



Investment Guidelines

Broad Market High Quality Bond Fund

For the Periods Ending March 31, 2024

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%	41.38%	Yes	
Mortgage Securities including CMO's	50.00%	0.00%	26.86%	Yes	
Corporate and Yankee Debt Obligations	30.00%	0.00%	2.61%	Yes	
Asset Backed Securities	30.00%	0.00%	28.98%	Yes	
Reverse Repurchase Agreements and/or other forms of financial leverage *	30.00%	0.00%	0.00%	Yes	
Other (Cash)	25.00%	0.00%	0.17%	Yes	
Portfolio Duration/Quality	Policy Exp	pectations	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.	4.28	to 7.00	5.68	Yes	
Credit quality					
Portfolio should Maintain a minimum bond fund rating of AA (Fitch).		AAf		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.			1.35%	Yes	Largest Position Noted
A maximum of 5% of the portfolio, at market, may be invested in individual trusts of ABS and Non-Agency CMOs.			2.33%	Yes	Largest Position Noted
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 March 31, 2024

Portfolio Description

- Strategy Core Plus Fixed Income
- Manager Amundi Pioneer Institutional Investment
- Vehicle Non-Mutual Commingled
- Benchmark Barclays Multiverse
- Performance Inception Date April 2014
- Fees Manager Fee 52 bps; Admin Fee 14.5 bps
- **Total Expenses** Approximately 70 bps

Portfolio Information

- Minimum initial investment \$50,000
- Minimum subsequent investments \$5,000
- Minimum redemption \$5,000
- The Portfolio is open once a month, on the first business day following a
 Portfolio Valuation date, to accept Member contributions or redemptions.
- The Portfolio is valued on the last business day of the month.
- The Administrator must have advance written notification of Member contributions or redemptions.

Portfolio Objectives and Constraints

- Invests in a broad spectrum of fixed and floating rate debt securities that are diversified by credit quality, geography and duration.
- Outperform the Bloomberg Multiverse over a complete market cycle (usually 3 to 5 years).
- Rank above median in a relevant peer group universe.
- 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.

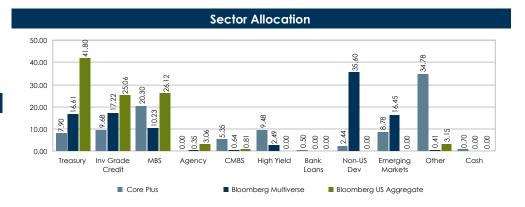
Dollar Growth Summary (\$000s)

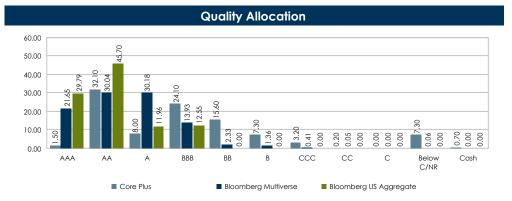
	FYTD	1 Year
Beginning Market Value	129,095	138,786
Net Additions	2,117	-4,234
Return on Investment	10,749	7,410
Ending Market Value	141,961	141,961

For the Periods Ending March 31, 2024

Manager Allocation				
Market Allocation Name Value (\$000s) (%)				
Total Core Plus	141,961	100.00		
Amundi MSFI Fund	141,961	100.00		

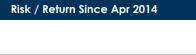
Characteristics				
28.00				
24.00	20.50	21.50		
20.00	8. 6			
16.00				
12.00			59 53	4
8.00			6.59	3.96
4.00				
0.00	Avg Quality		Duration (yrs)	YTM (%)
	■ Core PI	US	■ Bloomberg Multiverse ■ Blo	comberg US Aggregate

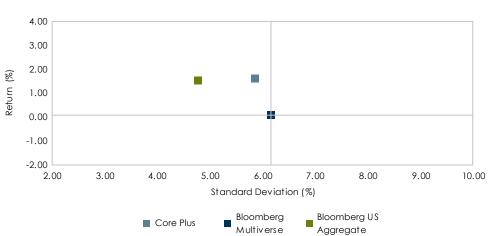




The Other sector consists of ABS, CMO, Convertibles, Municipals, Private Placements/144As and TIPS.

For the Periods Ending March 31, 2024



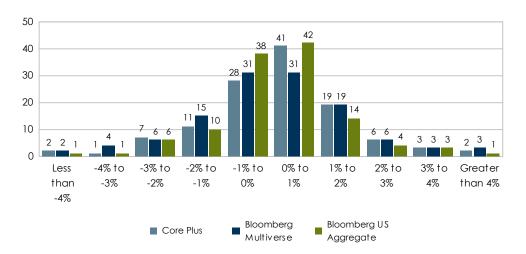


Portfolio Statistics Since Apr 2014

Core Plus	Bloomberg Multiverse	Bloomberg US Aggregate
1.62	0.09	1.54
5.85	6.15	4.78
0.05	-0.20	0.04
	1.62 5.85	Core Plus Multiverse 1.62 0.09 5.85 6.15

Benchmark Relative Statistics			
Beta	0.64	0.74	
R Squared (%)	46.05	36.64	
Alpha (%)	1.61	0.56	
Tracking Error (%)	4.82	4.82	
Batting Average (%)	57.50	58.33	
Up Capture (%)	61.44	71.51	
Down Capture (%)	45.66	64.55	

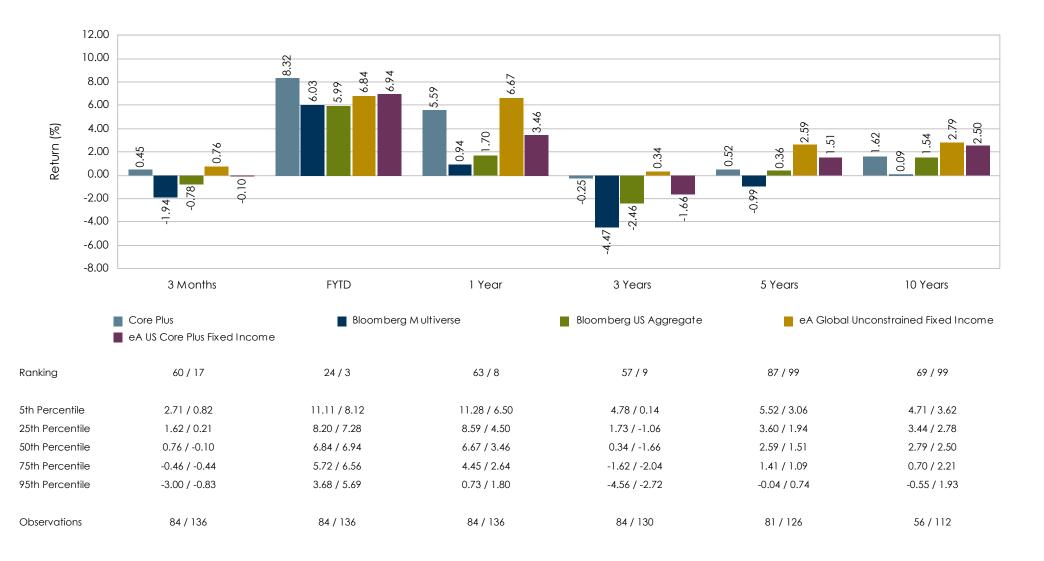
Return Histogram Since Apr 2014



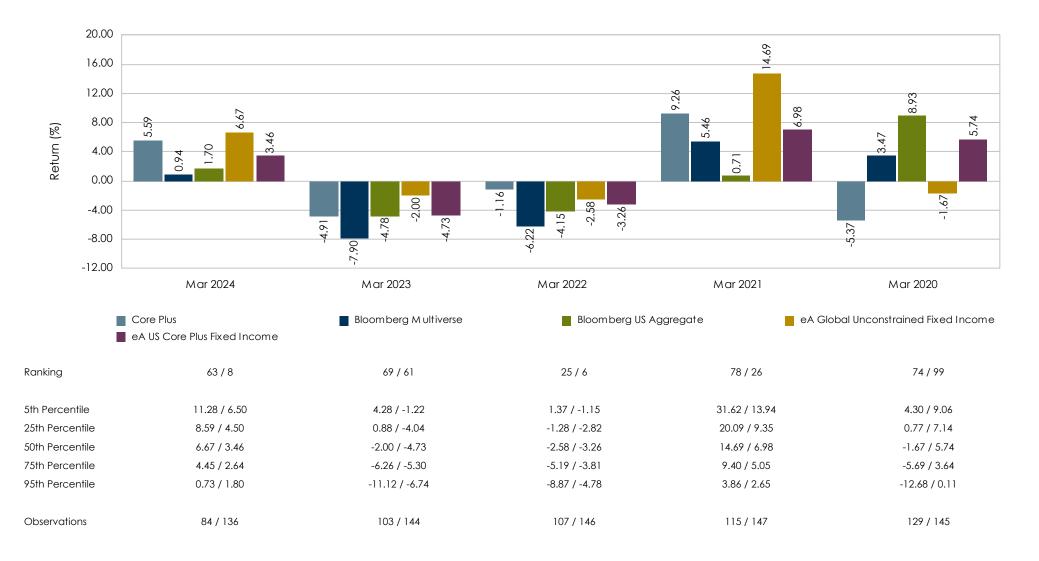
Return Analysis Since Apr 2014

	Core Plus	Bloomberg Multiverse	Bloomberg US Aggregate
Number of Months	120	120	120
Highest Monthly Return (%)	4.84	5.06	4.53
Lowest Monthly Return (%)	-8.40	-5.44	-4.32
Number of Positive Months	71	62	64
Number of Negative Months	49	58	56
% of Positive Months	59.17	51.67	53.33

For the Periods Ending March 31, 2024



For the One Year Periods Ending March





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

■ Bloomberg Multiverse

■ Bloomberg U S Aggregate

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

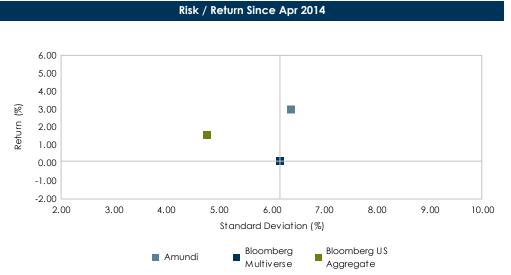
■ Bloomberg U S Aggregate

■ Bloomberg Multiverse

Amundi

Amundi

For the Periods Ending March 31, 2024

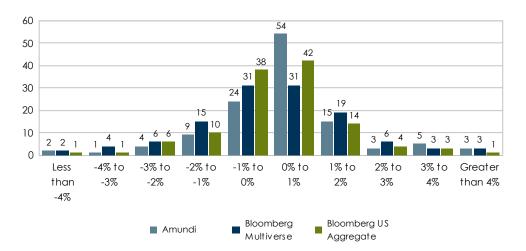


Portfolio Statistics Since Apr 2014

	Amundi	Bloomberg Multiverse	Bloomberg US Aggregate
Return (%)	2.99	0.09	1.54
Standard Deviation (%)	6.36	6.15	4.78
Sharpe Ratio	0.26	-0.20	0.04

Benchmark Relative Statistics			
Beta	0.77	0.91	
R Squared (%)	55.80	46.69	
Alpha (%)	2.97	1.66	
Tracking Error (%)	4.46	4.67	
Batting Average (%)	65.83	62.50	
Up Capture (%)	87.37	108.56	
Down Capture (%)	53.95	83.78	

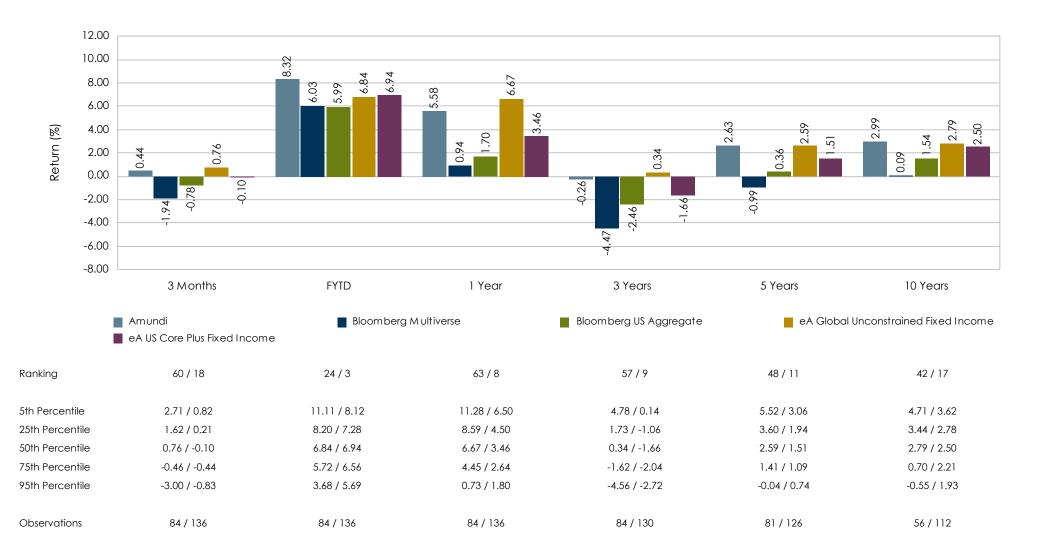
Return Histogram Since Apr 2014



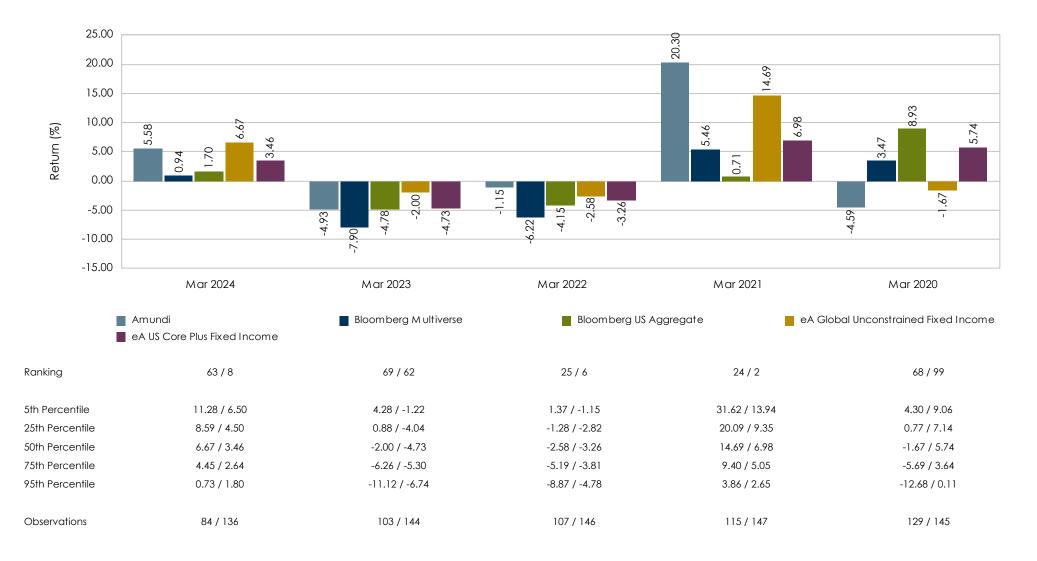
Return Analysis Since Apr 2014

	Amundi	Bloomberg Multiverse	Bloomberg US Aggregate
Number of Months	120	120	120
Highest Monthly Return (%)	4.84	5.06	4.53
Lowest Monthly Return (%)	-11.69	-5.44	-4.32
Number of Positive Months	80	62	64
Number of Negative Months	40	58	56
% of Positive Months	66.67	51.67	53.33

For the Periods Ending March 31, 2024



For the One Year Periods Ending March



For the Periods Ending March 31, 2024

Portfolio Description

- Strategy Large Cap US Equity
- Manager StateStreet, Hotchkis & Wiley, & Atlanta Capital
- Vehicle Non-Mutual Commingled
- Benchmark Russell 1000
- Performance Inception Date October 2017
- Fees Manager Fee 27 bps; Admin Fee 14.5 bps
- **Total Expenses** Approximately 43 bps

Portfolio Information

- Minimum initial investment \$50,000
- Minimum subsequent investments \$5,000
- Minimum redemption \$5,000
- The Portfolio is open once a month, on the first business day following the Portfolio Valuation date, to accept Member contributions or redemptions.
- The Portfolio is valued on the last business day of the month.
- The Administrator must have advance written notification of Member contributions or redemptions.

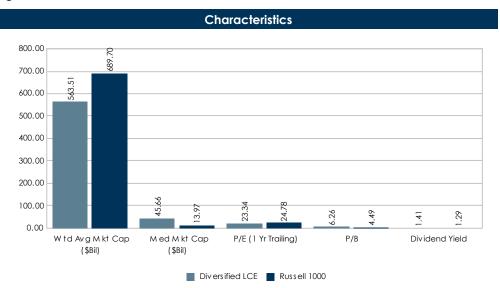
Portfolio Objectives and Constraints

- 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 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.

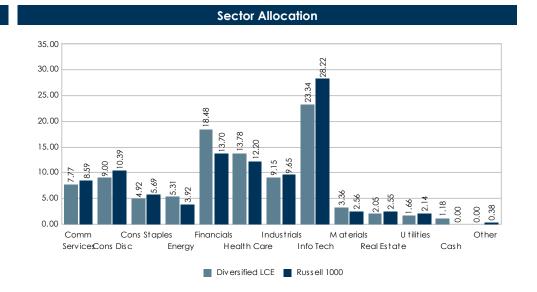
Dollar Growth Summary (\$000s)

	FYTD	1 Year
Beginning Market Value	241,391	254,063
Net Additions	-1,917	-24,779
Return on Investment	49,835	60,026
Ending Market Value	289,309	289,309

Manager Allocation				
Name	Market Value (\$000s)	Allocation (%)		
Total Diversified LCE	289,309	100.00		
SSgA S&P 500 Index	165,135	57.08		
Hotchkis & Wiley Diversified Value	65,431	22.62		
Atlanta Capital High Quality Growth	58,743	20.30		

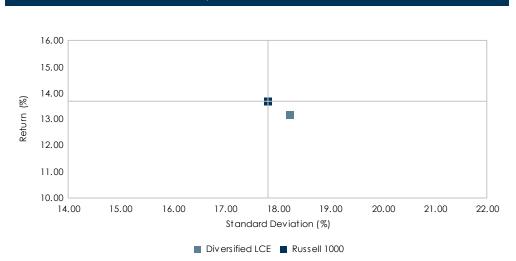


Dollar Growth Summary (\$000s)			
	FYTD	1 Year	
Beginning Market Value	241,391	254,063	
Net Additions	-1,917	-24,779	
Return on Investment	49,835	60,026	
Ending Market Value	289.309	289.309	



For the Periods Ending March 31, 2024

Risk / Return Since Oct 2017

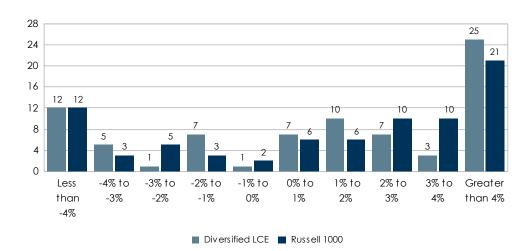


Portfolio Statistics Since Oct 2017

	Diversified LCE	Russell 1000
Return (%)	13.16	13.69
Standard Deviation (%)	18.23	17.81
Sharpe Ratio	0.61	0.66

Benchmark Relative Statistics			
Beta	1.01		
R Squared (%)	97.86		
Alpha (%)	-0.58		
Tracking Error (%)	2.67		
Batting Average (%)	47.44		
Up Capture (%)	97.31		
Down Capture (%)	99.16		

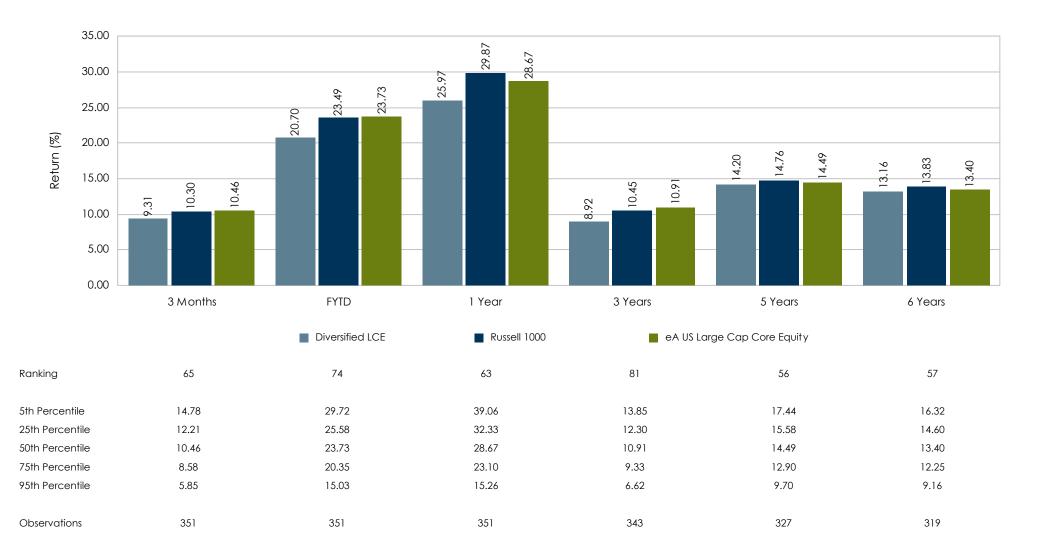
Return Histogram Since Oct 2017



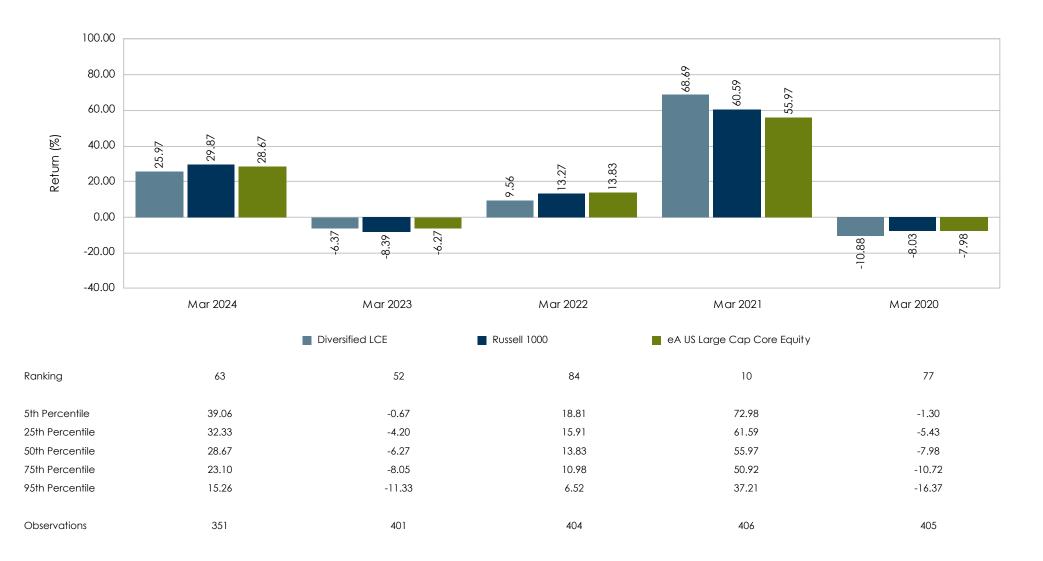
Return Analysis Since Oct 2017

	Diversified LCE	Russell 1000
Number of Months	78	78
Highest Monthly Return (%)	13.79	13.21
Lowest Monthly Return (%)	-14.99	-13.21
Number of Positive Months	52	53
Number of Negative Months	26	25
% of Positive Months	66.67	67.95

For the Periods Ending March 31, 2024



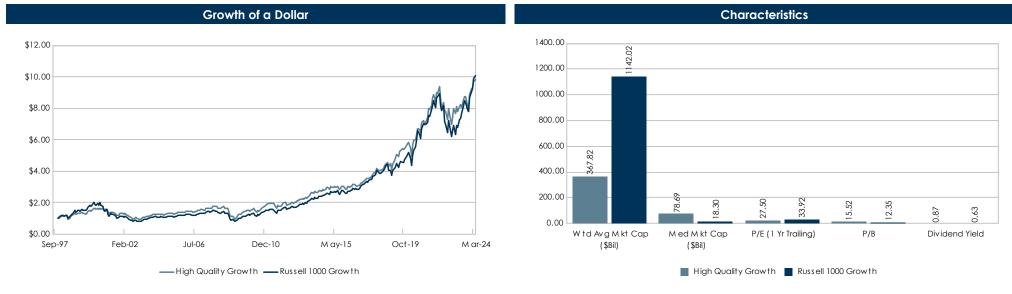
For the One Year Periods Ending March

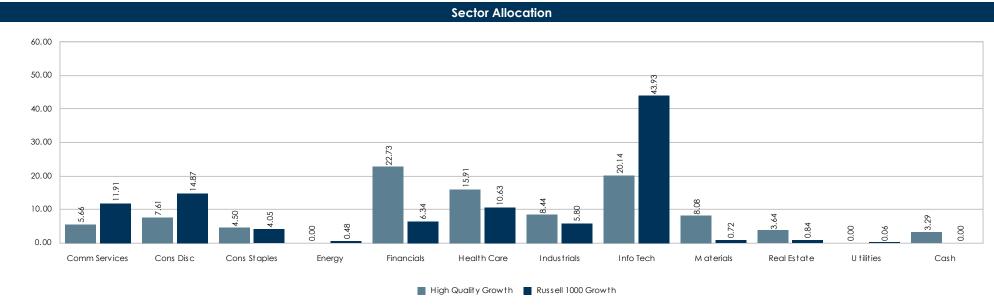


Investment Guidelines

Diversified Large Cap Equity Portfolio

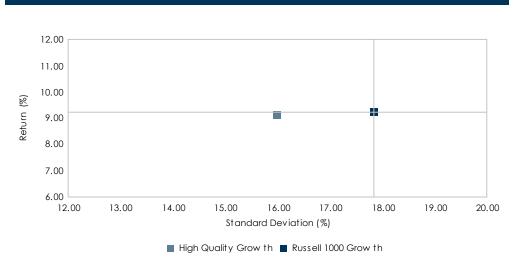
Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
SSgA S&P 500 Index	60.0%	50% - 70%	57.08%	Yes	
Atlanta Capital High Quality Growth	20.0%	10% - 30%	20.30%	Yes	
Hotchkis & Wiley Diversified Value	20.0%	10% - 30%	22.62%	Yes	
Allocation		Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.		10.0%	1.18%	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 March 31, 2024

Risk / Return Since Jan 1998

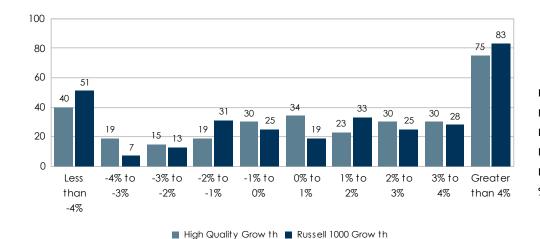


Portfolio Statistics Since Jan 1998

	High Quality	Russell 1000
	Growth	Growth
Return (%)	9.09	9.21
Standard Deviation (%)	15.98	17.83
Sharpe Ratio	0.45	0.41

Benchmark Relative Statistics		
Beta	0.84	
R Squared (%)	87.77	
Alpha (%)	1.26	
Tracking Error (%)	6.28	
Batting Average (%)	45.40	
Up Capture (%)	85.68	
Down Capture (%)	86.87	

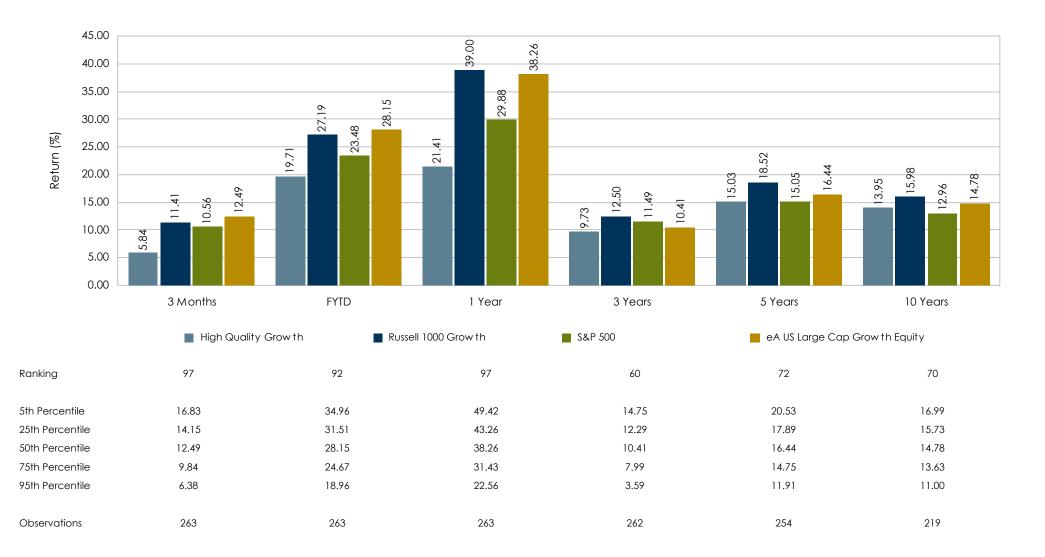
Return Histogram Since Jan 1998



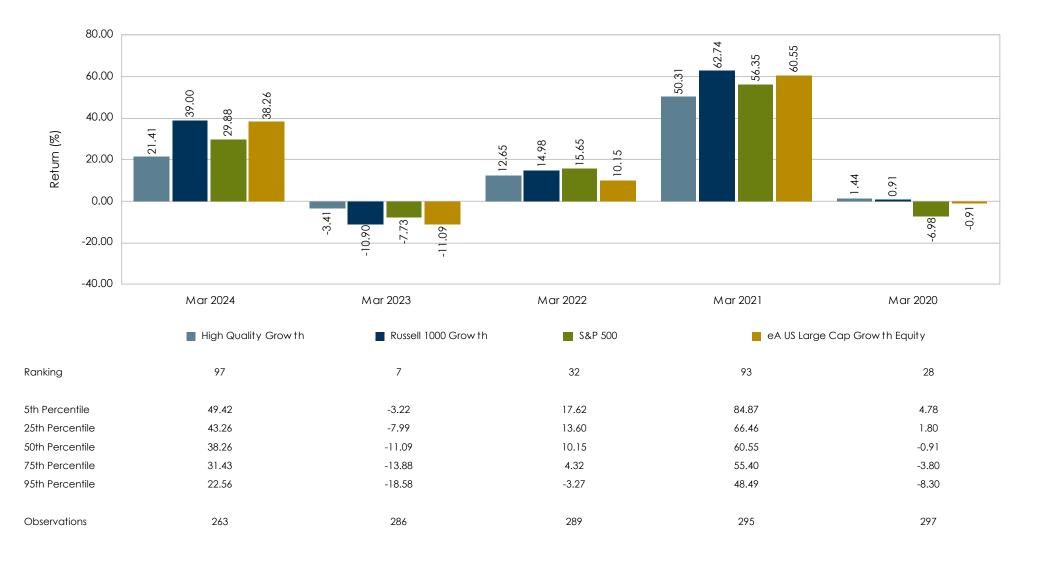
Return Analysis Since Jan 1998

	High Quality Growth	Russell 1000 Growth	
Number of Months	315	315	
Highest Monthly Return (%)	13.30	14.80	
Lowest Monthly Return (%)	-17.56	-17.61	
Number of Positive Months	192	188	
Number of Negative Months	123	127	
% of Positive Months	60.95	59.68	

For the Periods Ending March 31, 2024



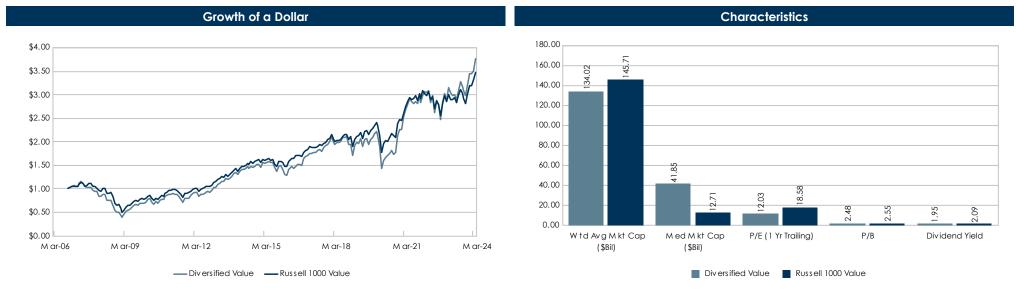
For the One Year Periods Ending March

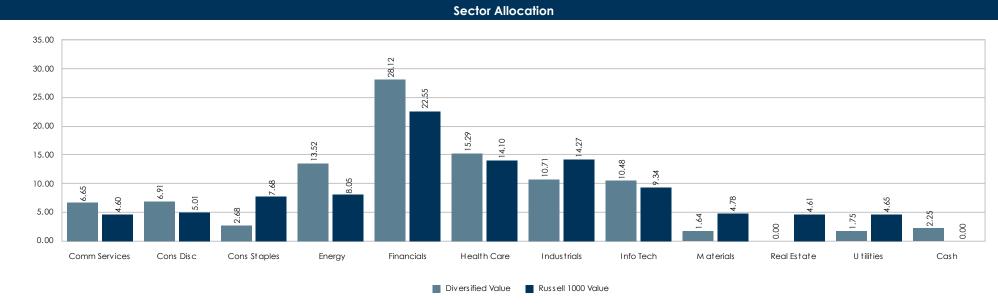


Investment Guidelines

Atlanta Capital High Quality Growth

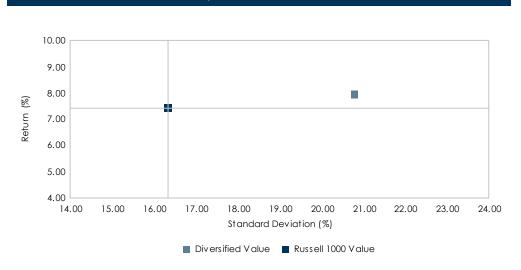
Portfolio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
Maximum sector concentration shall be no more than 30% in any one sector as defined by the Standard & Poor's GICS.				
Communication Services	30.00%	5.66%	Yes	
Consumer Discretionary	30.00%	7.61%	Yes	
Consumer Staples	30.00%	4.50%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	22.73%	Yes	
Health Care	30.00%	15.91%	Yes	
Industrials	30.00%	8.44%	Yes	
Information Technology	30.00%	20.14%	Yes	
Materials	30.00%	8.08%	Yes	
Real Estate	30.00%	3.64%	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%	3.29%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.0%	4.88%	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%	5.95%	Yes	





For the Periods Ending March 31, 2024

Risk / Return Since Nov 2006

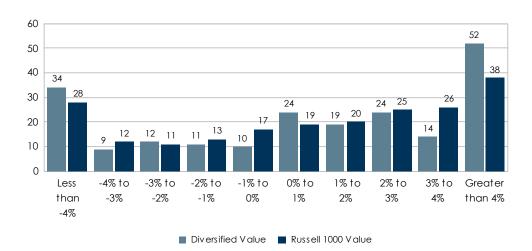


Portfolio Statistics Since Nov 2006

	Diversified	Russell 1000
	Value	Value
Return (%)	7.92	7.42
Standard Deviation (%)	20.78	16.33
Sharpe Ratio	0.32	0.38

Benchmark Relative Statistics		
Beta	1.22	
R Squared (%)	91.37	
Alpha (%)	-0.54	
Tracking Error (%)	7.06	
Batting Average (%)	55.50	
Up Capture (%)	119.98	
Down Capture (%)	114.50	
Tracking Error (%) Batting Average (%) Up Capture (%)	7.06 55.50 119.98	

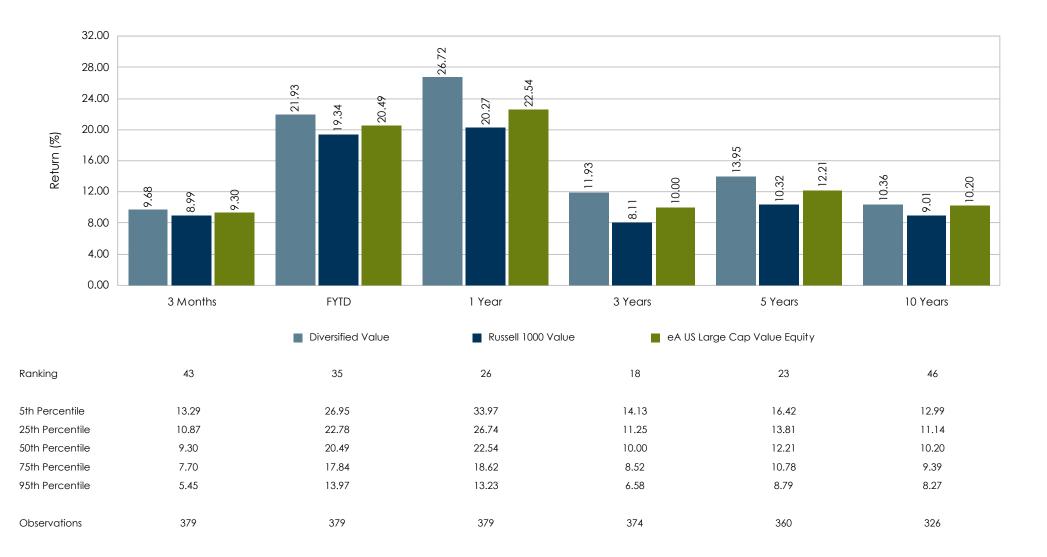
Return Histogram Since Nov 2006



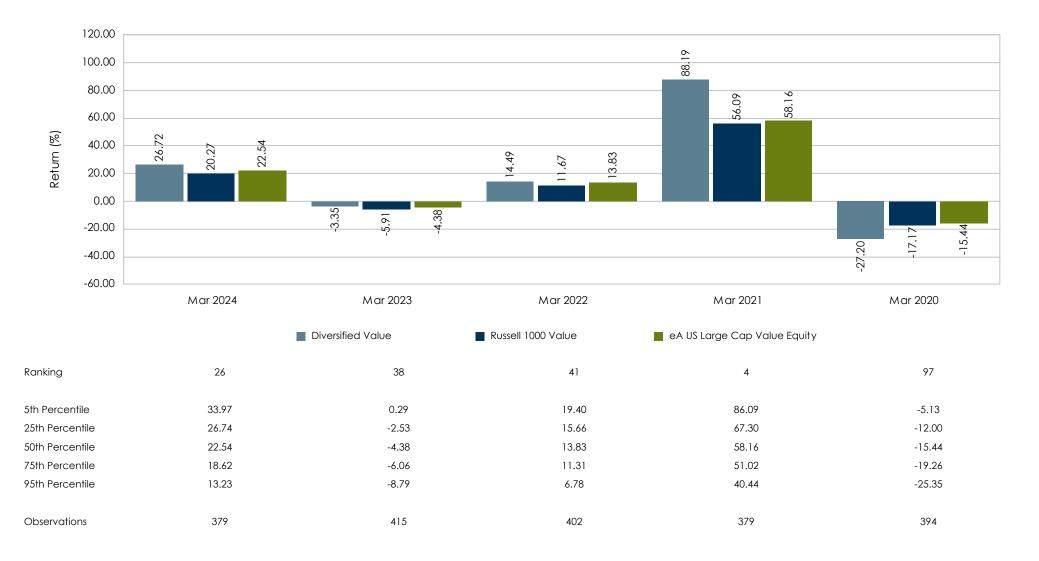
Return Analysis Since Nov 2006

	Diversified Value	Russell 1000 Value
Number of Months	209	209
Highest Monthly Return (%)	20.73	13.45
Lowest Monthly Return (%)	-24.98	-17.31
Number of Positive Months	133	128
Number of Negative Months	76	81
% of Positive Months	63.64	61.24

For the Periods Ending March 31, 2024



For the One Year Periods Ending March



Investment Guidelines

Hotchkis & Wiley Diversified Value

ortfolio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
aximum sector concentration shall be no more than 35% for any sector as efined by the Standard & Poor's GICS.				
Communication Services	35.00%	6.65%	Yes	
Consumer Discretionary	35.00%	6.91%	Yes	
Consumer Staples	35.00%	2.68%	Yes	
Energy	35.00%	13.52%	Yes	
Financials	35.00%	28.11%	Yes	
Health Care	35.00%	15.29%	Yes	
Industrials	35.00%	10.71%	Yes	
Information Technology	35.00%	10.48%	Yes	
Materials	35.00%	1.64%	Yes	
Real Estate	35.00%	0.00%	Yes	
Utilities	35.00%	1.75%	Yes	
llocation	Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.	10.0%	2.25%	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%	3.90%	Yes	Largest Positior 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, AMEX, or NASDAQ.	20.0%	16.56%	Yes	

For the Periods Ending March 31, 2024

Portfolio Description

- Strategy Small to Mid (SMID) (Strategy change in 2010)
- Manager Atlanta Capital Management Company
- Vehicle Separately Managed Account
- Benchmark A blend of Russell 2500 and Russell 2000
- Performance Inception Date January 2000
- Fees Manager Fee 45 bps; Admin Fee 14.5 bps
- **Total Expenses** Approximately 63 bps

Portfolio Information

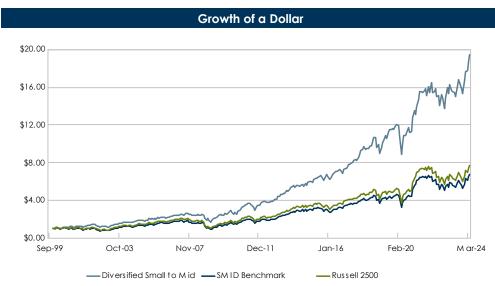
- Minimum initial investment \$50,000
- Minimum subsequent investments \$5,000
- Minimum redemption \$5,000
- The Portfolio is open once a month, on the first business day following the Portfolio Valuation date, to accept Member contributions or redemptions.
- The Portfolio is valued on the last business day of the month.
- The Administrator must have advance written notification of Member contributions or redemptions.

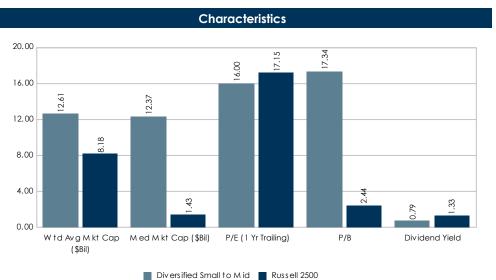
Portfolio Objectives and Constraints

- 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.

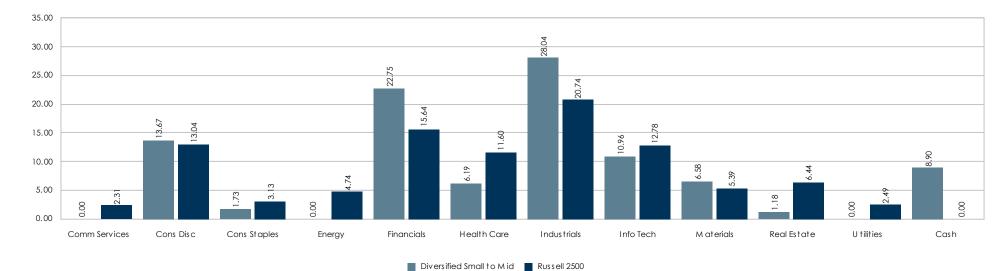
Dollar Growth Summary (\$000s)

	FYTD	1 Year
Beginning Market Value	170,477	175,792
Net Additions	4,092	-5,246
Return on Investment	40,370	44,394
Income	1,058	1,975
Gain/Loss	39,312	42,419
Ending Market Value	214,939	214,939



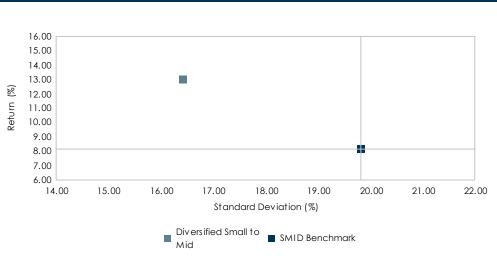






For the Periods Ending March 31, 2024



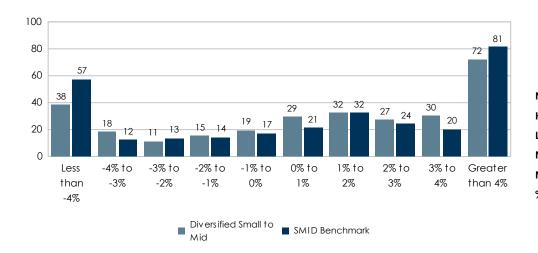


Portfolio Statistics Since Jan 2000

	Diversified Small to Mid	SMID Benchmark
Return (%)	13.01	8.19
Standard Deviation (%)	16.43	19.81
Sharpe Ratio	0.69	0.33

Benchmark Relative Statistics		
Beta	0.77	
R Squared (%)	85.34	
Alpha (%)	6.25	
Tracking Error (%)	7.81	
Batting Average (%)	52.92	
Up Capture (%)	85.56	
Down Capture (%)	71.87	

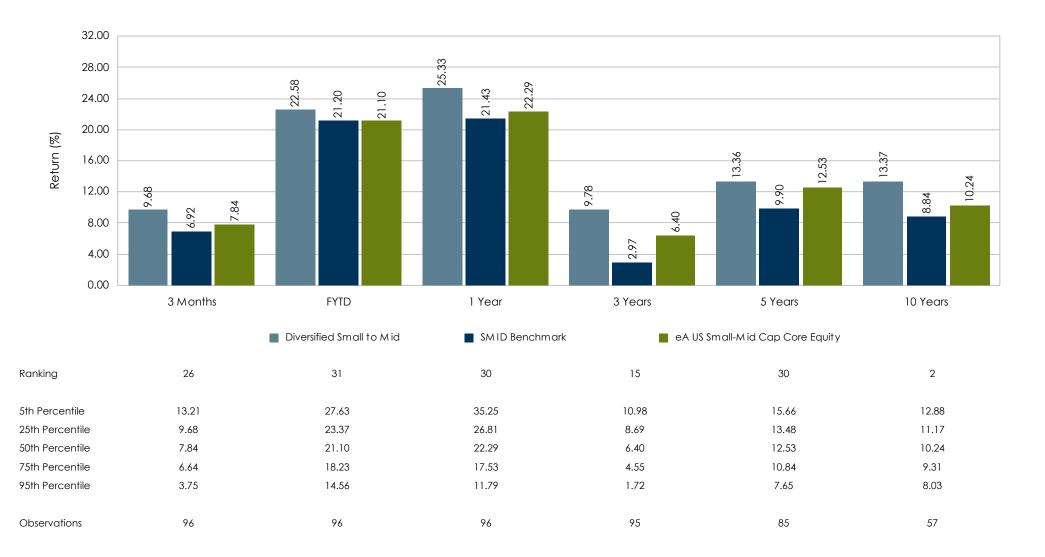
Return Histogram Since Jan 2000



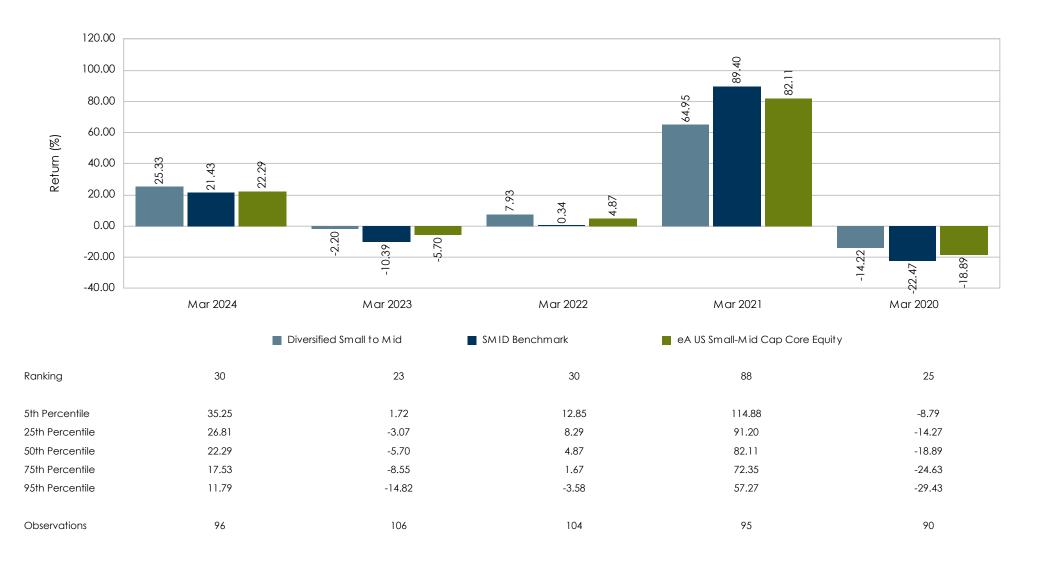
Return Analysis Since Jan 2000

	Diversified Small to Mid	SMID Benchmark
Number of Months	291	291
Highest Monthly Return (%)	15.00	16.51
Lowest Monthly Return (%)	-17.49	-21.70
Number of Positive Months	190	178
Number of Negative Months	101	113
% of Positive Months	65.29	61.17

For the Periods Ending March 31, 2024



For the One Year Periods Ending March



Investment Guidelines

Diversified Small to Mid (SMID) Cap Equity Portfolio

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%	13.67%	Yes	
Consumer Staples	30.00%	1.73%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	22.75%	Yes	
Health Care	30.00%	6.19%	Yes	
Industrials	30.00%	28.04%	Yes	
Information Technology	30.00%	10.96%	Yes	
Materials	30.00%	6.58%	Yes	
Real Estate	30.00%	1.18%	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.	10.00%	8.90%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.00%	4.50%	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 March 31, 2024

Portfolio Description

- Strategy International Equity
- Manager Ninety One Asset Management and Allspring Global Investments
- Vehicle Non-Mutual Commingled
- Benchmark MSCI ACWI ex US
- Performance Inception Date June 2005 (Manager changes April 2011, October 2014 & October 2017)
- Fees Manager Fee 43 bps; Admin Fee 14.5 bps
- **Total Expenses** Approximately 62 bps

Portfolio Information

- Minimum initial investment \$50,000
- Minimum subsequent investments \$5,000
- Minimum redemption \$5,000
- The Portfolio is open once a month, on the first business day following the Portfolio Valuation date, to accept Member contributions or redemptions.
- The Portfolio is valued on the last business day of the month.
- The Administrator must have advance written notification of Member contributions or redemptions.

Portfolio Objectives and Constraints

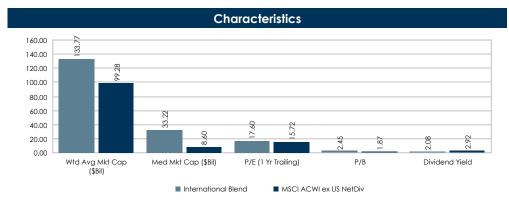
- Invests in developed and emerging markets outside the US. Maintains approximately equal weightings to both growth and value securities through a systematic rebalancing process.
- Outperform the MSCI ACWI ex US NetDiv over a complete market cycle (usually 3 to 5 years).
- Rank above median in a relevant peer group universe.
- Stock values fluctuate in response to the activities of individual companies, the general market and economic conditions. Investments in foreign securities generally pose greater risk than domestic securities.

Dollar Growth Summary (\$000s)

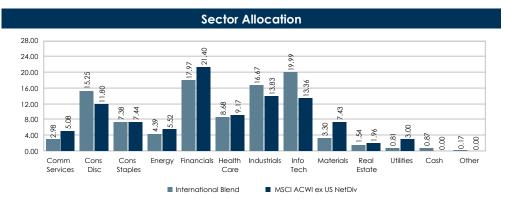
	FYTD	1 Year
Beginning Market Value	184,210	190,344
Net Additions	-434	-1,005
Return on Investment	31,842	26,279
Ending Market Value	215,618	215,618

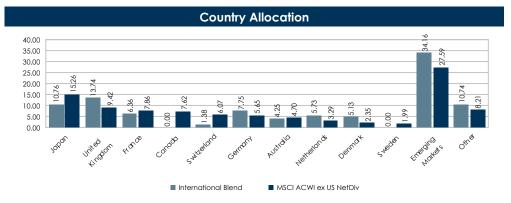
For the Periods Ending March 31, 2024

Manager Allocation				
Name Market Allocation Value (\$000s) (%)				
Total International Blend	215,618	100.00		
Ninety One International Equity Fund	199,169	92.37		
Allspring EM Large/Mid Cap Eq	16,450	7.63		



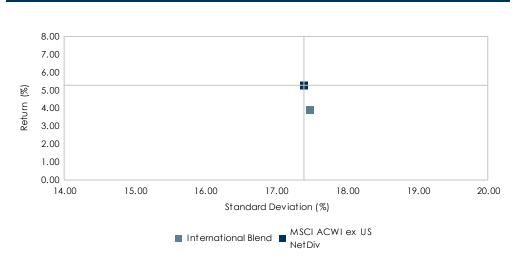
Dollar Growth Summary (\$000s) FYTD 1 Year Beginning Market Value 184,210 190,344 Net Additions -434 -1,005 Return on Investment 31,842 26,279 Ending Market Value 215,618 215,618





For the Periods Ending March 31, 2024

Risk / Return Since Jul 2005

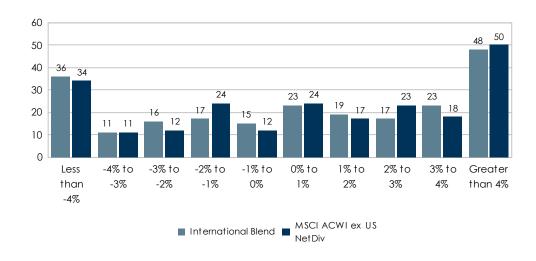


Portfolio Statistics Since Jul 2005

	International Blend	MSCI ACWI ex US NetDiv
Return (%)	3.90	5.26
Standard Deviation (%)	17.48	17.40
Sharpe Ratio	0.14	0.22

Benchmark Relative Statistics		
Beta	0.98	
R Squared (%)	94.99	
Alpha (%)	-1.14	
Tracking Error (%)	3.93	
Batting Average (%)	47.56	
Up Capture (%)	96.15	
Down Capture (%)	101.85	

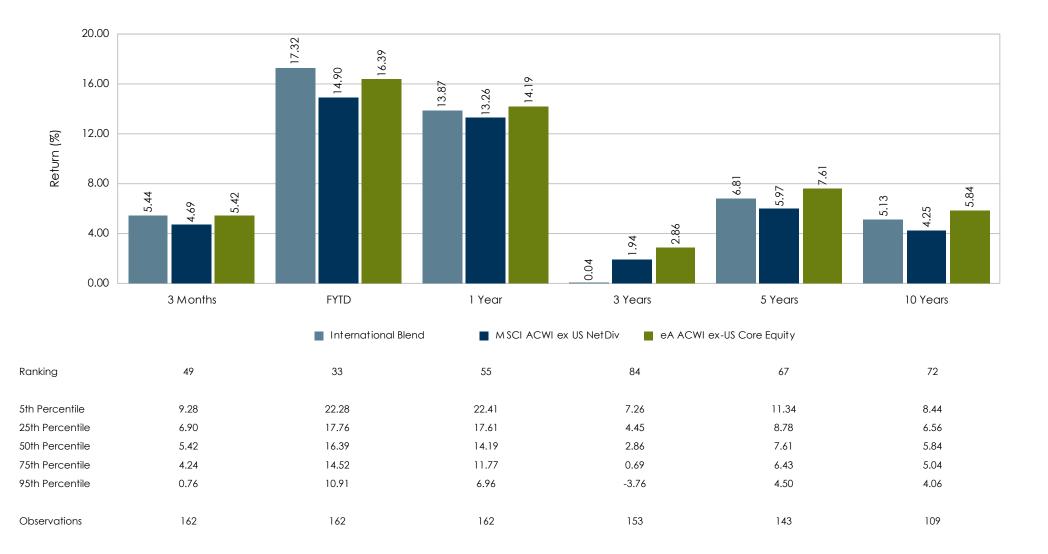
Return Histogram Since Jul 2005



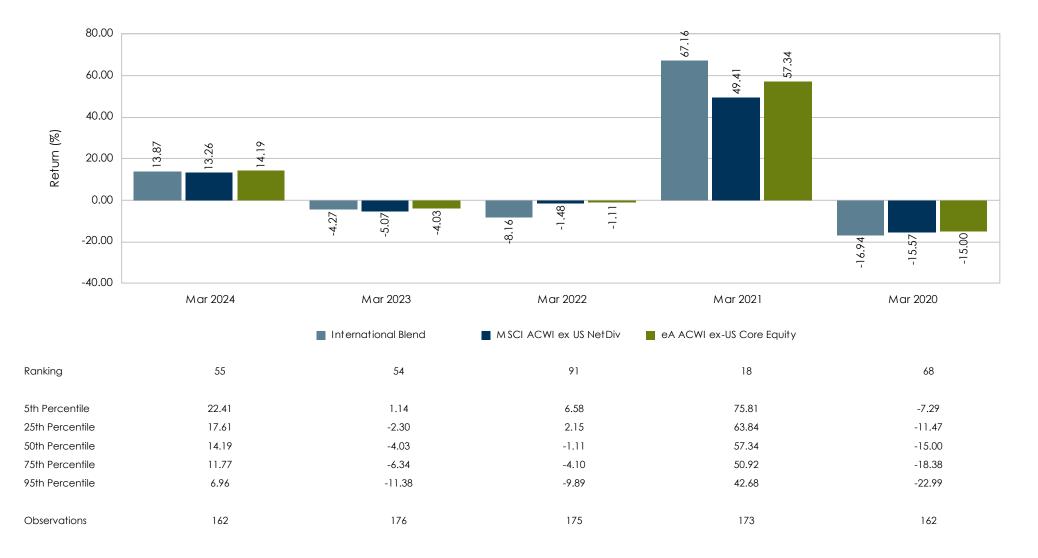
Return Analysis Since Jul 2005

	International Blend	MSCI ACWI ex US NetDiv
Number of Months	225	225
Highest Monthly Return (%)	12.03	13.63
Lowest Monthly Return (%)	-21.48	-22.02
Number of Positive Months	130	132
Number of Negative Months	95	93
% of Positive Months	57.78	58.67

For the Periods Ending March 31, 2024



For the One Year Periods Ending March



Investment Guidelines

International Equity Portfolio

Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
Ninety One International Equity Fund	90.00%	80% - 100%	92.37%	Yes	
Allspring EM Large/Mid Cap Eq Fund	10.00%	0% - 20%	7.63%	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%	0.87%	Yes	

For the Periods Ending March 31, 2024



M SCI ACW I ex U S Net Div

Ninety One

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

M SCI ACW I ex U S Net Div

Ninety One

For the Periods Ending March 31, 2024

Risk / Return Since Oct 2014

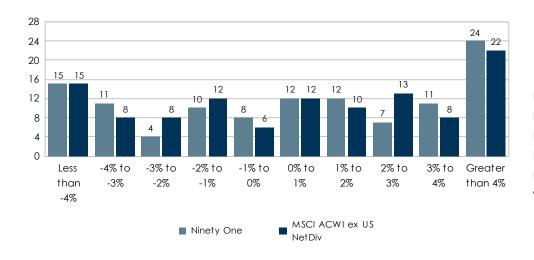


Portfolio Statistics Since Oct 2014

	Ninety One	MSCI ACWI ex US NetDiv
Return (%)	5.62	4.54
Standard Deviation (%)	15.90	15.28
Sharpe Ratio	0.26	0.20

Benchmark Relative Statistics			
Beta	1.00		
R Squared (%)	92.92		
Alpha (%)	1.12		
Tracking Error (%)	4.23		
Batting Average (%)	53.51		
Up Capture (%)	104.19		
Down Capture (%)	98.95		

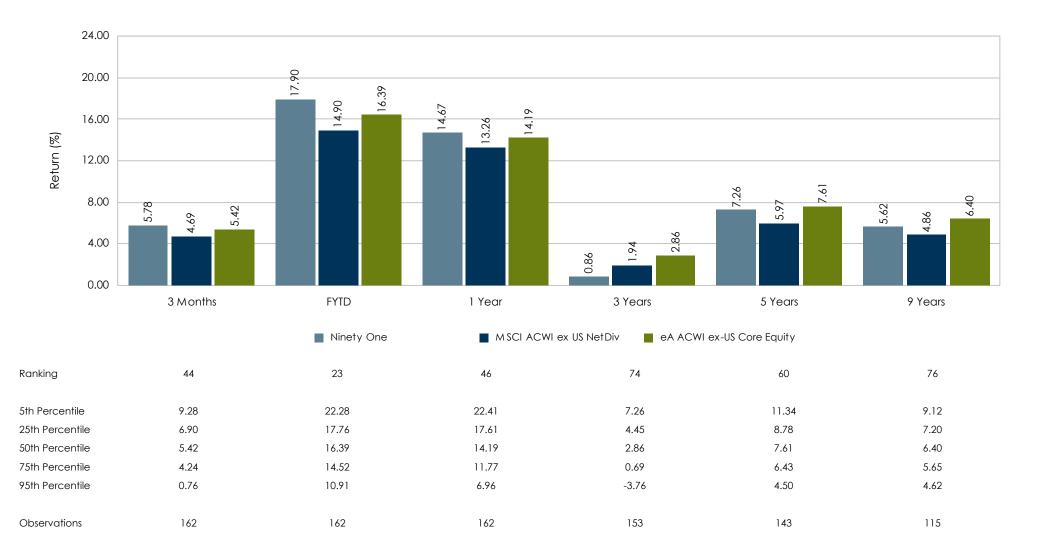
Return Histogram Since Oct 2014



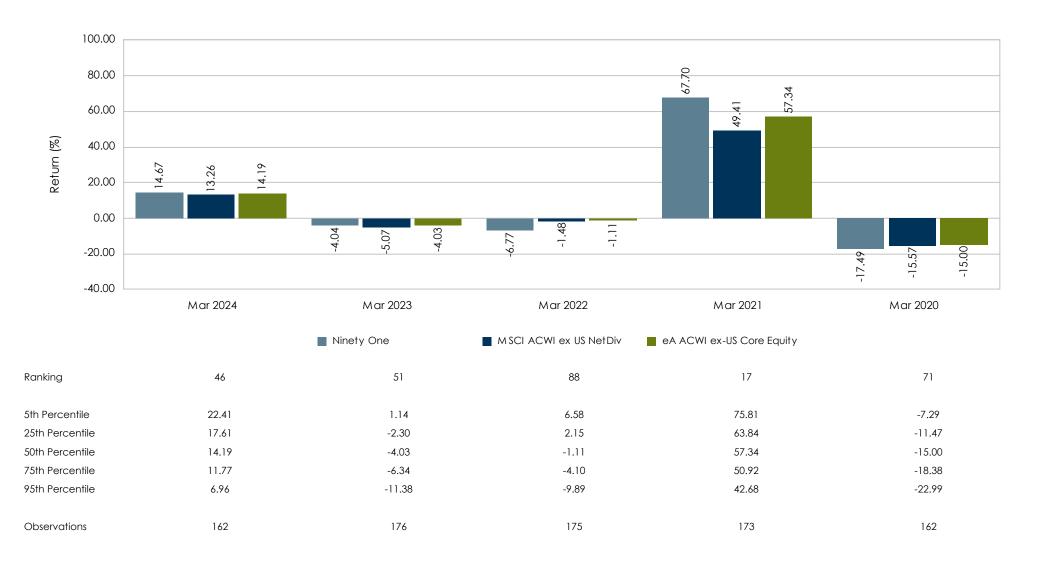
Return Analysis Since Oct 2014

	Ninety One	MSCI ACWI ex US NetDiv
Number of Months	114	114
Highest Monthly Return (%)	12.16	13.45
Lowest Monthly Return (%)	-16.65	-14.48
Number of Positive Months	66	65
Number of Negative Months	48	49
% of Positive Months	57.89	57.02

For the Periods Ending March 31, 2024



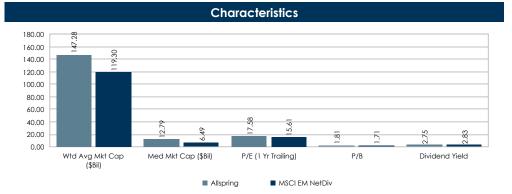
For the One Year Periods Ending March

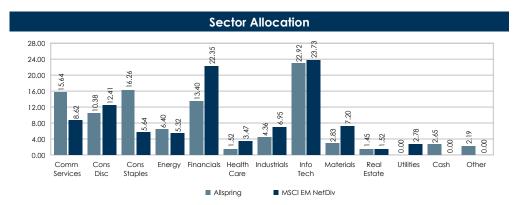


For the Periods Ending March 31, 2024

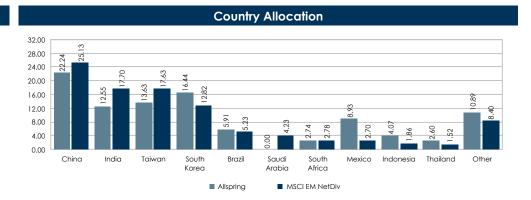
Account Description

- Strategy Emerging Markets Equity
- Vehicle Non-Mutual Commingled
- Benchmark MSCI EM NetDiv
- Performance Inception Date November 2017



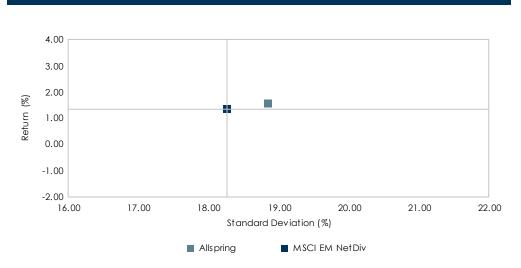


Year
5,668
-3
785
6,450



For the Periods Ending March 31, 2024

Risk / Return Since Nov 2017

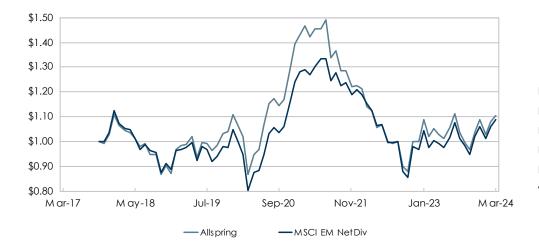


Portfolio Statistics Since Nov 2017

	Allspring	MSCI EM NetDiv
Return (%)	1.55	1.32
Standard Deviation (%)	18.84	18.26
Sharpe Ratio	-0.02	-0.04

Benchmark Relative Statistics		
Beta	1.01	
R Squared (%)	95.43	
Alpha (%)	0.31	
Tracking Error (%)	4.03	
Batting Average (%)	53.25	
Up Capture (%)	103.69	
Down Capture (%)	101.63	

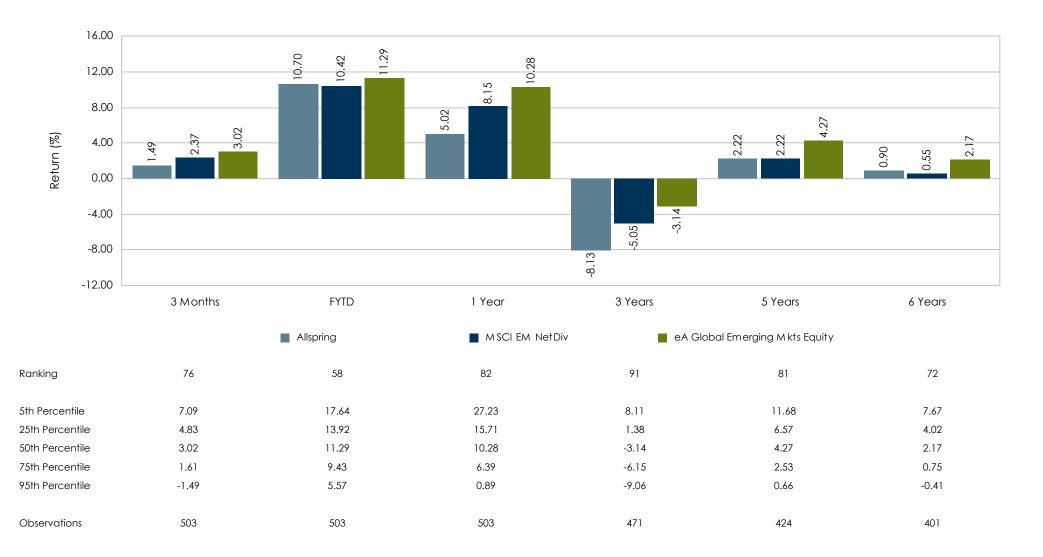
Growth of a Dollar Since Nov 2017



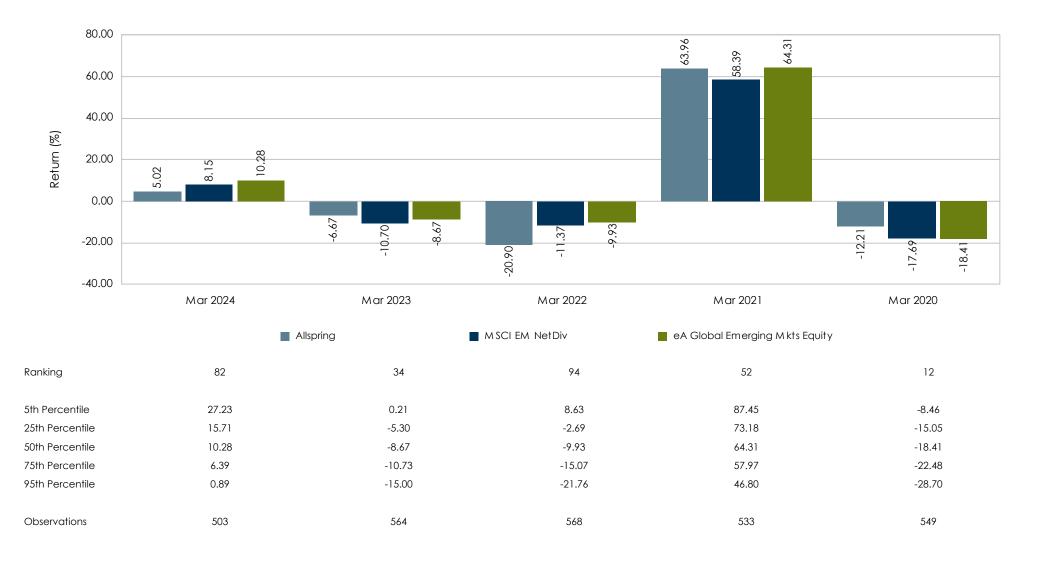
Return Analysis Since Nov 2017

	Allspring	MSCI EM NetDiv
Number of Months	77	77
Highest Monthly Return (%)	14.02	14.83
Lowest Monthly Return (%)	-14.87	-15.40
Number of Positive Months	40	40
Number of Negative Months	37	37
% of Positive Months	51.95	51.95

For the Periods Ending March 31, 2024



For the One Year Periods Ending March



For the Periods Ending March 31, 2024

Portfolio Description	Portfolio Information
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- Strategy Core Real Estate
- Manager Morgan Stanley Real Estate Advisor, Inc.
- Vehicle Non-Mutual Commingled
- Benchmark NFI ODCE Net Index
- Performance Inception Date April 2018
- Fees Manager Fees 124 bps; Admin Fees 14.5 bps
- **Total Expenses** Approximately 141 bps

- Minimum initial investment \$50,000
- Minimum subsequent investments \$5,000
- Minimum redemption \$5,000 or Member's entire remaining account balance if the Member's balance falls below \$50,000
- The Portfolio is open once a quarter, on the first business day following the Portfolio Valuation date, to accept Member contributions or redemptions.
- 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

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

Dollar Growth Summary (\$000s)			
	FYTD	1 Year	
Beginning Market Value	178,416	192,338	
Net Additions	-6,575	-16,853	
Return on Investment	-5,115	-8,759	
Ending Market Value	166,726	166,726	

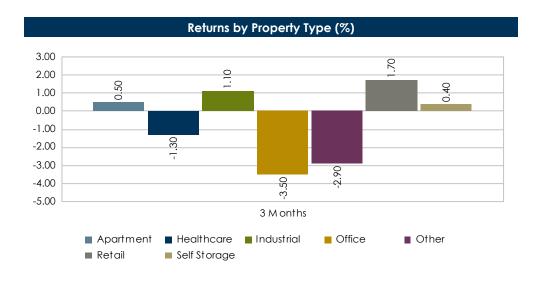
For the Periods Ending March 31, 2024

Account		ACCI	ntin	n
Account	שו	COCII	DIIO	

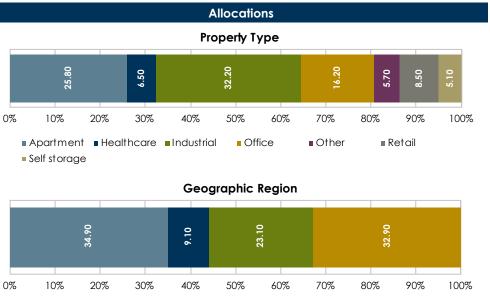
- Strategy Core Real Estate
- Vehicle Non-Mutual Commingled
- Benchmark NFI ODCE Net
- Performance Inception Date April 2018

Performance Goals

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







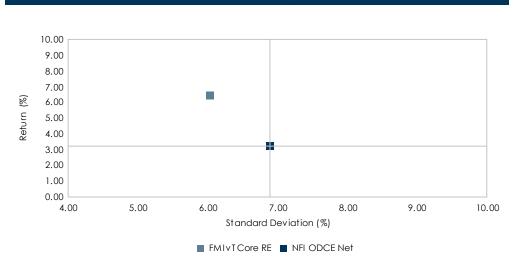
■ Midwest ■ South

West

East

For the Periods Ending March 31, 2024

Risk / Return Since Apr 2018

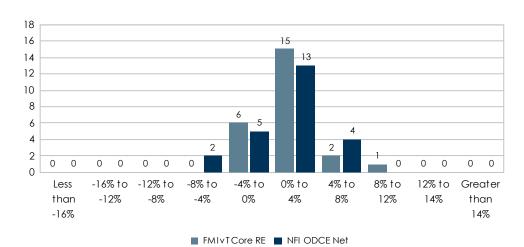


Portfolio Statistics Since Apr 2018

	FMIvT Core RE	NFI ODCE Net
Return (%)	6.42	3.22
Standard Deviation (%)	6.03	6.88
Sharpe Ratio	0.73	0.17

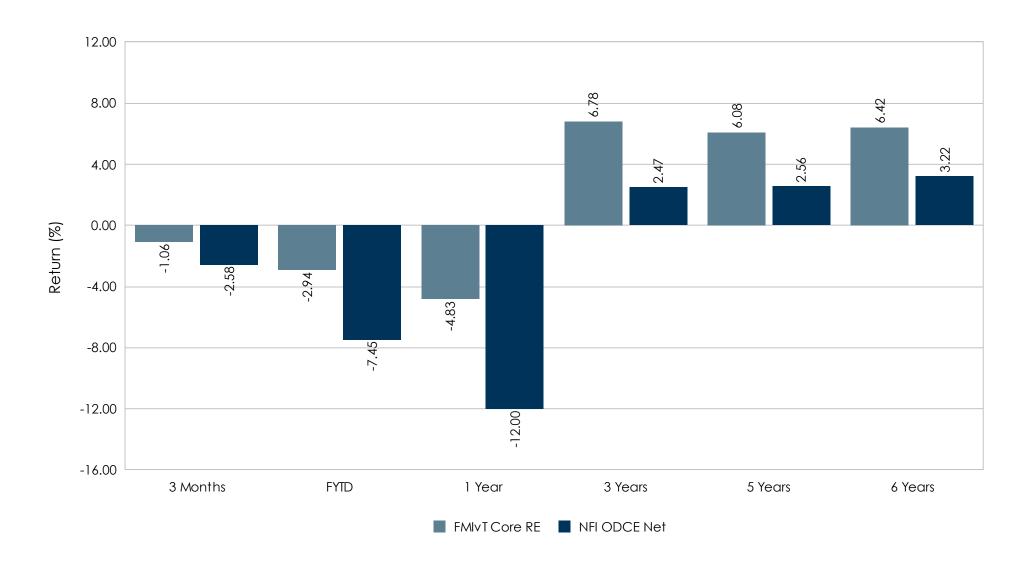
Benchmark Relative Statistics		
Beta	0.84	
R Squared (%)	92.21	
Alpha (%)	0.90	
Tracking Error (%)	2.01	
Batting Average (%)	83.33	
Up Capture (%)	115.68	
Down Capture (%)	49.80	
20 Capital (70)		

Return Histogram Since Apr 2018



Return Analysis Since Apr 2018

	FMIvT Core RE	NFI ODCE Net
Number of Quarters	24	24
Highest Quarterly Return (%)	9.83	7.66
Lowest Quarterly Return (%)	-3.48	-5.17
Number of Positive Quarters	18	17
Number of Negative Quarters	6	7
% of Positive Quarters	75.00	70.83



For the One Year Periods Ending March

