# Florida Municipal Pension Trust Fund – DB 50% Equity Allocation Executive Summary

As of December 31, 2022

#### 50% Equity Allocation

- Stocks and bonds recaptured some of the year to date losses in the fourth quarter as investors increasingly bet that inflation was peaking and as
  the Federal Reserve slowed the pace of interest rate hikes. Non-US markets ended the year higher than domestic markets as Chinese equities
  continued to rebound after the zero-Covid policy reversals. Equity market volatility is likely to continue given central bank policy uncertainty and
  the continued geopolitical conflict. Global fixed income yields continue to increase after the Fed's updated dot plot showed a higher terminal
  rate. The 50% Equity Allocation nearly matched the Target Index in the fourth quarter (up 5.1% vs. up 5.3%).
- The lower allocation to equity has been favorable to the 50% Equity Allocation over the past year as the plan has achieved 110 basis points of excess return over the Target Index over the past year and ranks in the top 24<sup>th</sup> percentile of the public fund peer group.
- Over the past 10 years, this allocation is up 5.8% on average annually. While this performance is modestly behind objectives, the risk controlled 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 slightly trailed the Bloomberg US Aggregate A+ Index in the fourth quarter (up 1.2% vs. up 1.6%). Despite these results, over the past year the portfolio has outpaced the benchmark by nearly 160 basis points and ranked in the top 9<sup>th</sup> percentile of the peer group of US Core Fixed Income mangers. Despite the difficult results relative to the peer group over the past 5 years, this fund has been able to outpace the benchmark by 20 basis points on average annually.
- 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

- Despite the fourth quarter difficulties, the Core Plus Fixed Income Fund has managed to outpace the Bloomberg Multiverse in the trailing 1-year by 350 basis points and ranks in the top 20<sup>th</sup> percentile of its peer group of US core plus fixed income managers.
- In the 8 years since inception, the Core Plus Fixed Income Fund has posted absolute returns of 0.8% on average annually, ahead of the benchmark (down 0.1%).
- The Core Plus Fixed Income Fund was added to the FMIvT lineup in April 2014 to provide broad global fixed income exposure. The Franklin Templeton Global Multi-Sector Plus Fund was removed from the Core Plus Fixed Income Fund in May 2021.

## Florida Municipal Pension Trust Fund – DB 50% Equity Allocation Executive Summary

As of December 31, 2022

#### FMIvT Diversified Large Cap Equity Portfolio

- The Diversified Large Cap Equity Portfolio was created in October 2017. The fund is allocated 60% to the Intech US Broad Equity Plus 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.
- This strategy achieved strong results in the fourth quarter, outpacing the Russell 1000 benchmark by nearly 240 basis points and ranks in the top 35<sup>th</sup> percentile of its peer group of US large cap core equity managers. The portfolio has provided downside protection and has outperformed the benchmark by over 160 basis points over the past year (down 16.9% vs. down 19.1%).
- In the 5 years since inception, the Diversified Large Cap Equity Portfolio has nearly matched the Russell 1000 benchmark (up 9.0% vs. up 9.1%).

#### FMIvT Diversified Small to Mid Cap Equity Fund

- This strategy achieved strong relative results over the past year, outpacing the SMID Benchmark by 1,040 basis points and ranking in the top 7<sup>th</sup> percentile of its peer group of US small-mid cap core equity managers.
- This strategy has generated very strong results over the past 10 years, rising 13.5% on average annually compared with 10.0% for the benchmark.
   Furthermore, the fund ranked in the top 2<sup>nd</sup> percentile of its peer group, with a more modest risk profile and very strong risk-adjusted returns.

#### FMIvT International Equity Portfolio

- In October 2017, a ten percent allocation to emerging markets (Allspring Emerging Markets Fund) was added to this portfolio.
- This portfolio slightly trailed the MSCI ACWI ex US benchmark in the fourth quarter (up 13.5% vs. up 14.4%). Despite the difficulties the asset class has faced, this fund has earned a 3.6% average annual return over the past 10 years.
- 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

- This fund was added to the FMIvT lineup in March of 2018 with the objective to provide broad exposure to the core commercial real estate markets.
- In March 2022, the manager (Morgan Stanley Prime Property Fund) called down an additional commitment of \$20 million which increases the total commitment thus far to \$150 million.
- The FMIvT Core Real Estate Portfolio (up 5.9%) slightly trailed the NFI ODCE Net (up 6.6%) benchmark over the past year, but has achieved nearly 190 basis points of excess return over the benchmark over the past 4 years.

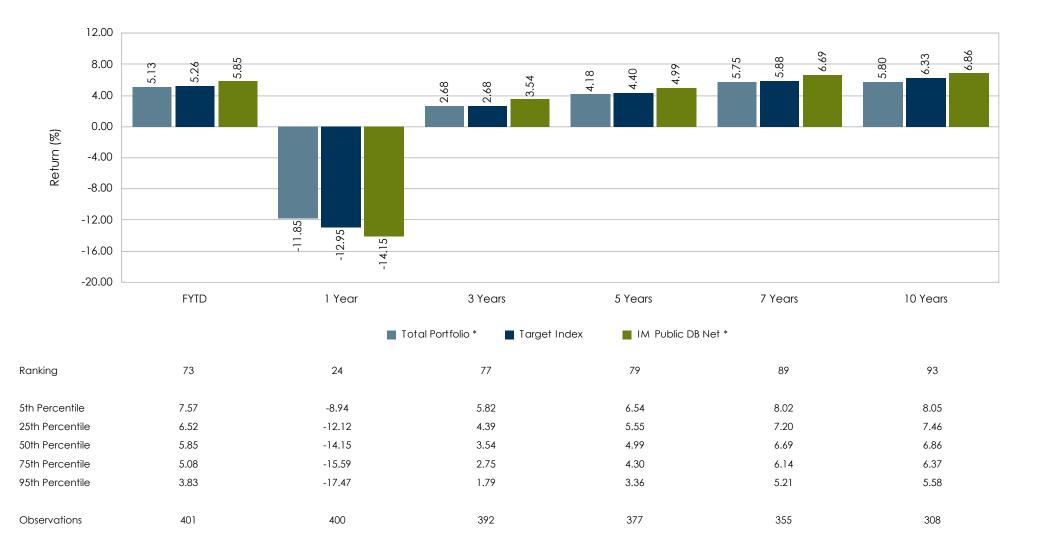


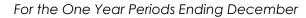
For the Period Ending December 31, 2022

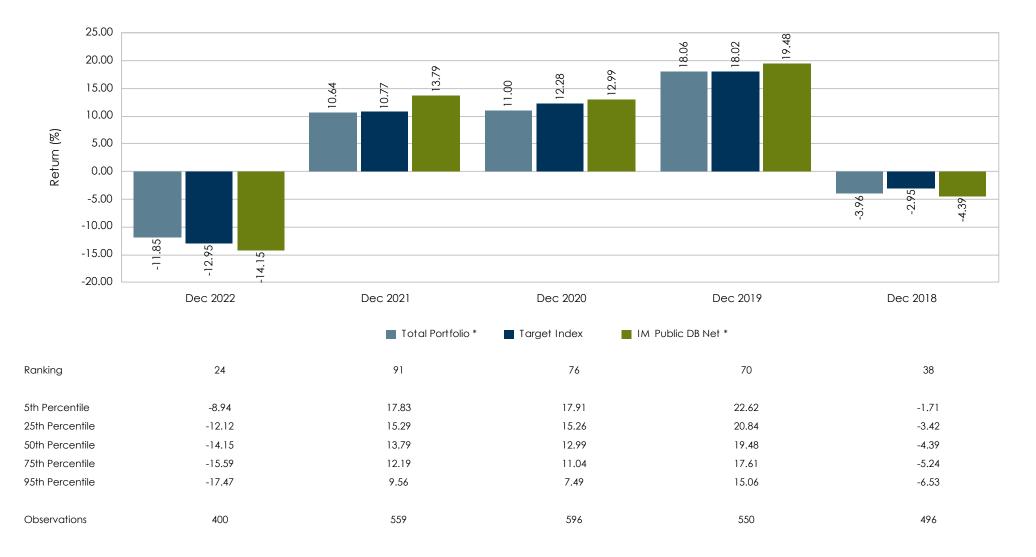
Actual Allocation Target Allocation

	Market Value (\$000s)	Actual Allocation (%)	Target Allocation (%)	Over/Under Target (%)
Total Portfolio	2,120	100.00	100.00	
Cash and Equivalents	116	5.45	0.00	5.45
Fixed Income	785	37.02	40.00	-2.98
Core Bonds	394	18.58	20.00	-1.42
Core Plus Bonds	391	18.44	20.00	-1.56
Equity	933	43.99	50.00	-6.01
US Equity	585	27.59	32.00	-4.41
US Large Cap Equity	428	20.19	22.00	-1.81
US Small/Mid Cap Equity	157	7.41	10.00	-2.59
Non US Equity	348	16.39	18.00	-1.61
Core Real Estate	287	13.54	10.00	3.54

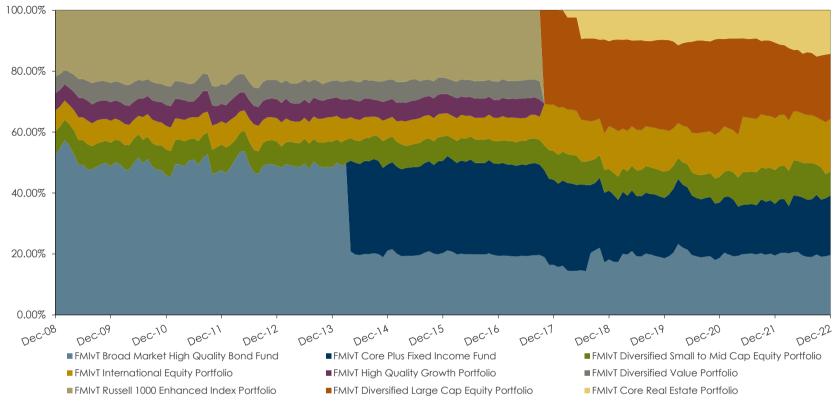
For the Periods Ending December 31, 2022











December 2007: Initial allocation to Broad Market HQ Bond, HQ Growth Equity, Large Cap Value, Russell 1000, Small Cap, and International. 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, 2022

	Benchmark (%)	Rank	Total Portfolio (%)	Rank	Objective Met?	Benchmark (%)	Rank	Total Portfolio (%)	Rank	Objective Met?
			5 Years					10 Years		
<ul> <li>The Total Portfolio's annualized total return should exceed the total return of the Target Index.</li> </ul>	4.40		4.18 *		No	6.33		5.80 *		No
<ul> <li>The Total Portfolio's annualized total return should rank at median or above when compared to the IM Public DB Net universe.</li> </ul>	4.99 *	50th	4.18 *	79th	No	6.86 *	50th	5.80 *	93rd	No

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

Target Index: Effective April 2021, the index consists of 40.00% Bloomberg US Aggregate, 22.00% S&P 500, 10.00% Russell 2500, 18.00% MSCI ACWI ex US, 10.00% NFI ODCE Net.

For the Periods Ending December 31, 2022



#### 5 Year Growth of a Dollar



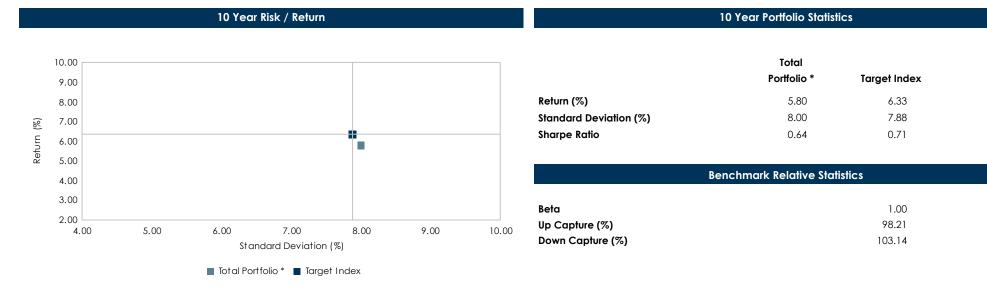
#### 5 Year Return Analysis

	Total	
	Portfolio *	Target Index
Number of Months	60	60
Highest Monthly Return (%)	6.89	6.62
Lowest Monthly Return (%)	-8.74	-7.35
Number of Positive Months	38	40
Number of Negative Months	22	20
% of Positive Months	63.33	66.67

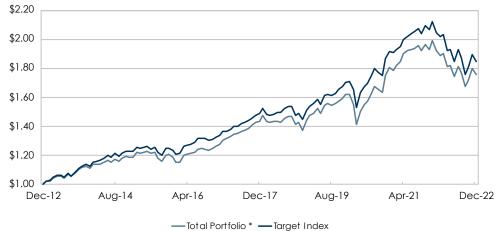
--- Total Portfolio \* --- Target Index

\* Performance is calculated using net of fee returns. Statistics are calculated using monthly return data. © 2023 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2022



#### 10 Year Growth of a Dollar



	Total	
	Portfolio *	Target Index
Number of Months	120	120
Highest Monthly Return (%)	6.89	6.62
Lowest Monthly Return (%)	-8.74	-7.35
Number of Positive Months	81	85
Number of Negative Months	39	35
% of Positive Months	67.50	70.83

10 Year Return Analysis

\* Performance is calculated using net of fee returns. Statistics are calculated using monthly return data. © 2023 Asset Consulting Group All Rights Reserved

## **Rates of Return Summary**

For the Periods Ending December 31, 2022

	Market Value (\$000s)	Actual Allocation (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	7 Years (%)	10 Years (%)
Total Portfolio * 1	2,120	100.00	5.13	-11.85	2.68	4.18	5.75	5.80
Target Index <sup>2</sup>			5.26	-12.95	2.68	4.40	5.88	6.33
Cash and Equivalents	116	5.45						
Cash & Equivalents	116	5.45						
US T-Bills 90 Day			0.84	1.46	0.72	1.26	1.07	0.76
Fixed Income	785	37.02						
Core Bonds								
FMIvT Broad Market High Quality Bond Fund *	394	18.58	1.19	-10.95	-2.20	0.09	0.53	0.71
Bloomberg US Aggregate A+			1.55	-12.53	-2.72	-0.11	0.60	0.87
Core Plus Bonds								
FMIvT Core Plus Fixed Income Fund * <sup>3</sup>	391	18.44	1.56	-12.50	-3.52	-1.27	0.72	
Bloomberg Multiverse			4.70	-16.01	-4.38	-1.57	0.33	-0.28
Equity	933	43.99						
US Equity	585	27.59						
US Large Cap Equity * <sup>4</sup>	428	20.19	9.63	-17.46	7.43	8.99	10.80	11.88
S&P 500			7.56	-18.11	7.66	9.42	11.48	12.56
FMIvT Diversified Large Cap Equity Portfolio *	428	20.19	9.63	-17.47	7.40	8.99		
Russell 1000			7.24	-19.13	7.35	9.13	11.26	12.37
US Small/Mid Cap Equity								
FMIvT Diversified SMID Cap Equity Portfolio * 5	157	7.41	11.73	-7.95	7.56	9.72	12.22	13.52
SMID Benchmark <sup>6</sup>			7.43	-18.37	5.00	5.89	9.00	10.03
Non-US Equity								
FMIvT International Equity Portfolio * 7	348	16.39	13.51	-19.91	-0.07	0.97	4.32	3.56
MSCI ACWI ex US			14.37	-15.57	0.53	1.36	5.30	4.28

\* Net of fee return data.

© 2023 Asset Consulting Group All Rights Reserved

#### **Rates of Return Summary**

For the Periods Ending December 31, 2022

	Market	Actual	FYTD	1 Year	3 Years	5 Years	7 Years	10 Years
	Value (\$000s)	Allocation (%)	(%)	(%)	(%)	(%)	(%)	(%)
Core Real Estate	287	13.54						
FMIvT Core Real Estate Portfolio * 8	287	13.54	-3.75	5.91	9.05			
NFI ODCE Ne	et		-5.13	6.59	8.98	7.73	7.58	9.11

Notes:

<sup>1</sup> 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.

<sup>2</sup> Target Index: Effective April 2021, the index consists of 40.00% Bloomberg US Aggregate, 22.00% S&P 500, 10.00% Russell 2500, 18.00% MSCI ACWI ex US, 10.00% NFI ODCE Net.

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

<sup>4</sup> 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.

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

<sup>7</sup> Wells Capital EM was added to the portfolio in October 2017. Portfolio renamed and manager changed in October 2014 and April 2011.

<sup>8</sup> 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, 2022

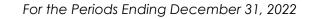
This Disclosure is intended to provide information with respect to Chapter 175 and 185 Police and Fire Plan's required disclosure of direct or indirect holdings in any "scrutinized companies" as defined in the FSBA PFIA Quarterly Report for Quarter 3 2022.

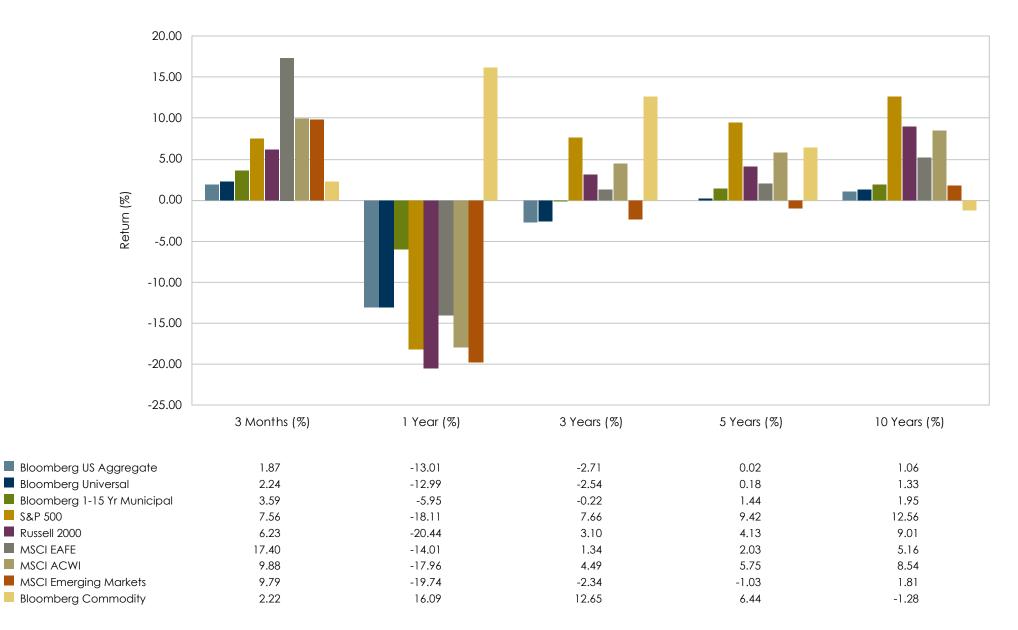
It is important to note that individual Police and Fire Plans have no direct interests in any scrutinized companies. Police and Fire Plans hold an interest in the Florida Municipal Pension Trust Fund. It is also important to note that the Florida Municipal Pension Trust Fund has no direct interests in 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-January 17, 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 12/31/2022, 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-January 17, 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.

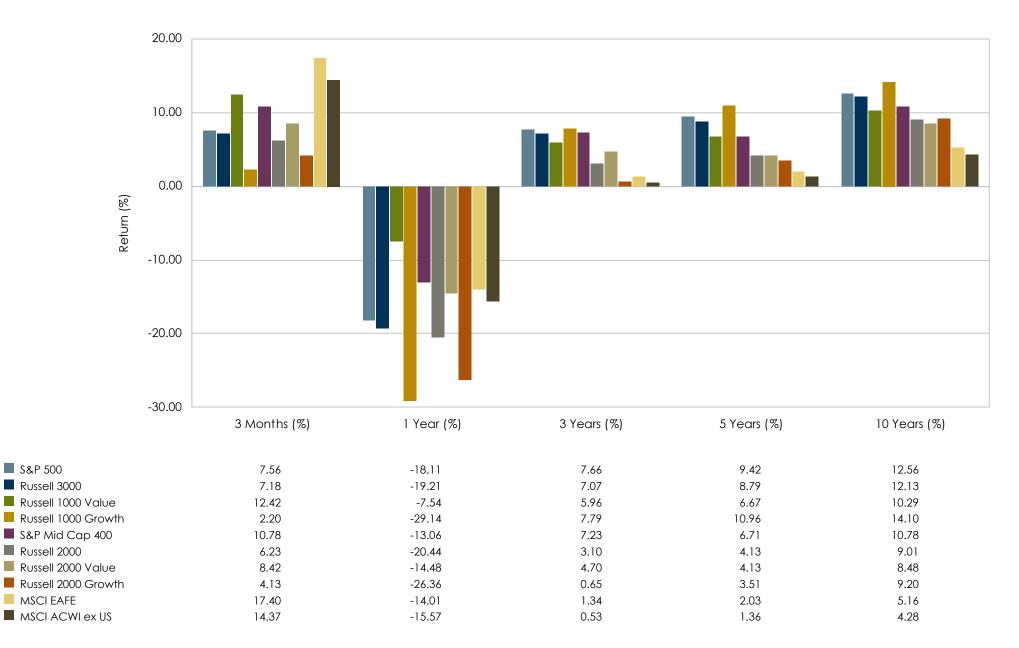
## **Market Environment**





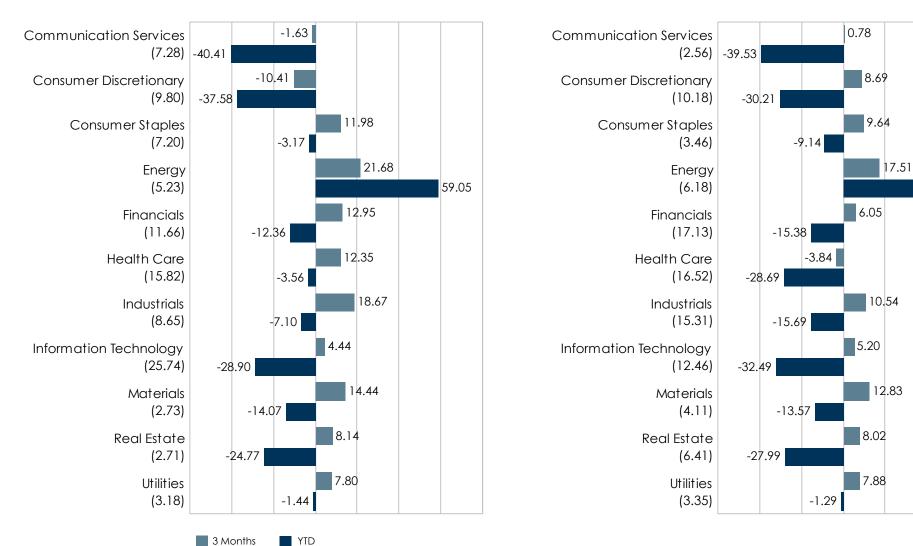
## **Equity Index Returns**





#### **US Markets - Performance Breakdown**

For the Periods Ending December 31, 2022



#### Russell 2000 - Sector Returns (%)

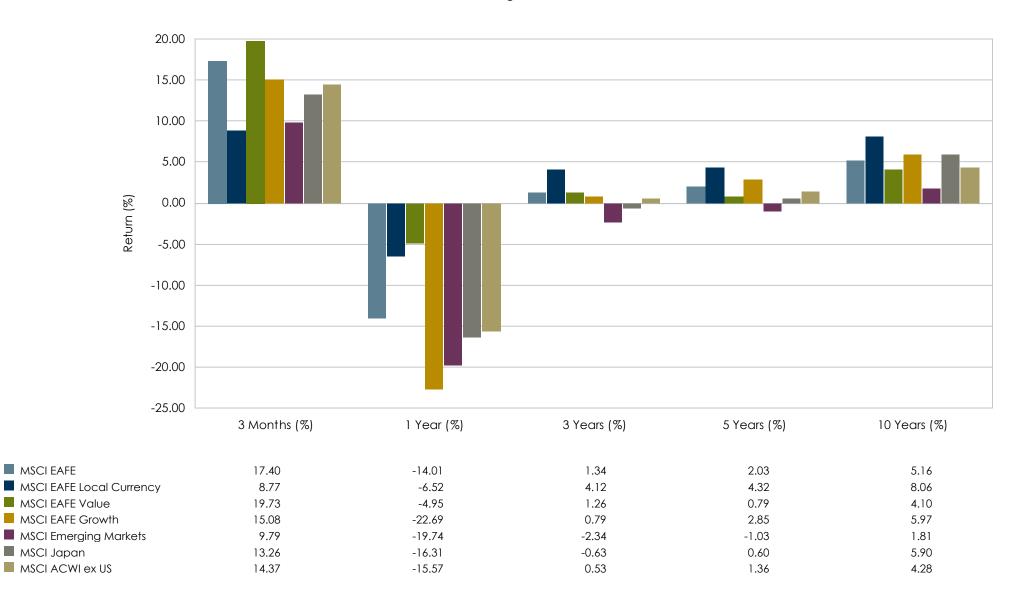
53.39

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.

S&P 500 - Sector Returns (%)

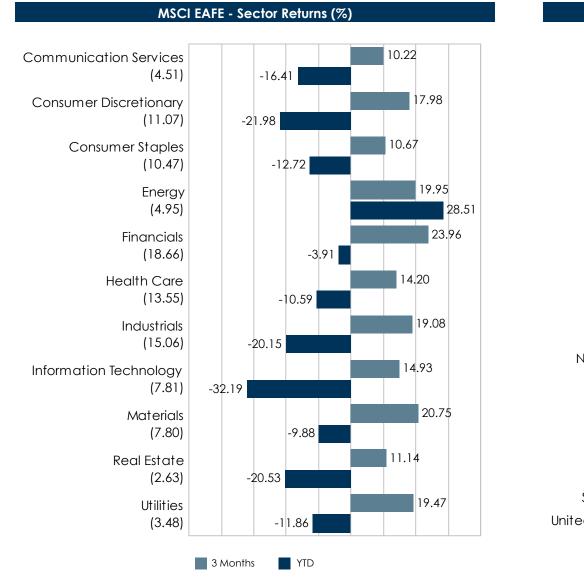
## Non-US Equity Index Returns

For the Periods Ending December 31, 2022

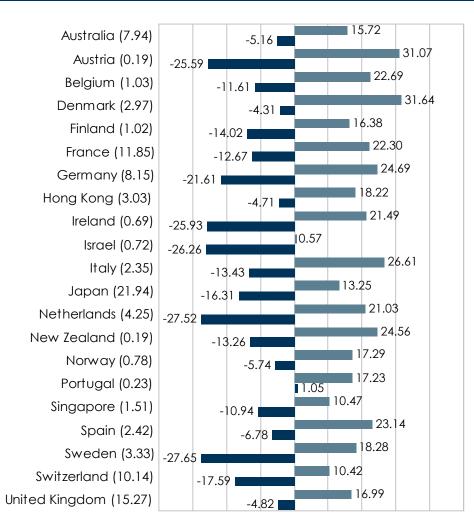


#### Non-US Equity - Performance Breakdown

For the Periods Ending December 31, 2022



#### 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.

Source: ACG Research, Bloomberg

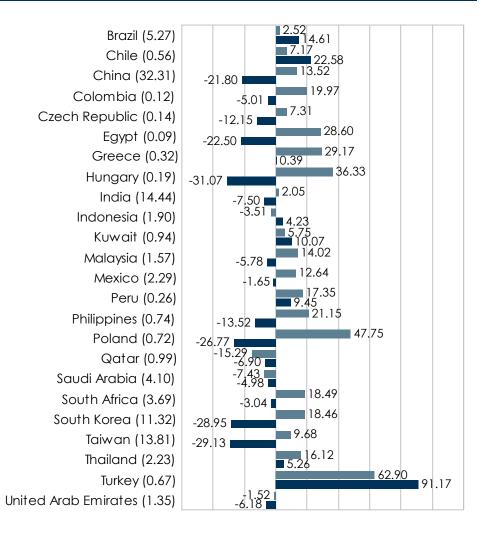
© 2023 Asset Consulting Group All Rights Reserved

#### **Emerging Markets - Performance Breakdown**

For the Periods Ending December 31, 2022

#### MSCI Emerging Markets - Sector Returns (%) 13.79 **Communication Services** (9.91)-26.91 9.72 Consumer Discretionary (14.08)-20.70 6.63 Consumer Staples (6.44) -10.34 4.30 Energy -23.83 (4.88) 7.09 Financials (22.10)-7.34 13.18 Health Care (4.07) -23.41 12.49 Industrials (6.06)10.25 12.12 Information Technology (18.63)-33.01 12.22 Materials (8.85) -14.27 9.09 Real Estate (1.94) -18.73 4.62 Utilities -4.16 (3.03)

#### MSCI Emerging Markets - 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.

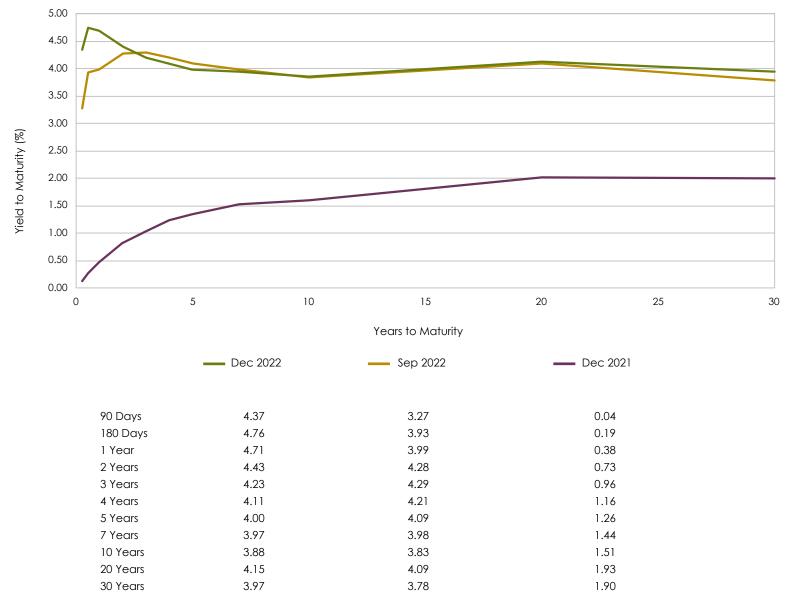
YTD

3 Months

Source: ACG Research, Bloomberg

Interest Rate Term Structure

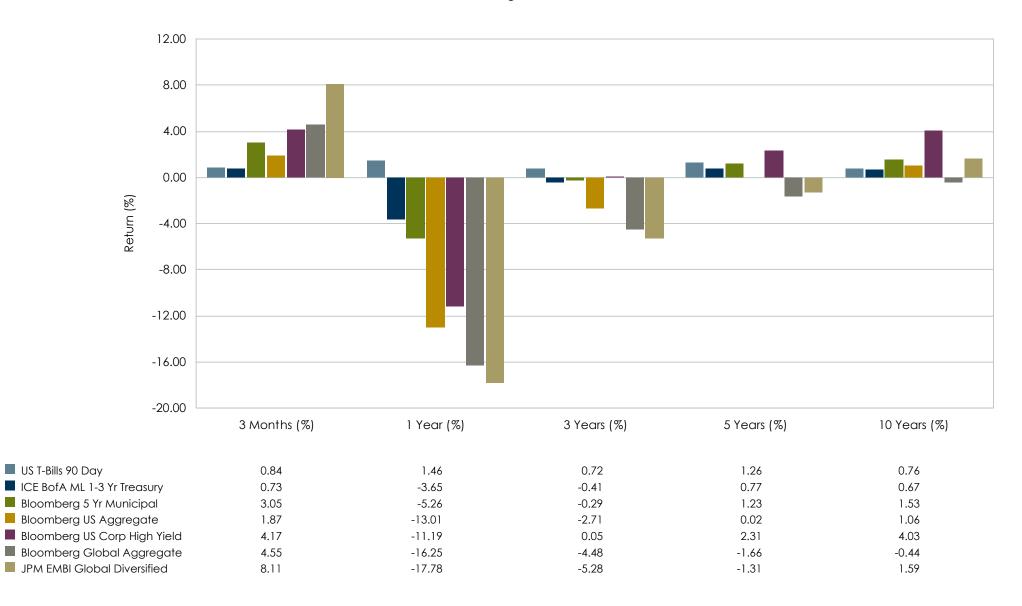
Government Issues - 3 Months to 30 Years Maturity



Source: Bloomberg

## **Fixed Income Index Returns**

For the Periods Ending December 31, 2022



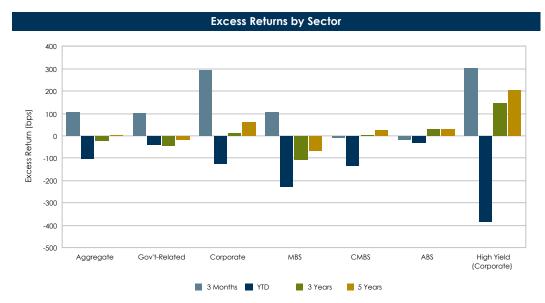
## **US Fixed Income Market Environment**

For the Periods Ending December 31, 2022

No	minal Returns By	Sector (%)		
	<u>3 Months</u>	YTD	<u>3 Years</u>	<u>5 Years</u>
US Aggregate	1.87	-13.02	-2.72	0.02
US Treasury	0.73	-12.46	-2.61	-0.09
US Agg: Gov't-Related	1.86	-11.09	-2.39	0.34
US Corporate IG	3.64	-15.76	-2.88	0.45
MBS	2.15	-11.80	-3.21	-0.53
CMBS	1.03	-10.91	-1.63	0.76
ABS	0.80	-4.28	-0.11	1.18
US Corp High Yield	4.18	-11.18	0.06	2.32

	Nominal Returns by	Quality (%)		
	<u>3 Months</u>	YTD	<u>3 Years</u>	<u>5 Years</u>
AAA	1.29	-12.00	-2.73	-0.19
AA	1.99	-14.90	-3.03	-0.01
A	3.22	-15.14	-2.86	0.22
BAA	4.16	-15.94	-2.88	0.70
BA	4.30	-10.79	0.94	3.00
В	4.93	-10.26	-0.53	2.20
CAA	0.50	-16.29	-2.40	-0.42

Nominal Returns by Maturity (%)					
	<u>3 Months</u>	YTD	<u>3 Years</u>	<u>5 Years</u>	
1-3 Yr.	0.90	-3.73	-0.42	0.86	
3-5 Yr.	1.67	-7.84	-1.46	0.57	
5-7 Yr.	2.06	-10.79	-2.02	0.37	
7-10 Yr.	2.16	-14.83	-2.92	0.12	
10+ Yr.	2.48	-27.11	-6.20	-1.19	



Excess Returns by Quality 600 400 200 Excess Return (bps) 0 -200 -400 -600 -800 -1000 -1200 AAA AA BAA ΒA В CAA А 5 Years 3 Months YTD 3 Years

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

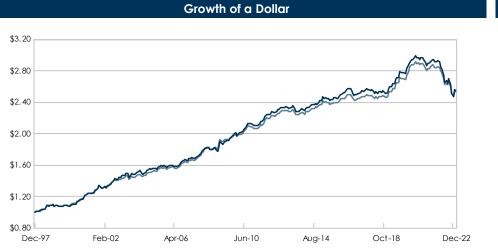
© 2023 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2022

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	<ul> <li>The Administrator must have advance written notification of Member contributions or redemptions.</li> </ul>

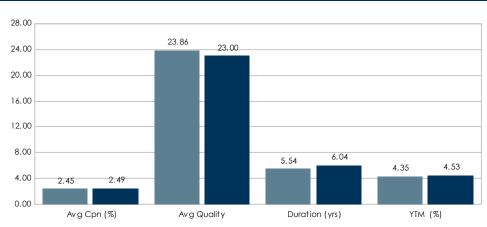
Portfolio Objectives and Constraints	Dollar Growth Summary (\$000s)		
<ul> <li>Invests in Government and high quality securities while maintaining an average maturity of approximately eight and one-half years.</li> </ul>	Beginning Market Value	FYTD 140,082	1 Year 172,868
<ul> <li>Outperform the Bloomberg US Aggregate A+ over a complete market cycle (usually 3 to 5 years).</li> </ul>	Net Additions Return on Investment	-470 1,779	-14,181 -17,296
Rank above median in a relevant peer group universe.	Income	977	3,363
<ul> <li>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.</li> </ul>	Gain/Loss Ending Market Value	803 <b>141,392</b>	-20,658 <b>141,392</b>

For the Periods Ending December 31, 2022



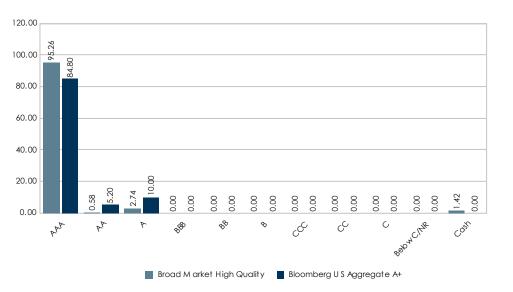
-Broad Market High Quality Bloomberg US Aggregate A+

**Quality Allocation** 

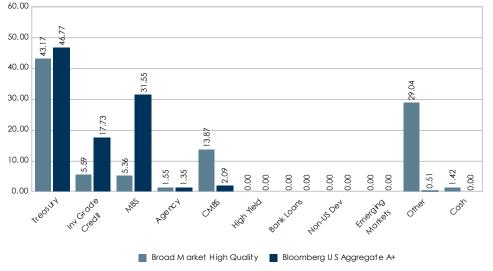


**Characteristics** 

# Broad M arket High Quality Bloomberg U S Aggregate A+

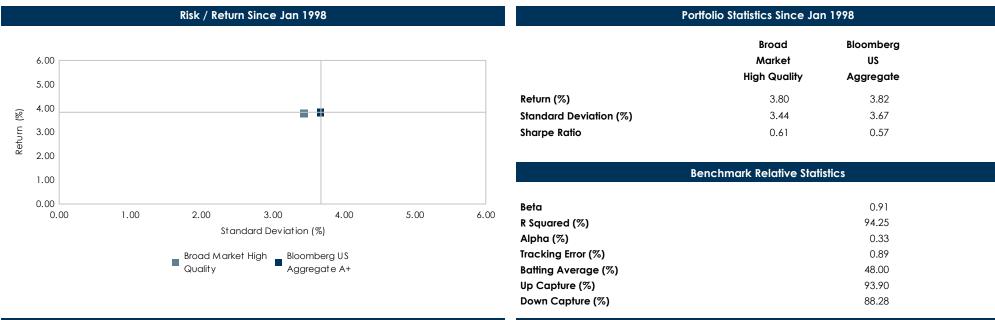


Sector Allocation

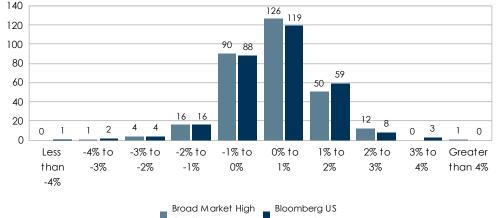


The Other sector consists of ABS, CMO, Convertibles, Municipals, Private Placements/144As and TIPS.

For the Periods Ending December 31, 2022



#### Return Histogram Since Jan 1998



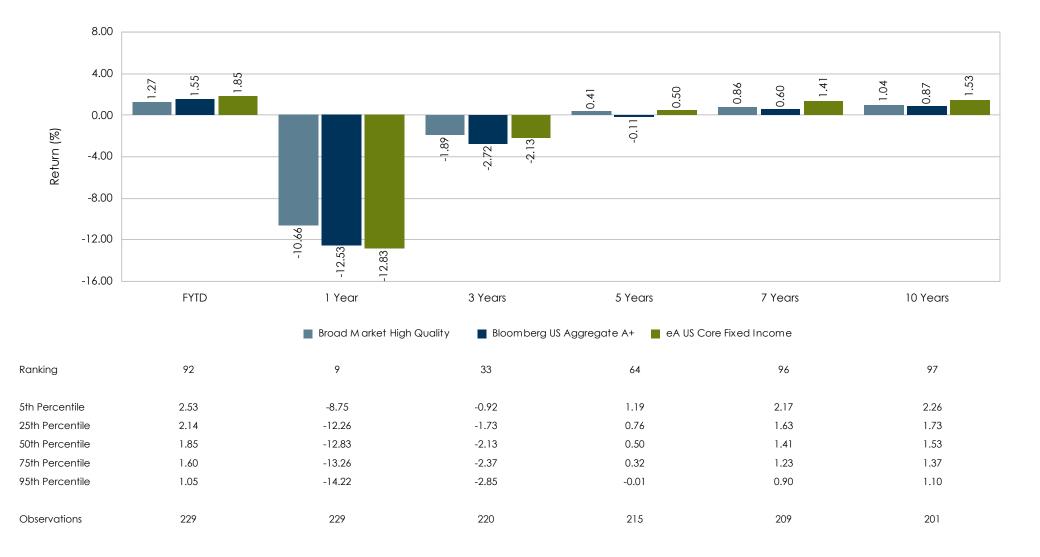
Quality

Return Analysis Since Jan 1998

	Broad Market High Quality	Bloomberg US Aggregate
Number of Months	300	300
Highest Monthly Return (%)	4.01	3.60
Lowest Monthly Return (%)	-3.40	-4.18
Number of Positive Months	189	189
Number of Negative Months	111	111
% of Positive Months	63.00	63.00

Aggregate A+

For the Periods Ending December 31, 2022



For the One Year Periods Ending December



#### Investment Guidelines

#### Broad Market High Quality Bond Fund

For the Periods Ending December 31, 2022

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%	44.72%	Yes	
Mortgage Securities including CMO's	50.00%	0.00%	20.07%	Yes	
Corporate and Yankee Debt Obligations	30.00%	0.00%	5.59%	Yes	
Asset Backed Securities	30.00%	0.00%	28.20%	Yes	
Reverse Repurchase Agreements and/or other forms of financial leverage *	30.00%	0.00%	0.00%	Yes	
Other (Cash)	25.00%	0.00%	1.42%	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.	4.23	to 7.00	5.54	Yes	
<b>Credit quality</b> 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.			2.26%	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.			2.22%	Yes	Largest Position Note
Final stated maturity of 31.0 years or less for all securities.				Yes	
Assort Consulting Croup is upghle to varify the actual percentages in the partfalia. How	wayar ACC h		the actual portfolio		

\*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, 2022

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	<ul> <li>The Administrator must have advance written notification of Member contributions or redemptions.</li> </ul>

Portfolio Objectives and Constraints	Dollar Growth Summary (\$000s)		
<ul> <li>Invests in a broad spectrum of fixed and floating rate debt securities that are diversified by credit quality, geography and duration.</li> </ul>	Beginning Market Value	FYTD 132,791	1 Year 164,060
<ul> <li>Outperform the Bloomberg Multiverse over a complete market cycle (usually 3 to 5 years).</li> </ul>	Net Additions Return on Investment	-309 2,248	-10,364 -18,965
<ul> <li>Rank above median in a relevant peer group universe.</li> </ul>	Ending Market Value	134,731	134,731
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.			

•

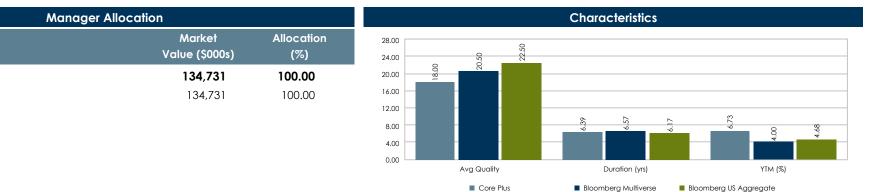
Name

**Total Core Plus** 

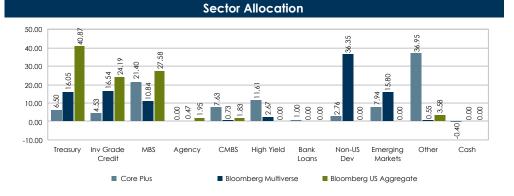
Amundi MSFI Fund

## **FMIvT Core Plus Fixed Income Fund**

For the Periods Ending December 31, 2022



#### Bloomberg Multiverse Bloomberg US Aggregate

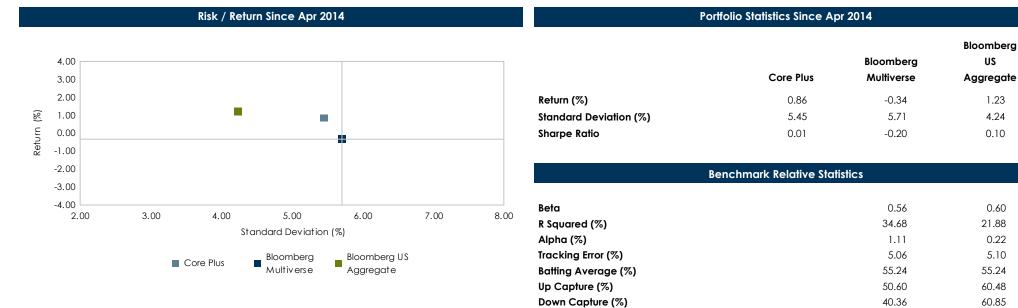


Dollar Growth Summary (\$000s)			
	FYTD	1 Year	
Beginning Market Value	132,791	164,060	
Net Additions	-309	-10,364	
Return on Investment	2,248	-18,965	
Ending Market Value	134,731	134,731	

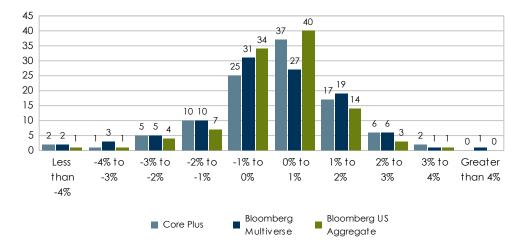


The Other sector consists of ABS, CMO, Convertibles, Municipals, Private Placements/144As and TIPS.

For the Periods Ending December 31, 2022



#### Return Histogram Since Apr 2014



	Core Plus	Bloomberg Multiverse	Bloomberg US Aggregate
Number of Months	105	105	105
Highest Monthly Return (%)	3.64	4.72	3.68
Lowest Monthly Return (%)	-8.40	-5.44	-4.32
Number of Positive Months	62	54	58
Number of Negative Months	43	51	47
% of Positive Months	59.05	51.43	55.24

**Return Analysis Since Apr 2014** 

US

1.23

4.24

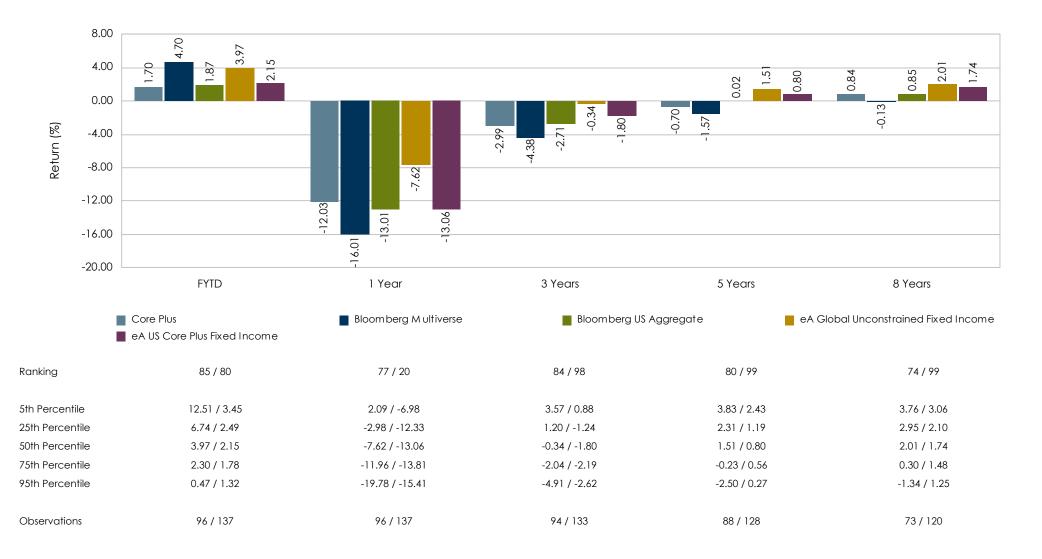
0.10

0.60

0.22

5.10

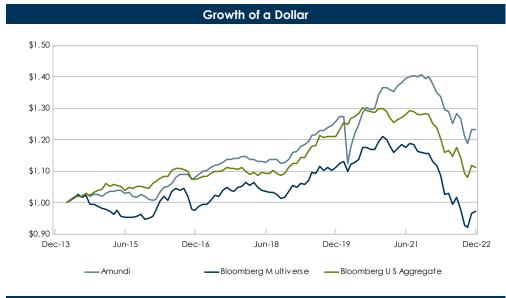
For the Periods Ending December 31, 2022

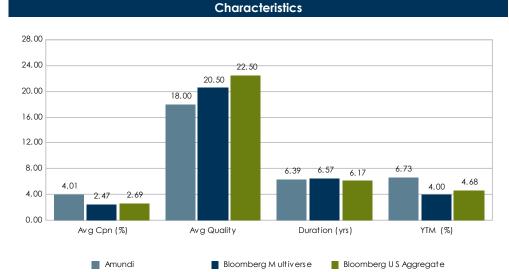


For the One Year Periods Ending December

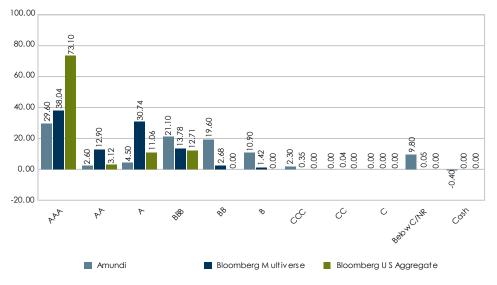


For the Periods Ending December 31, 2022



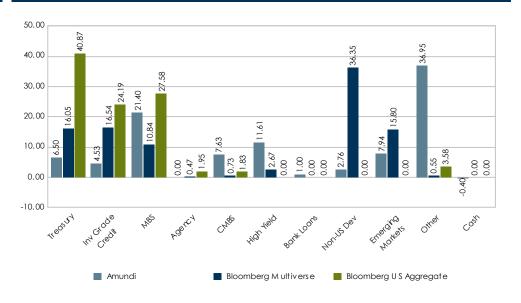


#### **Quality Allocation**



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

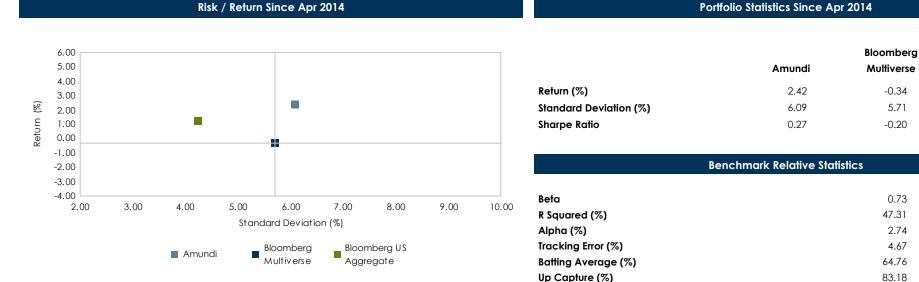
**Sector Allocation** 



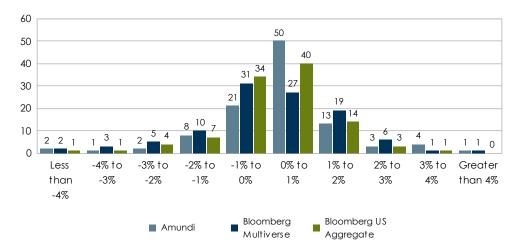
The Other sector consists of ABS, CMO, Convertibles, Municipals, Private Placements/144As and TIPS.

For the Periods Ending December 31, 2022

Down Capture (%)



#### Return Histogram Since Apr 2014



	Amundi	Bloomberg Multiverse	Bloomberg US Aggregate	
Number of Months	105	105	105	
Highest Monthly Return (%)	4.64	4.72	3.68	
Lowest Monthly Return (%)	-11.69	-5.44	-4.32	
Number of Positive Months	71	54	58	
Number of Negative Months	34	51	47	
% of Positive Months	67.62	51.43	55.24	

**Return Analysis Since Apr 2014** 

#### Portfolio Statistics Since Apr 2014

Bloomberg US

Aggregate

1.23

4.24

0.10

0.85

34.99

1.47

4.95

60.00

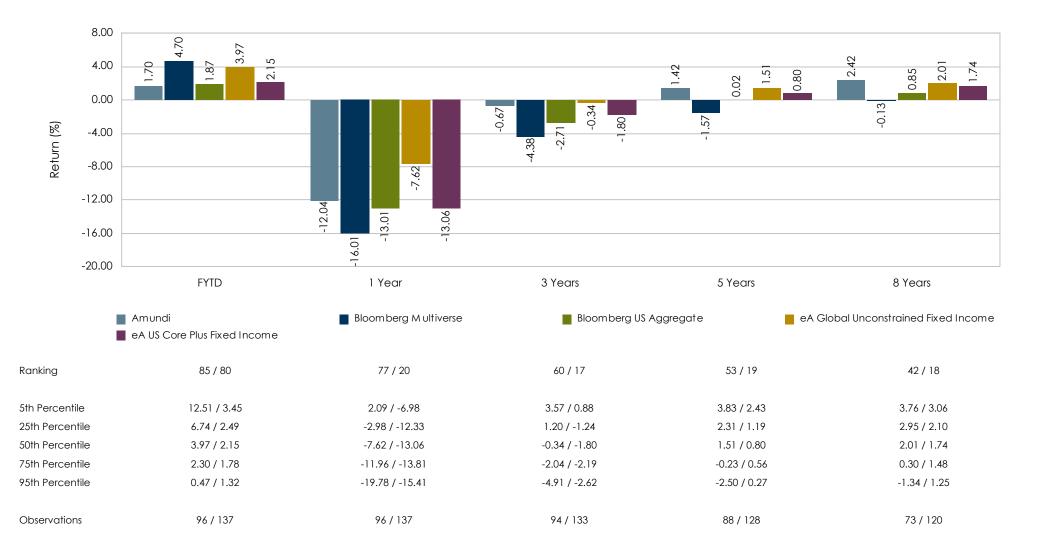
107.84

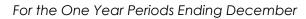
85.12

50.37

Statistics are calculated using monthly return data. © 2023 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2022







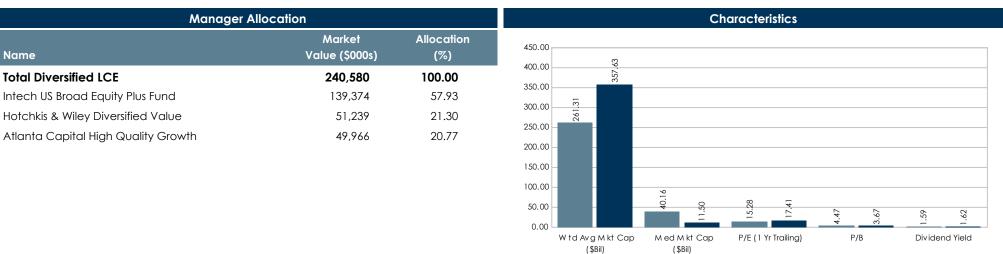
For the Periods Ending December 31, 2022

Portfolio Description	Portfolio Information
Strategy Large Cap US Equity	Minimum initial investment \$50,000
Manager Janus/INTECH, 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	<ul> <li>The Administrator must have advance written notification of Member contributions or redemptions.</li> </ul>

Portfolio Objectives and Constraints	Dollar Gr	owth Summary (\$000s)	
Invests in large cap US stocks that are diversified by industry and sector.			
		FYTD	1 Year
<ul> <li>Outperform the Russell 1000 over a complete market cycle (usually 3 to 5</li> </ul>	Beginning Market Value	218,802	331,921
years).	Net Additions	309	-40,181
Rank above median in a relevant peer group universe.	Return on Investment	21,469	-51,160
<ul> <li>Stock values fluctuate in response to the activities of individual companies,</li> </ul>	Ending Market Value	240,580	240,580
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, 2022

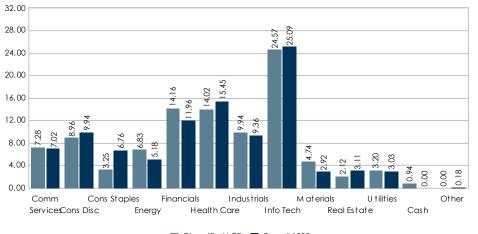


Diversified LCE Russell 1000

#### Dollar Growth Summary (\$000s)

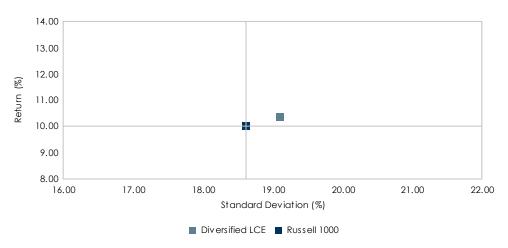
	FYTD	1 Year
Beginning Market Value	218,802	331,921
Net Additions	309	-40,181
Return on Investment	21,469	-51,160
Ending Market Value	240,580	240,580

#### **Sector Allocation**



Diversified LCE Russell 1000

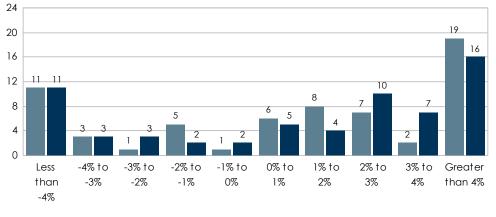
For the Periods Ending December 31, 2022



	Diversified	Diversified	
	LCE	Russell 1000	
Return (%)	10.34	10.01	
Standard Deviation (%)	19.10	18.61	
Sharpe Ratio	0.48	0.47	

	Benchmark Relative Statistics	
Beta	1.02	
R Squared (%)	98.13	
Alpha (%)	0.21	
Tracking Error (%)	2.63	
Batting Average (%)	49.21	
Up Capture (%)	99.51	
Down Capture (%)	98.61	

#### Return Histogram Since Oct 2017



Diversified LCE Russell 1000

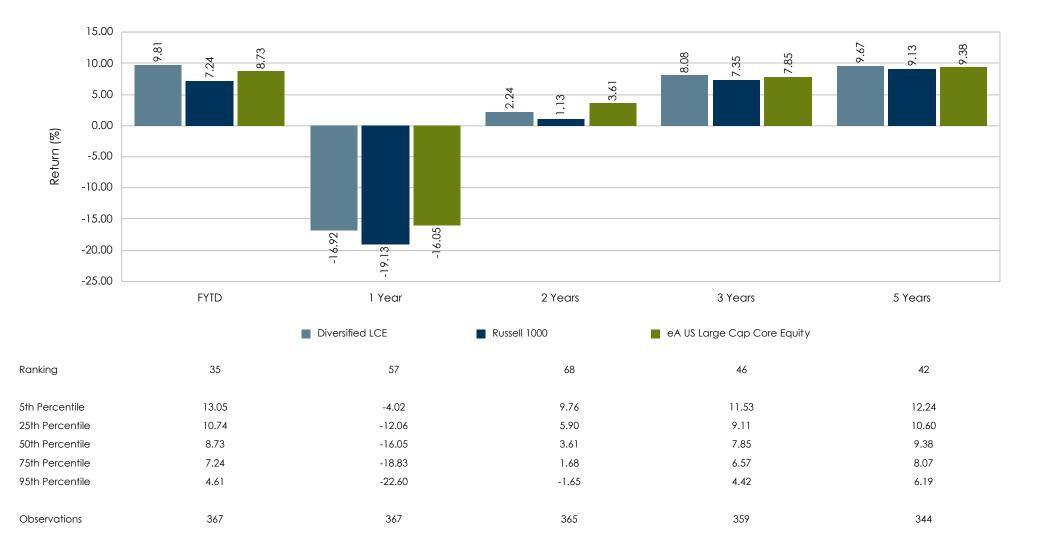
#### Return Analysis Since Oct 2017

Portfolio Statistics Since Oct 2017

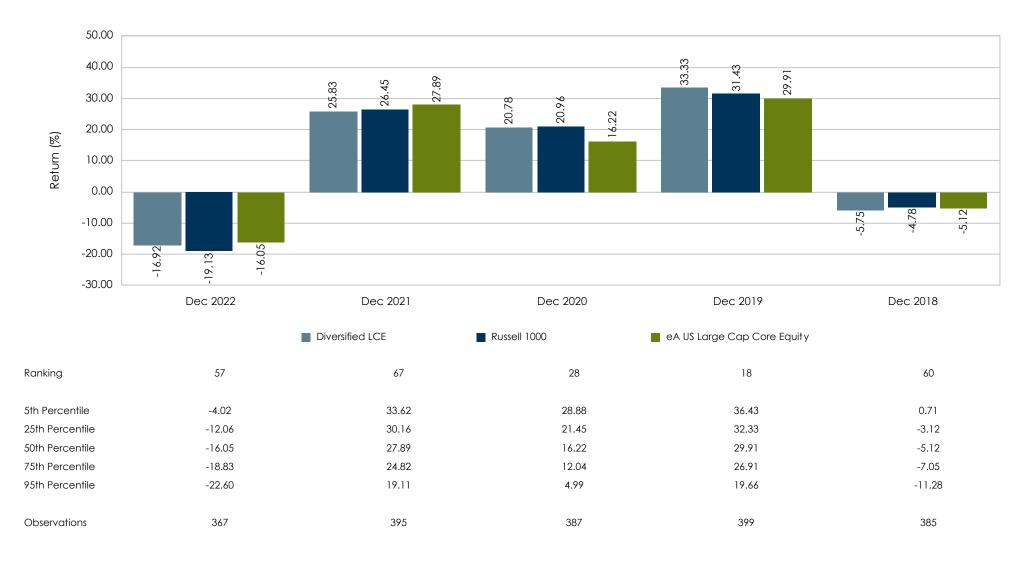
	Diversified	
	LCE	Russell 1000
Number of Months	63	63
Highest Monthly Return (%)	13.79	13.21
Lowest Monthly Return (%)	-14.99	-13.21
Number of Positive Months	42	42
Number of Negative Months	21	21
% of Positive Months	66.67	66.67

# Risk / Return Since Oct 2017

For the Periods Ending December 31, 2022



For the One Year Periods Ending December



#### Investment Guidelines

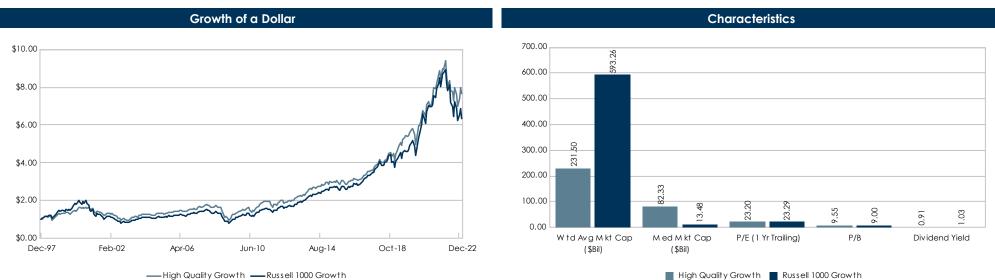
#### Diversified Large Cap Equity Portfolio

#### For the Periods Ending December 31, 2022

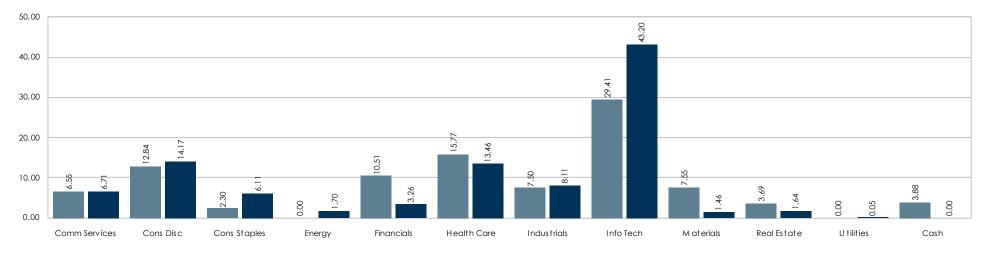
Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
INTECH US Broad Equity Plus Fund	60.0%	50% - 70%	57.93%	Yes	
Atlanta Capital High Quality Growth	20.0%	10% - 30%	20.77%	Yes	
Hotchkis & Wiley Diversified Value	20.0%	10% - 30%	21.30%	Yes	
Allocation		Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.		10.0%	0.94%	Yes	
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	

## Atlanta Capital High Quality Growth

For the Periods Ending December 31, 2022



#### **Sector Allocation**



High Quality Growth Russell 1000 Growth

15.00

12.00

11.00

10.00

9.00

8.00 7.00 6.00 5.00 4.00 14.00

Return (%)

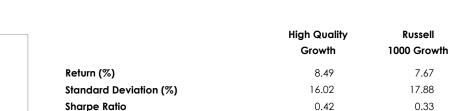
## Atlanta Capital High Quality Growth

For the Periods Ending December 31, 2022

19.00

18.00

### Risk / Return Since Jan 1998

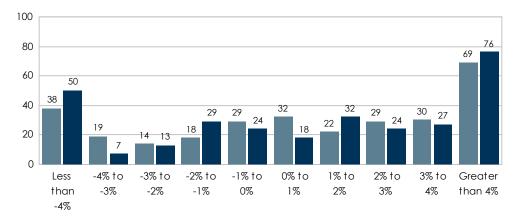


Benchmark Relative Statistics		
Beta	0.84	
R Squared (%)	88.22	
Alpha (%)	1.88	
Tracking Error (%)	6.1	
Batting Average (%)	46.6	
Up Capture (%)	87.5	
Down Capture (%)	85.99	

#### Return Histogram Since Jan 1998

17.00

Standard Deviation (%) ■ High Quality Grow th ■ Russell 1000 Grow th



■ High Quality Grow th ■ Russell 1000 Grow th

**Return Analysis Since Jan 1998** 

Portfolio Statistics Since Jan 1998

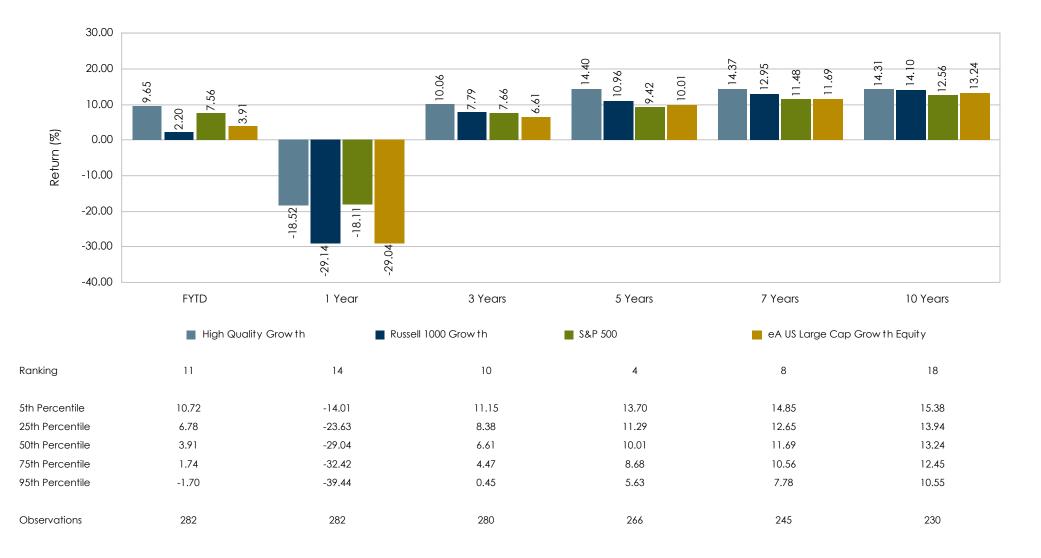
	High Quality Growth	Russell 1000 Growth
Number of Months	300	300
Highest Monthly Return (%)	13.30	14.80
Lowest Monthly Return (%)	-17.56	-17.61
Number of Positive Months	182	177
Number of Negative Months	118	123
% of Positive Months	60.67	59.00

16.00

Statistics are calculated using monthly return data. © 2023 Asset Consulting Group All Rights Reserved

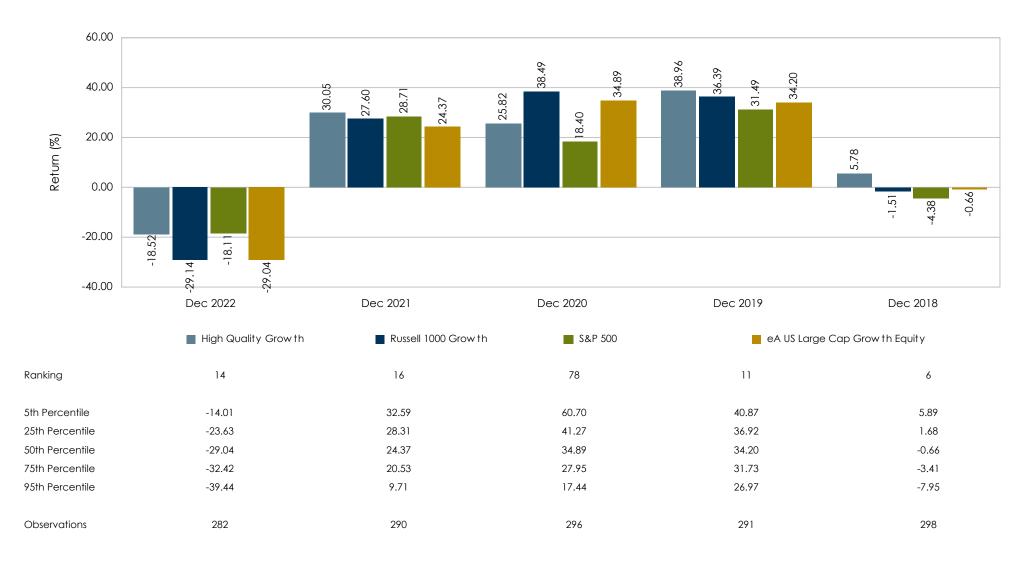
## Atlanta Capital High Quality Growth

For the Periods Ending December 31, 2022



## Atlanta Capital High Quality Growth

For the One Year Periods Ending December



#### Investment Guidelines

#### Atlanta Capital High Quality Growth

For the Periods Ending December 31, 2022

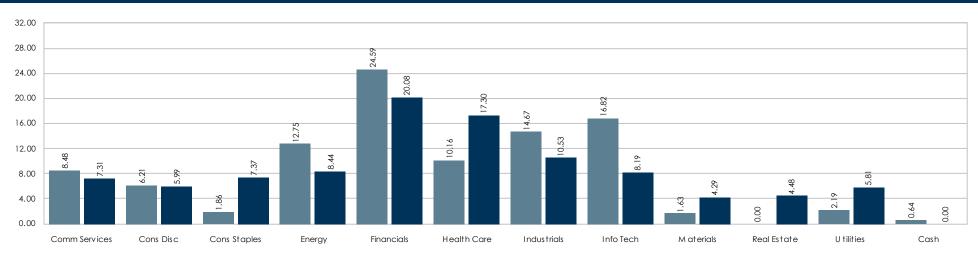
Portfolio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
Maximum sector concentration shall be no more than 30% in any one sector as defined by the Standard & Poor's GICS.				
Communication Services	30.00%	6.55%	Yes	
Consumer Discretionary	30.00%	12.84%	Yes	
Consumer Staples	30.00%	2.30%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	10.51%	Yes	
Health Care	30.00%	15.77%	Yes	
Industrials	30.00%	7.50%	Yes	
Information Technology	30.00%	29.41%	Yes	
Materials	30.00%	7.55%	Yes	
Real Estate	30.00%	3.69%	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%	3.88%	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%	5.64%	Yes	



For the Periods Ending December 31, 2022

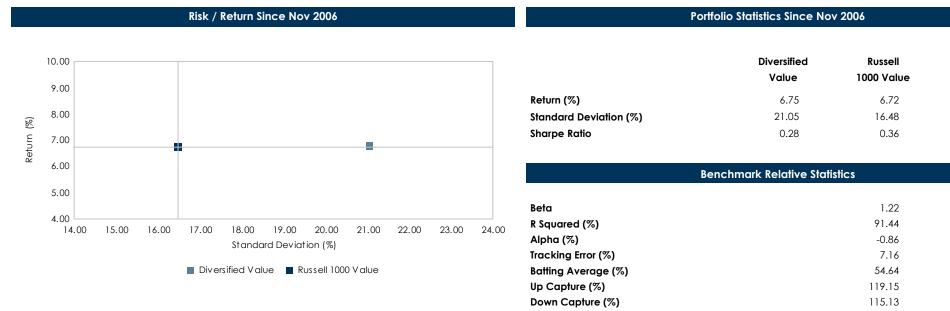
- Diversified Value Russell 1000 Value

**Sector Allocation** 

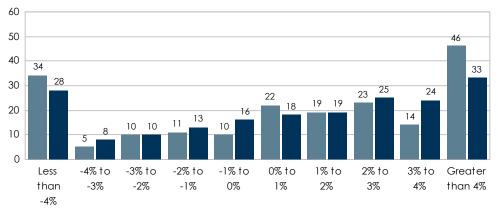


Diversified Value Russell 1000 Value

For the Periods Ending December 31, 2022



#### Return Histogram Since Nov 2006

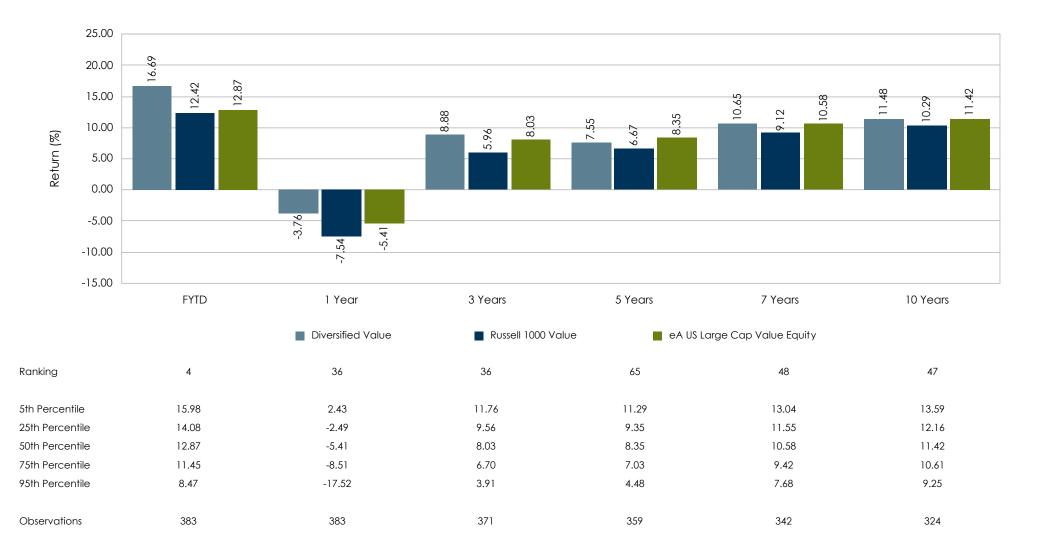


Diversified Value Russell 1000 Value

Return Analysis Since Nov 2006

	Diversified Value	Russell 1000 Value
Number of Months	194	194
Highest Monthly Return (%)	20.73	13.45
Lowest Monthly Return (%)	-24.98	-17.31
Number of Positive Months	124	119
Number of Negative Months	70	75
% of Positive Months	63.92	61.34

For the Periods Ending December 31, 2022



For the One Year Periods Ending December



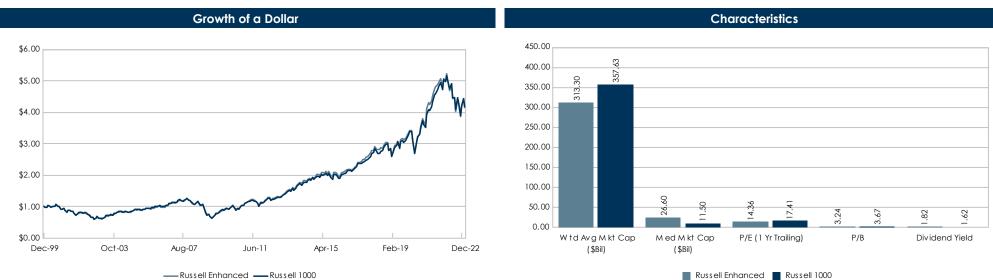
#### Investment Guidelines

#### Hotchkis & Wiley Diversified Value

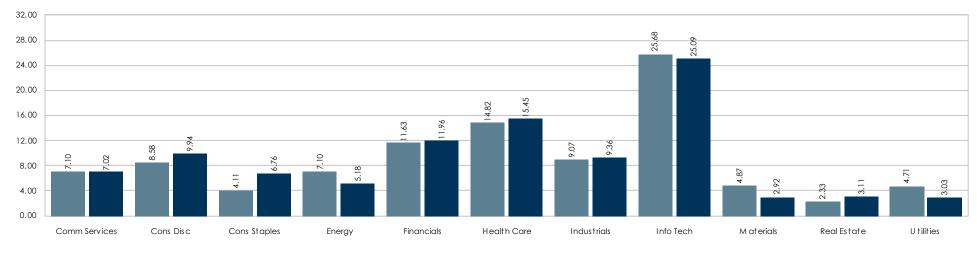
For the Periods Ending December 31, 2022

iolio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
mum sector concentration shall be no more than 35% for any sector as ned by the Standard & Poor's GICS.				
Communication Services	35.00%	8.48%	Yes	
Consumer Discretionary	35.00%	6.21%	Yes	
Consumer Staples	35.00%	1.86%	Yes	
Energy	35.00%	12.75%	Yes	
Financials	35.00%	24.59%	Yes	
Health Care	35.00%	10.16%	Yes	
Industrials	35.00%	14.67%	Yes	
Information Technology	35.00%	16.82%	Yes	
Materials	35.00%	1.63%	Yes	
Real Estate	35.00%	0.00%	Yes	
Utilities	35.00%	2.19%	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%	0.64%	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%	6.05%	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%	13.74%	Yes	

For the Periods Ending December 31, 2022



Sector Allocation

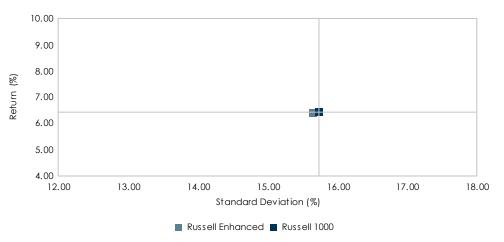


Russell Enhanced Russell 1000

Characteristic and allocation charts represents data of the INTECH Broad Equity Plus Fund (Non-Mutual Commingled).

For the Periods Ending December 31, 2022

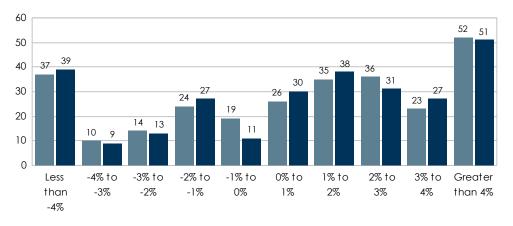
#### Risk / Return Since Jan 2000



	Russell	
	Enhanced	Russell 1000
Return (%)	6.39	6.43
Standard Deviation (%)	15.65	15.73
Sharpe Ratio	0.31	0.31

Benchmark Relative Statistics	
0.99	
98.74	
0.03	
1.77	
50.72	
98.03	
98.47	

#### Return Histogram Since Jan 2000



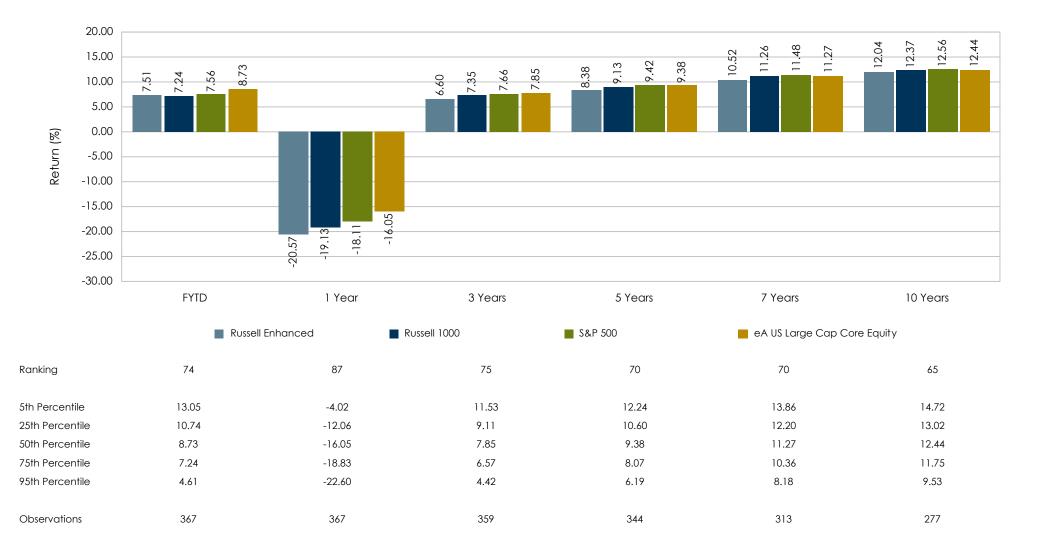
🔳 Russell Enhanced 🔳 Russell 1000

Return Analysis Since Jan 2000

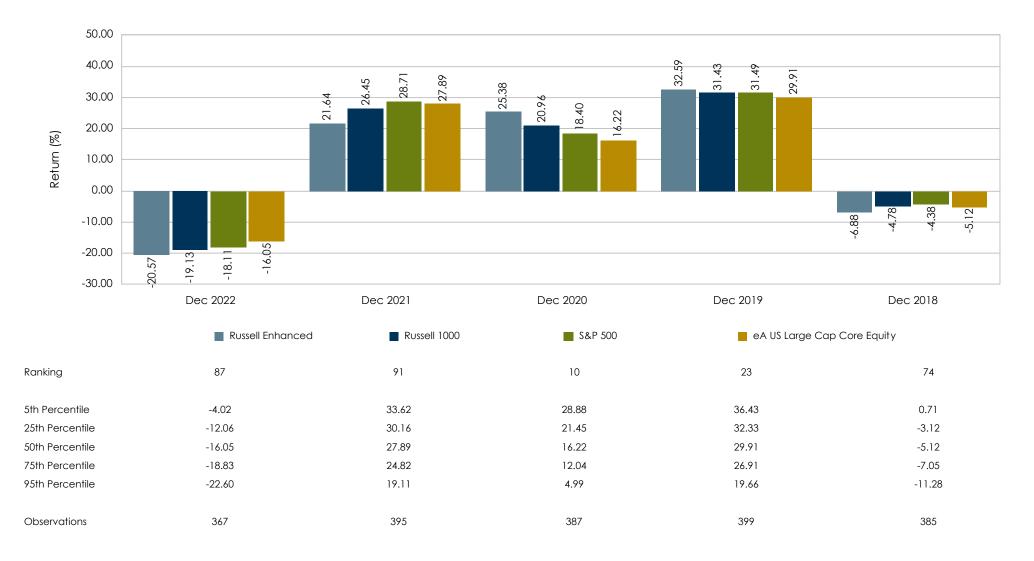
	Russell	
	Enhanced	Russell 1000
Number of Months	276	276
Highest Monthly Return (%)	13.22	13.21
Lowest Monthly Return (%)	-17.11	-17.46
Number of Positive Months	172	177
Number of Negative Months	104	99
% of Positive Months	62.32	64.13

# Portfolio Statistics Since Jan 2000

For the Periods Ending December 31, 2022



For the One Year Periods Ending December



For the Periods Ending December 31, 2022

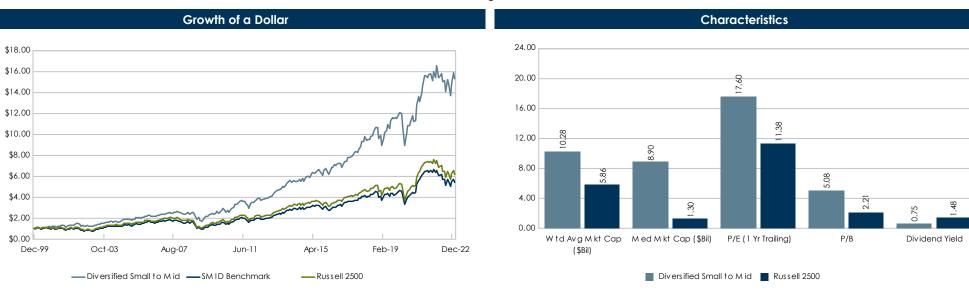
Portfolio Information
Minimum initial investment \$50,000
Minimum subsequent investments \$5,000
Minimum redemption \$5,000
The Portfolio is open once a month, on the first business day following the
Portfolio Valuation date, to accept Member contributions or redemptions.
The Portfolio is valued on the 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	161,872	214,124
Net Additions	-956	-18,362
Return on Investment	19,176	-15,671
Income	408	1,542
Gain/Loss	18,768	-17,213
Ending Market Value	180,092	180,092



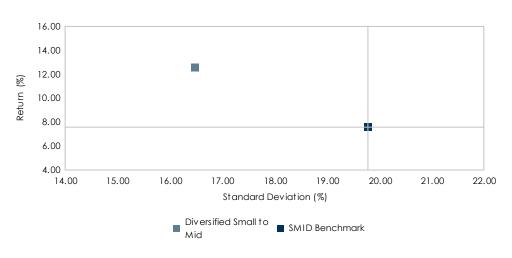
For the Periods Ending December 31, 2022

#### 35.00 27.73 30.00 25.00 20.25 86 20.00 17.21 ~ 15.97 15.39 6 15.00 c 1.19 2 10.00 63 2 5.01 5.00 ω 52 54 ė. сi 0.00 0.00 0.00 8 0.00 Comm Services Cons Disc Cons Staples Financials Health Care Industrials Info Tech M at erials Real Estate U tilities Energy Cash

**Sector Allocation** 

Diversified Small to Mid Russell 2500

For the Periods Ending December 31, 2022



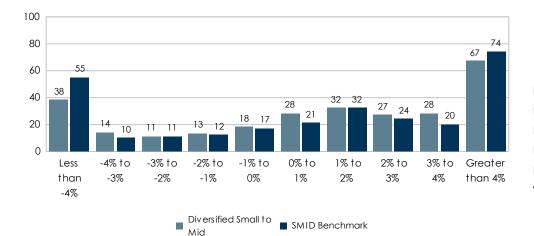
	Diversified Small to Mid	SMID Benchmark
Return (%)	12.60	7.58
Standard Deviation (%)	16.49	19.77
Sharpe Ratio	0.67	0.31

Portfolio Statistics Since Jan 2000

**Return Analysis Since Jan 2000** 

0.77
85.16
6.30
7.82
53.26
86.33
72.20

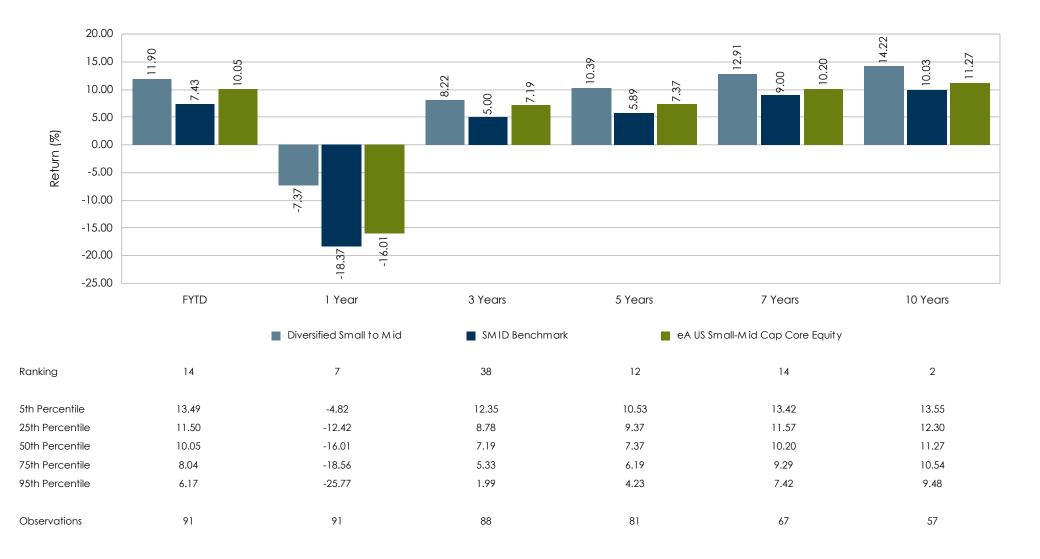
#### Return Histogram Since Jan 2000



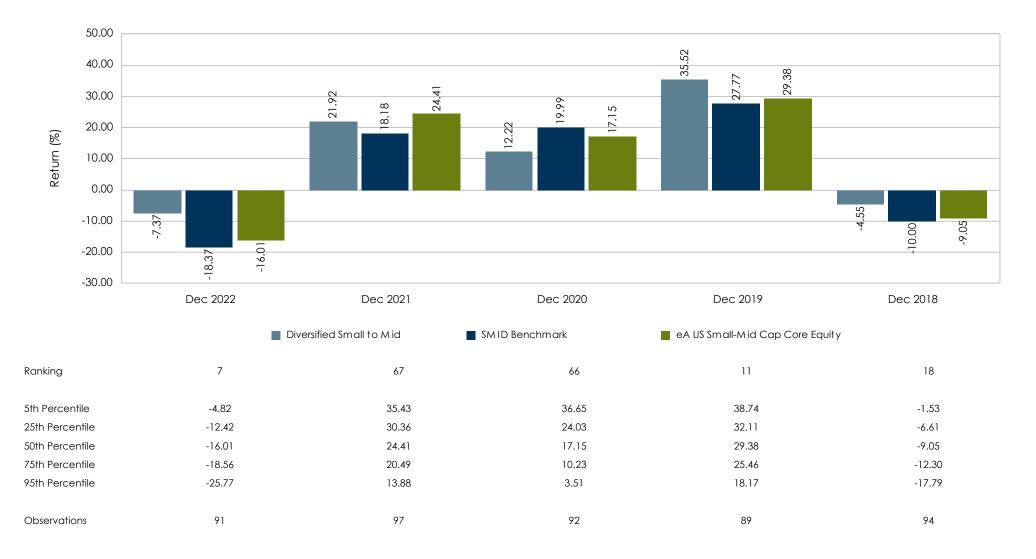
Diversified SMID Small to Mid Benchmark Number of Months 276 276 Highest Monthly Return (%) 15.00 16.51 Lowest Monthly Return (%) -17.49 -21.70 171 Number of Positive Months 182 94 105 Number of Negative Months % of Positive Months 65.94 61.96

## Risk / Return Since Jan 2000

For the Periods Ending December 31, 2022



For the One Year Periods Ending December



#### **Investment Guidelines**

#### Diversified Small to Mid (SMID) Cap Equity Portfolio

For the Periods Ending December 31, 2022

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%	18.24%	Yes	
Consumer Staples	30.00%	1.55%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	20.65%	Yes	
Health Care	30.00%	6.56%	Yes	
Industrials	30.00%	27.94%	Yes	
Information Technology	30.00%	15.97%	Yes	
Materials	30.00%	5.50%	Yes	
Real Estate	30.00%	1.70%	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%	1.89%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.00%	4.58%	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, 2022

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

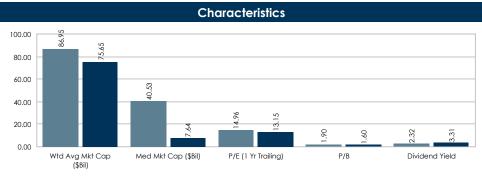
- Invests in developed and emerging markets outside the US. Maintains approximately equal weightings to both growth and value securities through a systematic rebalancing process.
- Outperform the MSCI ACWI ex US over a complete market cycle (usually 3 to 5 years).
- Rank above median in a relevant peer 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	151,385	218,044
Net Additions	5,870	2,125
Return on Investment	21,330	-41,584
Ending Market Value	178,585	178,585

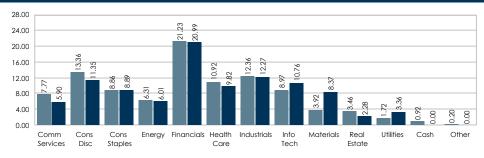
For the Periods Ending December 31, 2022

Manager Allocation				
MarketAllocationNameValue (\$000s)(%)				
Total International Blend	178,585	100.00		
Ninety One International Equity Fund	163,717	91.67		
Allspring EM Large/Mid Cap Eq	14,867	8.33		



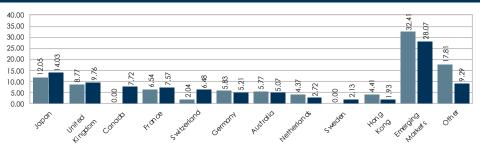
International Blend MSCI ACWI ex US

**Sector Allocation** 



International Blend MSCI ACWI ex US

**Country Allocation** 

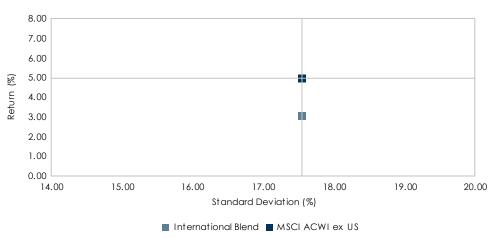


■ International Blend ■ MSCI ACWI ex US

Dollar Growth Summary (\$000s)			
	FYTD	1 Year	
Beginning Market Value	151,385	218,044	
Net Additions	5,870	2,125	
Return on Investment	21,330	-41,584	
Ending Market Value	178,585	178,585	

For the Periods Ending December 31, 2022

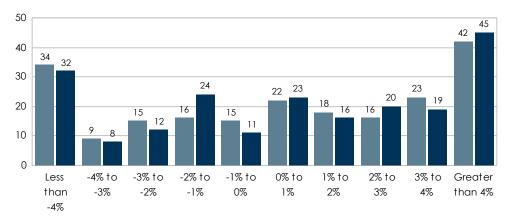
#### Risk / Return Since Jul 2005



	International Blend	MSCI ACWI ex US
Return (%)	3.03	4.97
Standard Deviation (%)	17.55	17.55
Sharpe Ratio	0.11	0.22

Benchmark Relative Statistics	
Beta	0.97
R Squared (%)	94.89
Alpha (%)	-1.69
Tracking Error (%)	3.99
Batting Average (%)	46.19
Up Capture (%)	94.21
Down Capture (%)	102.45

Return Histogram Since Jul 2005



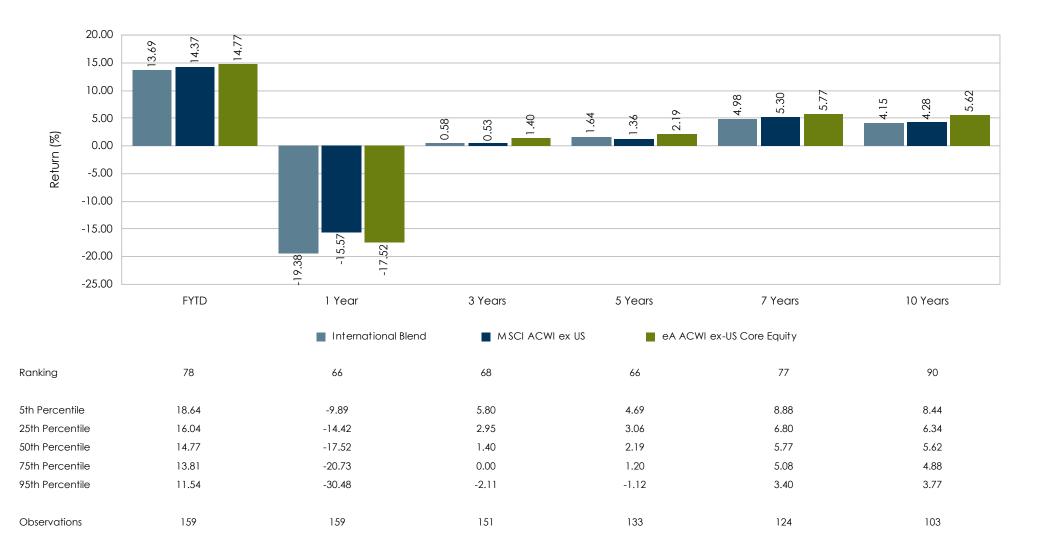
International Blend MSCI ACWI ex US

#### Return Analysis Since Jul 2005

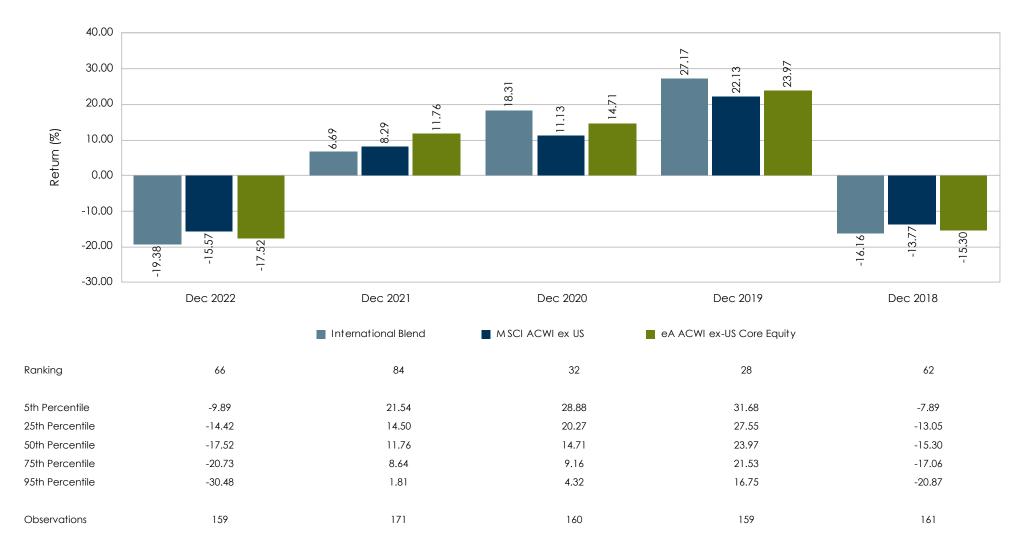
Portfolio Statistics Since Jul 2005

	International Blend	MSCI ACWI ex US
Number of Months	210	210
Highest Monthly Return (%)	12.03	13.75
Lowest Monthly Return (%)	-21.48	-22.01
Number of Positive Months	121	123
Number of Negative Months	89	87
% of Positive Months	57.62	58.57

For the Periods Ending December 31, 2022



For the One Year Periods Ending December

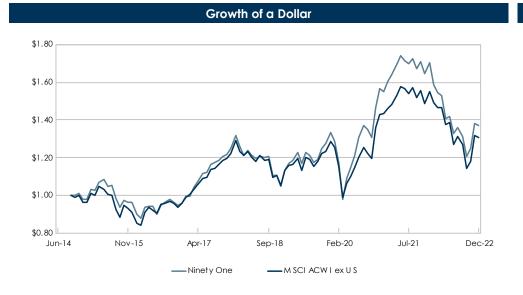


#### **Investment Guidelines**

#### International Equity Portfolio

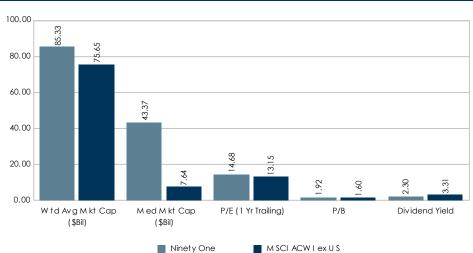
#### For the Periods Ending December 31, 2022

Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
Ninety One International Equity Fund	90.00%	80% - 100%	91.67%	Yes	
Allspring EM Large/Mid Cap Eq Fund	10.00%	0% - 20%	8.33%	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%	0.92%	Yes	



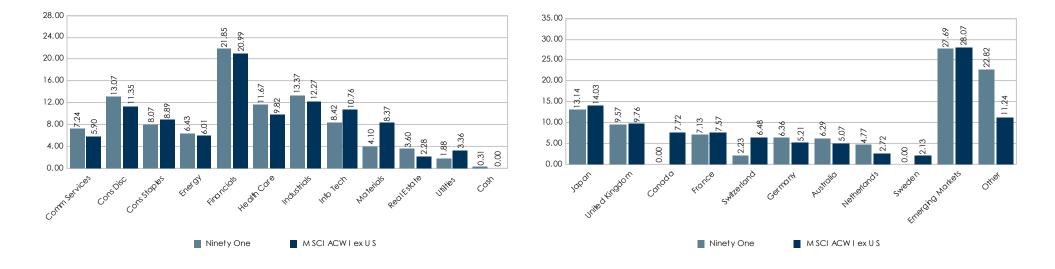
**Sector Allocation** 

For the Periods Ending December 31, 2022



Characteristics

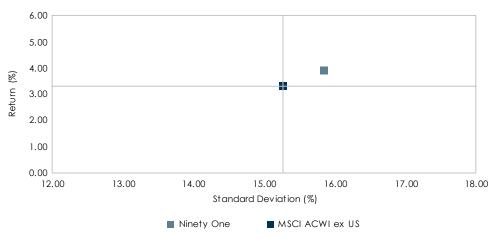
Country Allocation



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

For the Periods Ending December 31, 2022

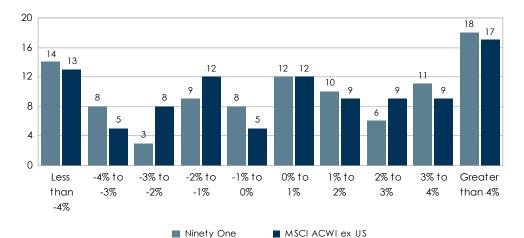
#### Risk / Return Since Oct 2014



		MSCI
	Ninety One	ACWI ex US
Return (%)	3.90	3.31
Standard Deviation (%)	15.84	15.27
Sharpe Ratio	0.19	0.16

Benchr	Benchmark Relative Statistics	
Beta	1.00	
R Squared (%)	92.28	
Alpha (%)	0.68	
Tracking Error (%)	4.40	
Batting Average (%)	53.54	
Up Capture (%)	102.35	
Down Capture (%)	99.39	

#### Return Histogram Since Oct 2014



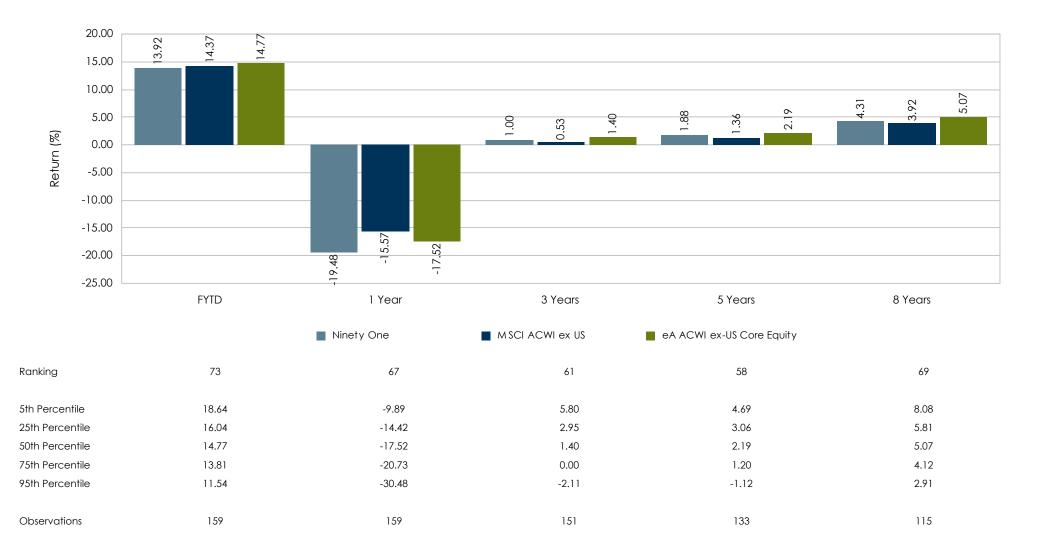
		MSCI
	Ninety One	ACWI ex US
Number of Months	99	99
Highest Monthly Return (%)	12.16	13.46
Lowest Monthly Return (%)	-16.65	-14.40
Number of Positive Months	57	56
Number of Negative Months	42	43
% of Positive Months	57.58	56.57

Return Analysis Since Oct 2014

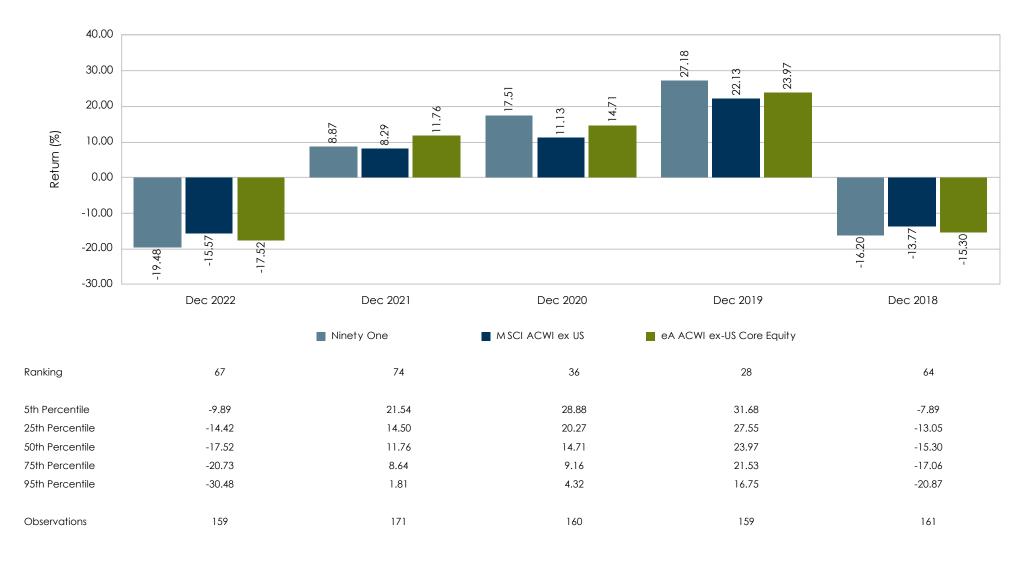
Portfolio Statistics Since Oct 2014

Statistics are calculated using monthly return data. © 2023 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2022



For the One Year Periods Ending December



For the Periods Ending December 31, 2022



0.00

Wtd Avg Mkt Cap

(\$Bil)

Allspring

Med Mkt Cap (\$Bil)

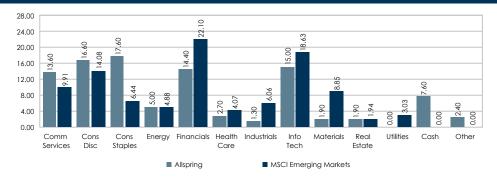
**Sector Allocation** 

P/E (1 Yr Trailing)

P/B

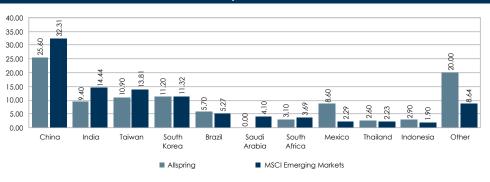
MSCI Emerging Markets

**Dividend Yield** 



#### Dollar Growth Summary (\$000s)

Beginning Market Value	FYTD 13,376	1 Year 17,833
Net Additions	-25	344
Return on Investment	1,516	-3,309
Ending Market Value	14,867	14,867

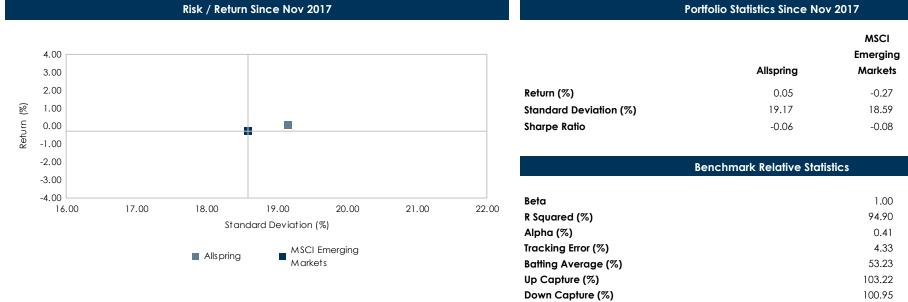


#### **Country Allocation**

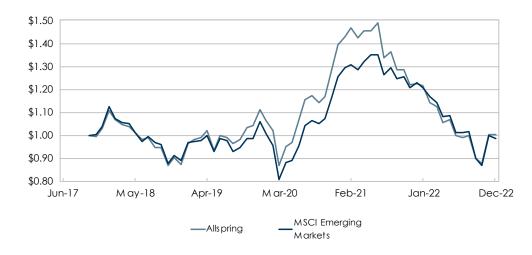
Characteristic and allocation charts represents data of the Allspring EM Large/Mid Cap Eq (Non-Mutual Commingled).

© 2023 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2022



#### Growth of a Dollar Since Nov 2017

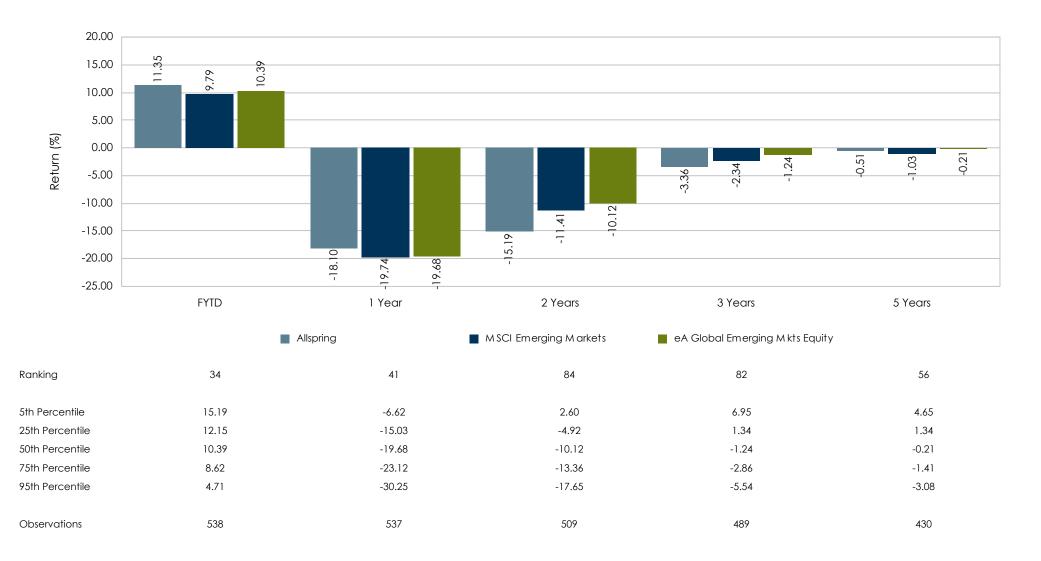


	Allspring	MSCI Emerging Markets
Number of Months	62	62
Highest Monthly Return (%)	14.02	14.85
Lowest Monthly Return (%)	-14.87	-15.38
Number of Positive Months	32	32
Number of Negative Months	30	30
% of Positive Months	51.61	51.61

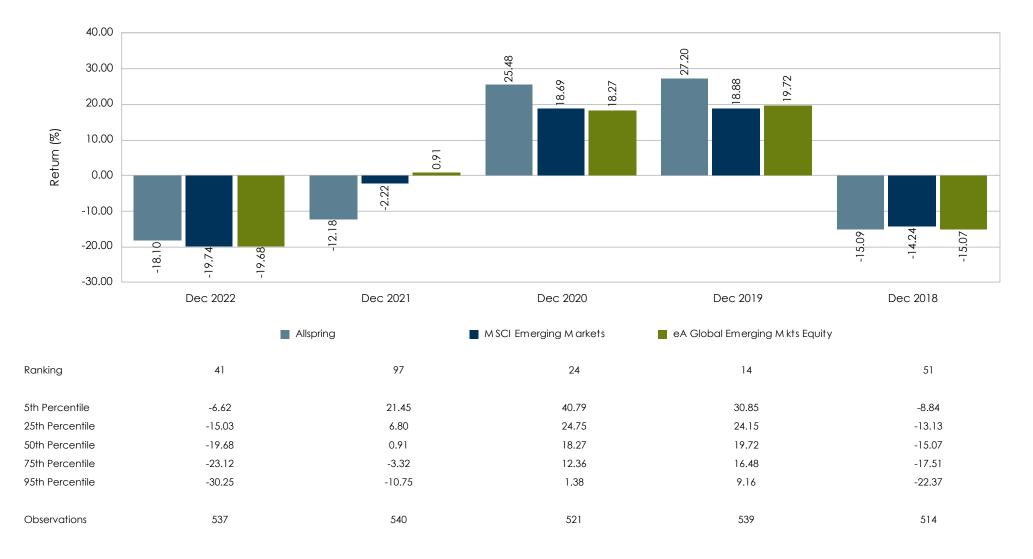
**Return Analysis Since Nov 2017** 

Statistics are calculated using monthly return data. © 2023 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2022



For the One Year Periods Ending December



For the Periods Ending December 31, 2022

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.

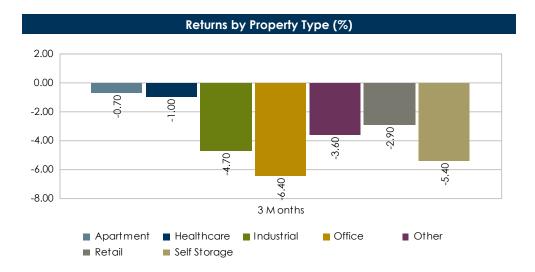
Portfolio Objectives and Constraints	Dollar Gr	Dollar Growth Summary (\$000s)		
<ul> <li>Invests in real estate properties diversified by type and location.</li> </ul>				
<ul> <li>Outperform the NFI ODCE Net index on an annual basis.</li> </ul>		FYTD	1 Year	
	Beginning Market Value	202,443	135,278	
	Net Additions	-538	47,320	
	Return on Investment	-7,047	12,260	
	Ending Market Value	194,858	1 <b>94</b> ,858	

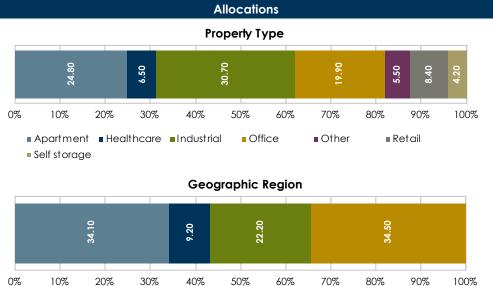
For the Periods Ending December 31, 2022

Account Description	Fund Information	
Strategy Core Real Estate	Gross Market Value	\$44,065,000,000
<ul> <li>Vehicle Non-Mutual Commingled</li> </ul>	Net Market Value	\$35,819,000,000
	Cash Balance of Fund	\$394,009,000
Benchmark NFI ODCE Net	# of Properties	543
Performance Inception Date April 2018	# of Participants	456

#### **Performance Goals**

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



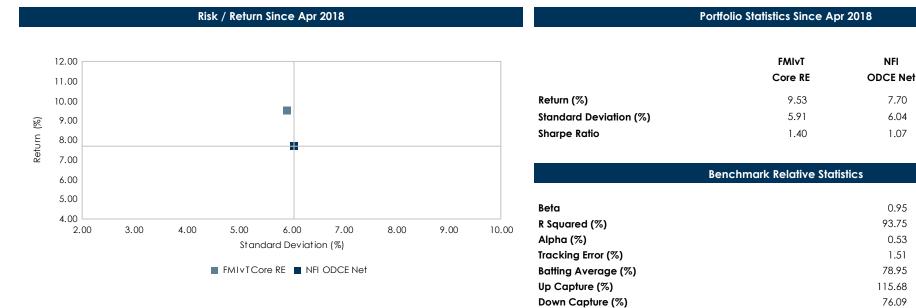


Midwest South

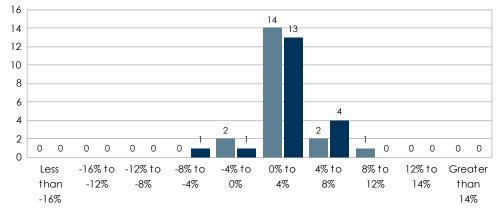
East

West

For the Periods Ending December 31, 2022



#### Return Histogram Since Apr 2018

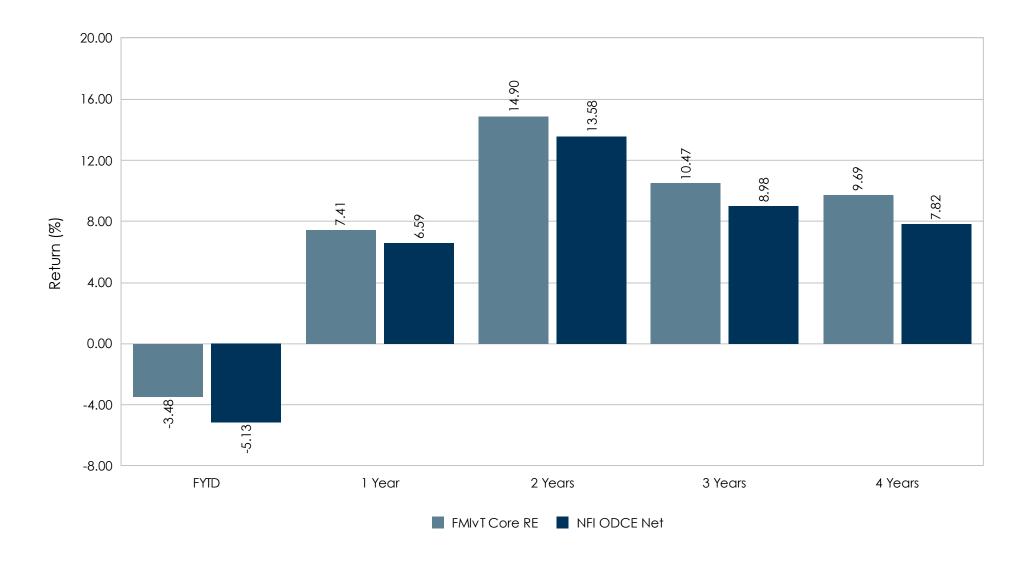


FMIVTCore RE NFI ODCE Net

**Return Analysis Since Apr 2018** 

	FMIvT Core RE	NFI ODCE Net
Number of Quarters	19	19
Highest Quarterly Return (%)	9.83	7.66
Lowest Quarterly Return (%)	-3.48	-5.13
Number of Positive Quarters	17	17
Number of Negative Quarters	2	2
% of Positive Quarters	89.47	89.47

For the Periods Ending December 31, 2022



For the One Year Periods Ending December

