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

As of March 31, 2021

50% Equity Allocation

- Risk assets outperformed in the first quarter and consumer sentiment rose sharply amid continued vaccine distribution and optimism around the economic outlook. However, inflation fears have also taken hold as some investors worry persistently higher inflation could force the Fed to tighten policy earlier than expected. While the 50% Equity Allocation was unable to keep up with the public fund peer group in the first quarter (up 2.6% vs. up 3.1%), this allocation managed to outpace the Target Index by nearly 70 basis points. This Allocation achieved strong absolute returns over the past year, rising 30.5%.
- Despite the lower allocation to equity, the 50% Equity Allocation has managed to earn an 9.0% average annual return over the past 5 years.
- Over the past 10 years, this allocation is up 7.4% 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 moderate or decline.

FMIvT Broad Market High Quality Bond Fund

- The Broad Market High Quality Bond Fund outperformed the BloomBar US Aggregate A+ Index in the first quarter (down 3.0% vs. down 3.2%). Despite the difficult results relative to the peer group of US Core Fixed Income managers over the past 5 years, this fund has been able to outpace 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 provided downside protection in the first quarter, falling only 2.0% while the BloomBar Multiverse Index was down 4.3%. Over the past year, the fund achieved a 9.3% absolute return and outperformed the benchmark by 380 basis points.
- In the 7 years since inception, the Core Plus Fixed Income Fund has posted absolute returns of 2.4% on average annually, slightly ahead of the benchmark (up 2.1%).
- The Core Plus Fixed Income Fund was added to the FMIvT lineup in April 2014 to provide broad global fixed income exposure, through equal allocation to two strategies (Amundi Multi-Sector Fixed Income Fund and the Franklin Templeton Global Multi-Sector Plus Fund).

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

As of March 31, 2021

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 reaped the benefits of the continued market optimism, rising 7.8% in the first quarter, outpacing the Russell 1000 benchmark by nearly 190 basis points. The strategy was able to quickly rebound from the first quarter 2020 challenges and outperformed the Russell 1000 by over 800 basis points, and ranked in the top 10th percentile of its US large cap core equity peer group universe over the past year.
- Despite the headwinds posed by the US large cap value stocks over more recent time periods, Hotchkis & Wiley has achieved an 88.2% return over the past year, and is back in line with the Russell 1000 Value benchmark over all longer term time periods.

FMIvT Diversified Small to Mid Cap Equity Fund

- This strategy faced some headwinds in the first quarter, and was unable to keep up with the SMID Benchmark (up 8.2% vs up 10.9%). Over the past 5 years, the fund has achieved an average annual return of 16.7%, ranking in the top 34th 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 15.2% on average annually compared with 12.2% for the benchmark. Furthermore, the fund ranked in the top 6th percentile of its peer group, with a more modest risk profile and very strong risk-adjusted returns.

FMIvT International Equity Portfolio

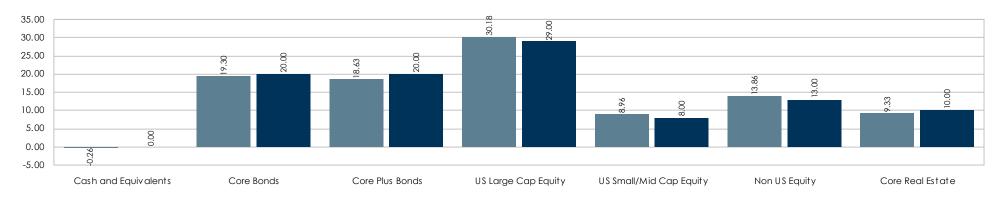
- In October 2017, a ten percent allocation to emerging markets (Wells Capital Berkeley Street Emerging Markets Fund) was added to this portfolio.
- This portfolio started off the year strong, rising 4.4% in the first quarter. This fund has outpaced the MSCI ASWI ex US benchmark by over 1,700 basis points and ranked in the top 17th percentile of its peer group of international core managers over the past year.
- Over the past 5 years, this strategy has been able to outpace the benchmark by over 160 basis points on average annually.
- 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 June 2018, the manager (Morgan Stanley Prime Property Fund) called down an additional commitment of \$75 million which increases the total commitment thus far to \$100 million.
- The FMIvT Core Real Estate Portfolio (up 2.2%) outpaced the NFI ODCE Net (up 1.9%) benchmark in the first quarter, and has achieved over 200 basis points of excess return over the benchmark over the past 3 years.

Total Portfolio

For the Period Ending March 31, 2021

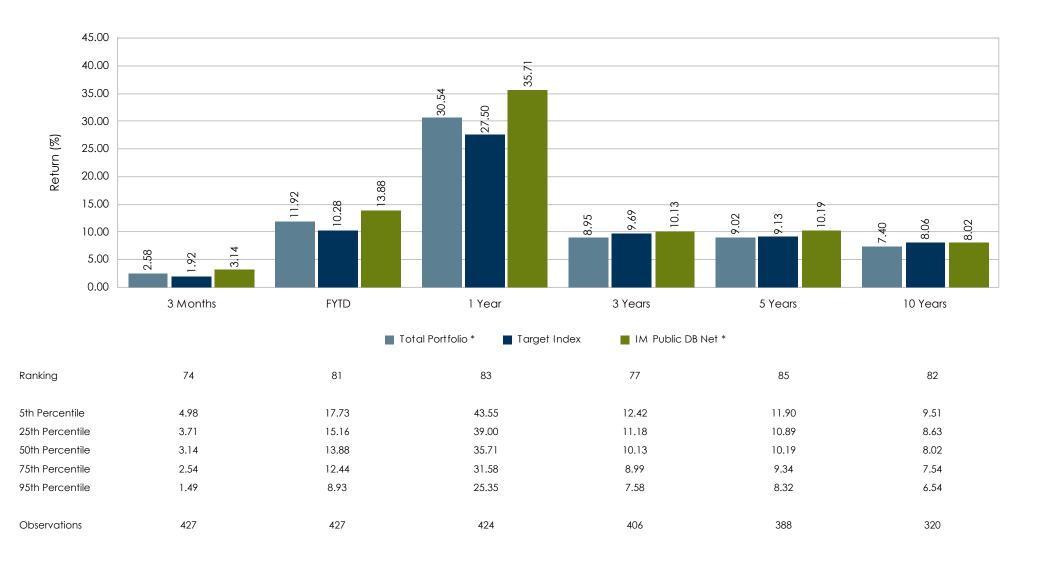


■ Actual Allocation ■ Target Allocation

	Market Value (\$000s)	Actual Allocation (%)	Target Allocation (%)	Over/Under Target (%)	
Total Portfolio	2,441	100.00	100.00		
Cash and Equivalents	-6	-0.26	0.00	-0.26	
Fixed Income	926	37.93	40.00	-2.07	
Core Bonds	471	19.30	20.00	-0.70	
Core Plus Bonds	455	18.63	20.00	-1.37	
Equity	1,294	53.00	50.00	3.00	
US Equity	955	39.14	37.00	2.14	
US Large Cap Equity	737	30.18	29.00	1.18	
US Small/Mid Cap Equity	219	8.96	8.00	0.96	
Non US Equity	338	13.86	13.00	0.86	
Core Real Estate	228	9.33	10.00	-0.67	

Total Portfolio

For the Periods Ending March 31, 2021

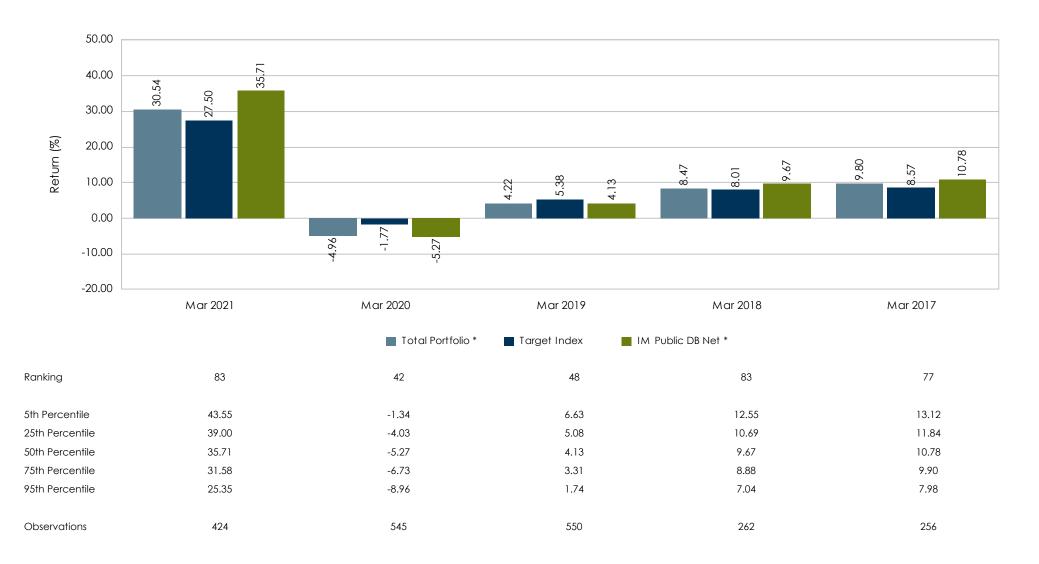


The rankings represent the portfolio's returns versus a peer universe. The rankings are on a scale of 1 to 100 with 1 being the best.

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

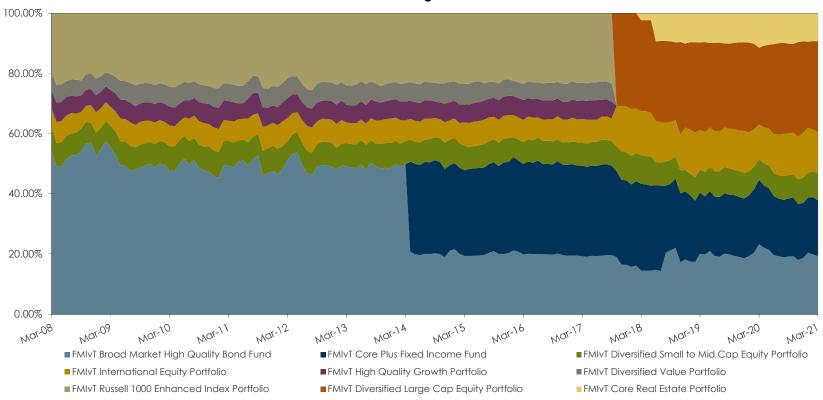
For the One Year Periods Ending March



The rankings represent the portfolio's returns versus a peer universe. The rankings are on a scale of 1 to 100 with 1 being the best.

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



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.

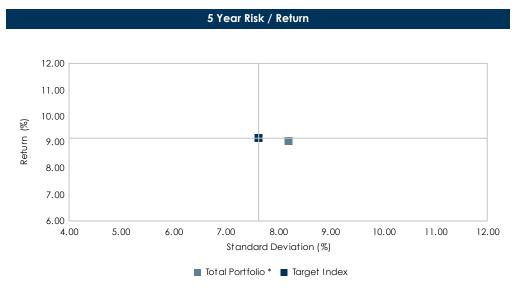
Performance vs. Objectives

For the Periods Ending March 31, 2021

	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. 	9.13		9.02 *		No	8.06		7.40 *		No
The Total Portfolio's annualized total return should rank at median or above when compared to the IM Public DB Net universe.	10.19 *	50th	9.02 *	85th	No	8.02 *	50th	7.40 *	82nd	No

Total Portfolio

For the Periods Ending March 31, 2021



	Total Portfolio *	Target Index
Return (%)	9.02	9.13
Standard Deviation (%)	8.19	7.63
Sharpe Ratio	0.97	1.05

	benchmark kelalive statistics				
Beta	1.06				
Up Capture (%)	103.29				
Down Capture (%)	107.96				

5 Year Growth of a Dollar \$1.60 \$1.50 \$1.40 \$1.30 \$1.20 \$1.10 \$1.00 Sep-15 Jul-17 Jun-18 Apr-20 Aug-16 M ay-19 M ar-21 —Total Portfolio * —Target Index

5 Year Return Analysis

5 Year Portfolio Statistics

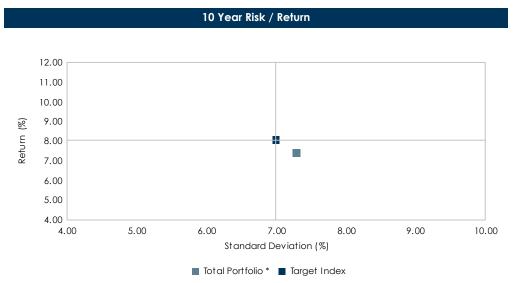
	Total Portfolio *	Target Index
Number of Months	60	60
Highest Monthly Return (%)	6.89	6.62
Lowest Monthly Return (%)	-8.74	-7.35
Number of Positive Months	45	48
Number of Negative Months	15	12
% of Positive Months	75.00	80.00

^{*} 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, 2021



	Total Portfolio *	Target Index
Return (%)	7.40	8.06
Standard Deviation (%)	7.29	7.00
Sharpe Ratio	0.94	1.07

benchmark relative Statistics				
Beta	1.02			
Up Capture (%)	98.41			
Down Capture (%)	106.58			

10 Year Portfolio Statistics

10 Year Growth of a Dollar \$2.20 \$2.00 \$1.80 \$1.60 \$1.40 \$1.20 \$1.00 \$0.80 Sep-10 Jun-12 M ar-14 Dec-15 Sep-17 Jun-19 M ar-21 —Total Portfolio * —Target Index

10 Year Return Analysis

	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	82	86
Number of Negative Months	38	34
% of Positive Months	68.33	71.67

^{*} 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, 2021

	Market Value (\$000s)	Actual Allocation (%)	3 Months (%)	FYTD (%)	1 Yea r (%)	3 Years (%)	5 Years (%)	10 Years (%)
Total Portfolio * 1	2,441	100.00	2.58	11.92	30.54	8.95	9.02	7.40
Target Index ²			1.92	10.28	27.50	9.69	9.13	8.06
Cash and Equivalents	(6)	(0.26)						
Cash & Equivalents *	(6)	(0.26)						
US T-Bills 90 Day			0.03	0.06	0.12	1.50	1.19	0.63
Fixed Income	926	37.93						
Core Bonds								
FMIvT Broad Market High Quality Bond Fund *	471	19.30	-3.07	-3.46	-1.89	4.05	2.44	2.75
BloomBar US Aggregate A+			-3.21	-3.11	-1.12	4.32	2.69	3.15
Core Plus Bonds								
FMIvT Core Plus Fixed Income Fund * $^{\rm 3}$	455	18.63	-2.09	1.03	8.62	1.15	2.87	
BloomBar Multiverse			-4.34	-0.97	5.46	2.85	2.88	2.39
Equity	1,294	53.00						
US Equity	955	39.14						
US Large Cap Equity * 4	737	30.18	7.61	25.22	67.69	16.85	16.33	13.38
S&P 500			6.17	19.07	56.35	16.78	16.29	13.91
FMIvT Diversified Large Cap Equity Portfolio *	737	30.18	7.62	25.22	67.70	16.85		
Russell 1000			5.91	20.41	60.59	17.31	16.66	13.97
US Small/Mid Cap Equity								
FMIvT Diversified SMID Cap Equity Portfolio * 5	219	8.96	7.99	30.20	63.98	15.01	15.95	14.50
SMID Benchmark ⁶			10.93	41.33	89.40	15.34	15.93	12.20
Non-US Equity								
FMIvT International Equity Portfolio * 7	338	13.86	4.26	21.26	66.08	9.86	11.22	5.17
MSCI ACWI ex US			3.60	21.29	50.03	7.02	10.28	5.41

FYTD: Fiscal year ending September.

^{*} Net of fee return data.

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Rates of Return Summary

For the Periods Ending March 31, 2021

	Market Value (\$000s)	Actual Allocation (%)	3 Months (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)
Core Real Estate	228	9.33						
FMIvT Core Real Estate Portfolio * 8	228	9.33	1.85	3.29	2.34	4.90		
NFI ODCE N	et		1.89	3.01	1.48	3.97	5.26	8.67

Notes:

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 October 2017, the index consists of 40.0% BloomBar US Aggregate, 29.0% S&P 500, 8.0% Russell 2500, 13.0% MSCI ACWI ex US, 10.0% 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% Russell 2500.

⁷ Wells Capital 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, 2021

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 1 2021.

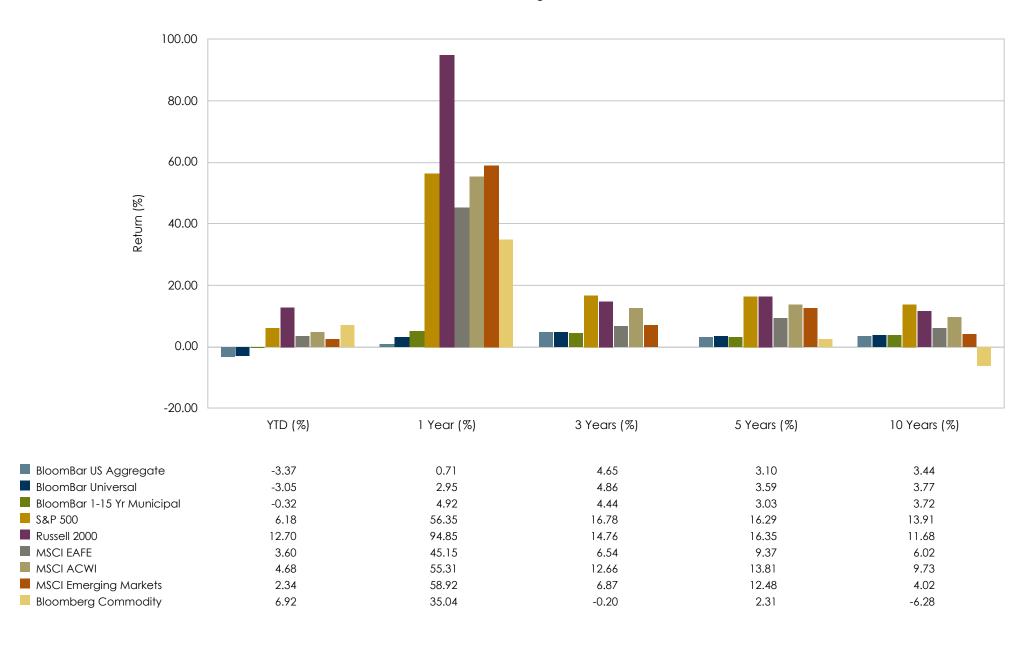
It is important to note that individual Police and Fire Plans have no direct interests in any scrutinized companies. Police and Fire Plans hold an interest in the Florida Municipal Pension Trust Fund. It is also important to note that the Florida Municipal Pension Trust Fund has no direct interests in 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 9, 2021** that is available on the Florida SBA website. In particular 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 12/31/2020, 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 9, 2021** and disclose whether the Florida Municipal Investment Trust may hold any scrutinized companies indirectly through investment in their respective commingled funds. The FMIvT International Equity Portfolio owns units in the Ninety One International Dynamic Equity Fund. The Ninety One International Dynamic Equity Fund holds **Siemens AG**, which is 6.47% of their respective portion of the FMIvT International Equity Portfolio.

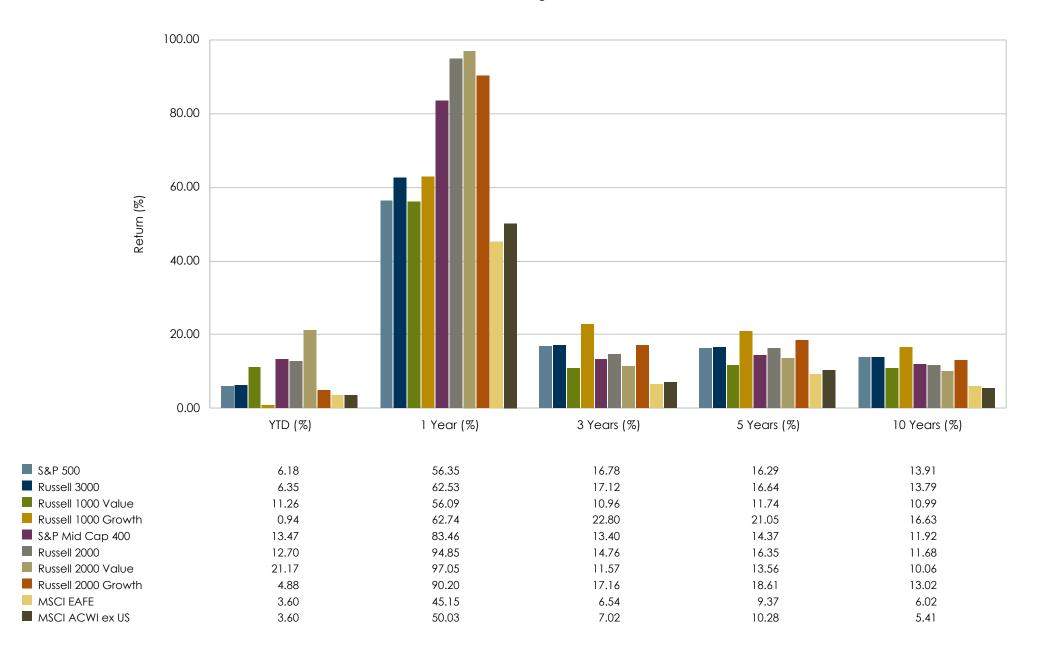
Market Environment

For the Periods Ending March 31, 2021



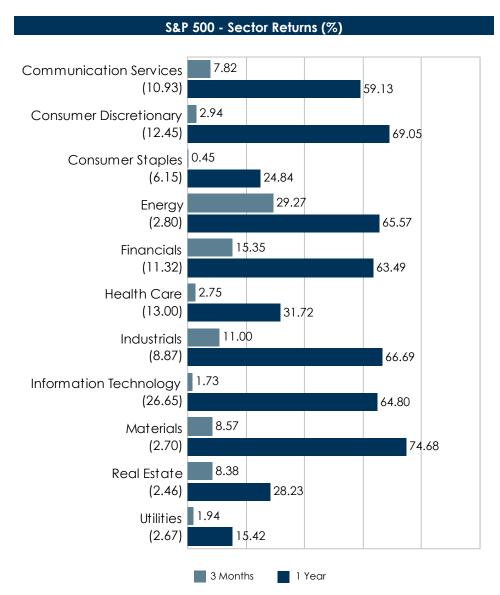
Equity Index Returns

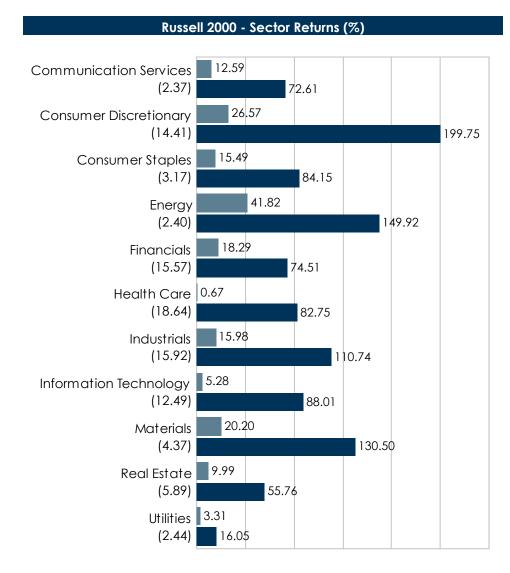
For the Periods Ending March 31, 2021



US Markets - Performance Breakdown

For the Periods Ending March 31, 2021



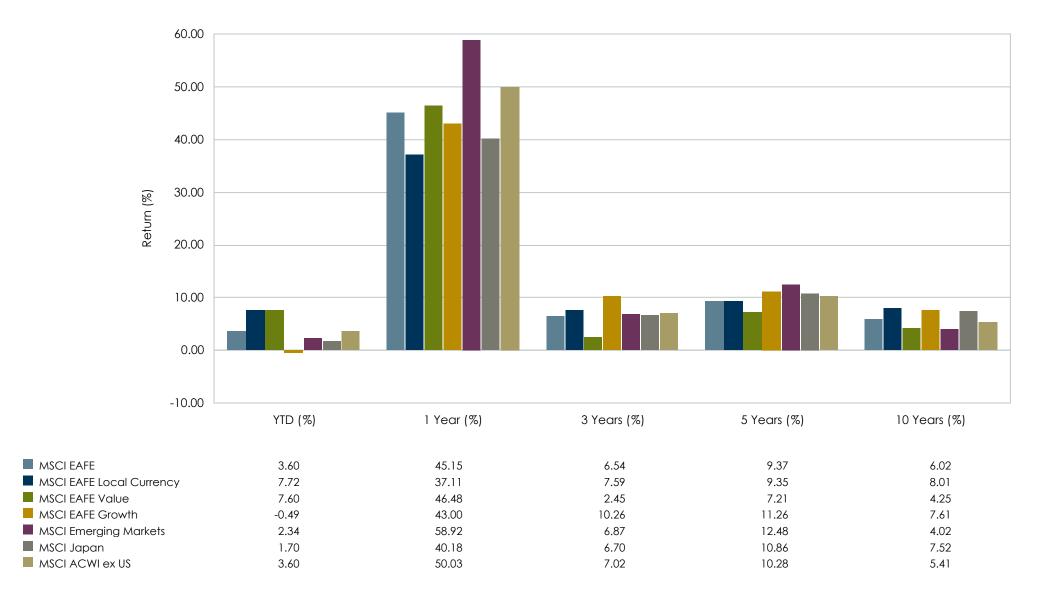


Numbers in parenthesis represent sector weightings of the index. Sector weights may not add to 100% due to rounding or securities that are not assigned to a Global Industry Classification Standard (GICS) sector.

Source: ACG Research, Bloomberg

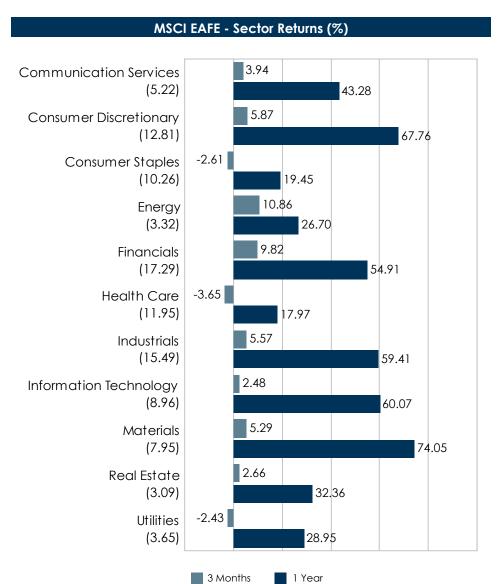
Non-US Equity Index Returns

For the Periods Ending March 31, 2021

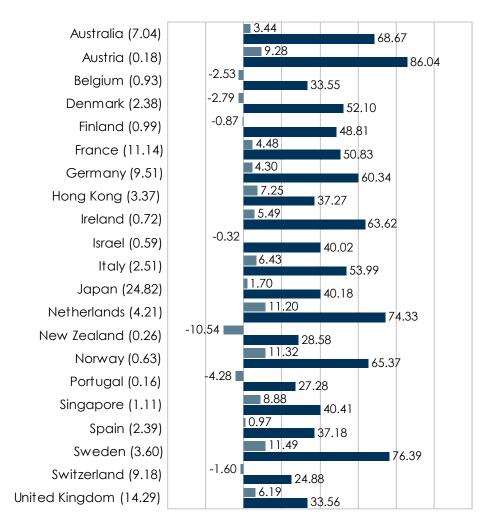


Non-US Equity - Performance Breakdown

For the Periods Ending March 31, 2021



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

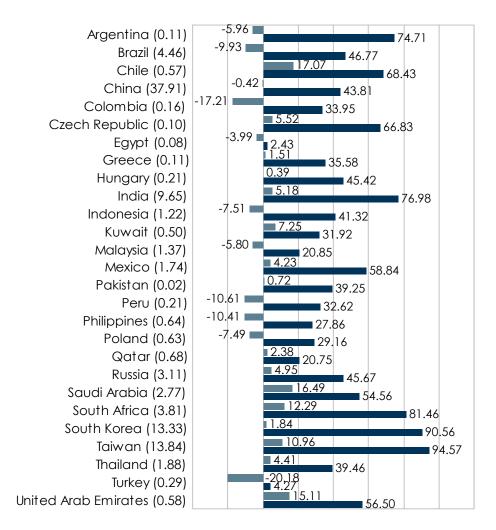
Emerging Markets - Performance Breakdown

For the Periods Ending March 31, 2021



5.59 Communication Services (11.74)49.12 -3.14 Consumer Discretionary (17.65)61.64 -2.72 Consumer Staples (5.63)34.55 2.88 Energy (4.84)45.39 3.26 Financials (18.24)38.09 -4.55 Health Care (4.46)59.47 2.75 **Industrials** (4.30)50.20 4.85 Information Technology (20.92)105.06 9.21 **Materials** (8.08)97.40 5.95 Real Estate (2.15)20.40 1.98 Utilities 31.10 (2.00)3 Months 1 Year

MSCI Emerging Markets - Country Returns (%)

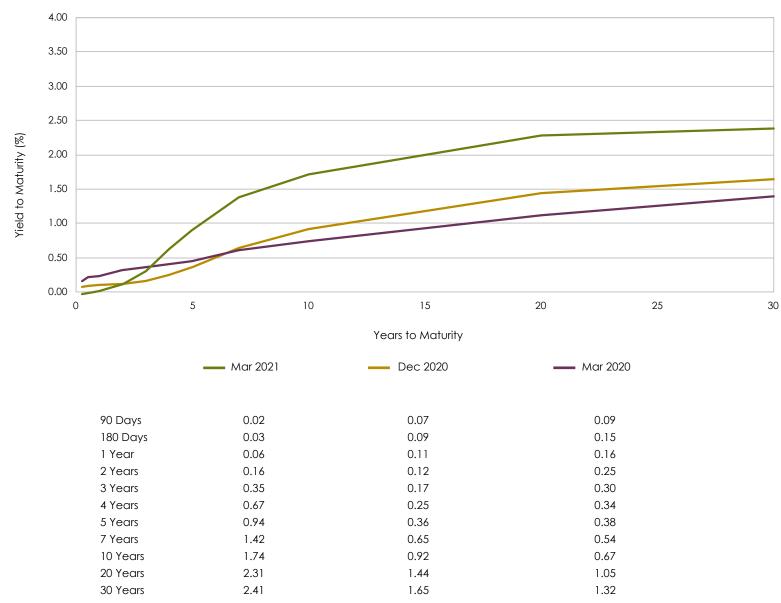


Numbers in parenthesis represent sector or country weights of the index. Sector or country weights may not add to 100% due to rounding.

Source: ACG Research, Bloomberg

Interest Rate Term Structure

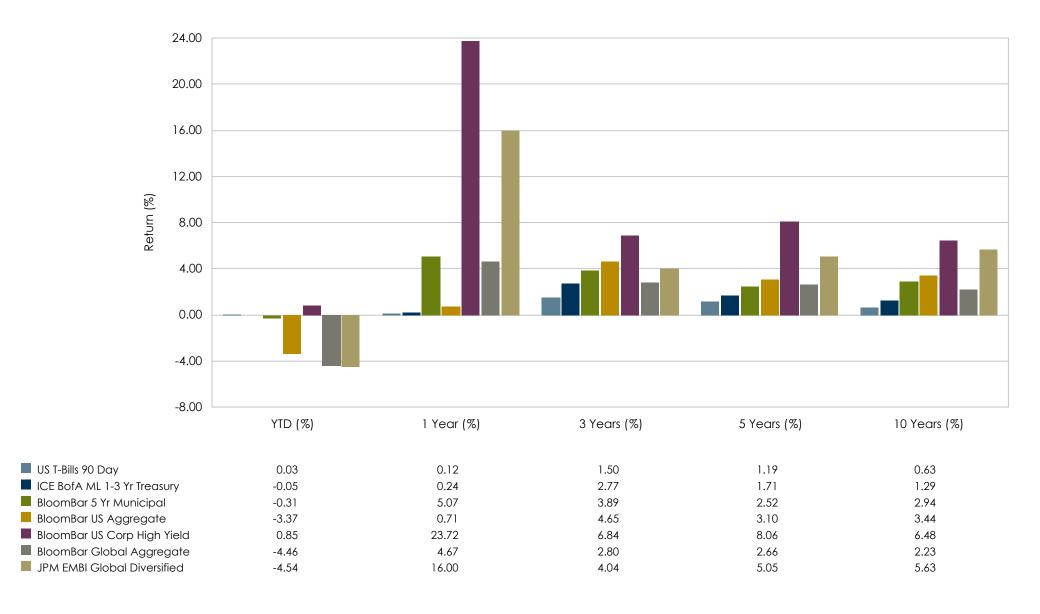
Government Issues - 3 Months to 30 Years Maturity



Source: Bloomberg

Fixed Income Index Returns

For the Periods Ending March 31, 2021



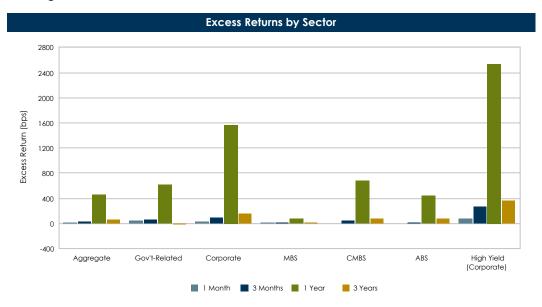
US Fixed Income Market Environment

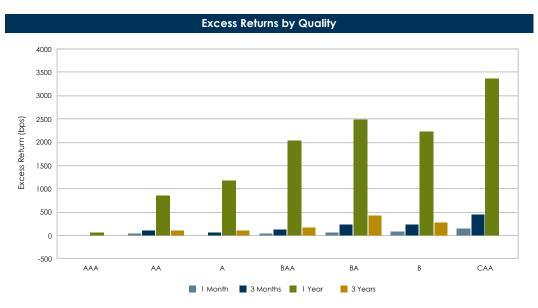
For the Periods Ending March 31, 2021

Nominal Returns By Sector (%)								
	1 Month	3 Months	1 Year	3 Years				
US Aggregate	-1.25	-3.37	0.71	4.66				
US Treasury	-1.54	-4.25	-4.42	4.09				
US Agg: Gov't-Related	-0.83	-2.86	2.45	4.38				
US Corporate IG	-1.72	-4.65	8.73	6.19				
MBS	-0.51	-1.10	-0.08	3.75				
CMBS	-1.12	-2.33	4.35	5.30				
ABS	-0.16	-0.16	4.58	3.67				
US Corp High Yield	0.15	0.85	23.74	6.85				

Nominal Returns by Quality (%)								
	<u>1 Month</u>	3 Months	1 Year	3 Years				
AAA	-1.09	-2.87	-2.30	4.04				
AA	-1.42	-4.27	2.33	4.88				
A	-1.85	-4.86	5.20	5.79				
BAA	-1.48	-4.31	13.04	6.54				
BA	-0.28	-0.14	22.45	8.02				
В	0.45	1.16	21.59	6.42				
CAA	1.09	3.58	33.34	3.62				

Nominal Returns by Maturity (%)					
	<u>1 Month</u>	3 Months	1 Year	3 Years	
1-3 Yr.	-0.05	-0.07	1.21	2.95	
3-5 Yr.	-0.42	-0.95	1.54	4.23	
5-7 Yr.	-1.05	-2.94	2.01	4.72	
7-10 Yr.	-1.88	-4.83	2.77	5.53	
10+ Yr.	-3.62	-10.40	-2.05	7.19	





Source: Bloomberg

Excess returns are relative to the duration-neutral Treasury.

For the Periods Ending March 31, 2021

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 BloomBar 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)

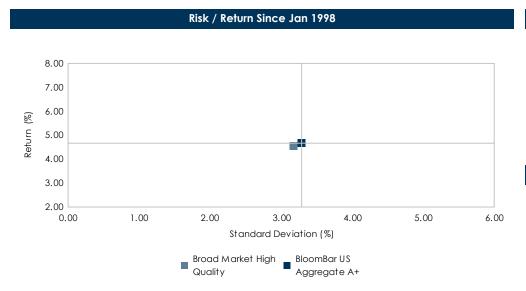
	FYTD	1 Year
Beginning Market Value	137,851	144,892
Net Additions	24,329	14,782
Return on Investment	-5,251	-2,745
Income	1,588	3,247
Gain/Loss	-6,839	-5,993
Ending Market Value	156,929	156,929

For the Periods Ending March 31, 2021



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

For the Periods Ending March 31, 2021

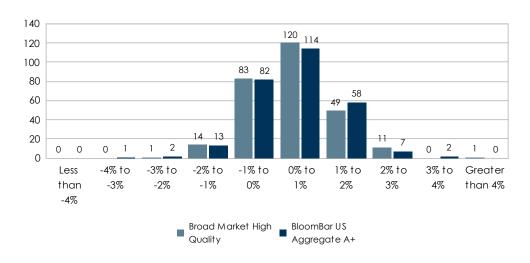


	Broad Market High Quality	BloomBar US Aggregate A+
Return (%)	4.54	4.65
Standard Deviation (%)	3.17	3.29
Sharpe Ratio	0.87	0.87

Benchmark Relative Statistics			
Beta	0.93		
R Squared (%)	93.22		
Alpha (%)	0.22		
Tracking Error (%)	0.86		
Batting Average (%)	46.24		
Up Capture (%)	94.42		
Down Capture (%)	89.39		

Portfolio Statistics Since Jan 1998

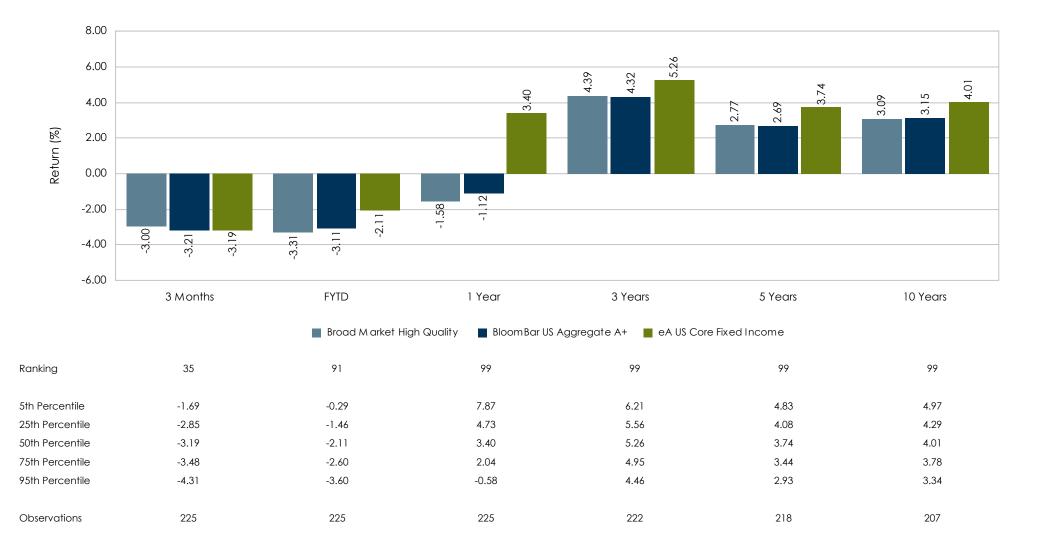
Return Histogram Since Jan 1998



Return Analysis Since Jan 1998

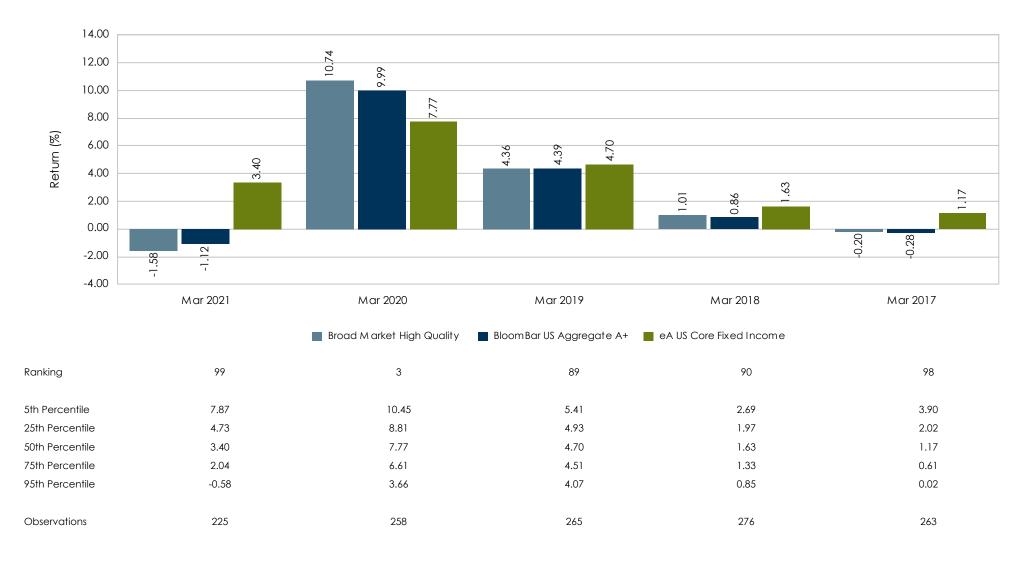
	Broad Market High Quality	BloomBar US Aggregate A+
Number of Months	279	279
Highest Monthly Return (%)	4.01	3.60
Lowest Monthly Return (%)	-2.47	-3.24
Number of Positive Months	181	181
Number of Negative Months	98	98
% of Positive Months	64.87	64.87

For the Periods Ending March 31, 2021



The rankings represent the portfolio's returns versus a peer universe. The rankings are on a scale of 1 to 100 with 1 being the best.

For the One Year Periods Ending March



The rankings represent the portfolio's returns versus a peer universe. The rankings are on a scale of 1 to 100 with 1 being the best.

Investment Guidelines

Broad Market High Quality Bond Fund

For the Periods Ending March 31, 2021

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%	38.02%	Yes	
Mortgage Securities including CMO's	50.00%	0.00%	30.64%	Yes	
Corporate and Yankee Debt Obligations	30.00%	0.00%	4.94%	Yes	
Asset Backed Securities	30.00%	0.00%	25.63%	Yes	
Reverse Repurchase Agreements and/or other forms of financial leverage *	30.00%	0.00%	0.00%	Yes	
Other (Cash)	25.00%	0.00%	0.78%	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.	4.22	to 7.00	5.19	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.			1.59%	Yes	Largest Position Notec
A maximum of 5% of the portfolio, at market, may be invested in individual trusts of ABS and Non-Agency CMOs.			2.70%	Yes	Largest Position Notec
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.

FMIvT Core Plus Fixed Income Fund

For the Periods Ending March 31, 2021

Portfolio Description

- Strategy Core Plus Fixed Income
- Manager Franklin Resources, Inc & Amundi Pioneer Institutional Investment
- Vehicle Non-Mutual Commingled
- Benchmark Barclays Multiverse
- Performance Inception Date April 2014
- Fees Manager Fee 69 bps; Admin Fee 14.5 bps
- **Total Expenses** Approximately 87 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 BloomBar 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.

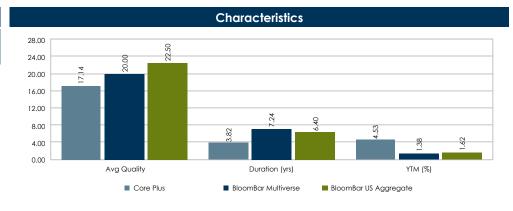
Dollar Growth Summary (\$000s)

	FYTD	1 Year
Beginning Market Value	131,153	121,694
Net Additions	12,260	12,198
Return on Investment	1,686	11,207
Ending Market Value	145,099	145,099

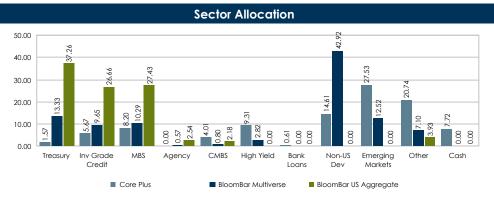
FMIvT Core Plus Fixed Income Fund

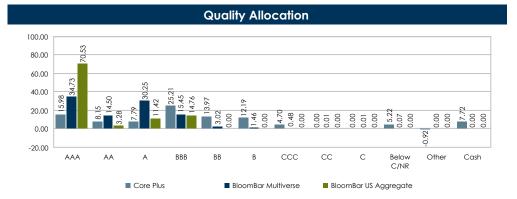
For the Periods Ending March 31, 2021

Manager Allocation				
Market Allocation Name Value (\$000s) (%)				
Total Core Plus	145,099	100.00		
Amundi MSFI Fund	83,215	57.35		
Franklin Templeton GMSP Fund	61,884	42.65		



Dollar Growth Summary (\$000s)			
	FYTD	1 Year	
Beginning Market Value	131,153	121,694	
Net Additions	12,260	12,198	
Return on Investment	1,686	11,207	
Ending Market Value	145,099	145,099	





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

1.00

Core Plus

2.00

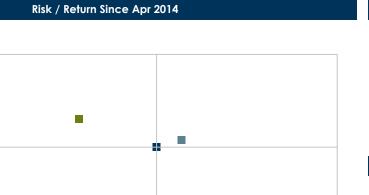
3.00

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3.00 2.00 1.00 0.00

FMIvT Core Plus Fixed Income Fund

For the Periods Ending March 31, 2021



5.00

6.00

BloomBar US

Aggregate

7.00

8.00

Portfolio Statistics Since Apr 2014

		BloomBar	BloomBar US
	Core Plus	Multiverse	Aggregate
Return (%)	2.43	2.12	3.31
Standard Deviation (%)	5.08	4.61	3.14
Sharpe Ratio	0.32	0.29	0.80

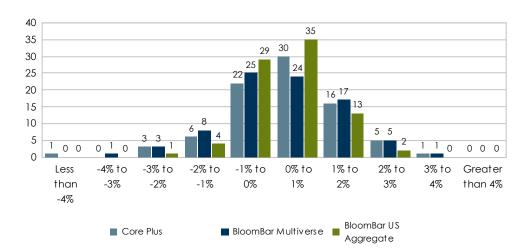
Benchmark Relative Statistics			
Beta	0.44	0.26	
R Squared (%)	16.18	2.67	
Alpha (%)	1.57	1.67	
Tracking Error (%)	5.31	5.51	
Batting Average (%)	53.57	53.57	
Up Capture (%)	45.54	55.42	
Down Capture (%)	21.32	36.83	



4.00

Standard Deviation (%)

■ BloomBar Multiverse

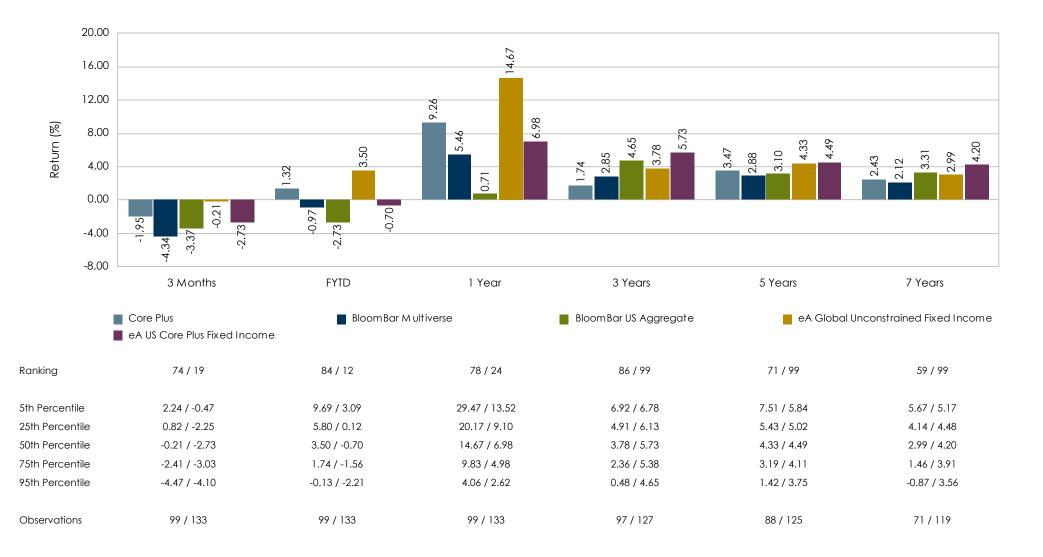


Return Analysis Since Apr 2014

	Core Plus	BloomBar Multiverse	BloomBar US Aggregate
Number of Months	84	84	84
Highest Monthly Return (%)	3.12	3.25	2.59
Lowest Monthly Return (%)	-8.40	-3.88	-2.37
Number of Positive Months	52	47	50
Number of Negative Months	32	37	34
% of Positive Months	61.90	55.95	59.52

FMIvT Core Plus Fixed Income Fund

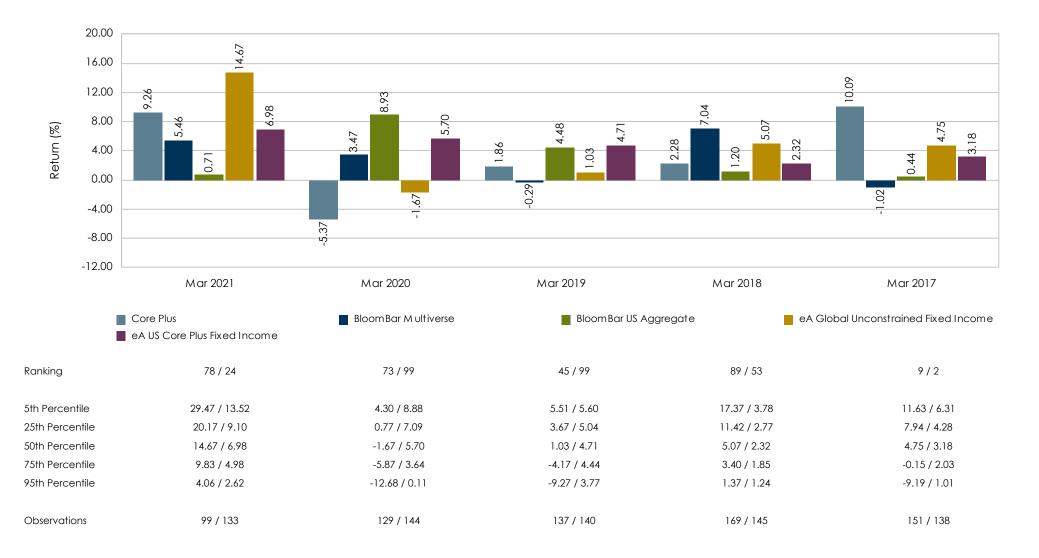
For the Periods Ending March 31, 2021



The rankings represent the portfolio's returns versus a peer universe. The rankings are on a scale of 1 to 100 with 1 being the best.

FMIvT Core Plus Fixed Income Fund

For the One Year Periods Ending March



The rankings represent the portfolio's returns versus a peer universe. The rankings are on a scale of 1 to 100 with 1 being the best.

Investment Guidelines

Core Plus Fixed Income Fund

For the Periods Ending March 31, 2021

Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
Franklin Templeton Global Multisector Plus Fixed Income Fund	50.00%	45% - 55%	57.35%	No	
Amundi Multisector Fixed Income Fund	50.00%	45% - 55%	42.65%	No	

Amundi MSFI Fund

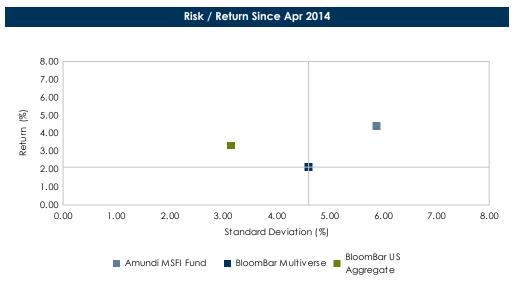


Characteristic and allocation charts represents the composite data of the Amundi\Multi-Sector Fixed Income.

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

Amundi MSFI Fund

For the Periods Ending March 31, 2021

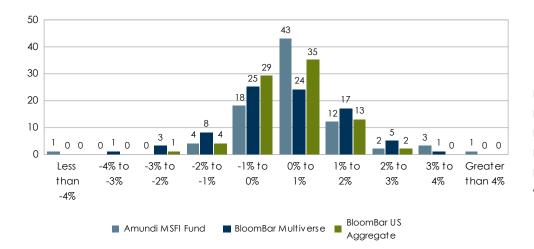


Portfolio Statistics Since Apr 2014

	Amundi MSFI Fund	BloomBar Multiverse	BloomBar US Aggregate
Return (%)	4.41	2.12	3.31
Standard Deviation (%)	5.87	4.61	3.14
Sharpe Ratio	0.62	0.29	0.80

Benchmark Relative Statistics					
Beta	0.76	0.80			
R Squared (%)	35.07	18.26			
Alpha (%)	2.88	1.87			
Tracking Error (%)	4.87	5.35			
Batting Average (%)	65.48	59.52			
Up Capture (%)	85.04	113.94			
Down Capture (%)	39.41	90.11			

Return Histogram Since Apr 2014

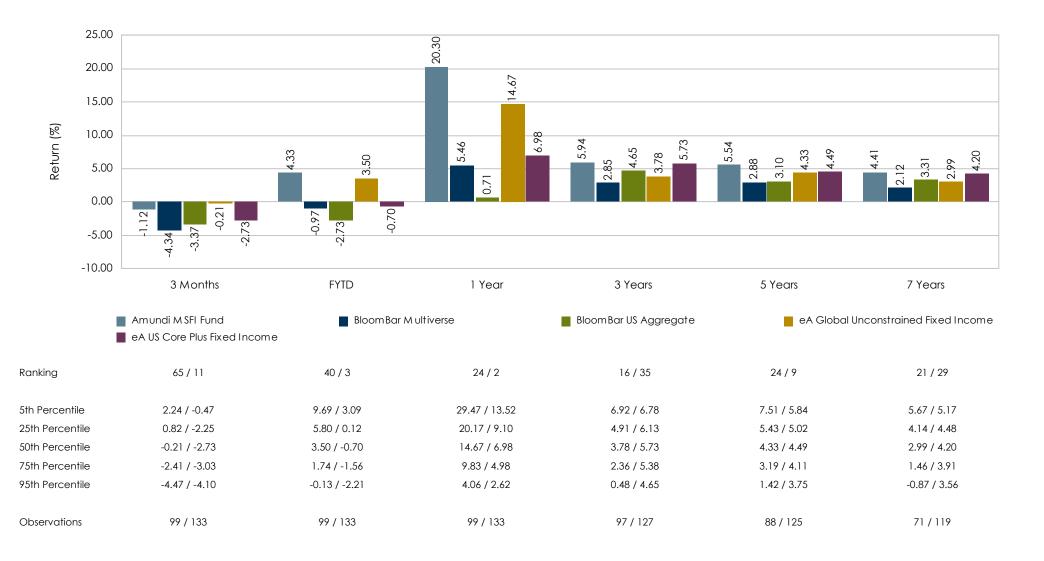


Return Analysis Since Apr 2014

	Amundi MSFI Fund	BloomBar Multiverse	BloomBar US Aggregate
Number of Months	84	84	84
Highest Monthly Return (%)	4.64	3.25	2.59
Lowest Monthly Return (%)	-11.69	-3.88	-2.37
Number of Positive Months	61	47	50
Number of Negative Months	23	37	34
% of Positive Months	72.62	55.95	59.52

Amundi MSFI Fund

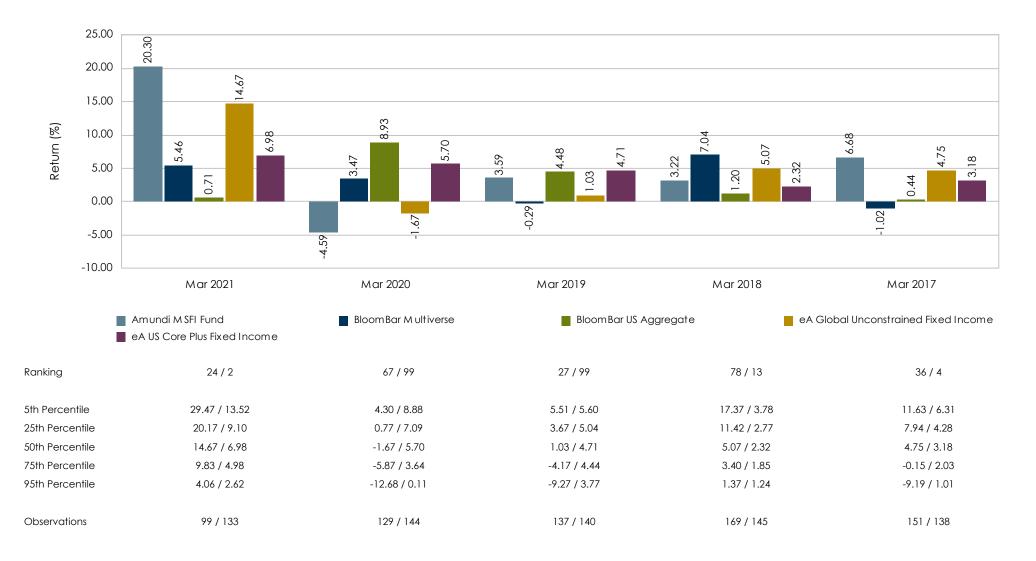
For the Periods Ending March 31, 2021



The rankings represent the portfolio's returns versus a peer universe. The rankings are on a scale of 1 to 100 with 1 being the best.

Amundi MSFI Fund

For the One Year Periods Ending March



For the Periods Ending March 31, 2021



Characteristic and allocation charts represents the composite data of the Franklin Templeton\Global Multisector Plus.

■ BloomBar U S Aggregate

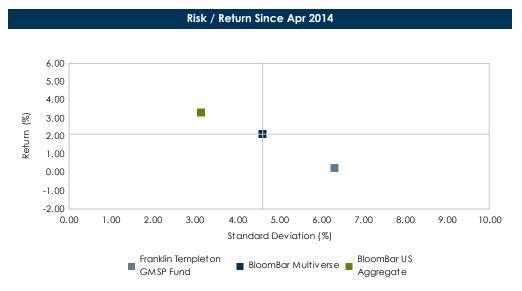
Franklin Templeton GM SP Fund BloomBar Multiverse

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

■ BloomBar U S Aggregate

Franklin Templeton GM SP Fund BloomBar Multiverse

For the Periods Ending March 31, 2021

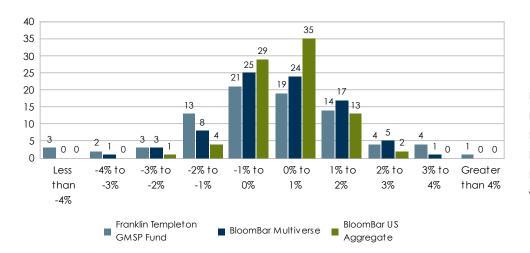


Franklin **Templeton BloomBar US** BloomBar **GMSP Fund Multiverse** Aggregate 0.26 Return (%) 2.12 3.31 Standard Deviation (%) 6.32 4.61 3.14 **Sharpe Ratio** -0.08 0.29 0.80

Portfolio Statistics Since Apr 2014

Benchmark Relative Statistics		
Beta	0.10	-0.30
R Squared (%)	0.54	2.25
Alpha (%)	0.24	1.47
Tracking Error (%)	7.54	7.47
Batting Average (%)	47.62	47.62
Up Capture (%)	4.52	-4.77
Down Capture (%)	1.91	-21.58

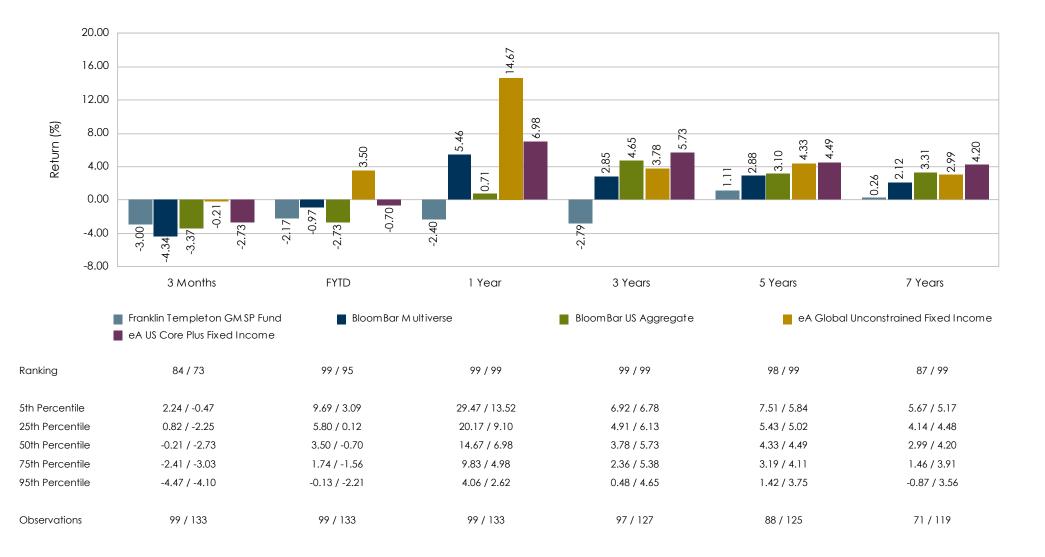
Return Histogram Since Apr 2014



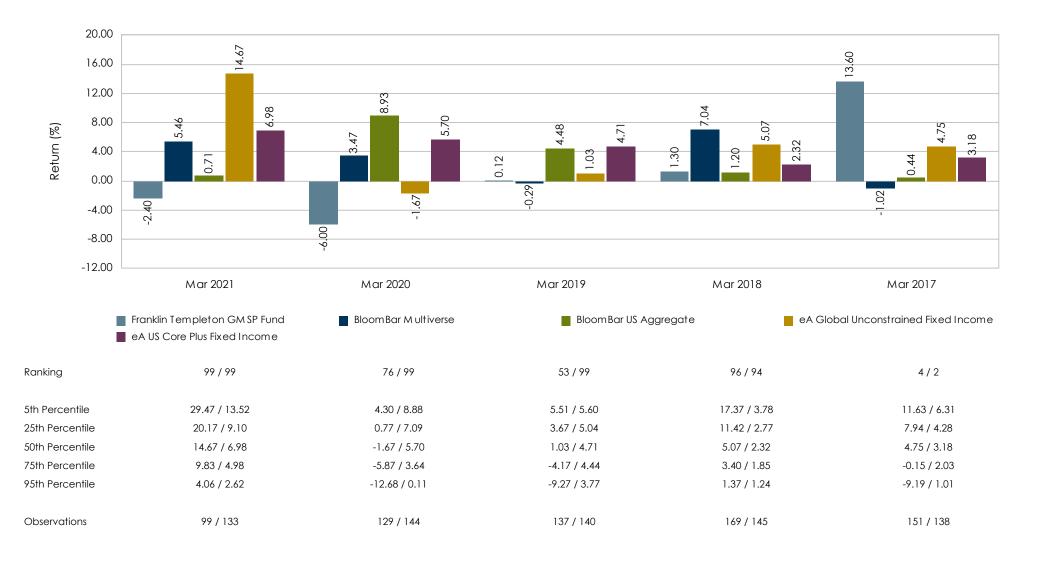
Return Analysis Since Apr 2014

	Franklin Templeton GMSP Fund	BloomBar Multiverse	BloomBar US Aggregate
Number of Months	84	84	84
Highest Monthly Return (%)	4.06	3.25	2.59
Lowest Monthly Return (%)	-5.51	-3.88	-2.37
Number of Positive Months	42	47	50
Number of Negative Months	42	37	34
% of Positive Months	50.00	55.95	59.52

For the Periods Ending March 31, 2021



For the One Year Periods Ending March



For the Periods Ending March 31, 2021

Portfolio Description

- Strategy Large Cap US Equity
- Manager Janus/INTECH, Hotchkis & Wiley, & Atlanta Capital
- Vehicle Non-Mutual Commingled
- Benchmark Russell 1000
- Performance Inception Date October 2017
- Fees Manager Fee 49 bps; Admin Fee 14.5 bps
- **Total Expenses** Approximately 65 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.

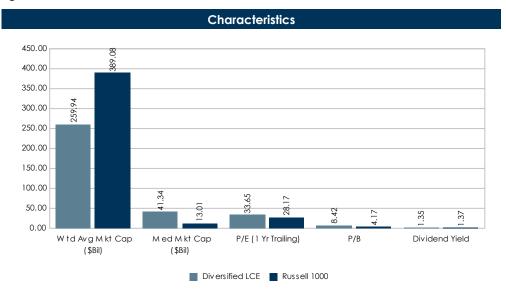
Portfolio Objectives and Constraints

- 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.

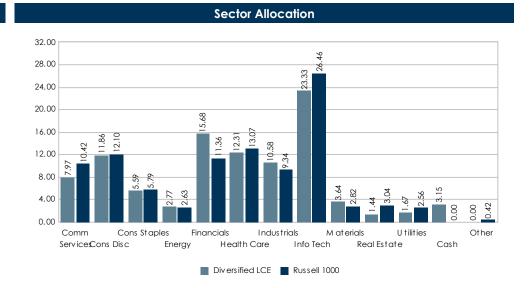
Dollar Growth Summary (\$000s)

	FYTD	1 Year
Beginning Market Value	326,048	242,302
Net Additions	-20,758	-20,285
Return on Investment	79,983	163,256
Ending Market Value	385,273	385,273

Manager A	llocation	
Name	Market Value (\$000s)	Allocation (%)
Total Diversified LCE	385,273	100.00
Intech US Broad Equity Plus Fund	221,708	57.55
Hotchkis & Wiley Diversified Value	90,051	23.37
Atlanta Capital High Quality Growth	73,514	19.08

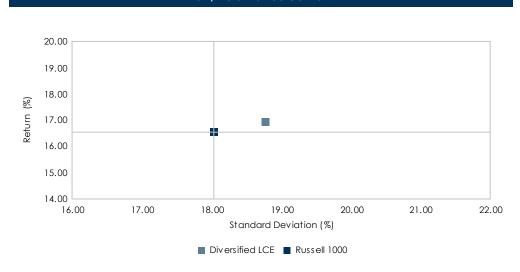


Dollar Gr	Dollar Growth Summary (\$000s)	
	FYTD	1 Year
Beginning Market Value	326,048	242,302
Net Additions	-20,758	-20,285
Return on Investment	79,983	163,256
Ending Market Value	385,273	385,273



For the Periods Ending March 31, 2021

Risk / Return Since Oct 2017

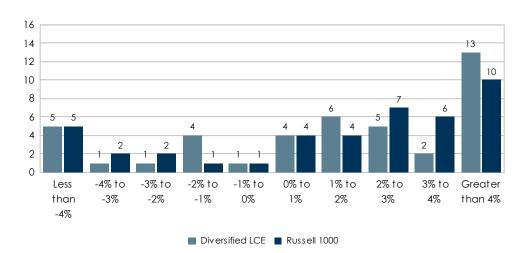


Portfolio Statistics Since Oct 2017

	Diversified	
	LCE	Russell 1000
Return (%)	16.93	16.54
Standard Deviation (%)	18.77	18.03
Sharpe Ratio	0.83	0.84

Benchmark Relative Statistics		
Beta	1.03	
R Squared (%)	98.31	
Alpha (%)	-0.07	
Tracking Error (%)	2.51	
Batting Average (%)	50.00	
Up Capture (%)	100.21	
Down Capture (%)	98.86	

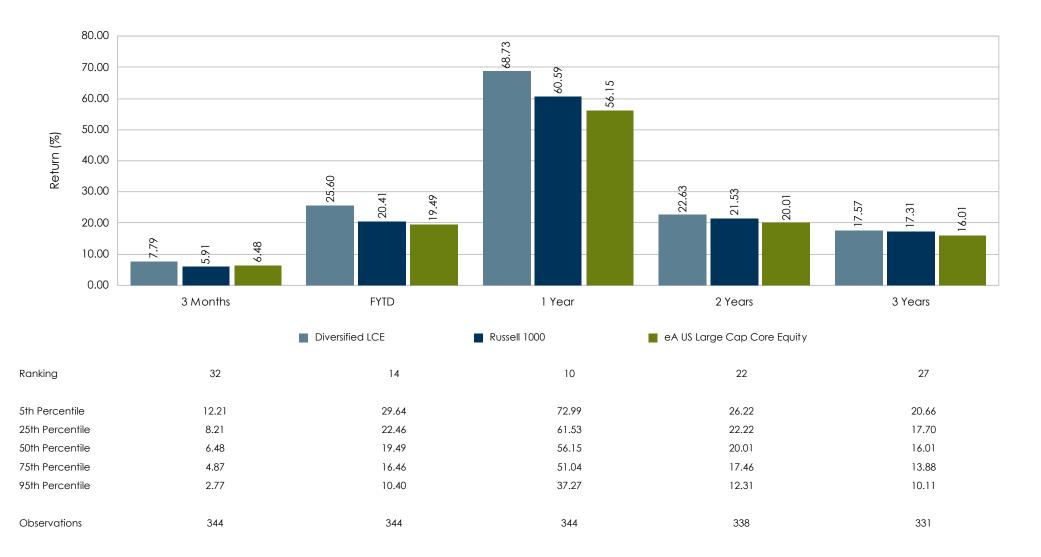
Return Histogram Since Oct 2017



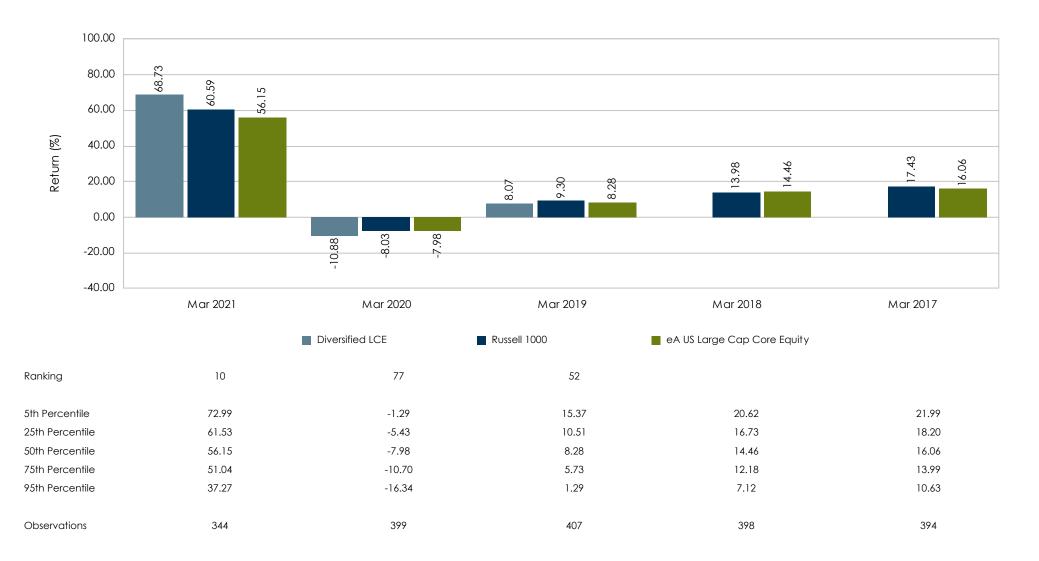
Return Analysis Since Oct 2017

	Diversified	
	LCE	Russell 1000
Number of Months	42	42
Highest Monthly Return (%)	13.79	13.21
Lowest Monthly Return (%)	-14.99	-13.21
Number of Positive Months	30	31
Number of Negative Months	12	11
% of Positive Months	71.43	73.81

For the Periods Ending March 31, 2021



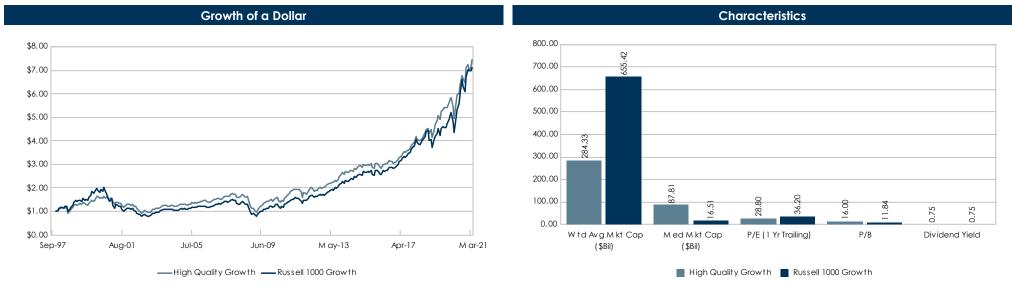
For the One Year Periods Ending March

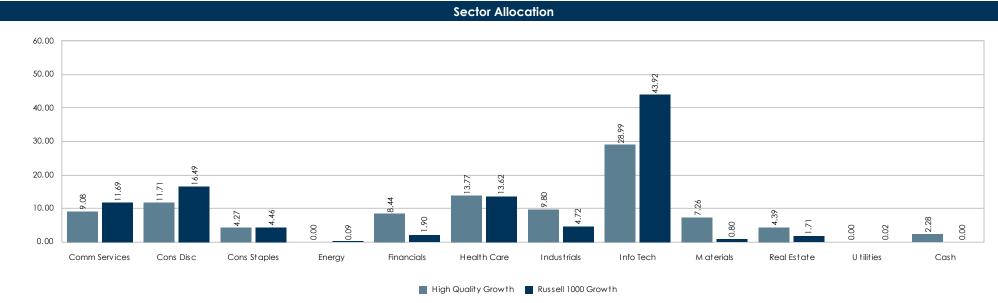


Investment Guidelines

Diversified Large Cap Equity Portfolio

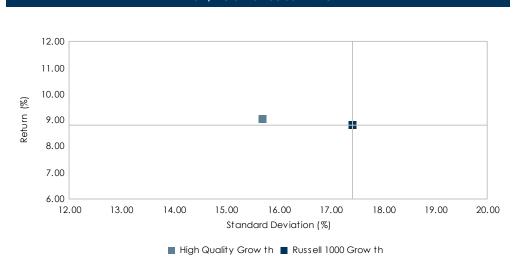
Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
INTECH US Broad Equity Plus Fund	60.0%	50% - 70%	57.55%	Yes	
Atlanta Capital High Quality Growth	20.0%	10% - 30%	19.08%	Yes	
Hotchkis & Wiley Diversified Value	20.0%	10% - 30%	23.37%	Yes	
Allocation	ı	Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.		10.0%	3.15%	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, 2021

Risk / Return Since Jan 1998

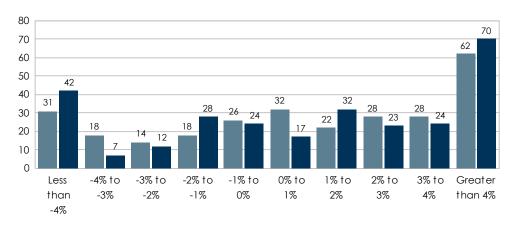


Portfolio Statistics Since Jan 1998

	High Quality	Russell
	Growth	1000 Growth
Return (%)	9.02	8.79
Standard Deviation (%)	15.69	17.41
Sharpe Ratio	0.46	0.40

Benchmark Relative Statistics		
Beta	0.85	
R Squared (%)	88.13	
Alpha (%)	1.47	
Tracking Error (%)	6.04	
Batting Average (%)	45.88	
Up Capture (%)	86.78	
Down Capture (%)	86.46	

Return Histogram Since Jan 1998

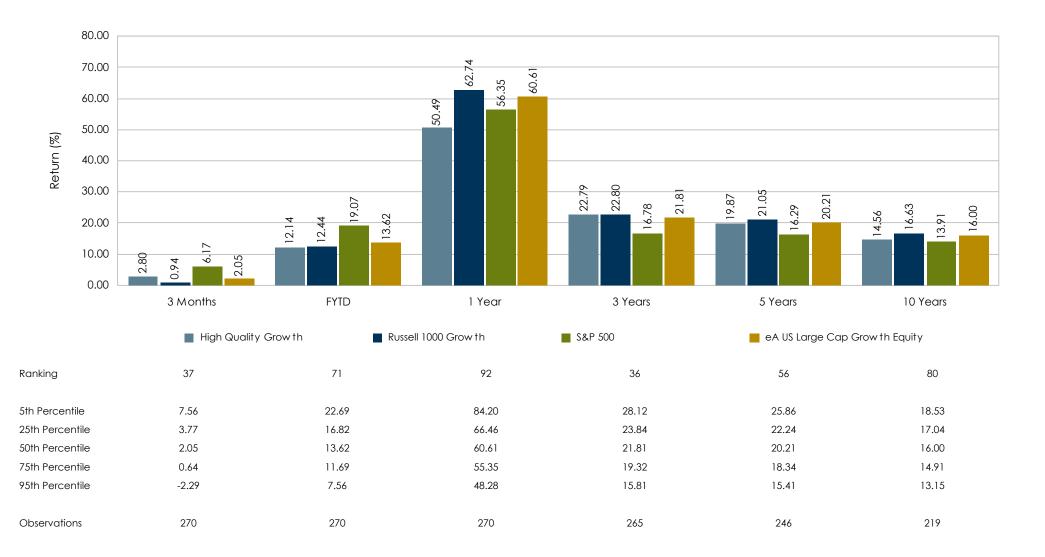


■ High Quality Grow th ■ Russell 1000 Grow th

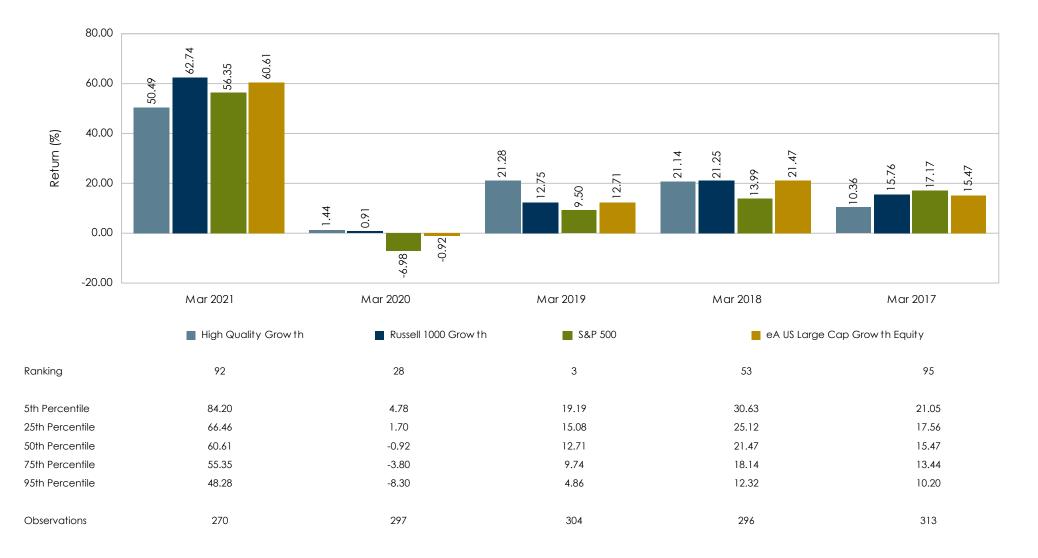
Return Analysis Since Jan 1998

	High Quality Growth	Russell 1000 Growth
Number of Months	279	279
Highest Monthly Return (%)	13.30	14.80
Lowest Monthly Return (%)	-17.56	-17.61
Number of Positive Months	172	166
Number of Negative Months	107	113
% of Positive Months	61.65	59.50

For the Periods Ending March 31, 2021



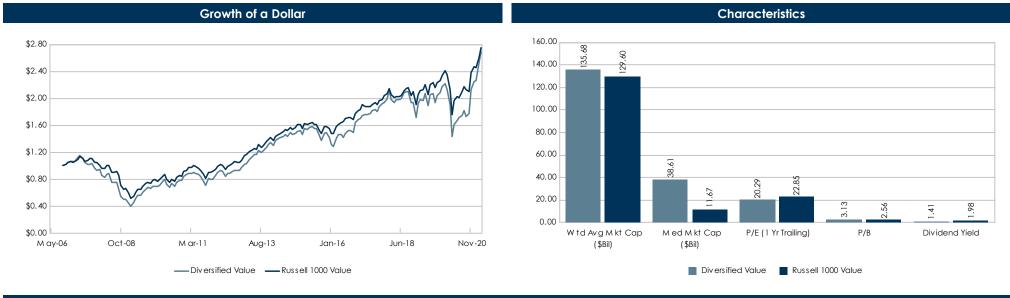
For the One Year Periods Ending March

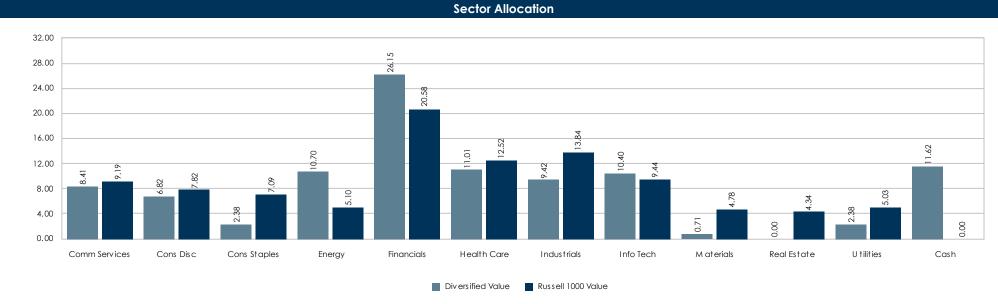


Investment Guidelines

Atlanta Capital High Quality Growth

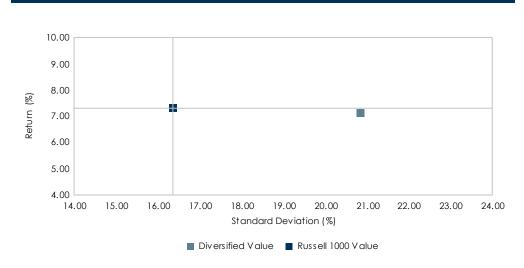
Portfolio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
Maximum sector concentration shall be no more than 30% in any one sector as defined by the Standard & Poor's GICS.				
Communication Services	30.00%	9.08%	Yes	
Consumer Discretionary	30.00%	11.71%	Yes	
Consumer Staples	30.00%	4.27%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	8.44%	Yes	
Health Care	30.00%	13.77%	Yes	
Industrials	30.00%	9.80%	Yes	
Information Technology	30.00%	28.99%	Yes	
Materials	30.00%	7.26%	Yes	
Real Estate	30.00%	4.39%	Yes	
Utilities	30.00%	0.00%	Yes	
Allocation	Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.	10.0%	2.28%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.0%	4.72%	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%	8.46%	Yes	





For the Periods Ending March 31, 2021

Risk / Return Since Nov 2006

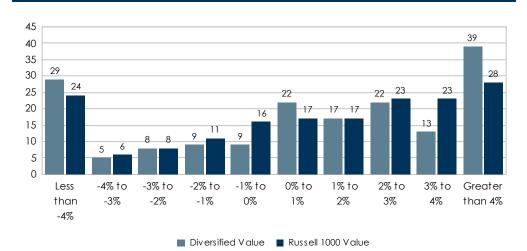


Portfolio Statistics Since Nov 2006

	Diversified Value	Russell 1000 Value
Return (%)	7.11	7.28
Standard Deviation (%)	20.85	16.35
Sharpe Ratio	0.30	0.39

Benchmark Relative Statistics		
Beta	1.22	
R Squared (%)	91.66	
Alpha (%)	-1.16	
Tracking Error (%)	7.02	
Batting Average (%)	55.49	
Up Capture (%)	118.92	
Down Capture (%)	116.24	

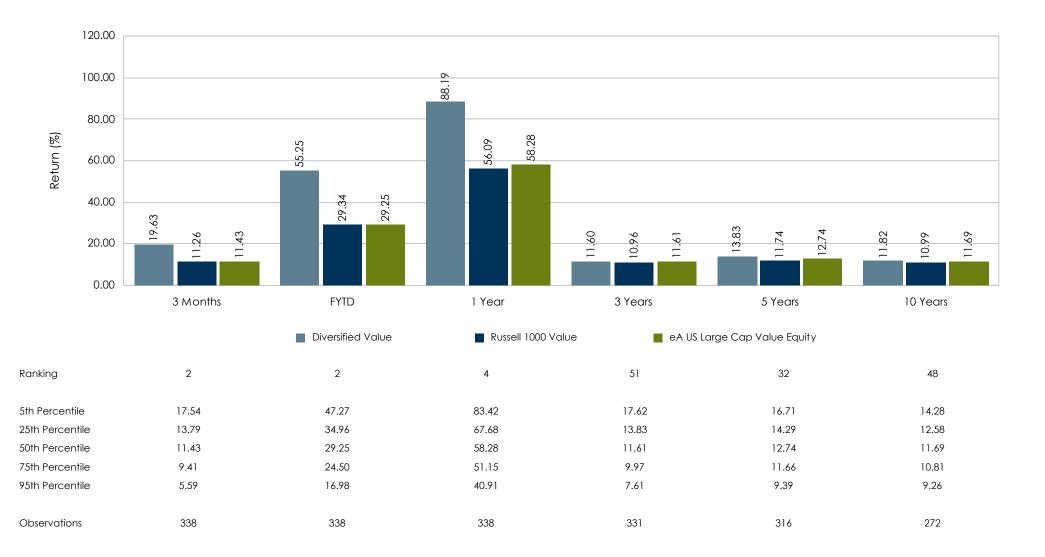
Return Histogram Since Nov 2006



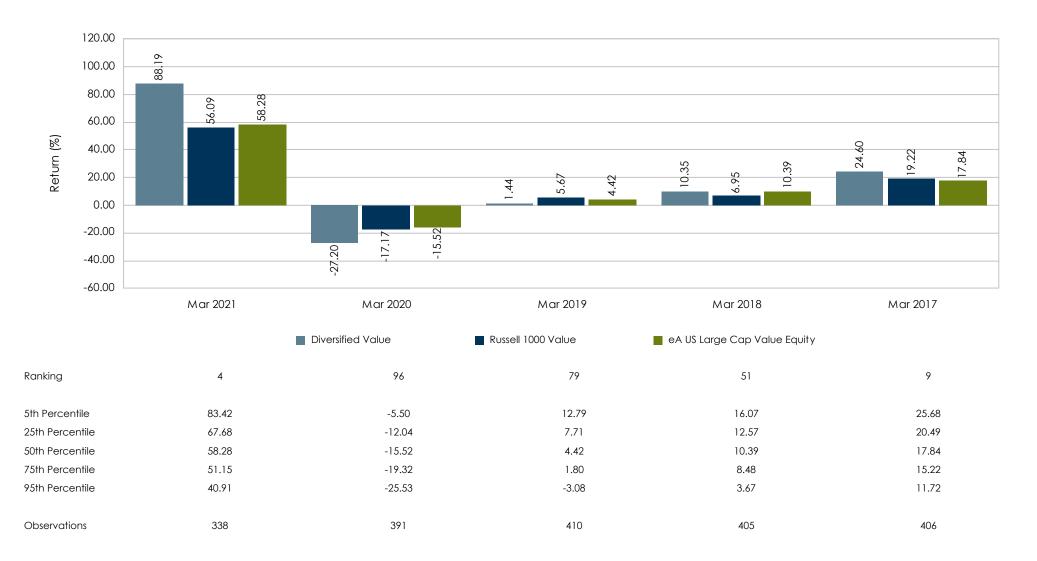
Return Analysis Since Nov 2006

	Diversified Value	Russell 1000 Value
Number of Months	173	173
Highest Monthly Return (%)	20.73	13.45
Lowest Monthly Return (%)	-24.98	-17.31
Number of Positive Months	113	108
Number of Negative Months	60	65
% of Positive Months	65.32	62.43

For the Periods Ending March 31, 2021



For the One Year Periods Ending March



Investment Guidelines

Hotchkis & Wiley Diversified Value

folio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
imum sector concentration shall be no more than 35% for any sector as ned by the Standard & Poor's GICS.				
Communication Services	35.00%	8.41%	Yes	
Consumer Discretionary	35.00%	6.82%	Yes	
Consumer Staples	35.00%	2.38%	Yes	
Energy	35.00%	10.70%	Yes	
Financials	35.00%	26.15%	Yes	
Health Care	35.00%	11.01%	Yes	
Industrials	35.00%	9.42%	Yes	
Information Technology	35.00%	10.40%	Yes	
Materials	35.00%	0.71%	Yes	
Real Estate	35.00%	0.00%	Yes	
Utilities	35.00%	2.38%	Yes	
ation	Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.	10.0%	11.62%	No	
The portfolio shall not own more than 5% of the outstanding common stock of any individual corporation.	5.0%	N/A	Yes	
A maximum of 7.5% of the portfolio may be invested in the securities of an individual corporation.	7.5%	4.45%	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%	14.72%	Yes	

For the Periods Ending March 31, 2021

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.

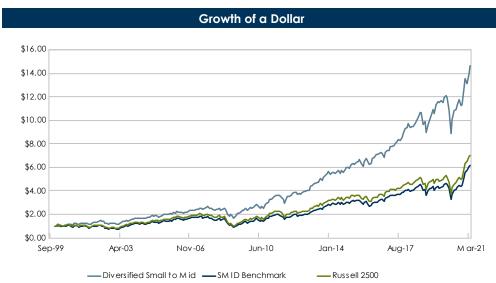
Portfolio Objectives and Constraints

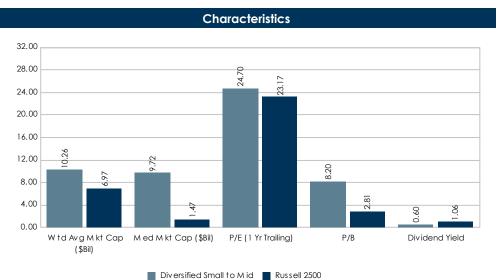
- Invests in small to mid cap core style common stocks of companies domiciled in the US or traded on the New York Stock Exchange.
- Outperform a blended index of the Russell 2500 beginning June 1, 2010 and the Russell 2000 prior to that, over a complete market cycle (usually 3 to 5 years).
- Rank above 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)

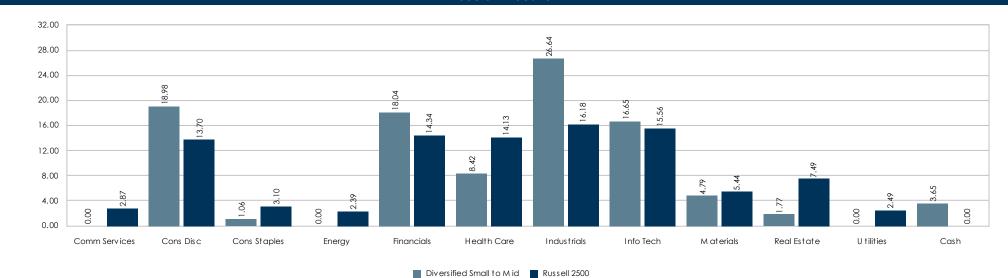
	FYTD	1 Year
Beginning Market Value	132,414	105,858
Net Additions	-38	-1,162
Return on Investment	40,525	68,205
Income	523	974
Gain/Loss	40,003	67,231
Ending Market Value	172,901	172,901

For the Periods Ending March 31, 2021



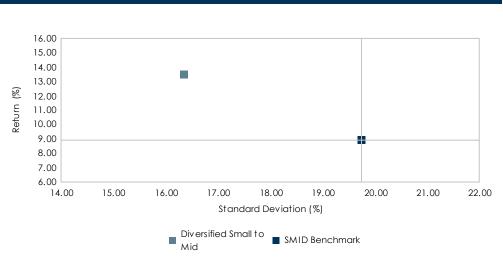


Sector Allocation



For the Periods Ending March 31, 2021



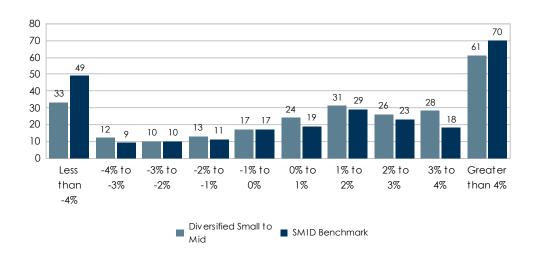


Portfolio Statistics Since Jan 2000

	Diversified	SMID
	Small to Mid	Benchmark
Return (%)	13.48	8.94
Standard Deviation (%)	16.34	19.75
Sharpe Ratio	0.73	0.38

Benchmark Relative Statistics		
Beta	0.76	
R Squared (%)	84.73	
Alpha (%)	6.17	
Tracking Error (%)	7.93	
Batting Average (%)	52.16	
Up Capture (%)	84.81	
Down Capture (%)	71.23	

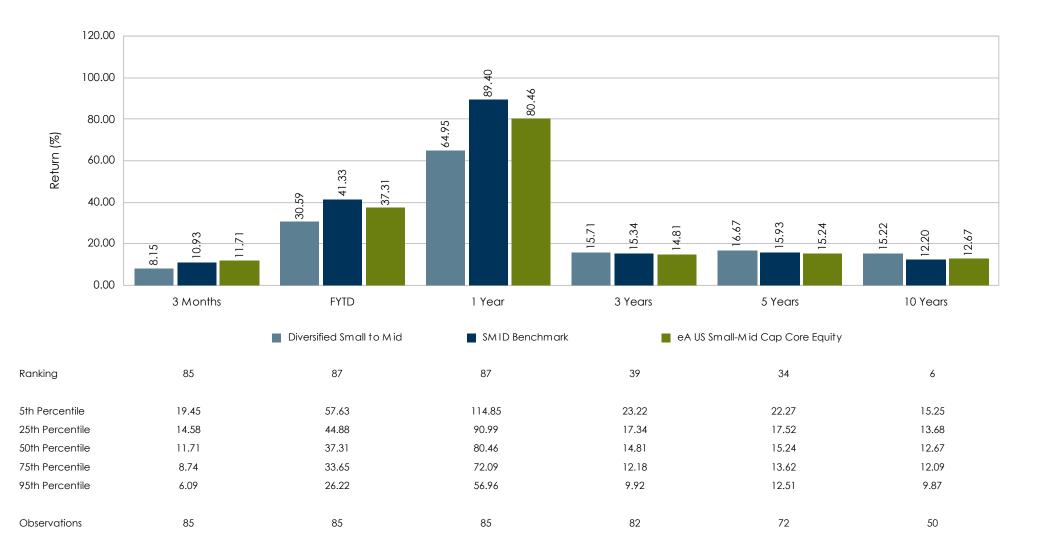
Return Histogram Since Jan 2000



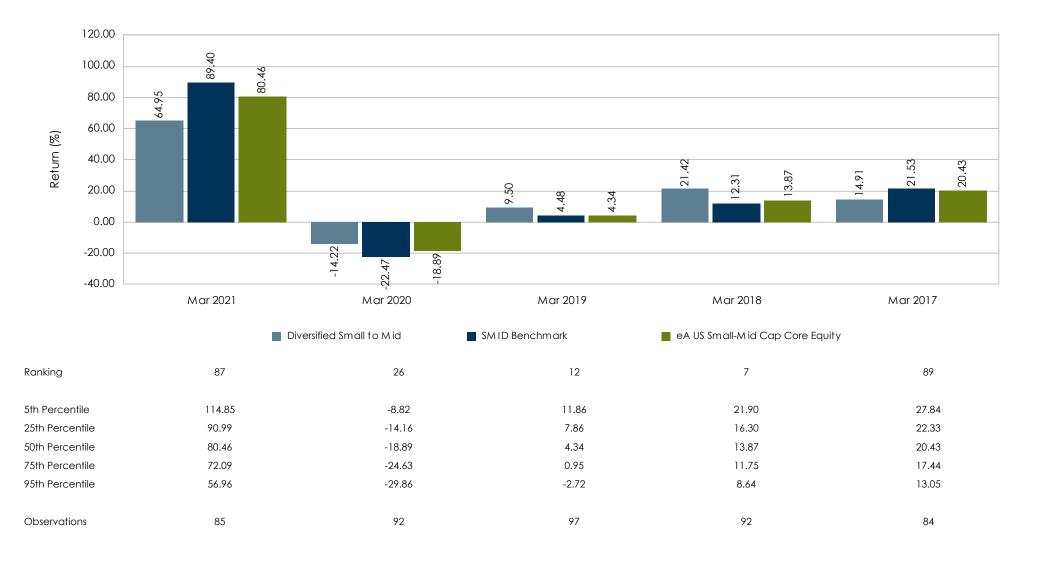
Return Analysis Since Jan 2000

Diversified Small to Mid	SMID Benchmark
255	255
15.00	16.51
-17.49	-21.70
170	159
85	96
66.67	62.35
	255 15.00 -17.49 170 85

For the Periods Ending March 31, 2021



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%	18.98%	Yes	
Consumer Staples	30.00%	1.06%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	18.04%	Yes	
Health Care	30.00%	8.42%	Yes	
Industrials	30.00%	26.64%	Yes	
Information Technology	30.00%	16.65%	Yes	
Materials	30.00%	4.79%	Yes	
Real Estate	30.00%	1.77%	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%	3.65%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.00%	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).	10.00%	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, 2021

Portfolio Description

- Strategy International Equity
- Manager Ninety One Asset Management and Wells Capital Management
- 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.

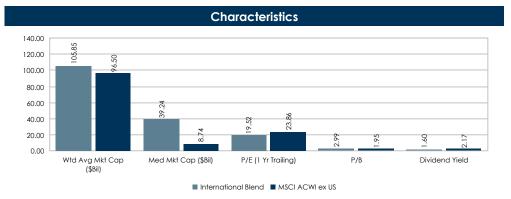
Portfolio Objectives and Constraints

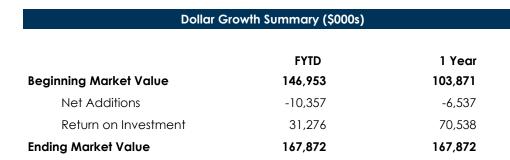
- Invests in developed and emerging markets outside the US. Maintains approximately equal weightings to both growth and value securities through a systematic rebalancing process.
- Outperform the MSCI ACWI ex US over a complete market cycle (usually 3 to 5 years).
- Rank above median in a relevant peer 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.

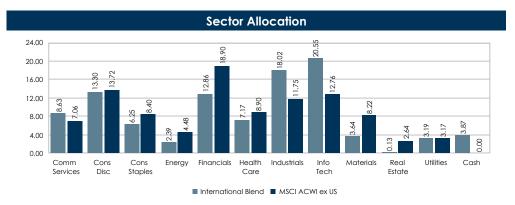
Dollar Growth Summary (\$000s)

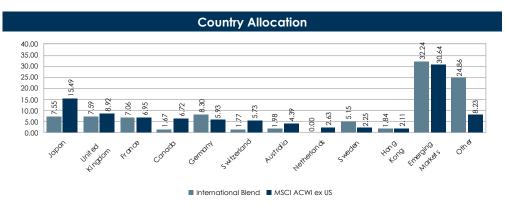
	FYTD	1 Year
Beginning Market Value	146,953	103,871
Net Additions	-10,357	-6,537
Return on Investment	31,276	70,538
Ending Market Value	167,872	167,872

Manager Allocation					
Market Allocation Name Value (\$000s) (%)					
Total International Blend 167,872 100.00					
Ninety One International Dynamic Fund	148,930	88.72			
Wells Capital EM Large/Mid Cap Fund	18,942	11.28			



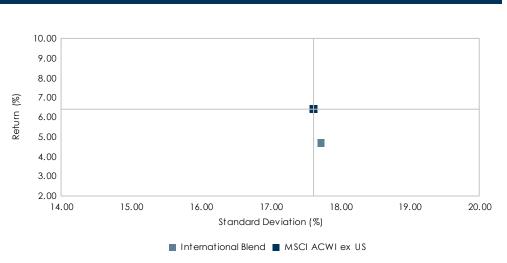






For the Periods Ending March 31, 2021



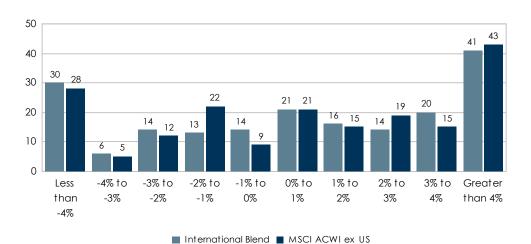


Portfolio Statistics Since Jul 2005

	International	MSCI
	Blend	ACWI ex US
Return (%)	4.65	6.38
Standard Deviation (%)	17.73	17.62
Sharpe Ratio	0.20	0.30

Benchmark Relative Statistics				
Beta	0.98			
R Squared (%)	94.87			
Alpha (%)	-1.45			
Tracking Error (%)	4.03			
Batting Average (%)	47.62			
Up Capture (%)	95.47			
Down Capture (%)	102.55			

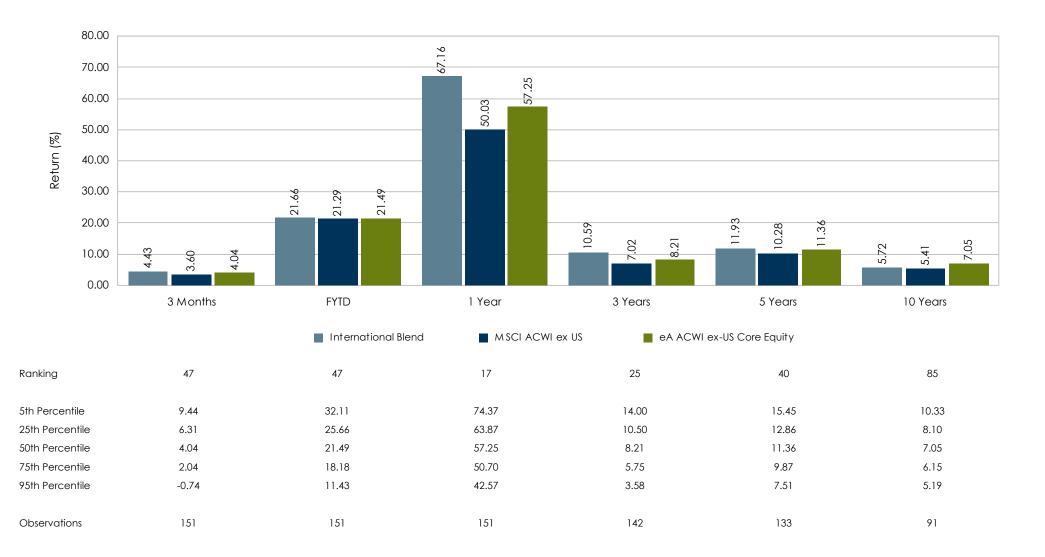
Return Histogram Since Jul 2005



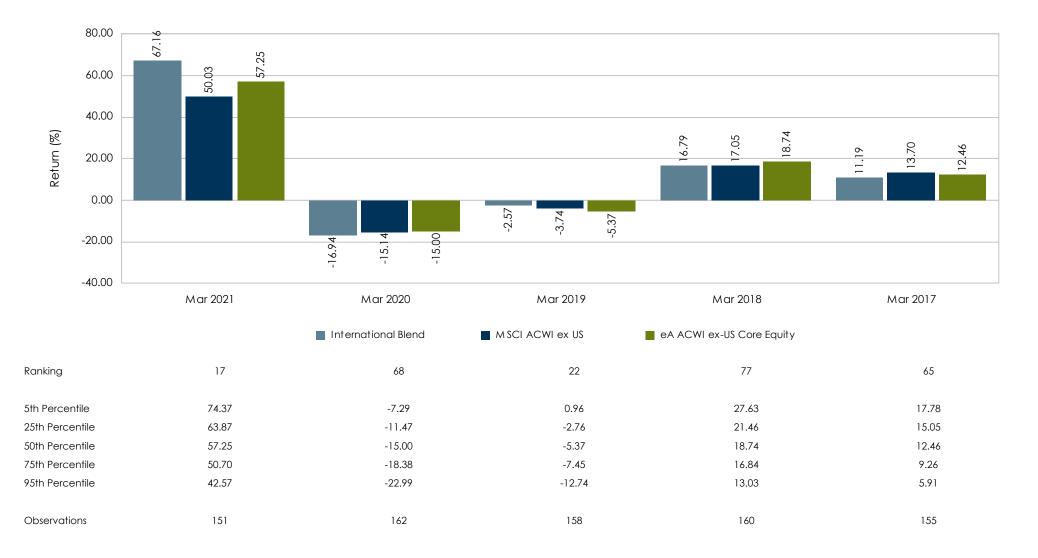
Return Analysis Since Jul 2005

	International Blend	MSCI ACWI ex US
Number of Months	189	189
Highest Monthly Return (%)	12.03	13.75
Lowest Monthly Return (%)	-21.48	-22.01
Number of Positive Months	112	113
Number of Negative Months	77	76
% of Positive Months	59.26	59.79

For the Periods Ending March 31, 2021



For the One Year Periods Ending March



Investment Guidelines

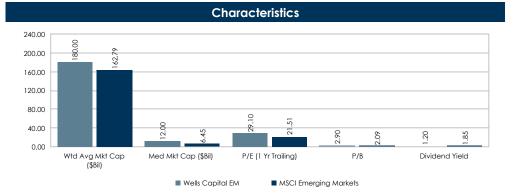
International Equity Portfolio

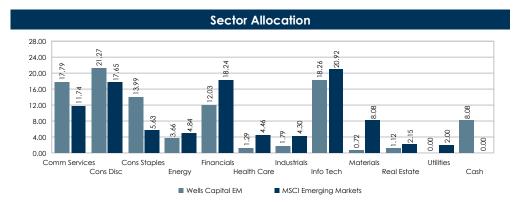
Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
Ninety One International Dynamic Equity Fund	90.00%	80% - 100%	88.72%	Yes	
Wells Fargo Berkeley Street EM Large/Mid Cap Fund	10.00%	0% - 20%	11.28%	Yes	
Allocation		Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.		10.0%	3.87%	Yes	

For the Periods Ending March 31, 2021

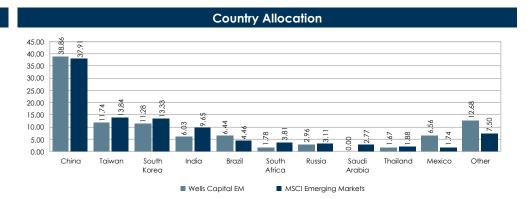
Account Description

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

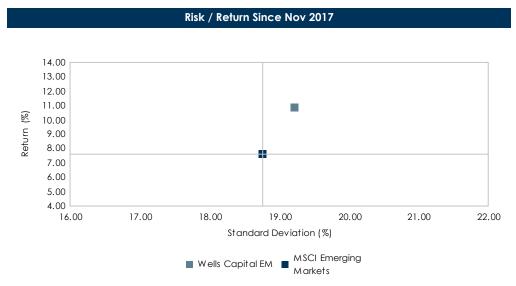




Dollar Growth Summary (\$000s)				
	FYTD	1 Year		
Beginning Market Value	15,260	11,620		
Net Additions	-50	-91		
Return on Investment	3,732	7,413		
Ending Market Value	18,942	18,942		



For the Periods Ending March 31, 2021



	Wells Capital EM	MSCI Emerging Markets	
Return (%)	10.89	7.65	
Standard Deviation (%)	19.21	18.77	
Sharpe Ratio	0.50	0.33	

	Benchmark Relative Statistics	
Beta	1.01	
R Squared (%)	96.42	
Alpha (%)	3.05	
Tracking Error (%)	3.64	
Batting Average (%)	58.54	
Up Capture (%)	109.11	
Down Capture (%)	96.54	

Growth of a Dollar Since Nov 2017

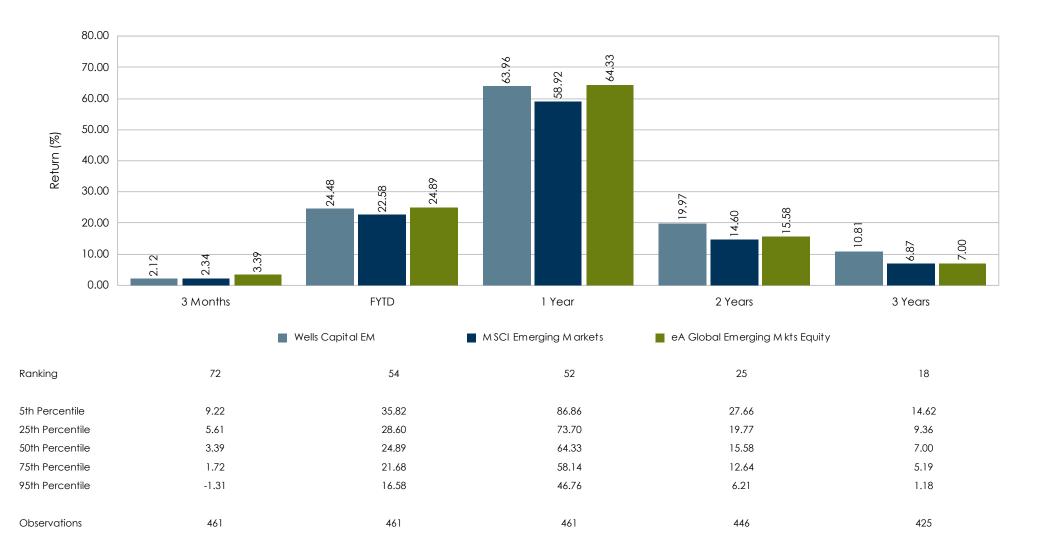


Return Analysis Since Nov 2017

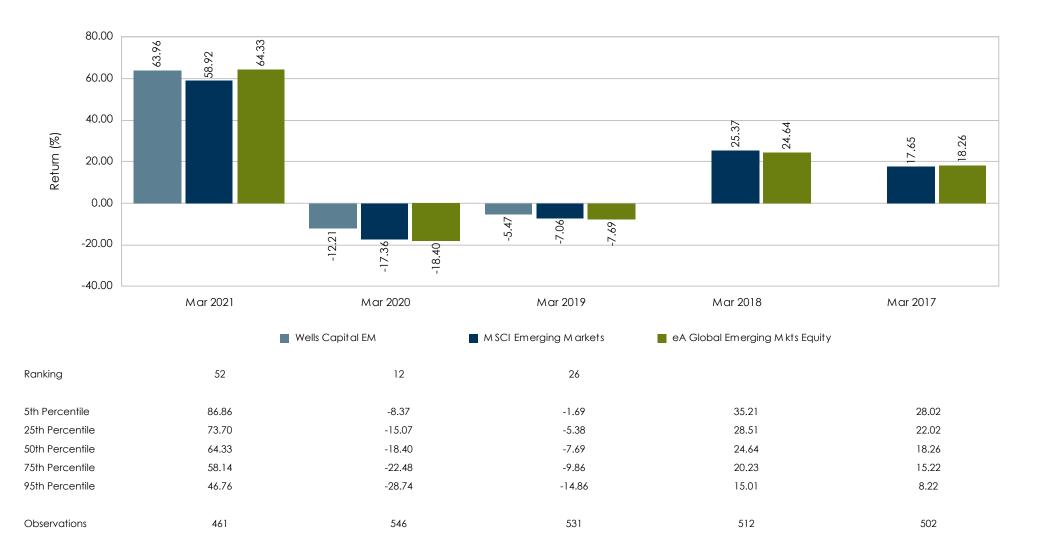
Portfolio Statistics Since Nov 2017

	MSCI
Wells	Emerging
Capital EM	Markets
41	41
10.67	9.25
-14.87	-15.38
23	23
18	18
56.10	56.10
	Capital EM 41 10.67 -14.87 23 18

For the Periods Ending March 31, 2021



For the One Year Periods Ending March



For the Periods Ending March 31, 2021

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Portfol	IIO II	Descri	ntion

- **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

Portfolio Information

- 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	110,059	111,080
Net Additions	-679	-1,151
Return on Investment	4,298	3,749
Ending Market Value	113,678	113,678

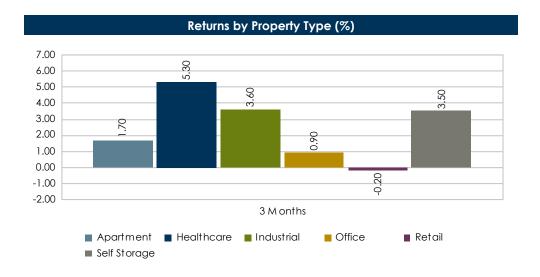
For the Periods Ending March 31, 2021

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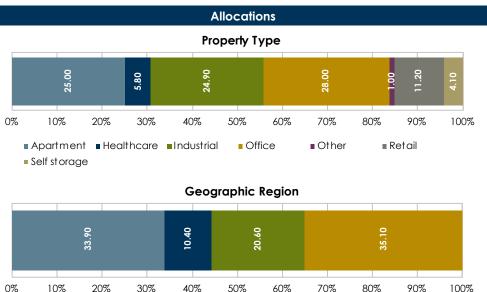
- Strategy Core Real Estate
- Vehicle Non-Mutual Commingled
- Benchmark NFI ODCE Net
- Performance Inception Date April 2018

	mo			

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





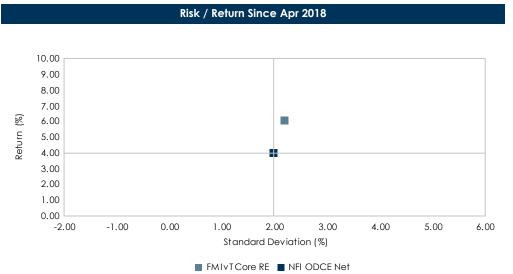


■ Midwest ■ South

West

East

For the Periods Ending March 31, 2021

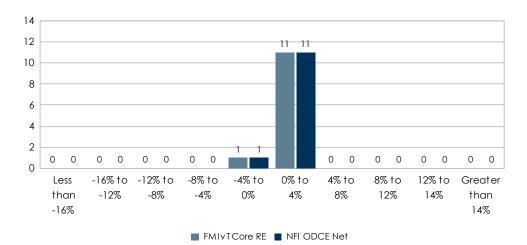


Portfolio Statistics Since Apr 2018

	FMIvT	NFI	
	Core RE	ODCE Net	
Return (%)	6.06	3.97	
Standard Deviation (%)	2.19	1.98	
Sharpe Ratio	2.09	1.25	

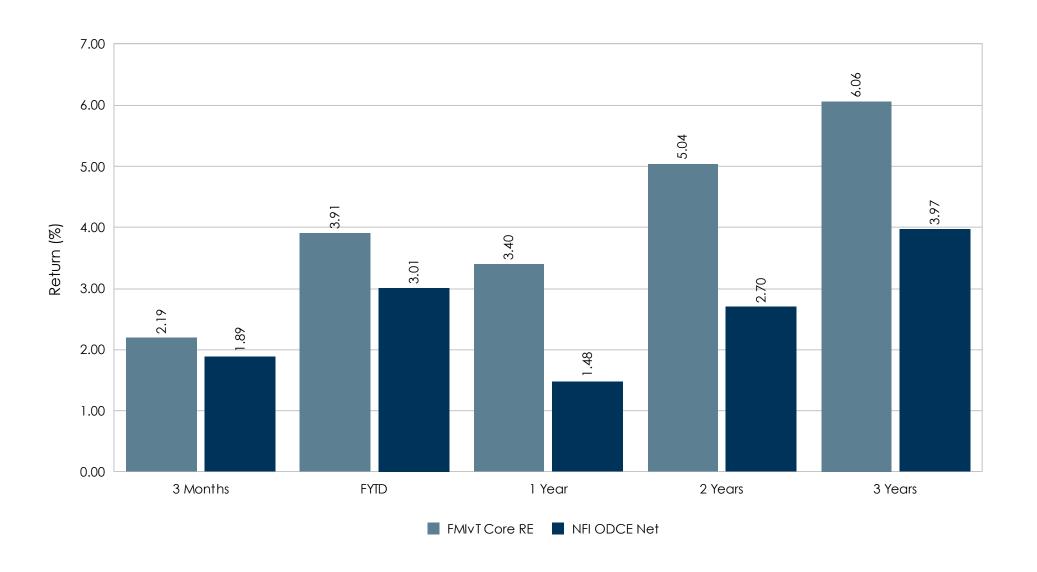
Benchmark Relative Statistics		
Beta	1.03	
R Squared (%)	87.41	
Alpha (%)	0.47	
Tracking Error (%)	0.78	
Batting Average (%)	100.00	
Up Capture (%)	146.02	
Down Capture (%)	99.69	
• • • •		

Return Histogram Since Apr 2018



Return Analysis Since Apr 2018

	FMIvT Core RE	NFI ODCE Net
Number of Quarters	12	12
Highest Quarterly Return (%)	2.24	1.89
Lowest Quarterly Return (%)	-1.74	-1.75
Number of Positive Quarters	11	11
Number of Negative Quarters	1	1
% of Positive Quarters	91.67	91.67



For the One Year Periods Ending March

