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

As of December 31, 2024

OPEB 50% Equity Allocation

- The FOMC reduced the Federal Funds target rate by 50 bps to 4.25% 4.75% in the fourth quarter, as expected. However the committee's economic projections signaled a hawkish bias towards only two rate cuts in 2025. Equity markets were lower in December as markets reacted to the hawkish Fed projections. Small cap stocks lagged as the risk from higher than expected rates offset the prior month's optimism over potential benefits from election results. The US Treasury curve steepened in December with longer-term bond rates rising as markets came around to the view that rates are likely to remain well above pre-pandemic levels in 2025. Real estate returns were positive in the 4th quarter for the first time since 3rd quarter of 2022. All sectors but Offices produced positive returns in the quarter. The 50% Equity Allocation slightly trailed the Target Index in the third quarter, down 2.2% versus down 1.9% for the index.
- Despite the lower allocation to equity, the 50% Equity Allocation has managed to earn an 7.7% return over the past year and matched the performance of the Target Index over the past 3 years (both up 1.3%).
- 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 continued to perform in line with the Bloomberg US Aggregate A+ Index in the fourth quarter (down both down 3.1%). The Fund has continued to benefit from its exposure to the ABS sector and security selection within the MBS sector. The past 5 years, the Fund has achieved nearly 30 basis points of excess return on average annually relative to the benchmark.
- The portfolio's conservative risk profile and high quality bias are in line with the objectives for this fund. This bias has rewarded investors in the form of a more favorable relative risk-adjusted return comparison over the long-term.

FMIvT Core Plus Fixed Income Fund

- The Core Plus Fixed Income Fund provided downside protection in the fourth quarter relative to the Bloomberg Multiverse, down 2.7% vs. down 5.0%. The fund benefited from continuing to hold an overweight to ABS and CMBS, and the lower relative quality of its holdings. Strong security selection within the Industrials, Financials and agency MBS sectors continues to move the Fund forward. The fund has outpaced the benchmark by over 580 basis points over the past year.
- In the 10 years since inception, the Core Plus Fixed Income Fund has posted absolute returns of 1.4% on average annually, ahead of the benchmark (up 0.4%).

FMIvT Diversified Large Cap Equity Portfolio

- The fund is allocated 60% to the SSgA S&P 500 Fund, and 20% each to the Hotchkis & Wiley Diversified Value Fund and the Atlanta Capital High Quality Growth Fund. This fund provides investors with exposure to core, value, and growth opportunities within the US large cap equity marketplace. The SSgA S&P 500 Fund replaced Intech in the fourth quarter 2023.
- U.S. equities continued to produce strong results in the fourth quarter with solid earnings and momentum continuing to drive US large cap returns, but volatility has increased as investors are increasingly wary of the elevated valuations for the large cap tech names that have propelled the rally. The underweight to the information technology and consumer discretionary sectors, and thus, being underweight to the Magnificent 7, continues to be biggest driver in the recent underperformance for the Diversified Large Cap Equity Portfolio.
- Despite the near term difficulties, the Diversified Large Cap Equity portfolio has achieved a 12.2% on average annually over the past 5 years.

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

As of December 31, 2024

FMIvT Diversified Small to Mid Cap Equity Fund

- SMID cap stocks lagged as the risk from higher than expected rates offset the optimism over potential benefits from election results. SMID cap
 earnings growth has been roughly flat over the last 3 years, and the Fund needs to see the high quality companies held deliver on earnings
 growth. Despite underperforming in the fourth quarter, the Fund has outpaced the benchmark by 390 basis points over the past 3 years.
- This strategy has generated very strong results over the past 10 years, rising 12.3% on average annually compared with 8.9% for the benchmark. Furthermore, the fund ranked in the top 4th percentile of its peer group, with a more modest risk profile and very strong risk-adjusted returns.

FMIvT International Equity Portfolio

- The FMIvT International Equity Portfolio's momentum continued to slow in the 4th quarter with the fund falling 5.0% vs. down 7.6% for the MSCI ACWI ex US Net benchmark. Stock picking in industrials and financials drove performance the most in the 4th quarter. The fund has outperformed the benchmark over the past year (up 6.6% vs. up 5.5%).
- While lagging on a 3 year basis, the portfolio has nearly matched the benchmark over the past 5 years (up 4.0% vs. up 4.1%).
- This strategy is intended to provide strong diversification across the broad spectrum of equity markets outside the US, with exposure to both developed and emerging markets.

FMIvT Core Real Estate Portfolio

- In early 2023, a \$50 million redemption was submitted in order to rebalance the portfolio with the proceeds scheduled to be paid out over several quarters. This will reduce the total commitment to \$100 million once all the proceeds are received.
- While falling just 1.0% over the trailing one year, the FMIVT Core Real Estate portfolio significantly outperformed the benchmark (down 2.3%) with the large allocation to industrial and apartment properties providing the biggest boost. The office sector has continued to drag on performance with corporate work from home policies increasing vacancies.
- The portfolio has outperformed the NFI ODCE Net benchmark over the past 3 years and has achieved over 180 basis points of excess return over the benchmark over the past 5 years.

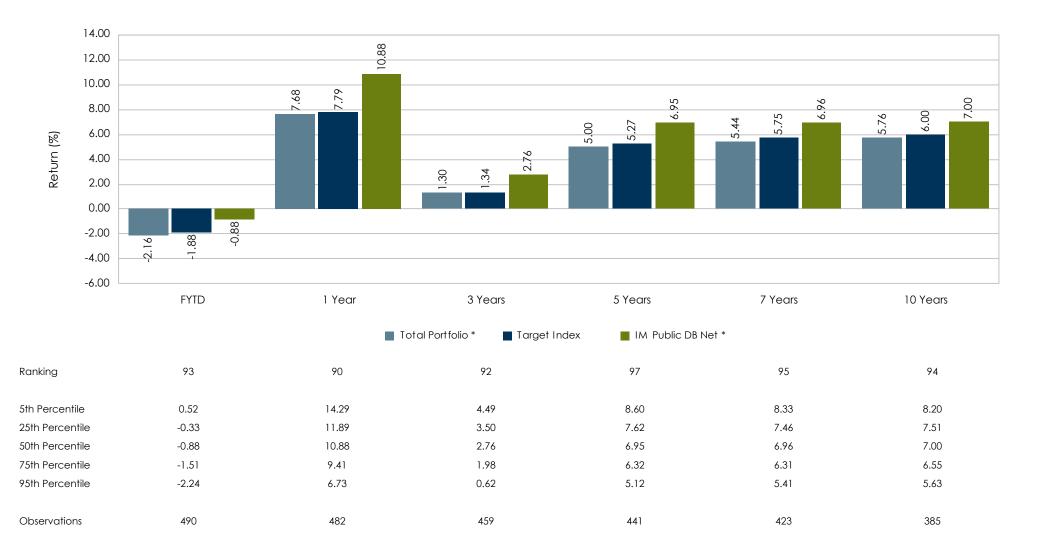


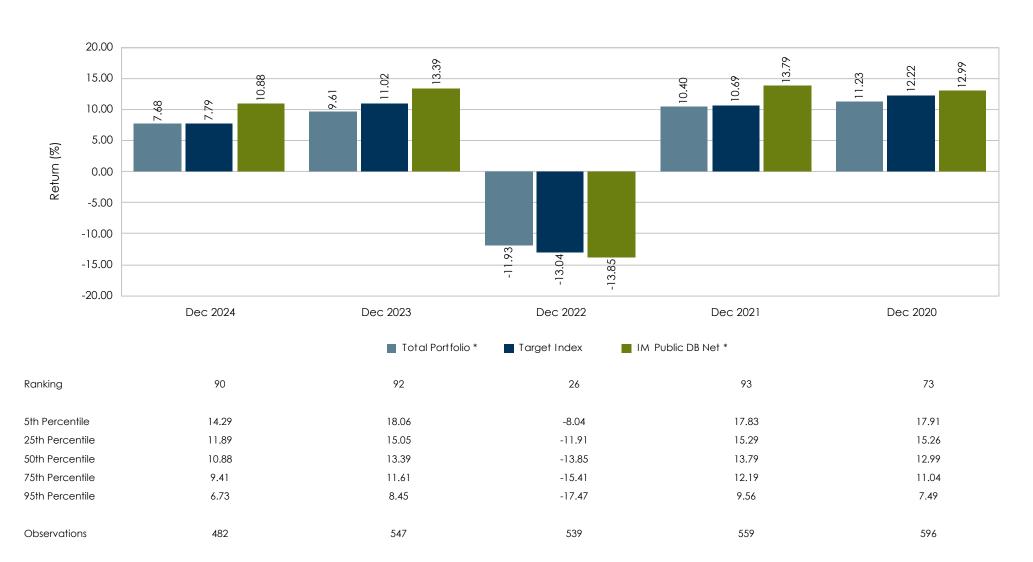
For the Period Ending December 31, 2024

Actual Allocation Target Allocation

	Market Value (\$000s)	Actual Allocation (%)	Target Allocation (%)	Over/Under Target (%)
Total Portfolio	30,791	100.00	100.00	
Cash and Equivalents	289	0.94	0.00	0.94
Fixed Income	12,086	39.25	40.00	-0.75
Core Bonds	5,920	19.22	20.00	-0.78
Core Plus Bonds	6,166	20.03	20.00	0.03
Equity	15,569	50.56	50.00	0.56
US Equity	10,340	33.58	32.00	1.58
US Large Cap Equity	7,004	22.75	22.00	0.75
US Small/Mid Cap Equity	3,336	10.83	10.00	0.83
Non US Equity	5,229	16.98	18.00	-1.02
Core Real Estate	2,848	9.25	10.00	-0.75

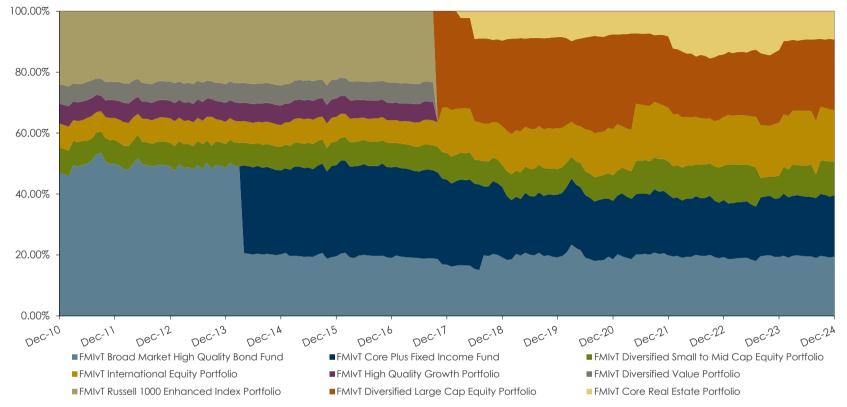
For the Periods Ending December 31, 2024





For the One Year Periods Ending December

Historical Manager Allocation



May 2009: 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

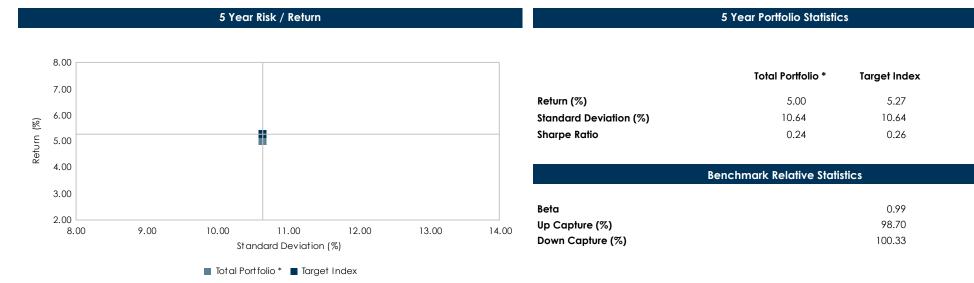
For the Periods Ending December 31, 2024

	Benchmark (%)	Rank	Total Portfolio (%)	Rank	Objective Met?	Benchmark (%)	Rank	Total Portfolio (%)	Rank	Objective Met?
			5 Years					10 Years		
 The Total Portfolio's annualized total return should exceed the total return of the Target Index. 	5.27		5.00 *		No	6.00		5.76 *		No
 The Total Portfolio's annualized total return should rank at median or above when compared to the IM Public DB Net universe. 	6.95 *	50th	5.00 *	97th	No	7.00 *	50th	5.76 *	94th	No

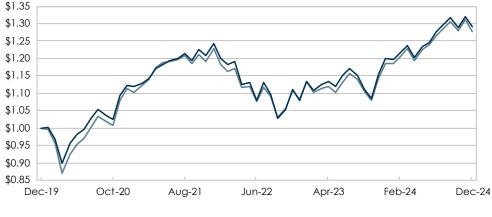
Performance and Statistics are calculated using monthly return data. * Indicates net of fee data.

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 NetDiv, 10.00% NFI ODCE Net.

For the Periods Ending December 31, 2024



5 Year Growth of a Dollar



	Total Portfolio *	Target Index
Number of Months	60	60
Highest Monthly Return (%)	6.93	6.62
Lowest Monthly Return (%)	-9.03	-7.36
Number of Positive Months	37	37
Number of Negative Months	23	23
% of Positive Months	61.67	61.67

5 Year Return Analysis

--- Total Portfolio * --- Target Index

* Performance is calculated using net of fee returns. Statistics are calculated using monthly return data. © 2025 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2024

10 Year Risk / Return 10 Year Portfolio Statistics 10.00 **Total Portfolio *** Target Index 9.00 6.00 Return (%) 5.76 8.00 8.56 Standard Deviation (%) 8.71 Return (%) 7.00 Sharpe Ratio 0.46 0.50 Ф., 6.00 5.00 **Benchmark Relative Statistics** 4.00 3.00 Beta 1.00 2.00 100.70 Up Capture (%) 7.00 8.00 9.00 11.00 12.00 6.00 10.00 Down Capture (%) 103.18 Standard Deviation (%) Total Portfolio * Target Index

10 Year Growth of a Dollar



	Total Portfolio *	Target Index
Number of Months	120	120
Highest Monthly Return (%)	6.93	6.62
Lowest Monthly Return (%)	-9.03	-7.36
Number of Positive Months	80	83
Number of Negative Months	40	37
% of Positive Months	66.67	69.17

10 Year Return Analysis

* Performance is calculated using net of fee returns. Statistics are calculated using monthly return data. © 2025 Asset Consulting Group All Rights Reserved

Rates of Return Summary

For the Periods Ending December 31, 2024

	Market	Actual	FYTD	1 Year	3 Years	5 Years	7 Years	10 Years
	Value (\$000s)	Allocation (%)	(%)	(%)	(%)	(%)	(%)	(%)
Total Portfolio * 1	30,791	100.00	-2.16	7.68	1.30	5.00	5.44	5.76
Target Index ²	2		-1.88	7.79	1.34	5.27	5.75	6.00
Cash and Equivalents	289	0.94						
FMPTF Operating	199	0.65						
FMPTF Capital City *	90	0.29	3.88	9.11				
US T-Bills 90 Day	/		1.17	5.25	3.89	2.46	2.35	1.77
Fixed Income	12,086	39.25						
Core Bonds								
FMIvT Broad Market High Quality Bond Fund *	5,920	19.22	-3.10	1.35	-1.95	-0.20	0.88	0.98
Bloomberg US Aggregate A+			-3.10	1.04	-2.46	-0.48	0.77	1.12
Core Plus Bonds								
FMIvT Core Plus Fixed Income Fund * ³	6,166	20.03	-2.70	4.47	-0.47	0.24	0.80	1.42
Bloomberg Multiverse	2		-4.96	-1.34	-4.22	-1.77	-0.48	0.35
Equity	15,569	50.56						
US Equity	10,340	33.58						
US Large Cap Equity * ⁴	7,004	22.75	0.59	18.57	5.83	12.23	11.98	11.41
S&P 500)		2.41	25.02	8.94	14.53	13.83	13.10
FMIvT Diversified Large Cap Equity Portfolio *	7,004	22.75	0.59	18.57	5.84	12.22	11.99	
Russell 1000)		2.75	24.51	8.41	14.28	13.58	12.87
US Small/Mid Cap Equity								
FMIvT Diversified SMID Cap Equity Portfolio * ⁵	3,336	10.83	-2.96	13.75	6.33	10.20	11.00	12.34
SMID Benchmark			0.62	12.00	2.39	8.77	8.33	8.85
Non-US Equity								
FMIvT International Equity Portfolio * 7	5,229	16.98	-5.01	6.60	-0.74	4.03	3.61	4.84
MSCI ACWI ex US NetDiv			-7.60	5.53	0.82	4.10	3.53	4.80

FYTD: Fiscal year ending September.

* Net of fee return data.

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Rates of Return Summary

For the Periods Ending December 31, 2024

	Market	Actual	FYTD	1 Year	3 Years	5 Years	7 Years	10 Years
	Value (\$000s)	Allocation (%)	(%)	(%)	(%)	(%)	(%)	(%)
Core Real Estate	2,848	9.25						
FMIvT Core Real Estate Portfolio * ⁸	2,848	9.25	0.49	-0.96	-0.47	3.84		
NFI ODCE	Net		0.96	-2.27	-3.14	1.99	3.08	4.94

Notes:

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

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

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

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

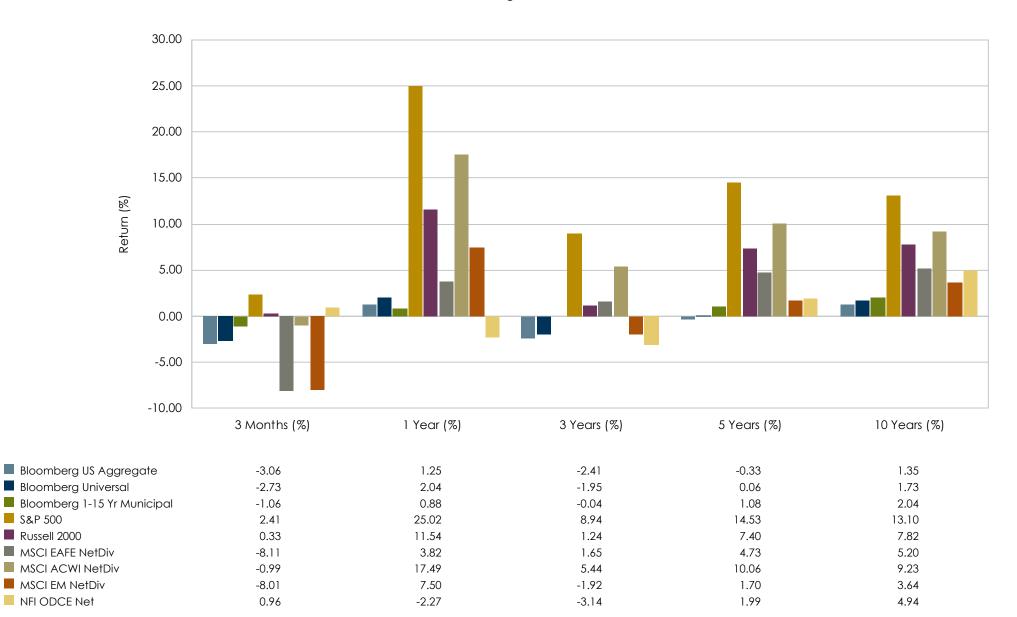
 5 Custom Index consists of the Russell 2500 beginning June 1, 2010, and prior to that the Russell 2000.

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

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

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

Market Environment

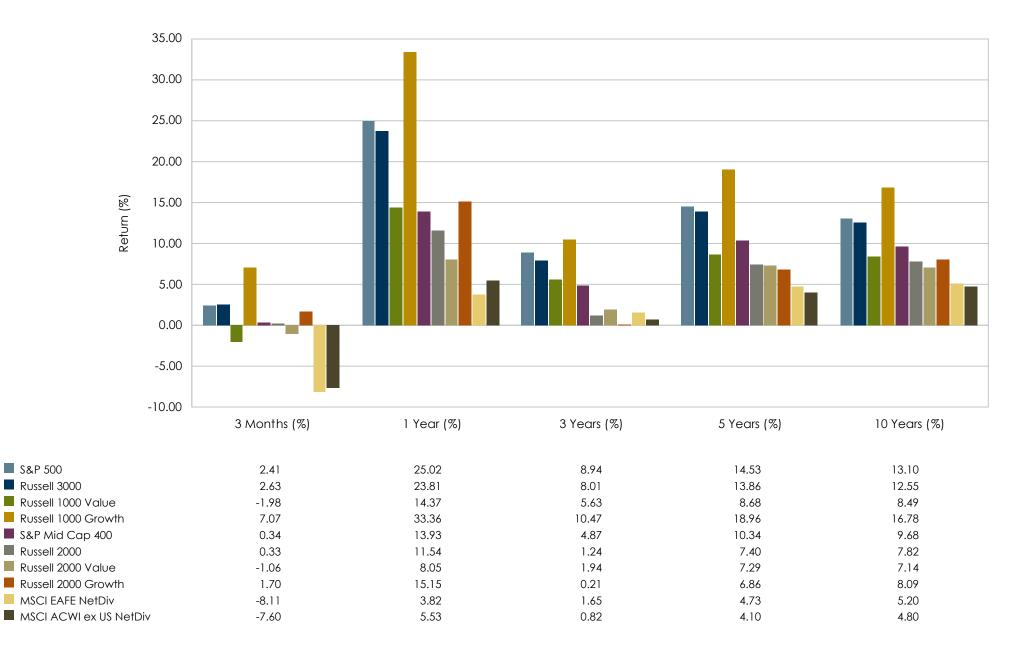


For the Periods Ending December 31, 2024

S&P 500

Equity Index Returns

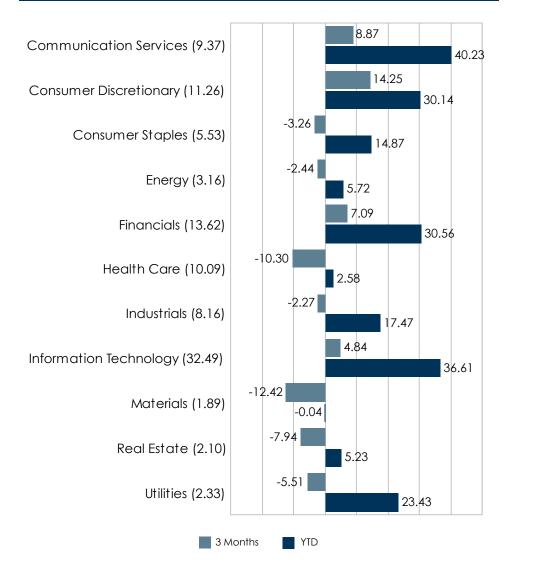




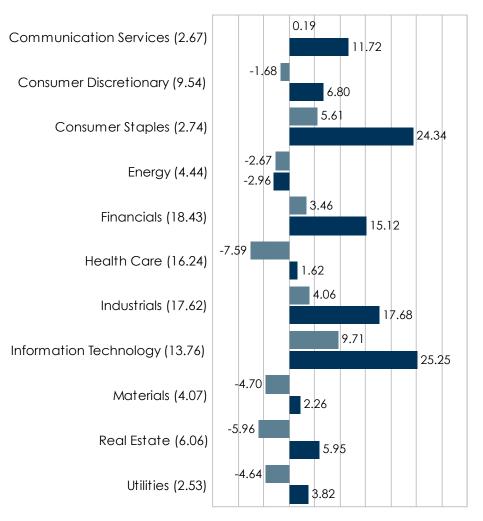
US Markets - Performance Breakdown

For the Periods Ending December 31, 2024

S&P 500 - Sector Returns (%)



Russell 2000 - Sector Returns (%)



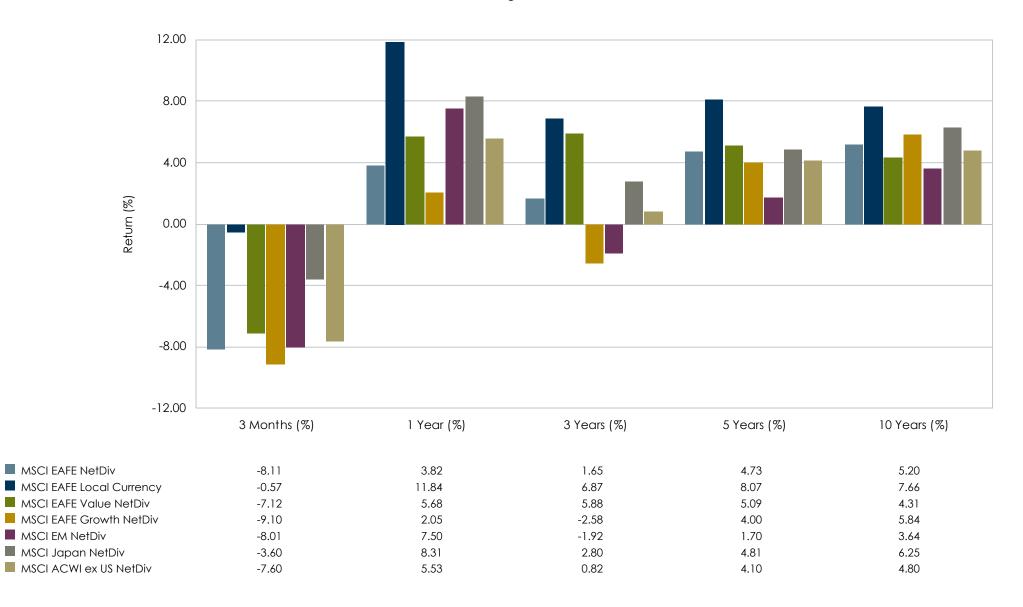
Numbers in parenthesis represent sector weightings of the index. Sector weights may not add to 100% due to rounding or securities that are not assigned to a Global Industry Classification Standard (GICS) sector.

Source: ACG Research, Bloomberg

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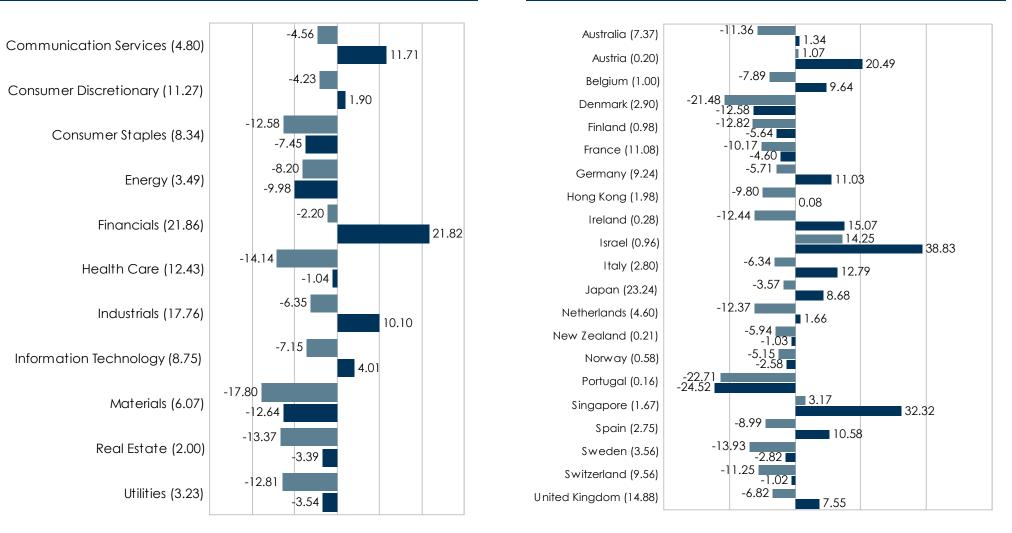
Non-US Equity Index Returns

For the Periods Ending December 31, 2024



Non-US Equity - Performance Breakdown

For the Periods Ending December 31, 2024



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.

YTD

3 Months

MSCI EAFE - Sector Returns (%)

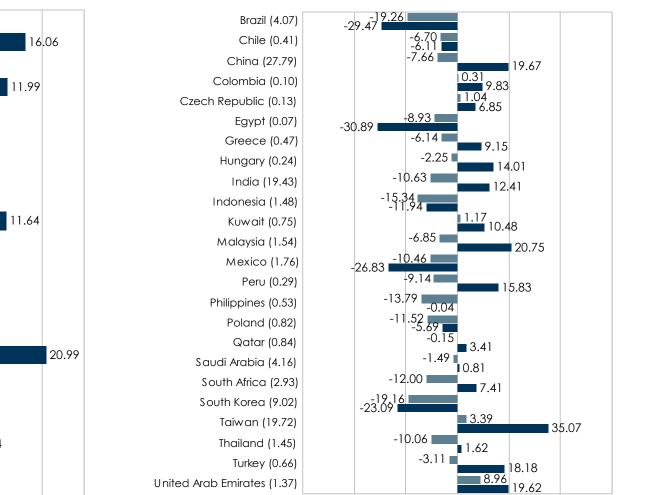
Source: ACG Research, Bloomberg

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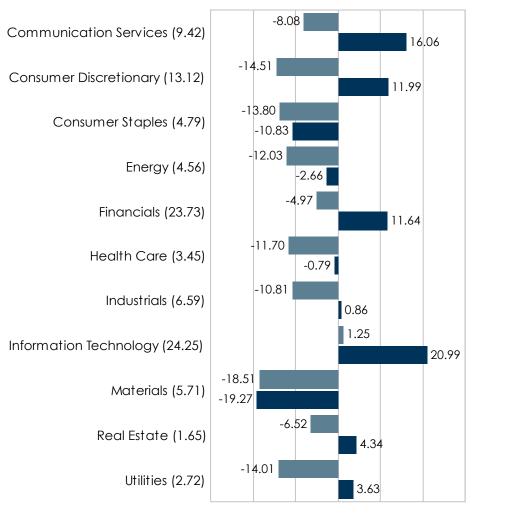
Emerging Markets - Performance Breakdown

For the Periods Ending December 31, 2024

MSCI Emerging Markets - Country Returns (%)



MSCI Emerging Markets - Sector Returns (%)



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

YTD

3 Months

Source: ACG Research, Bloomberg

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5.50 5.00 4.50 4.00 3.50 3.00 2.50 2.00 1.50 1.00 0.50 0.00 10 15 0 5 20 25 30 Years to Maturity — Dec 2024 Sep 2024 Dec 2023 90 Days 4.32 4.63 5.34 180 Days 4.27 4.41 5.26 1 Year 4.15 4.01 4.77 2 Years 4.24 3.64 4.25 3 Years 4.27 3.55 4.01 4 Years 4.53 3.57 3.91 5 Years 4.38 3.56 3.85 7 Years 4.48 3.65 3.88 10 Years 4.57 3.78 3.88 20 Years 4.86 4.18 4.19 30 Years 4.78 4.12 4.03

Interest Rate Term Structure

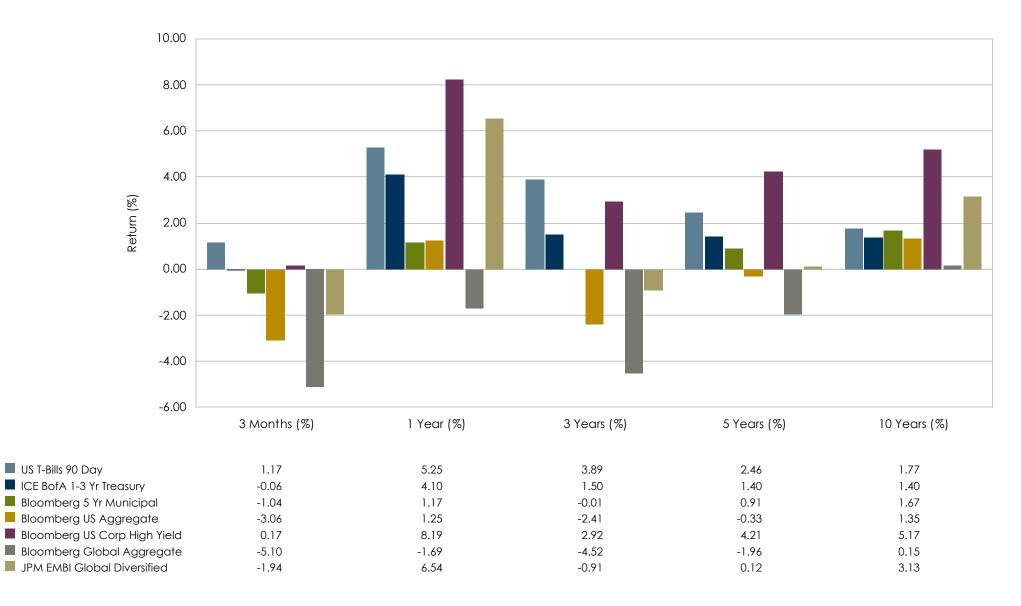
Government Issues - 3 Months to 30 Years Maturity

Source: Bloomberg

Yield to Maturity (%)

Fixed Income Index Returns





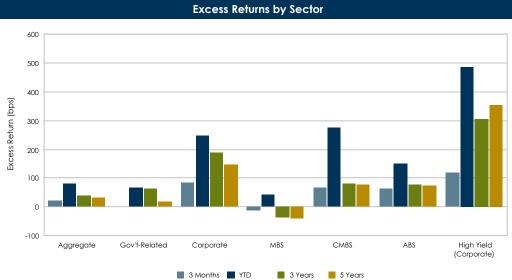
US Fixed Income Market Environment

For the Periods Ending December 31, 2024

Nominal Returns By Sector (%)					
	<u>3 Months</u>	YTD	<u>3 Years</u>	<u>5 Years</u>	
US Aggregate	-3.06	1.27	-2.41	-0.33	
US Treasury	-3.13	0.58	-2.87	-0.68	
US Agg: Gov't-Related	-2.74	1.70	-1.45	0.02	
US Corporate IG	-3.04	2.12	-2.27	0.30	
MBS	-3.16	1.20	-2.13	-0.73	
CMBS	-1.48	4.67	-0.57	0.98	
ABS	-0.05	5.02	2.00	2.02	
US Corp High Yield	0.17	8.18	2.92	4.22	

	Nominal Returns by (Quality (%)		
	<u>3 Months</u>	<u>YTD</u>	<u>3 Years</u>	<u>5 Years</u>
AAA	-1.80	3.07	-1.82	-0.21
AA	-3.13	0.83	-3.17	-0.55
А	-3.28	1.68	-2.42	0.07
BAA	-2.79	2.70	-1.89	0.58
BA	-0.48	6.30	1.91	4.06
В	0.31	7.39	3.11	3.75
CAA	2.27	15.10	4.91	5.10

Nominal Returns by Maturity (%)					
	<u>3 Months</u>	YTD	<u>3 Years</u>	<u>5 Years</u>	
1-3 Yr.	-0.01	4.40	1.70	1.53	
3-5 Yr.	-1.54	3.10	0.00	0.75	
5-7 Yr.	-2.85	1.83	-1.41	0.21	
7-10 Yr.	-4.05	0.30	-3.45	-0.67	
10+ Yr.	-7.38	-4.11	-9.41	-3.39	





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

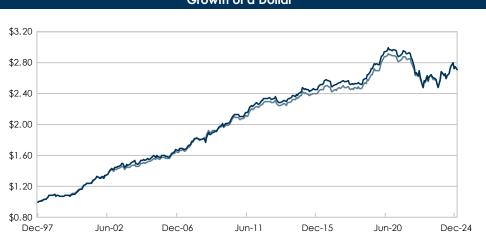
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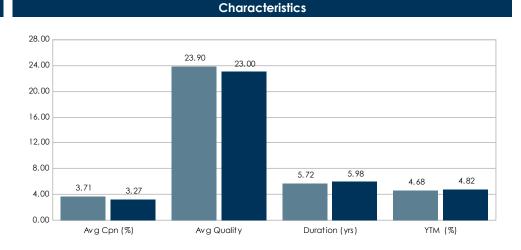
For the Periods Ending December 31, 2024

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

Portfolio Objectives and Constraints	Dollar Growth Summary (\$000s)			
 Invests in Government and high quality securities while maintaining an	Beginning Market Value	FYID	1 Year	
average maturity of approximately eight and one-half years.		168,451	155,875	
 Outperform the Bloomberg US Aggregate A+ over a complete market cycle	Net Additions	4,968	9,742	
(usually 3 to 5 years).	Return on Investment	-5,116	2,686	
 Rank above median in a relevant peer group universe. 	Income	1,606	5,876	
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	Gain/Loss	-6,722	-3,190	
	Ending Market Value	168,303	168,303	
Government.	C C		·	

For the Periods Ending December 31, 2024



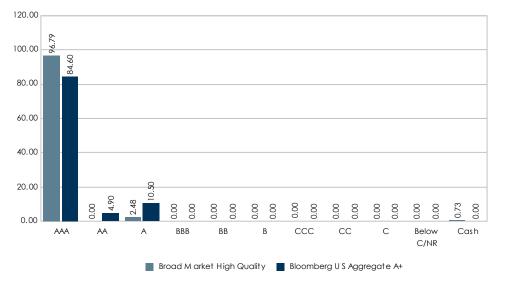


Growth of a Dollar

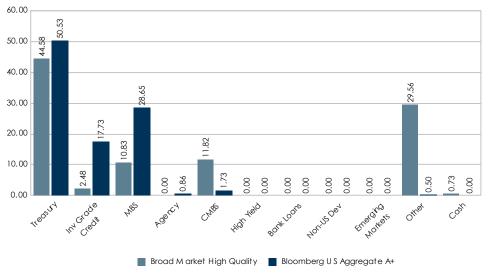
-----Broad M arket High Quality -----Bloomberg U S Aggregate A+



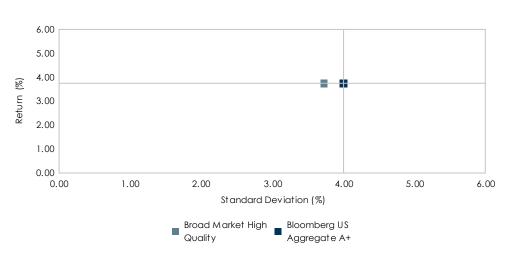
Quality Allocation



Sector Allocation



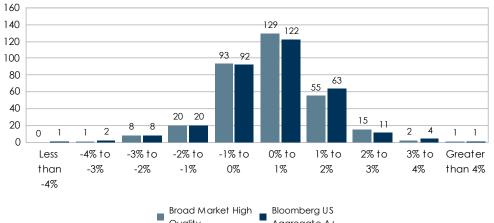
For the Periods Ending December 31, 2024



	Broad Market High Quality	Bloomberg US Aggregate A+
Return (%)	3.76	3.76
Standard Deviation (%)	3.73	4.00
Sharpe Ratio	0.48	0.45

Benchmark Relative Statistics		
Beta	0.91	
R Squared (%)	95.27	
Alpha (%)	0.33	
Tracking Error (%)	0.89	
Batting Average (%)	49.07	
Up Capture (%)	93.95	
Down Capture (%)	88.78	

Return Histogram Since Jan 1998



Quality

Aggregate A+

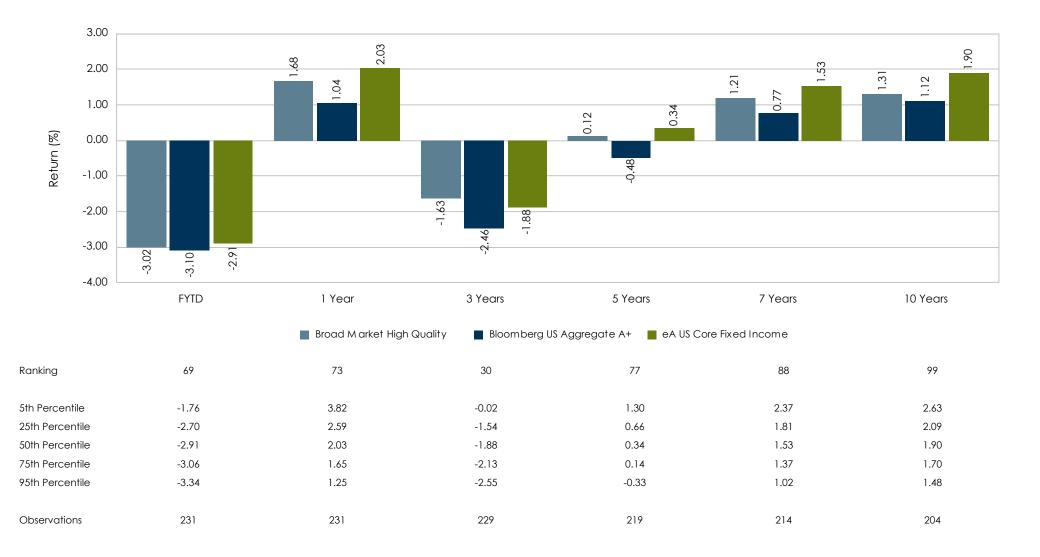
Return Analysis Since Jan 1998

Portfolio Statistics Since Jan 1998

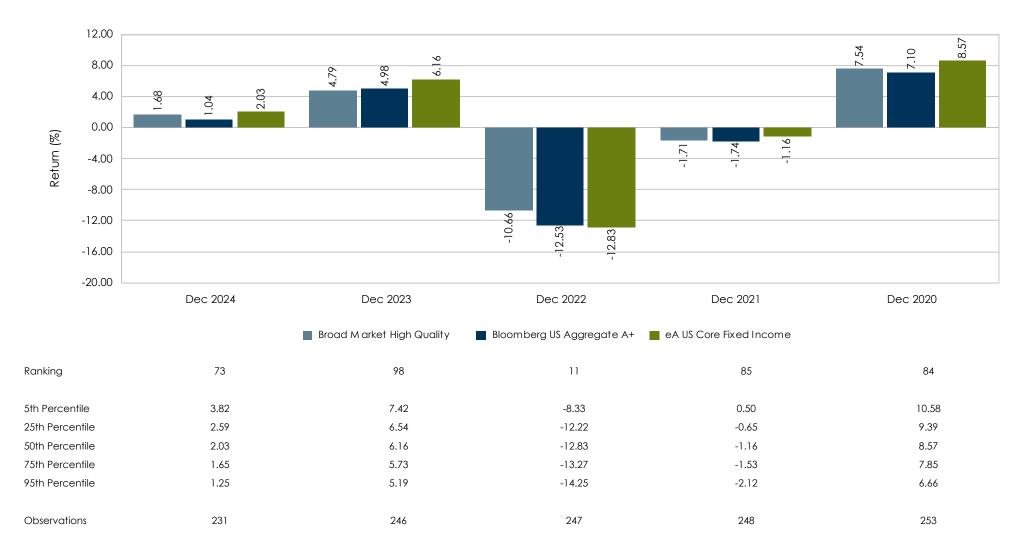
	Broad Market High Quality	Bloomberg US Aggregate A+
Number of Months	324	324
Highest Monthly Return (%)	4.01	4.30
Lowest Monthly Return (%)	-3.40	-4.18
Number of Positive Months	202	201
Number of Negative Months	122	123
% of Positive Months	62.35	62.04

Risk / Return Since Jan 1998

For the Periods Ending December 31, 2024



For the One Year Periods Ending December



Investment Guidelines

Broad Market High Quality Bond Fund

For the Periods Ending December 31, 2024

Portfolio Sector Allocations	Max.%	Min. %	Actual Portfolio	Within Guidelines?	Comments
U.S. Govt Oblig., U.S. Govt Agency Oblig, or U.S. Govt Instrum. Oblig.	75.00%	30.00%	44.57%	Yes	
Mortgage Securities including CMO's	50.00%	0.00%	23.24%	Yes	
Corporate and Yankee Debt Obligations	30.00%	0.00%	2.48%	Yes	
Asset Backed Securities	30.00%	0.00%	28.98%	Yes	
Reverse Repurchase Agreements and/or other forms of financial leverage *	30.00%	0.00%	0.00%	Yes	
Other (Cash)	25.00%	0.00%	0.73%	Yes	
Portfolio Duration/Quality	Policy Exp	ectations	Actual Portfolio	Within Guidelines?	Comments
Modified Duration					
Portfolio should maintain a duration equal to the Bloomberg US Aggregate A+ Index plus or minus 30% but no greater than 7 years.	4.19	to 7.00	5.72	Yes	
Credit quality Portfolio should Maintain a minimum bond fund rating of AA (Fitch).	,	٩.Af		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.			2.76%	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.			2.49%	Yes	Largest Position Note
Final stated maturity of 31.0 years or less for all securities.				Yes	

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

For the Periods Ending December 31, 2024

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 - 52 bps; Admin Fee - 14.5 bps	The Portfolio is valued on the last business day of the month.
Total Expenses Approximately 70 bps	The Administrator must have advance written notification of Member contributions or redemptions.

Portfolio Objectives and Constraints	Dollar (Growth Summary (\$000s)	
 Invests in a broad spectrum of fixed and floating rate debt securities that are diversified by credit quality, geography and duration. 		FYTD	1 Year
 Outperform the Bloomberg Multiverse over a complete market cycle (usually 	Beginning Market Value Net Additions	167,280 -199	139,042 16,180
3 to 5 years).	Return on Investment	-4,311	7,548
 Rank above median in a relevant peer group universe. 	Ending Market Value	162,770	162,770
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

FMIvT Core Plus Fixed Income Fund

For the Periods Ending December 31, 2024

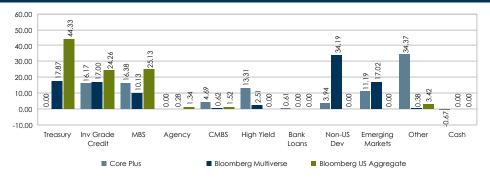


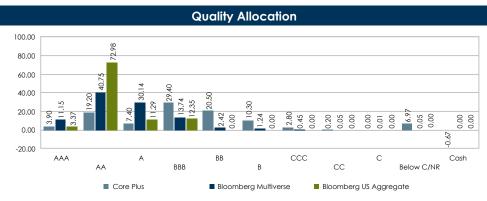
Core Plus

Sector Allocation

Bloomberg Multiverse

Bloomberg US Aggregate



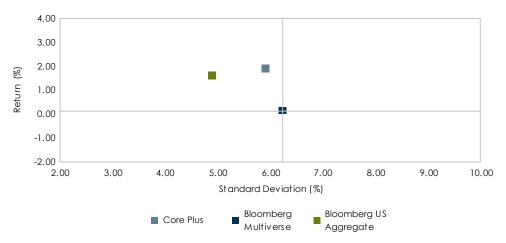


Dollar Growth Summary (\$000s) FYTD 1 Year **Beginning Market Value** 167,280 139,042 Net Additions -199 16,180 -4,311 7,548 Return on Investment 162,770 **Ending Market Value** 162,770

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

For the Periods Ending December 31, 2024

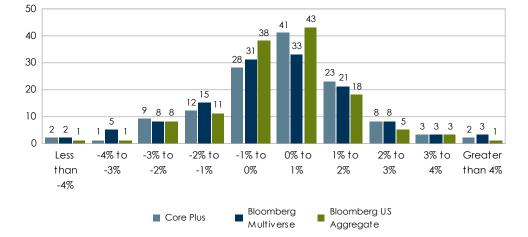
Risk / Return Since Apr 2014



	Core Plus	Bloomberg Multiverse	Bloomberg US Aggregate
Return (%)	1.92	0.14	1.63
Standard Deviation (%)	5.91	6.23	4.89
Sharpe Ratio	0.05	-0.24	0.00

Benchmark Relative Statistics		
Beta	0.67	0.78
R Squared (%)	49.48	41.25
Alpha (%)	1.87	0.74
Tracking Error (%)	4.68	4.66
Batting Average (%)	57.36	58.91
Up Capture (%)	67.55	77.38
Down Capture (%)	49.03	68.07

Return Analysis Since Apr 2014



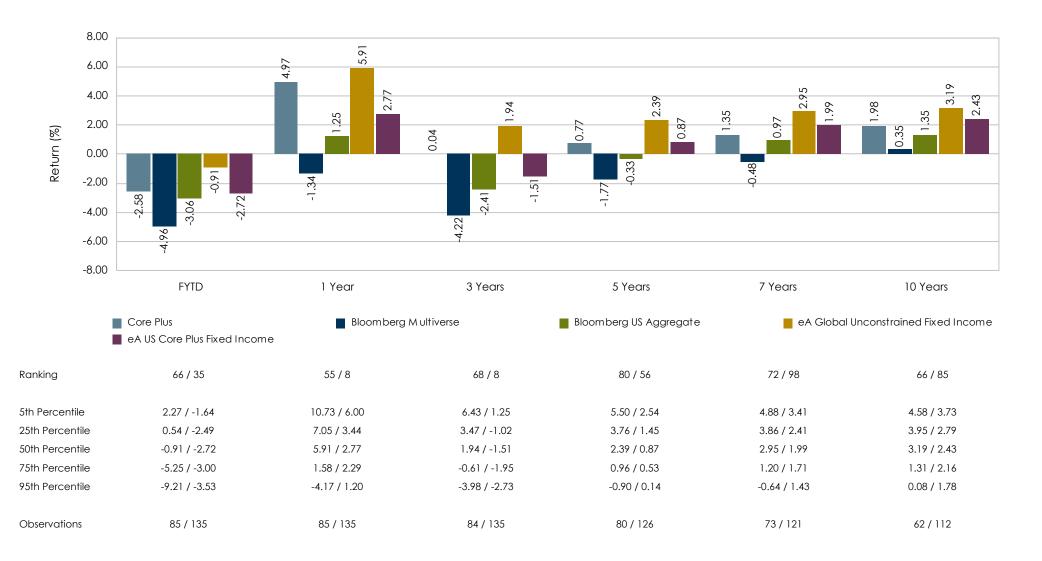
Return Histogram Since Apr 2014

	Core Plus	Bloomberg Multiverse	Bloomberg US Aggregate
Number of Months	129	129	129
Highest Monthly Return (%)	4.84	5.06	4.53
Lowest Monthly Return (%)	-8.40	-5.44	-4.32
Number of Positive Months	77	68	70
Number of Negative Months	52	61	59
% of Positive Months	59.69	52.71	54.26

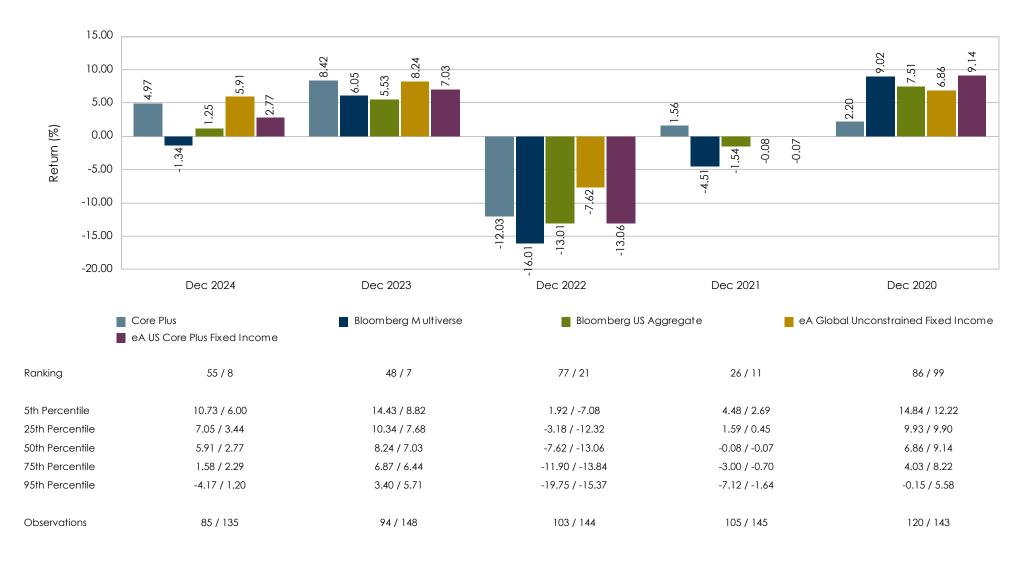
Portfolio Statistics Since Apr 2014

Statistics are calculated using monthly return data. © 2025 Asset Consulting Group All Rights Reserved

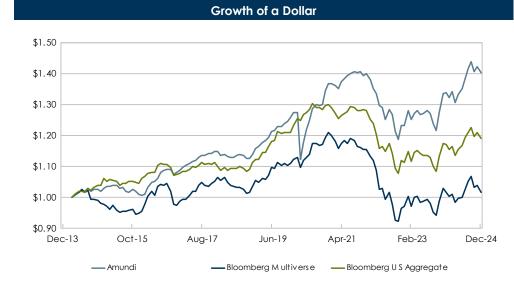
For the Periods Ending December 31, 2024

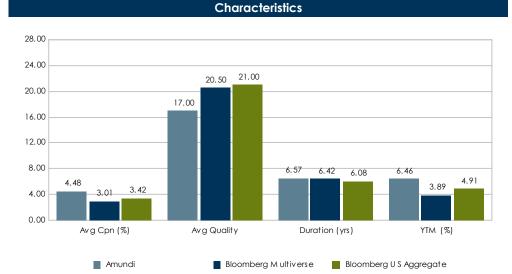


For the One Year Periods Ending December

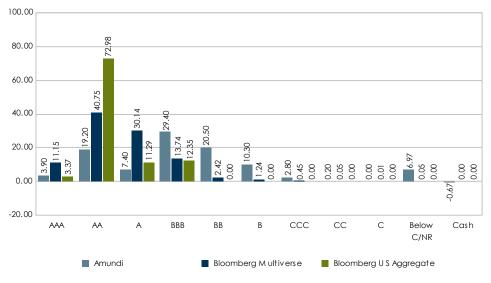


For the Periods Ending December 31, 2024



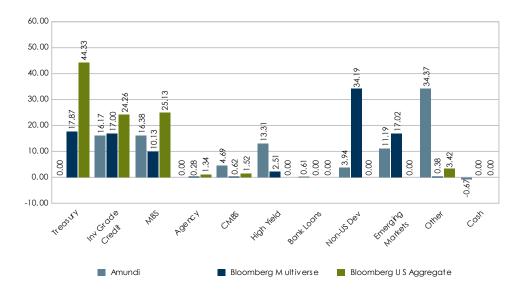


Quality Allocation



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

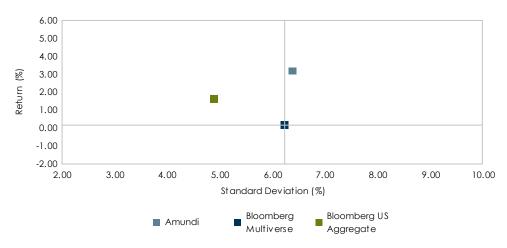
Sector Allocation



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

For the Periods Ending December 31, 2024

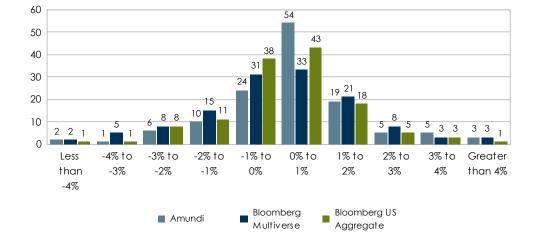
Risk / Return Since Apr 2014



	Amundi	Bloomberg Multiverse	Bloomberg US Aggregate
Return (%)	3.20	0.14	1.63
Standard Deviation (%)	6.38	6.23	4.89
Sharpe Ratio	0.25	-0.24	0.00

Benchmark Relative Statistics		
Beta	0.78	0.93
R Squared (%)	58.40	50.35
Alpha (%)	3.14	1.77
Tracking Error (%)	4.33	4.51
Batting Average (%)	65.12	62.79
Up Capture (%)	91.18	110.38
Down Capture (%)	56.55	85.03

Return Analysis Since Apr 2014

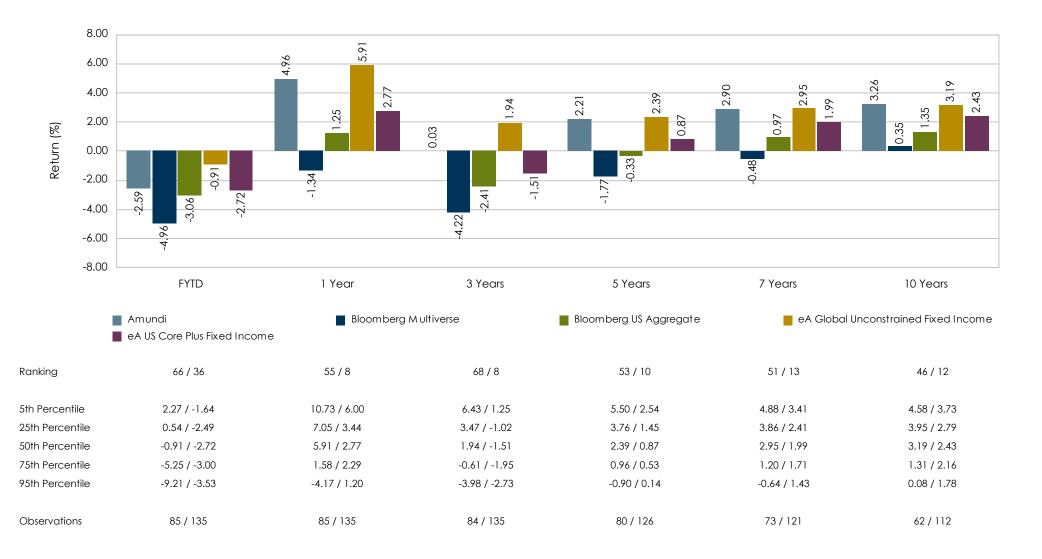


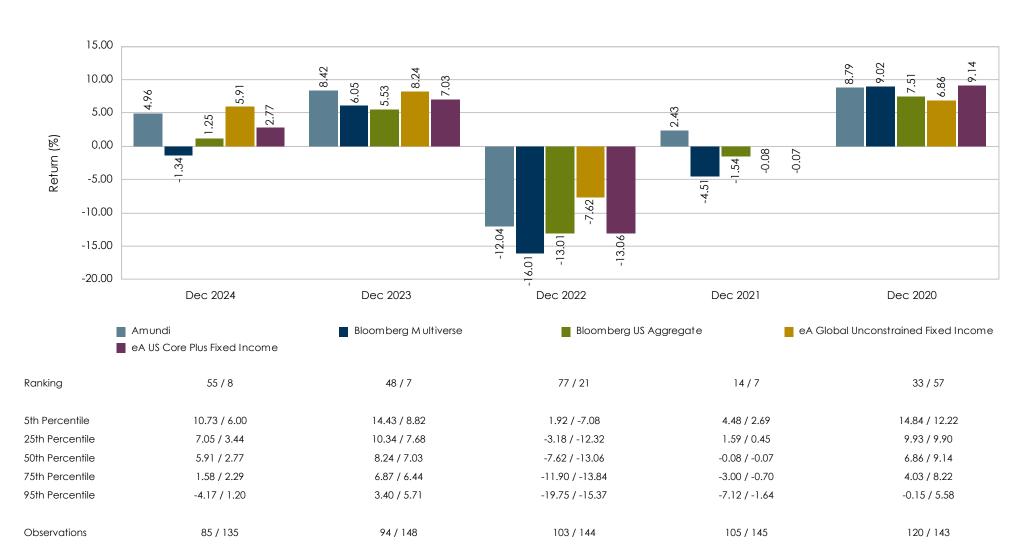
Return Histogram Since Apr 2014

	Amundi	Bloomberg Multiverse	Bloomberg US Aggregate
Number of Months	129	129	129
Highest Monthly Return (%)	4.84	5.06	4.53
Lowest Monthly Return (%)	-11.69	-5.44	-4.32
Number of Positive Months	86	68	70
Number of Negative Months	43	61	59
% of Positive Months	66.67	52.71	54.26

Portfolio Statistics Since Apr 2014

For the Periods Ending December 31, 2024





For the One Year Periods Ending December

FMIvT Diversified Large Cap Equity Portfolio

For the Periods Ending December 31, 2024

Portfolio Description	Portfolio Information
Strategy Large Cap US Equity	Minimum initial investment \$50,000
Manager StateStreet, Hotchkis & Wiley, & Atlanta Capital	Minimum subsequent investments \$5,000
Vehicle Non-Mutual Commingled	Minimum redemption \$5,000
Benchmark Russell 1000	The Portfolio is open once a month, on the first business day following the
Performance Inception Date October 2017	Portfolio Valuation date, to accept Member contributions or redemptions.
Fees Manager Fee - 27 bps; Admin Fee - 14.5 bps	The Portfolio is valued on the last business day of the month.
Total Expenses Approximately 43 bps	 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.

	FYTD	1 Year
Beginning Market Value	300,035	266,184
Net Additions	5,164	-9,006
Return on Investment	2,194	50,215
Ending Market Value	307,392	307,392

Dollar Growth Summary (\$000s)

Name

FMIvT Diversified Large Cap Equity Portfolio

Manager Allocation Characteristics Market Allocation 1200.00 Value (\$000s) (%) 950.51 **Total Diversified LCE** 307,392 100.00 1000.00 54 SSgA S&P 500 Index 183,687 59.76 766. 800.00 Hotchkis & Wiley Diversified Value 61,941 20.15 Atlanta Capital High Quality Growth 61,764 20.09 600.00 400.00 200.00 46.83 26.23 23.04 14.57 6.51

0.00

Wtd Avg Mkt Cap

(\$Bil)

Med Mkt Cap

(\$Bil)

For the Periods Ending December 31, 2024

Diversified LCE Russell 1000

Sector Allocation

P/E (1 Yr Trailing)

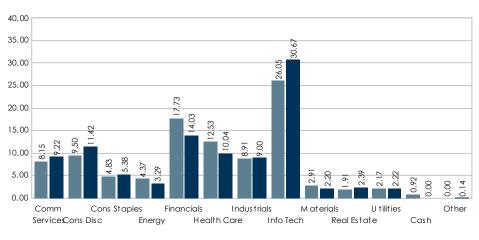
4.75

P/B

.45

5

Dividend Yield



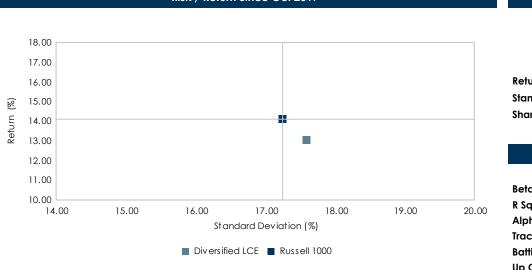
Diversified LCE Russell 1000

Dollar Growth Summary (\$000s)

	FYTD	1 Year
Beginning Market Value	300,035	266,184
Net Additions	5,164	-9,006
Return on Investment	2,194	50,215
Ending Market Value	307,392	307,392

FMIvT Diversified Large Cap Equity Portfolio

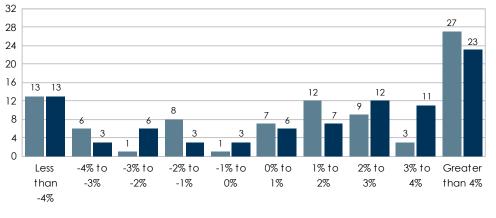
For the Periods Ending December 31, 2024



	Diversified LCE	Russell 1000
Return (%)	13.04	14.08
Standard Deviation (%)	17.60	17.25
Sharpe Ratio	0.61	0.68

	Benchmark Relative Statistics
Beta	1.01
R Squared (%)	97.72
Alpha (%)	-0.98
Tracking Error (%)	2.66
Batting Average (%)	44.83
Up Capture (%)	96.14
Down Capture (%)	99.74

Return Histogram Since Oct 2017



Diversified LCE Russell 1000

Return Analysis Since Oct 2017

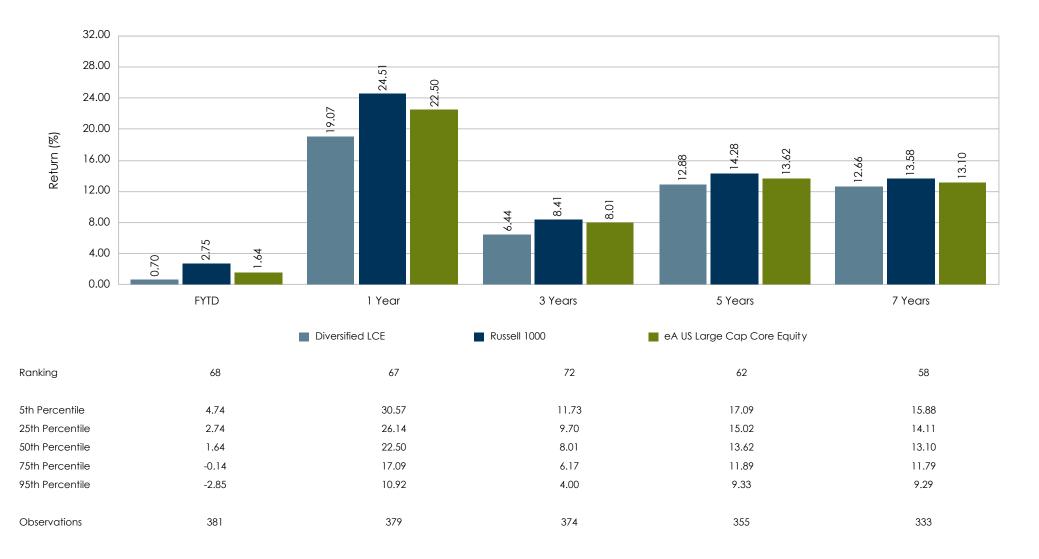
Portfolio Statistics Since Oct 2017

	Diversified LCE	Russell 1000
Number of Months	87	87
Highest Monthly Return (%)	13.79	13.21
Lowest Monthly Return (%)	-14.99	-13.21
Number of Positive Months	58	59
Number of Negative Months	29	28
% of Positive Months	66.67	67.82

Risk / Return Since Oct 2017

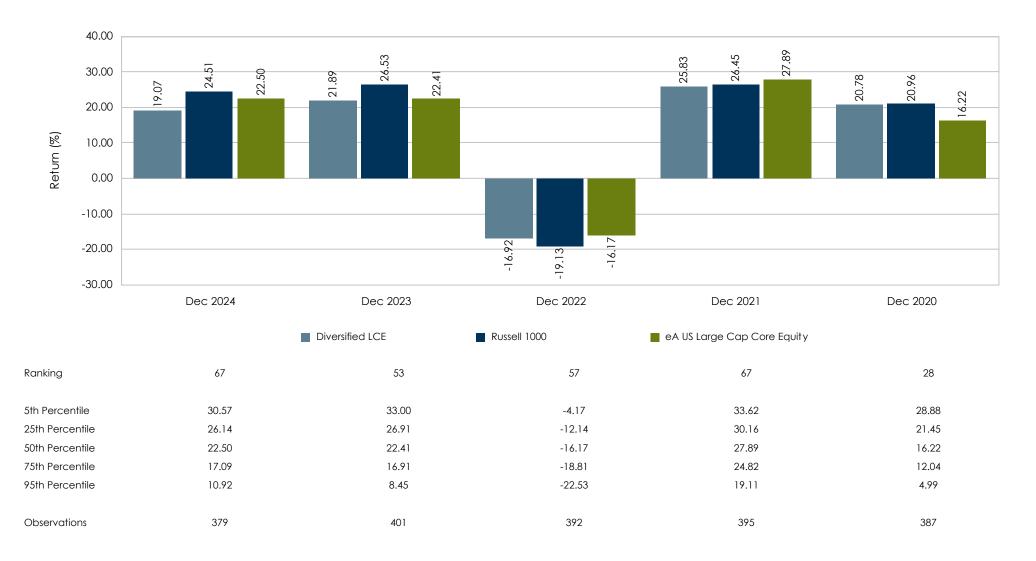
FMIvT Diversified Large Cap Equity Portfolio

For the Periods Ending December 31, 2024



FMIvT Diversified Large Cap Equity Portfolio

For the One Year Periods Ending December



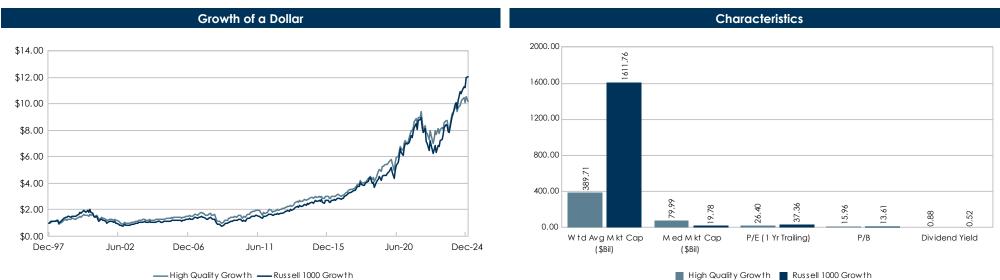
Investment Guidelines

Diversified Large Cap Equity Portfolio

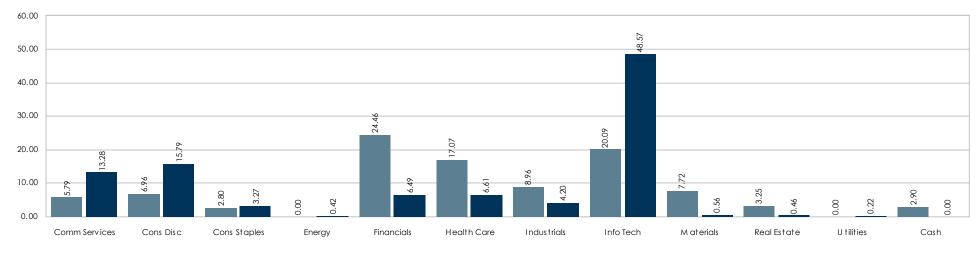
For the Periods Ending December 31, 2024

Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Com
SSgA S&P 500 Index	60.0%	50% - 70%	59.76%	Yes	
Atlanta Capital High Quality Growth	20.0%	10% - 30%	20.09%	Yes	
Hotchkis & Wiley Diversified Value	20.0%	10% - 30%	20.15%	Yes	
Allocation		Max. %	Actual Portfolio	Within Guidelines?	Com
A maximum of 10% of the portfolio, valued at market, may be invested in cash.		10.0%	0.92%	Yes	
The portfolio shall not own private placements, unregistered or registered stock, options, futures, or commodities, nor participate in margin trading.		N/A	N/A	Yes	

For the Periods Ending December 31, 2024



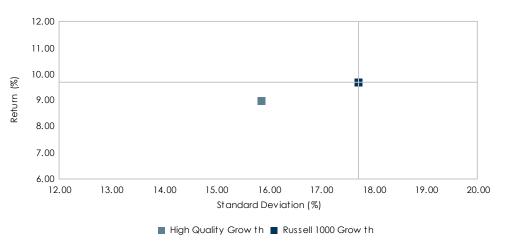
Sector Allocation



High Quality Growth Russell 1000 Growth

For the Periods Ending December 31, 2024

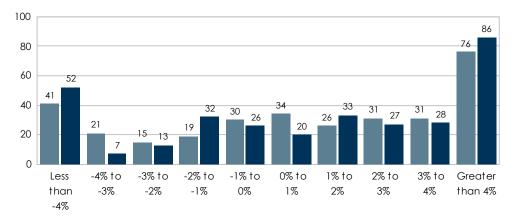
Risk / Return Since Jan 1998



	High Quality Growth	Russell 1000 Growth
Return (%)	8.97	9.67
Standard Deviation (%)	15.86	17.72
Sharpe Ratio	0.44	0.43

0.83
86.78
0.84
6.48
44.44
83.62
86.73

Return Histogram Since Jan 1998



■ High Quality Grow th ■ Russell 1000 Grow th

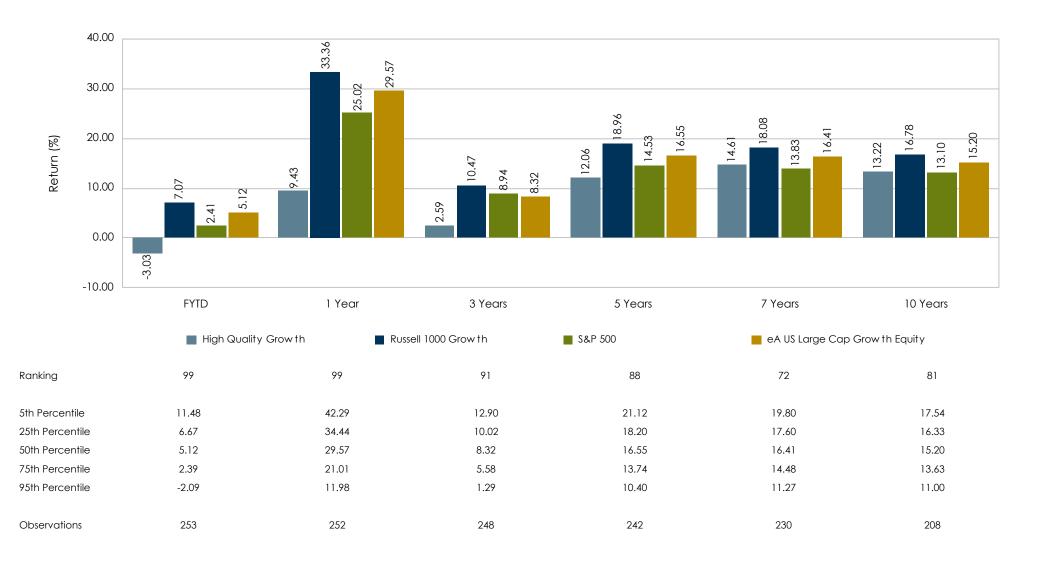
Return Analysis Since Jan 1998

Portfolio Statistics Since Jan 1998

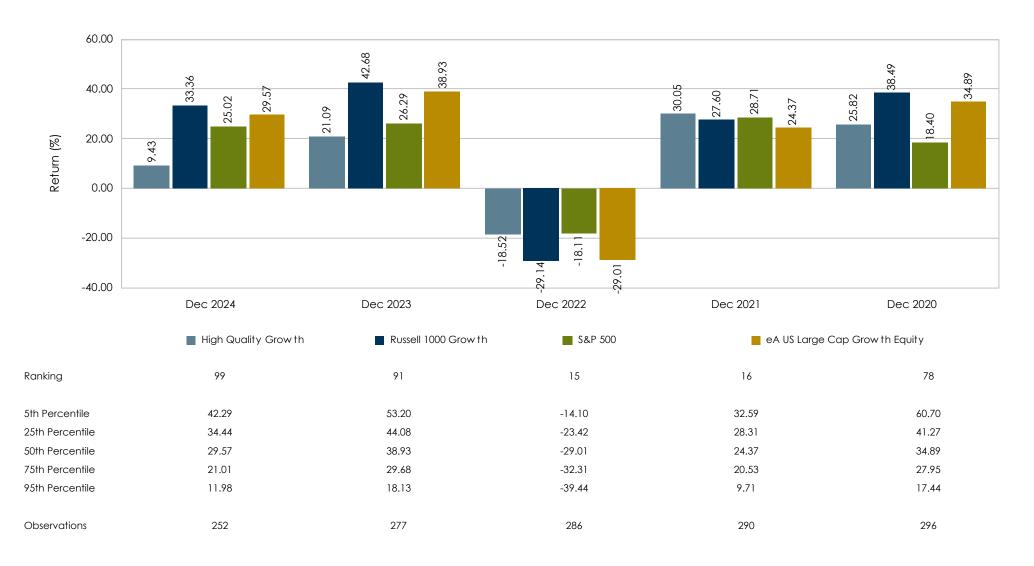
	High Quality Growth	Russell 1000 Growth
Number of Months	324	324
Highest Monthly Return (%)	13.30	14.80
Lowest Monthly Return (%)	-17.56	-17.61
Number of Positive Months	198	194
Number of Negative Months	126	130
% of Positive Months	61.11	59.88

KISK / Keturn Since Ja

For the Periods Ending December 31, 2024



For the One Year Periods Ending December



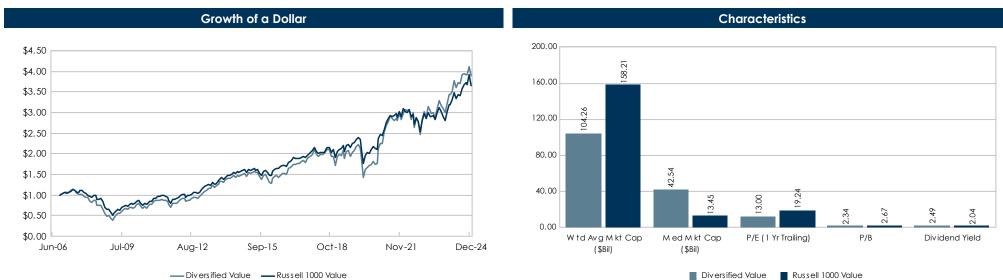
Investment Guidelines

Atlanta Capital High Quality Growth

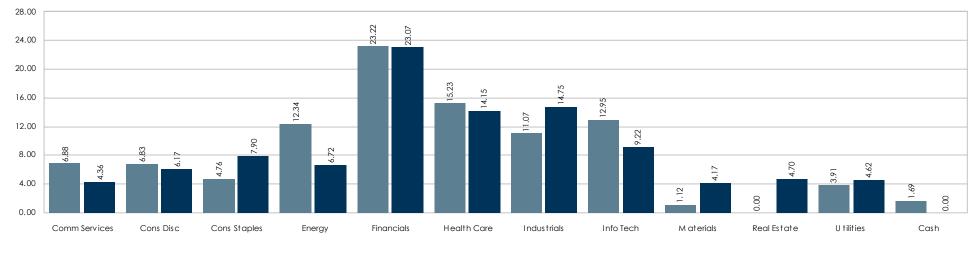
For the Periods Ending December 31, 2024

Portfolio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
Maximum sector concentration shall be no more than 30% in any one sector as defined by the Standard & Poor's GICS.				
Communication Services	30.00%	5.79%	Yes	
Consumer Discretionary	30.00%	6.96%	Yes	
Consumer Staples	30.00%	2.80%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	24.46%	Yes	
Health Care	30.00%	17.07%	Yes	
Industrials	30.00%	8.96%	Yes	
Information Technology	30.00%	20.09%	Yes	
Materials	30.00%	7.72%	Yes	
Real Estate	30.00%	3.25%	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%	2.90%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.0%	4.92%	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%	5.60%	Yes	

For the Periods Ending December 31, 2024

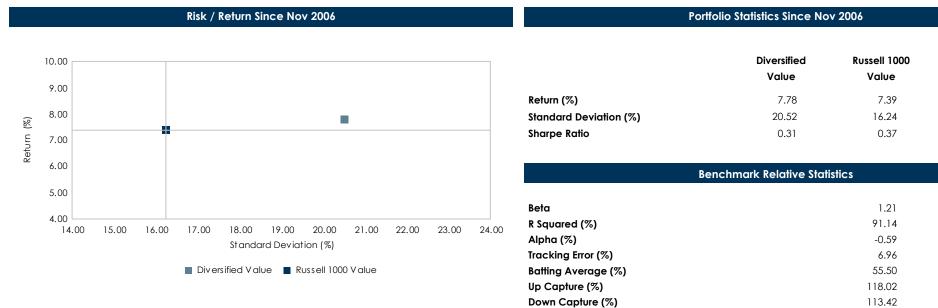


Sector Allocation

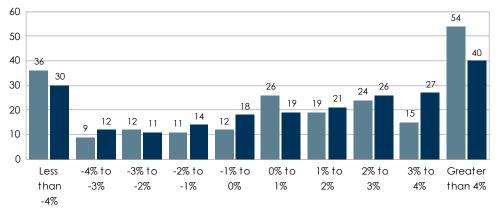


Diversified Value Russell 1000 Value

For the Periods Ending December 31, 2024



Return Histogram Since Nov 2006



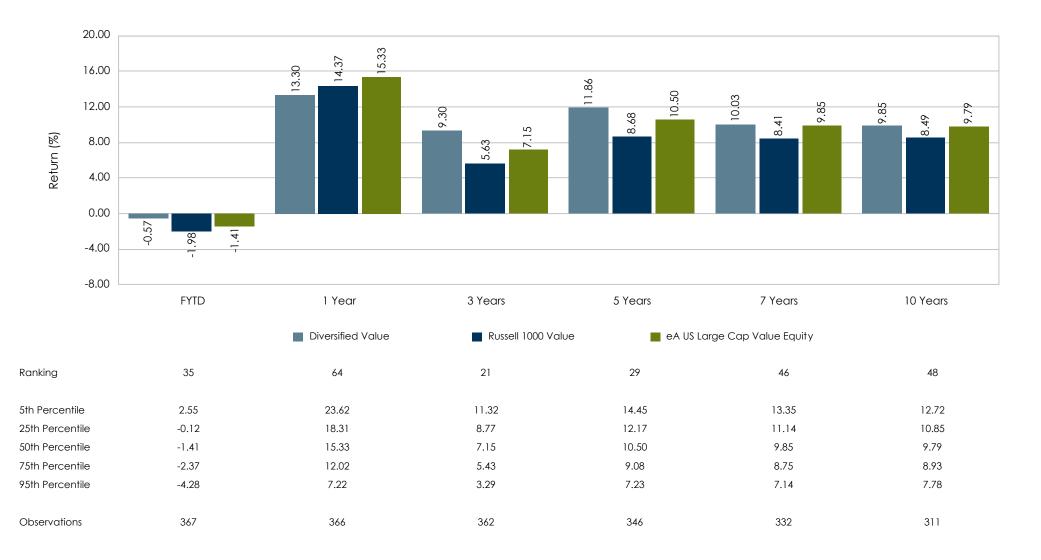
	Diversified Value	Russell 1000 Value
Number of Months	218	218
Highest Monthly Return (%)	20.73	13.45
Lowest Monthly Return (%)	-24.98	-17.31
Number of Positive Months	138	133
Number of Negative Months	80	85
% of Positive Months	63.30	61.01

Return Analysis Since Nov 2006

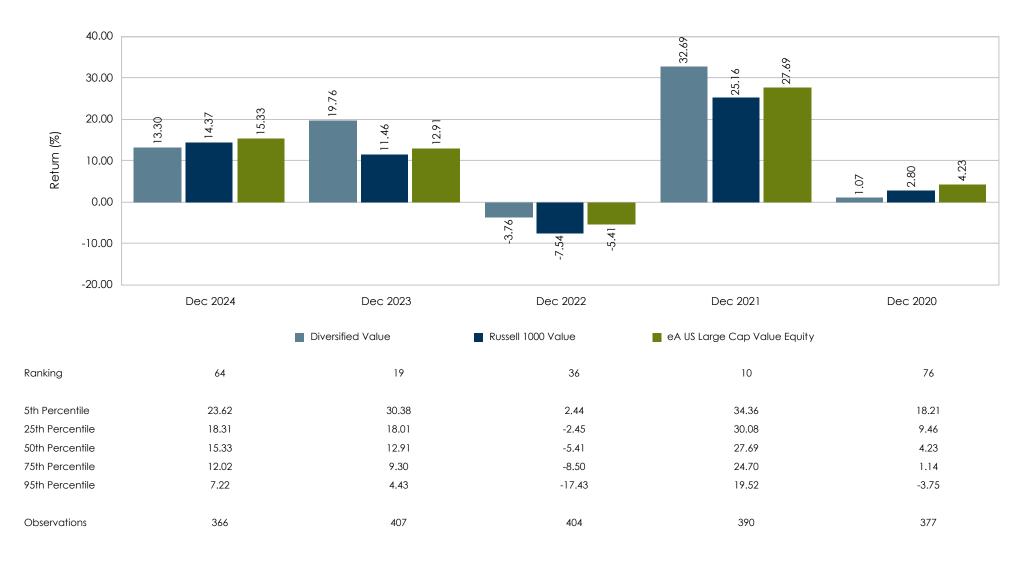
Diversified Value Russell 1000 Value

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For the Periods Ending December 31, 2024



For the One Year Periods Ending December



Investment Guidelines

Hotchkis & Wiley Diversified Value

For the Periods Ending December 31, 2024

Maximum	Actual Portfolio	Within Guidelines?	Comment
35.00%	6.88%	Yes	
35.00%	6.83%	Yes	
35.00%	4.76%	Yes	
35.00%	12.34%	Yes	
35.00%	23.22%	Yes	
35.00%	15.23%	Yes	
35.00%	11.07%	Yes	
35.00%	12.95%	Yes	
35.00%	1.12%	Yes	
35.00%	0.00%	Yes	
35.00%	3.91%	Yes	
Max. %	Actual Portfolio	Within Guidelines?	Commen
10.0%	1.69%	Yes	
5.0%	N/A	Yes	
7.5%	4.23%	Yes	Largest Posit Noted
10.0%	0.00%	Yes	
5.0%	0.00%	Yes	
20.0%	17.87%	Yes	
	35.00% 35.00% 35.00% 35.00% 35.00% 35.00% 35.00% 35.00% 35.00% 35.00% 35.00% 0% 7.5% 10.0% 5.0%	35.00% 6.88% 35.00% 6.83% 35.00% 4.76% 35.00% 12.34% 35.00% 12.34% 35.00% 15.23% 35.00% 15.23% 35.00% 11.07% 35.00% 11.07% 35.00% 12.95% 35.00% 1.12% 35.00% 0.00% 35.00% 1.12% 35.00% 1.12% 35.00% 1.12% 35.00% 0.00% 35.00% N/A 7.5% 4.23% 10.0% 0.00% 5.0% 0.00% 5.0% 0.00%	35.00% 6.88% Yes 35.00% 6.83% Yes 35.00% 4.76% Yes 35.00% 4.76% Yes 35.00% 4.76% Yes 35.00% 12.34% Yes 35.00% 12.34% Yes 35.00% 23.22% Yes 35.00% 15.23% Yes 35.00% 11.07% Yes 35.00% 12.95% Yes 35.00% 1.12% Yes 35.00% 0.00% Yes 35.00% 0.00% Yes 35.00% 1.12% Yes 35.00% 0.00% Yes 10.0% 1.69% Yes 10.0% 0.00% Yes 10.0% 0.00% Yes 5.0% 0.00% Yes 5.0% 0.00% Yes 5.0% 0.00% Yes

For the Periods Ending December 31, 2024

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

Portfolio Objectives and Constraints

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

Dollar Growth Summary (\$000s)

	FYTD	1 Year
Beginning Market Value	220,449	198,921
Net Additions	-343	-12,801
Return on Investment	-6,190	27,796
Income	560	2,091
Gain/Loss	-6,750	25,705
Ending Market Value	213,916	213,916

\$24.00

\$20.00

\$16.00

\$12.00

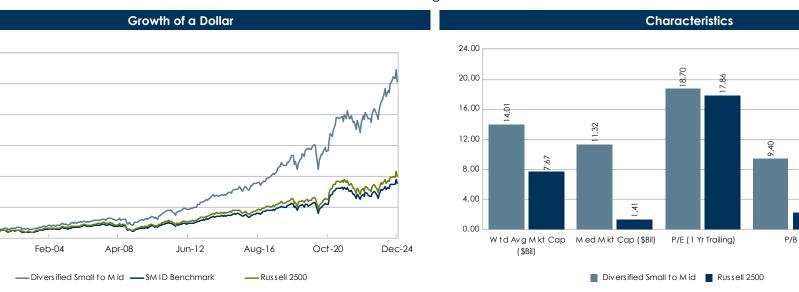
\$8.00

\$4.00

\$0.00

Dec-99

FMIvT Diversified SMID Cap Equity Portfolio



For the Periods Ending December 31, 2024

2.34

34

0.86

Dividend Yield

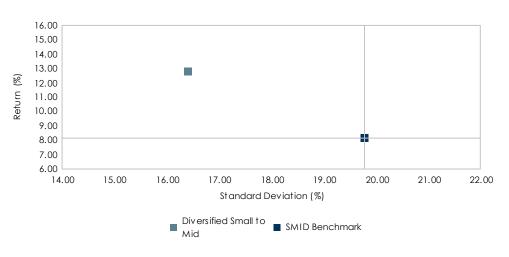
32.00 26.00 4 28.00 25. 24.00 8.84 17.68 20.00 4.89 8. 16.00 12.12 12.31 .65 12.00 6 6.8] 8.00 .78 ic, .86 38 2.96 4 8 4.00 N 0.0 0.0 0.0 2 0.00 Financials Comm Services Cons Disc Cons Staples Energy Health Care Industrials Info Tech M at erials Real Estate U tilities Cash

Sector Allocation

Diversified Small to M id Russell 2500

For the Periods Ending December 31, 2024

Risk / Return Since Jan 2000



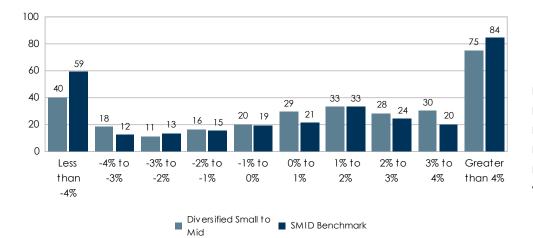
	Diversified Small to Mid	SMID Benchmark
Return (%)	12.79	8.13
Standard Deviation (%)	16.41	19.79
Sharpe Ratio	0.67	0.32

Portfolio Statistics Since Jan 2000

Return Analysis Since Jan 2000

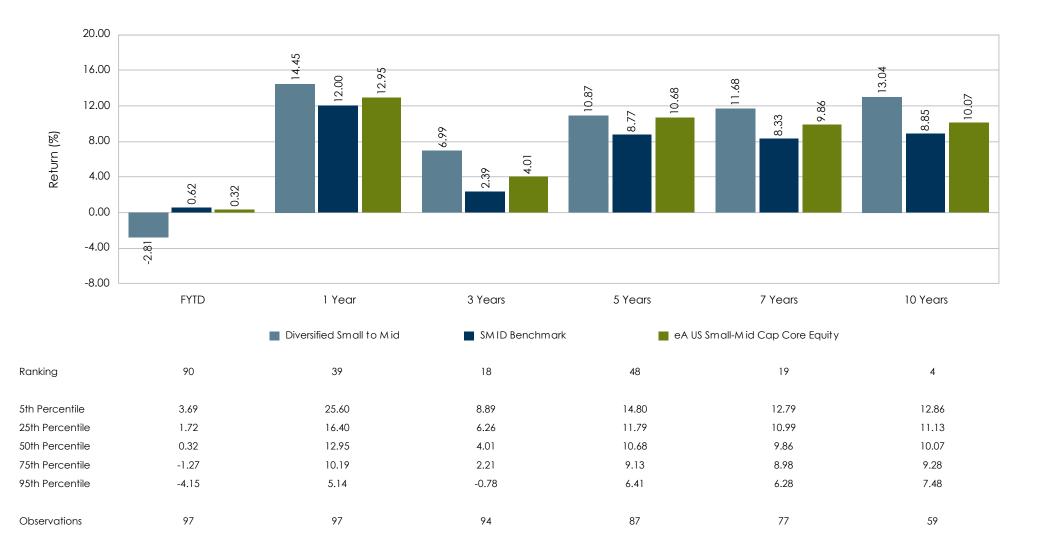
Benchmark Relative Statistics	
Beta	0.77
R Squared (%)	85.53
Alpha (%)	6.08
Tracking Error (%)	7.76
Batting Average (%)	53.33
Up Capture (%)	85.31
Down Capture (%)	72.15

Return Histogram Since Jan 2000

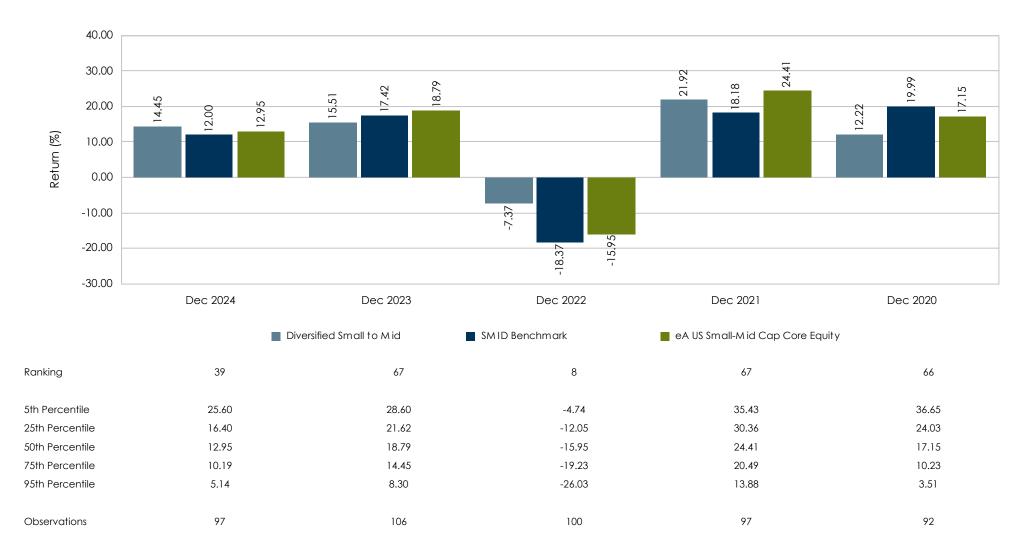


	Diversified Small	SMID	
	to Mid	Benchmark	
Number of Months	300	300	
Highest Monthly Return (%)	15.00	16.51	
Lowest Monthly Return (%)	-17.49	-21.70	
Number of Positive Months	195	182	
Number of Negative Months	105	118	
% of Positive Months	65.00	60.67	

For the Periods Ending December 31, 2024



For the One Year Periods Ending December



Investment Guidelines

Diversified Small to Mid (SMID) Cap Equity Portfolio

For the Periods Ending December 31, 2024

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%	14.89%	Yes	
Consumer Staples	30.00%	2.64%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	25.44%	Yes	
Health Care	30.00%	4.86%	Yes	
Industrials	30.00%	26.00%	Yes	
Information Technology	30.00%	14.84%	Yes	
Materials	30.00%	7.19%	Yes	
Real Estate	30.00%	1.76%	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%	2.38%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.00%	4.68%	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, 2024

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

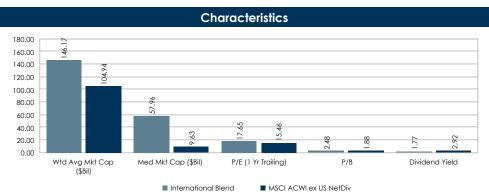
- Invests in developed and emerging markets outside the US. Maintains approximately equal weightings to both growth and value securities through a systematic rebalancing process.
- Outperform the MSCI ACWI ex US NetDiv over a complete market cycle (usually 3 to 5 years).
- Rank above median in a relevant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

Dollar Growth Summary (\$000s)

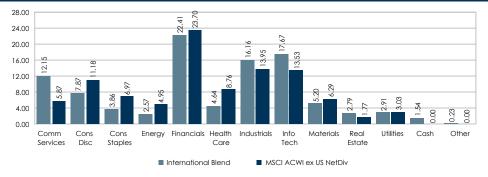
	FYTD	1 Year
Beginning Market Value	232,932	204,647
Net Additions	5,657	7,856
Return on Investment	-11,382	14,705
Ending Market Value	227,207	227,207

For the Periods Ending December 31, 2024

Manager Allocation				
Name	Market Value (\$000s)	Allocation (%)		
Total International Blend 227,207 100.00				
Ninety One International Equity Fund	210,192	92.51		
Allspring EM Large/Mid Cap Eq	17,016	7.49		

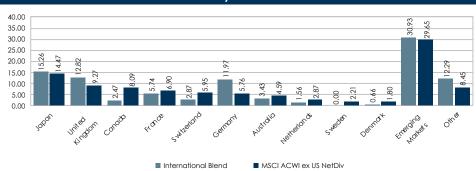


Sector Allocation



Beginning Market Value	FYTD 232,932	1 Year 204,647
Net Additions	5,657	7,856
Return on Investment	-11,382	14,705
Ending Market Value	227,207	227,207

Dollar Growth Summary (\$000s)

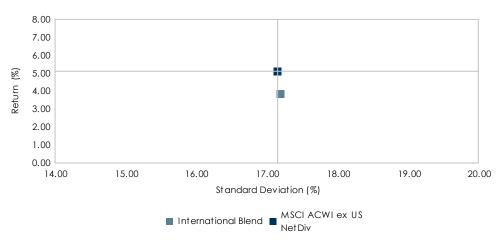


Country Allocation

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For the Periods Ending December 31, 2024

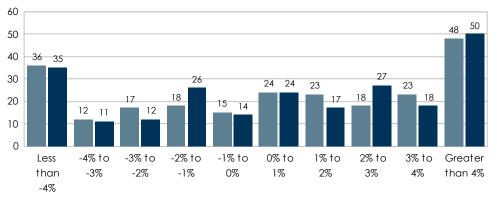
Risk / Return Since Jul 2005



	International Blend	MSCI ACWI ex US NetDiv
Return (%)	3.84	5.10
Standard Deviation (%)	17.19	17.15
Sharpe Ratio	0.13	0.21

Benchmark Relative Statistics		
0.98		
94.74		
-1.03		
3.96		
47.44		
95.20		
100.82		

Return Histogram Since Jul 2005



MSCI ACWI ex US International Blend

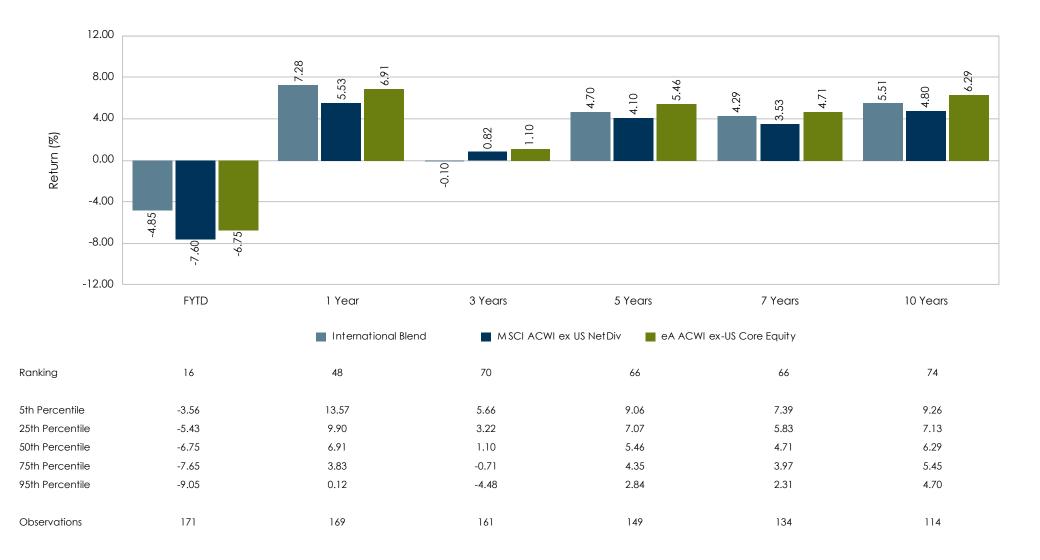
NetDiv

Return Analysis Since Jul 2005

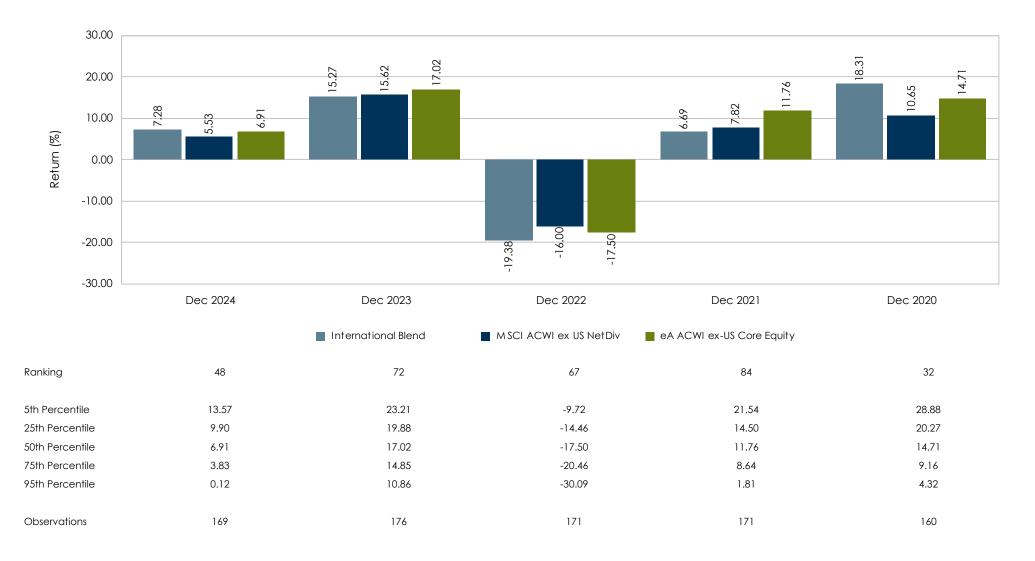
Portfolio Statistics Since Jul 2005

	International Blend	MSCI ACWI ex US NetDiv
Number of Months	234	234
Highest Monthly Return (%)	12.03	13.63
Lowest Monthly Return (%)	-21.48	-22.02
Number of Positive Months	136	136
Number of Negative Months	98	98
% of Positive Months	58.12	58.12

For the Periods Ending December 31, 2024



For the One Year Periods Ending December

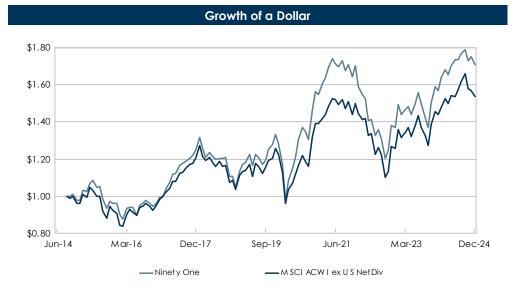


Investment Guidelines

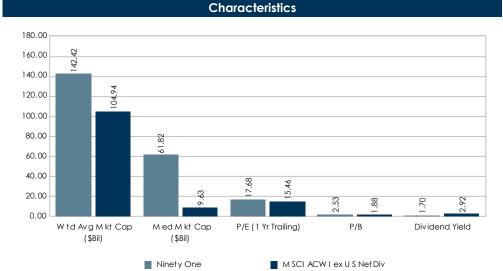
International Equity Portfolio

For the Periods Ending December 31, 2024

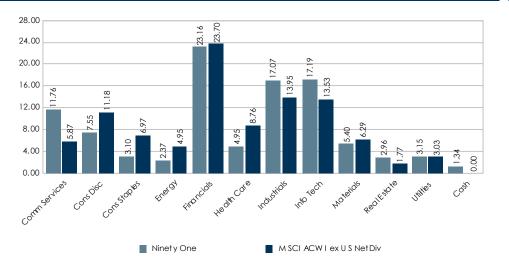
Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Com
Ninety One International Equity Fund	90.00%	80% - 100%	92.51%	Yes	
Allspring EM Large/Mid Cap Eq Fund	10.00%	0% - 20%	7.49%	Yes	
Allocation		Max. %	Actual Portfolio	Within Guidelines?	Com
A maximum of 10% of the portfolio, valued at market, may be invested in cash.		10.0%	1.54%	Yes	



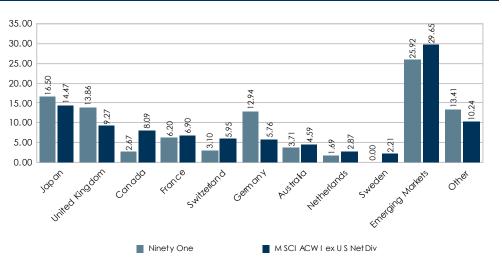
For the Periods Ending December 31, 2024



Sector Allocation



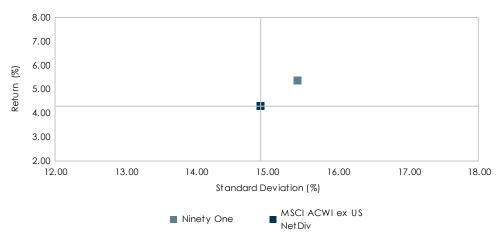
Country Allocation



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

For the Periods Ending December 31, 2024

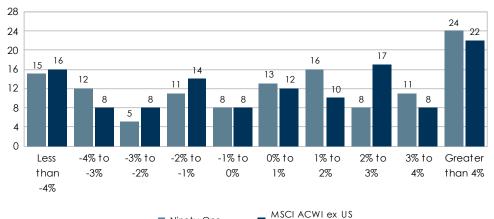
Risk / Return Since Oct 2014



	Ninety One	MSCI ACWI ex US NetDiv
Return (%)	5.36	4.28
Standard Deviation (%)	15.43	14.91
Sharpe Ratio	0.24	0.17

Benchr	Benchmark Relative Statistics	
Beta	0.99	
R Squared (%)	92.28	
Alpha (%)	1.15	
Tracking Error (%)	4.29	
Batting Average (%)	53.66	
Up Capture (%)	101.60	
Down Capture (%)	96.70	

Return Histogram Since Oct 2014



Ninety One

Net Div

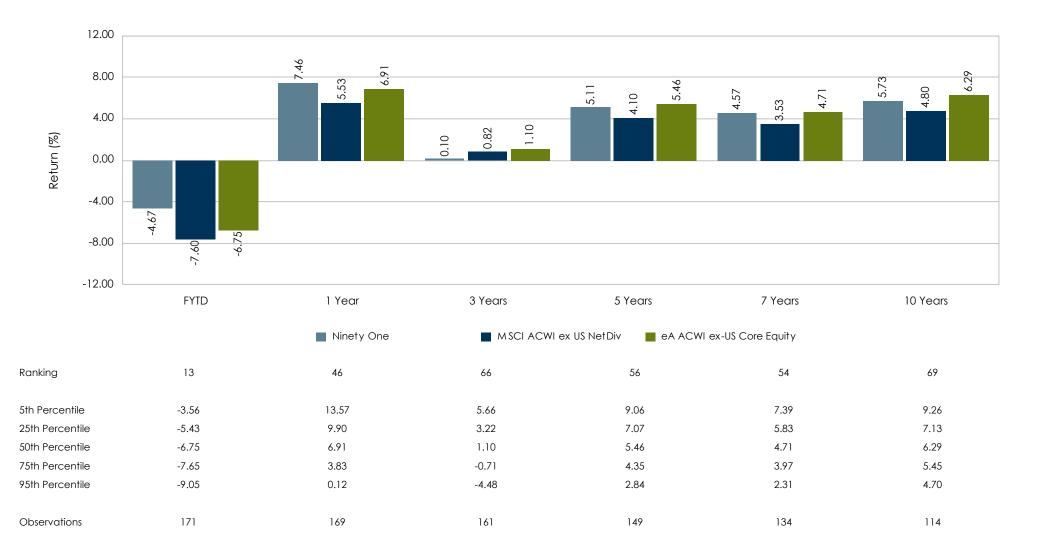
Return Analysis Since Oct 2014

	Ninety One	MSCI ACWI ex US NetDiv
Number of Months	123	123
Highest Monthly Return (%)	12.16	13.45
Lowest Monthly Return (%)	-16.65	-14.48
Number of Positive Months	72	69
Number of Negative Months	51	54
% of Positive Months	58.54	56.10

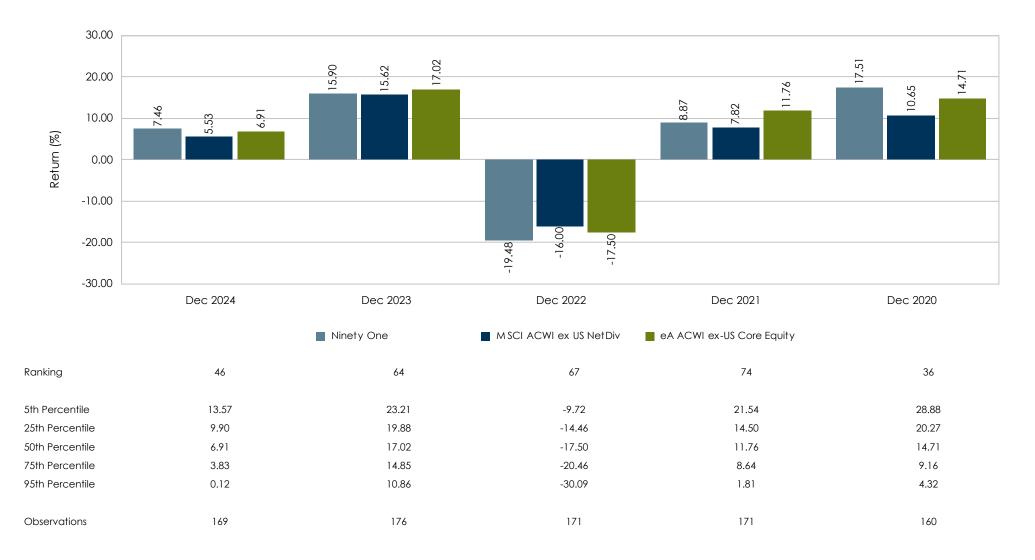
Portfolio Statistics Since Oct 2014

Statistics are calculated using monthly return data. © 2025 Asset Consulting Group All Rights Reserved

For the Periods Ending December 31, 2024



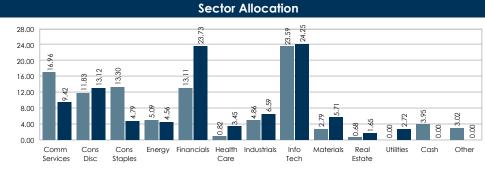
For the One Year Periods Ending December



For the Periods Ending December 31, 2024



(\$Bil)



Allspring

Allspring MSCI EM NetDiv

South

MSCI EM NetDiv

Mexico

Malaysia Indonesia

15

2

m

Other

MSCI EM NetDiv

Dollar Growth Summary (\$000s) 35.00 00 FYTD 30.00 1 Year 25 25.00 **Beginning Market Value** 18,312 16,212 0 20.00 8 -2 -6 15.00 -1,295 810 10.00 Return on Investment 5.00 **Ending Market Value** 17,016 17,016 0.00 China Taiwan India South Saudi Brazil Arabia Africa Korea

Country Allocation

Allspring

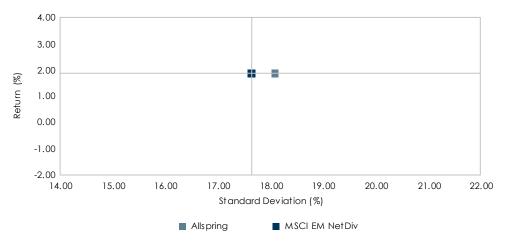
Characteristic and allocation charts represents data of the Allspring Emerging Markets Large/Mid Cap Fund (Non-Mutual Commingled).

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Net Additions

For the Periods Ending December 31, 2024

Risk / Return Since Nov 2017



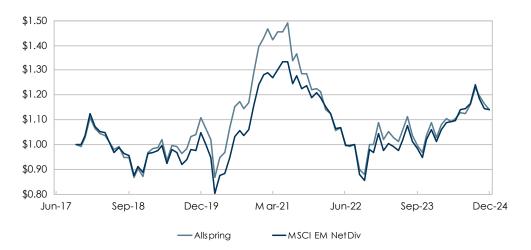
	Allspring	MSCI EM NetDiv
Return (%)	1.87	1.87
Standard Deviation (%)	18.09	17.65
Sharpe Ratio	-0.02	-0.02

Portfolio Statistics Since Nov 2017

Return Analysis Since Nov 2017

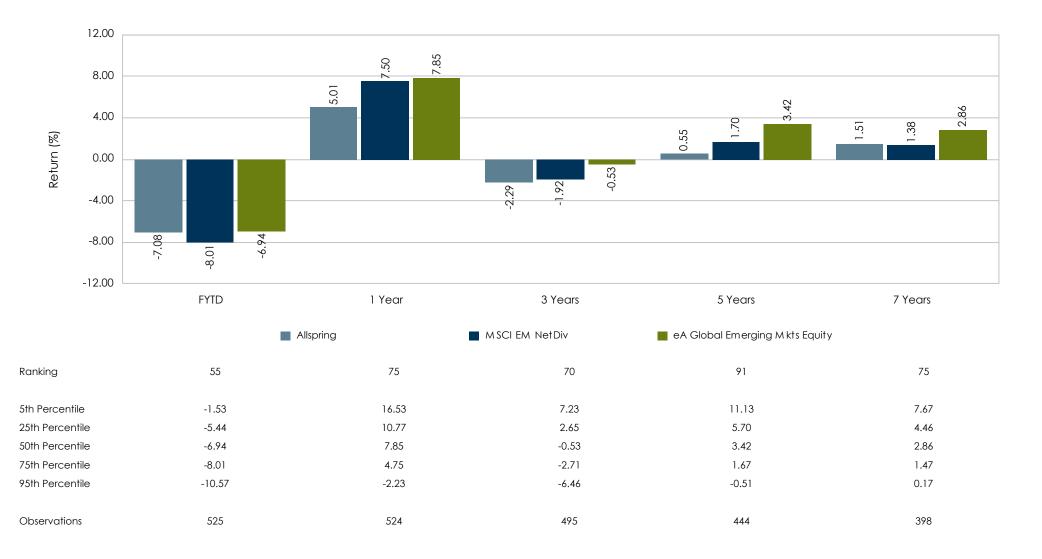
Benchmark Relative Statistics	
1.00	
94.84	
0.08	
4.11	
52.33	
101.58	
101.08	

Growth of a Dollar Since Nov 2017

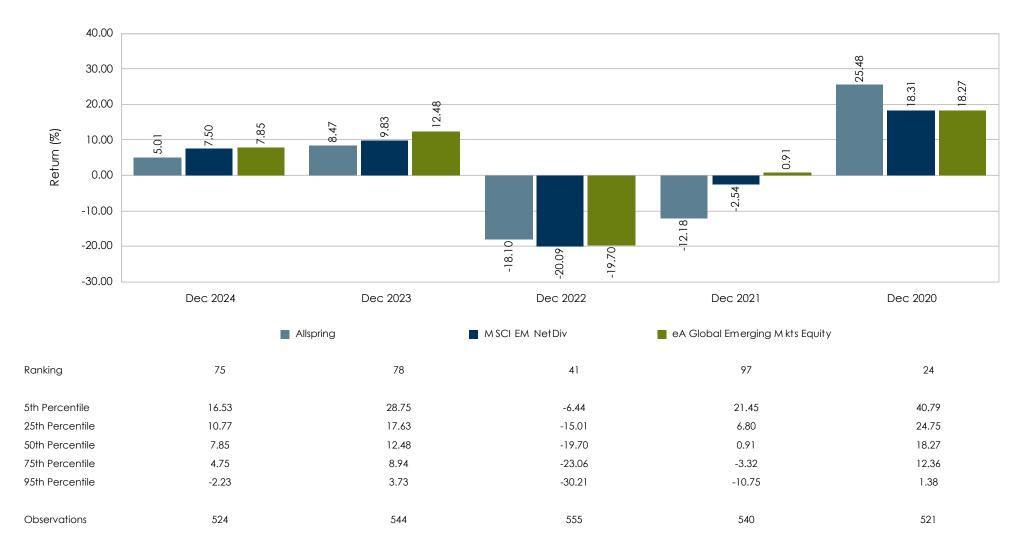


	Allspring	MSCI EM NetDiv
	0.4	<u>.</u>
Number of Months	86	86
Highest Monthly Return (%)	14.02	14.83
Lowest Monthly Return (%)	-14.87	-15.40
Number of Positive Months	44	46
Number of Negative Months	42	40
% of Positive Months	51.16	53.49

For the Periods Ending December 31, 2024



For the One Year Periods Ending December



For the Periods Ending December 31, 2024

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.

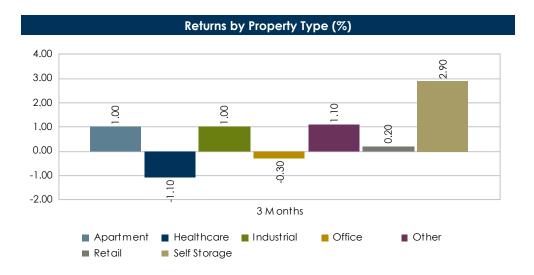
Portfolio Objectives and Constraints	Dollar G	Growth Summary (\$000s)	
 Invests in real estate properties diversified by type and location. 		5745	
 Outperform the NFI ODCE Net index on an annual basis. 	Beginning Market Value	FYTD 162,937	1 Year 171,333
	Net Additions	-3,429	-11,144
	Return on Investment	1,187	507
	Ending Market Value	160,695	160,695

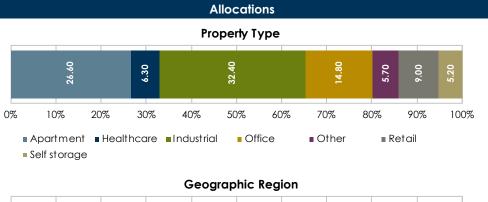
For the Periods Ending December 31, 2024

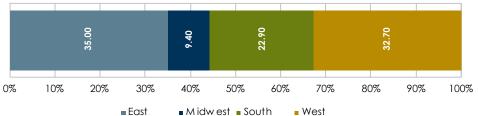
Account Description	Fund Information	
Strategy Core Real Estate	Gross Market Value	\$40,644,000,000
 Vehicle Non-Mutual Commingled 	Net Market Value	\$30,253,000,000
	Cash Balance of Fund	\$60,506,000
Benchmark NFI ODCE Net	# of Properties	517
Performance Inception Date April 2018	# of Participants	472

Performance Goals

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



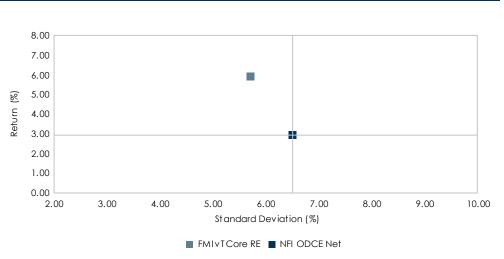




Characteristic and allocation charts represents data of the Prime Property Fund, LLC (Non-Mutual Commingled).

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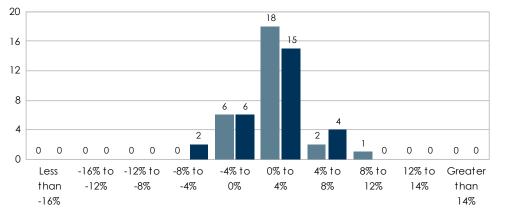
For the Periods Ending December 31, 2024



	FMIvT Core RE	NFI ODCE Net
Return (%)	5.91	2.90
Standard Deviation (%)	5.72	6.51
Sharpe Ratio	0.62	0.08

Ben	Benchmark Relative Statistics	
Beta	0.84	
R Squared (%)	91.87	
Alpha (%)	0.84	
Tracking Error (%)	1.93	
Batting Average (%)	81.48	
Up Capture (%)	116.07	
Down Capture (%)	47.81	

Return Histogram Since Apr 2018



FMIVTCore RE NFI ODCE Net

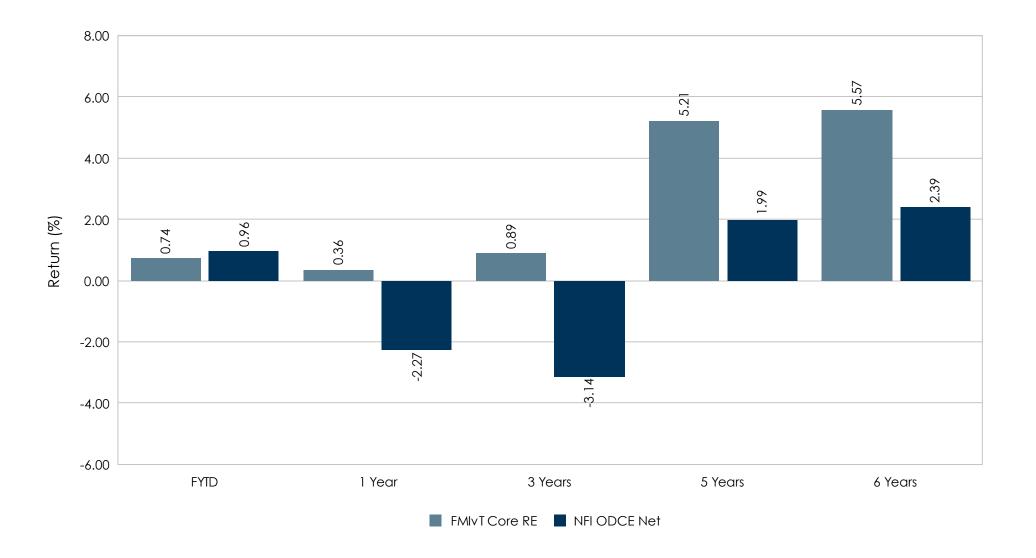
Return Analysis Since Apr 2018

Portfolio Statistics Since Apr 2018

	FMIvT Core RE	NFI ODCE Net
Number of Quarters	27	27
Highest Quarterly Return (%)	9.83	7.66
Lowest Quarterly Return (%)	-3.48	-5.17
Number of Positive Quarters	21	19
Number of Negative Quarters	6	8
% of Positive Quarters	77.78	70.37

Risk / Return Since Apr 2018

For the Periods Ending December 31, 2024



For the One Year Periods Ending December

