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

As of September 30, 2024

#### **OPEB 60% Equity Allocation**

- The FOMC reduced the Federal Funds target rate by 50 bps to 4.75% 5.00%, its first cut since 2020. Performance of equity markets over the last quarter has broadened out from the tech-focused US large caps that led in the first half of 2024 as large cap value, small caps, and non-US equities all outperformed the S&P 500 over the last quarter. US treasury yields continued to trend lower with the largest declines on the front end of the curve. The curve steepening reversed the previously inverted 2-year/10-year yield curve for the first time in over two years. Real estate returns were negative once again in the third quarter. However, more sectors turned positive this quarter as all property types except offices produced positive returns. The 60% Equity Allocation slightly trailed the Target Index in the third quarter, rising 5.4% versus up 6.0% for the index.
- This allocation has earned a 20.4% return over the past year, and has outpaced the Target Index over the past 3 years (up 4.2% vs. up 4.1%).
- Over the past 10 years, this allocation is up 7.2% on average annually. While this performance is slightly behind the target index (up 7.3%) the riskcontrolled nature of many of the underlying strategies are designed to provide downside protection should the markets continue to moderate or decline.

#### FMIvT Broad Market High Quality Bond Fund

- The Broad Market High Quality Bond Fund continued to perform in line with the Bloomberg US Aggregate A+ Index in the third quarter (both up 5.1%). 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 over 50 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 earned the highest third quarter return of all fixed income managers in the FMIvT lineup, rising 6.4%. The fund benefited from continuing to hold an overweight to credit, 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. While this performance modestly trails the Bloomberg Multiverse in the third quarter (up 7.0%), the fund has outpaced the benchmark by nearly 400 basis points over the past year.
- In the 10 years since inception, the Core Plus Fixed Income Fund has posted absolute returns of 2.1% on average annually, ahead of the benchmark (up 0.7%).

#### 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 third 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 14.5% on average annually over the past 5 years.

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

- The Fed Funds rate cut helped drive SMID cap equities forward, aiding the strategy's 10.5% rise in the 3<sup>rd</sup> quarter relative to up 8.8% for the SMID Benchmark. Strong stock selection and an overweight to industrials has continued to benefit the Fund over the past year. The Fund has outperformed the benchmark by over 780 basis points on average annually over the past 3 years.
- This strategy has generated very strong results over the past 10 years, rising 14.2% on average annually compared with 9.5% for the benchmark. Furthermore, the fund ranked in the top 4<sup>th</sup> 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 slowed in the 3<sup>rd</sup> quarter with the fund rising just 3.7% vs. up 8.1% for the MSCI ACWI ex US Net benchmark. Stock picking in consumer discretionary was the biggest detractor in the third quarter performance. The fund has matched the performance of the benchmark over the past year (both up 25.4%).
- While lagging on a 3 year basis, the portfolio has outperformed the benchmark over the past 5 years (up 8.1% vs. up 7.6%).
- This strategy is intended to provide strong diversification across the broad spectrum of equity markets outside the US, with exposure to both developed and emerging markets.

#### FMIvT Core Real Estate Portfolio

- In early 2023, a \$50 million redemption was submitted in order to rebalance the portfolio with the proceeds scheduled to be paid out over several quarters. This will reduce the total commitment to \$100 million once all the proceeds are received.
- While declining 2.3% over the trailing one year, the FMIVT Core Real Estate portfolio significantly outperformed the benchmark (down 8.0%) with the large allocation to industrial and apartment properties providing the biggest boost. The office sector has continued to drag on performance with corporate work from home policies increasing vacancies.
- The portfolio has outperformed the NFI ODCE Net benchmark over the past 3 years and has achieved nearly 340 basis points of excess return over the benchmark over the past 5 years.

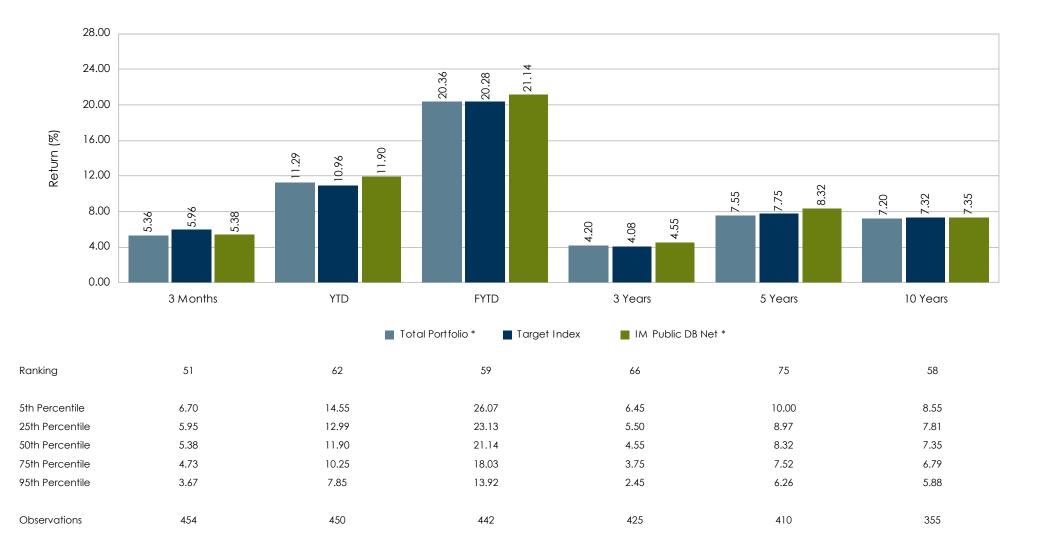


For the Period Ending September 30, 2024

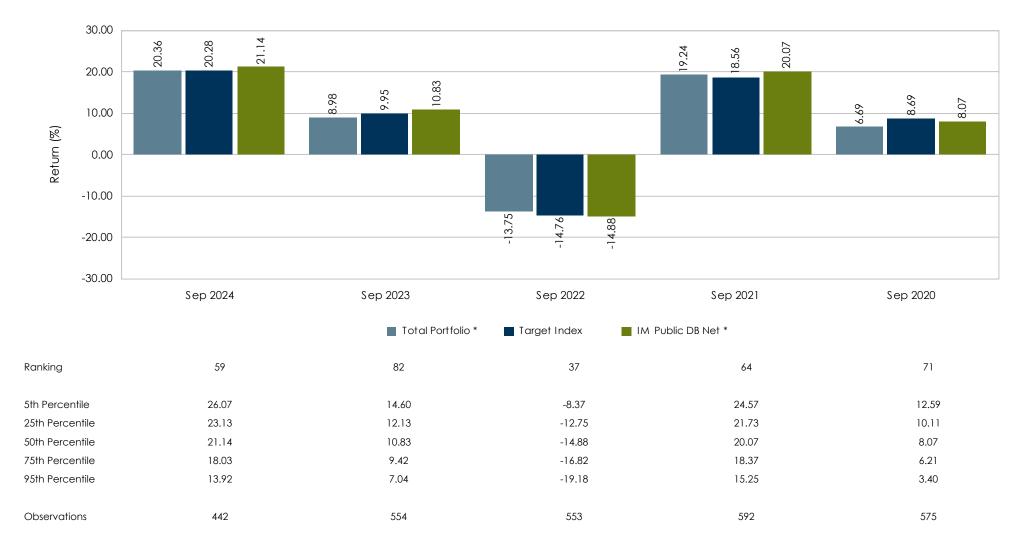
Actual Allocation Target Allocation

	Market Value (\$000s)	Actual Allocation (%)	Target Allocation (%)	Over/Under Target (%)
Total Portfolio	57,713	100.00	100.00	
Cash and Equivalents	-211	-0.37	0.00	-0.37
Fixed Income	17,232	29.86	30.00	-0.14
Core Bonds	8,417	14.58	15.00	-0.42
Core Plus Bonds	8,816	15.27	15.00	0.27
Equity	35,468	61.46	60.00	1.46
US Equity	23,502	40.72	39.00	1.72
US Large Cap Equity	15,045	26.07	25.00	1.07
US Small/Mid Cap Equity	8,457	14.65	14.00	0.65
Non US Equity	11,966	20.73	21.00	-0.27
Core Real Estate	5,224	9.05	10.00	-0.95

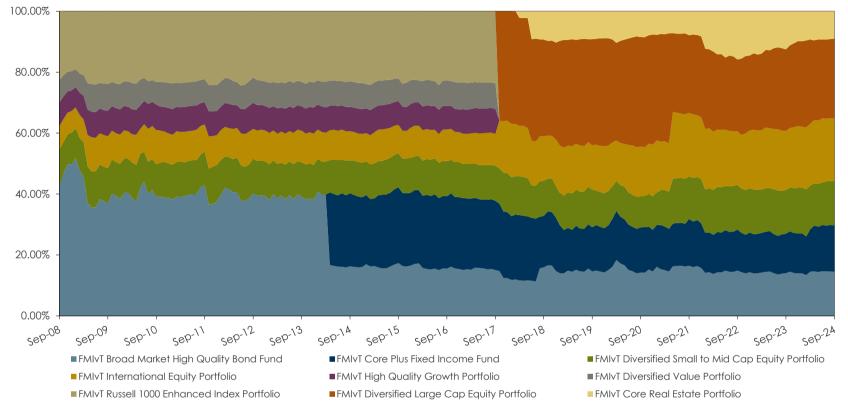
For the Periods Ending September 30, 2024







#### **Historical Manager Allocation**



November 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 September 30, 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.	7.75		7.55 *		No	7.32		7.20 *		No
The Total Portfolio's annualized total return should rank at median or above when compared to the IM Public DB Net universe.	8.32 *	50th	7.55 *	75th	No	7.35 *	50th	7.20 *	58th	No

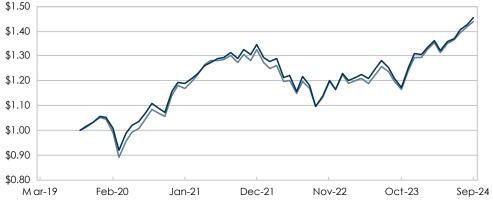
Performance and Statistics are calculated using monthly return data. \* Indicates net of fee data.

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

For the Periods Ending September 30, 2024

#### 5 Year Risk / Return **5 Year Portfolio Statistics** 10.00 9.00 8.00 Return (%) 7.00 6.00 5.00 4.00 8.00 9.00 10.00 11.00 12.00 13.00 14.00 Standard Deviation (%) ■ Total Portfolio \* ■ Target Index

#### 5 Year Growth of a Dollar





	Total Portfolio *	Target Index
Return (%)	7.55	7.75
Standard Deviation (%)	11.94	11.90
Sharpe Ratio	0.44	0.46

		Benchmark Relative Statistics	
1	Beta Up Capture (%)	0.99 99.87	
	Down Capture (%)	101.02	

5 Year Return Analysis

	Total Portfolio *	Target Index
Number of Months	60	60
Highest Monthly Return (%)	8.14	7.83
Lowest Monthly Return (%)	-10.19	-8.86
Number of Positive Months	39	38
Number of Negative Months	21	22
% of Positive Months	65.00	63.33

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

For the Periods Ending September 30, 2024



#### 10 Year Growth of a Dollar



	Total Portfolio *	Target Index
Number of Months	120	120
Highest Monthly Return (%)	8.14	7.83
Lowest Monthly Return (%)	-10.19	-8.86
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. © 2024 Asset Consulting Group All Rights Reserved

# Rates of Return Summary

	Market	Actual	3 Months	YTD	FYTD	3 Years	5 Years	10 Years
	Value (\$000s)	Allocation (%)	(%)	(%)	(%)	(%)	(%)	(%)
Total Portfolio * 1	57,713	100.00	5.36	11.29	20.36	4.20	7.55	7.20
Target Index <sup>2</sup>			5.96	10.96	20.28	4.08	7.75	7.32
Cash and Equivalents	(211)	(0.37)						
FMPTF Operating	(122)	(0.21)						
FMPTF Capital City	(89)	(0.15)						
US T-Bills 90 Day			1.37	4.03	5.46	3.49	2.32	1.65
Fixed Income	17,232	29.86						
Core Bonds	8,417	14.58						
FMIvT Broad Market High Quality Bond Fund *	8,417	14.58	5.02	4.59	10.60	-0.99	0.35	1.48
Bloomberg US Aggregate A+			5.11	4.28	11.09	-1.45	0.14	1.63
Core Plus Bonds	8,816	15.27						
FMIvT Core Plus Fixed Income Fund * <sup>3</sup>	8,816	15.27	6.24	7.36	15.63	0.37	1.12	1.56
Bloomberg Multiverse			6.97	3.81	12.25	-2.81	-0.63	0.74
Equity	35,468	61.46						
US Equity	23,502	40.72						
US Large Cap Equity * <sup>4</sup>	15,045	26.07	5.91	17.87	29.98	8.50	13.78	11.92
S&P 500			5.89	22.08	36.35	11.91	15.98	13.38
FMIvT Diversified Large Cap Equity Portfolio *	15,045	26.07	5.91	17.87	29.99	8.51	13.77	
Russell 1000			6.08	21.18	35.68	10.83	15.64	13.10
US Small/Mid Cap Equity								
FMIvT Diversified SMID Cap Equity Portfolio * <sup>5</sup>	8,457	14.65	10.35	17.23	30.83	10.61	11.70	13.50
SMID Benchmark <sup>6</sup>			8.75	11.30	26.17	3.47	10.43	9.50
Non-US Equity								
FMIvT International Equity Portfolio * <sup>7</sup>	11,966	20.73	3.54	12.21	24.65	1.28	7.44	5.14
MSCI ACWI ex US NetDiv			8.06	14.21	25.35	4.14	7.59	5.22

FYTD: Fiscal year ending September.

\* Net of fee return data.

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## **Rates of Return Summary**

#### For the Periods Ending September 30, 2024

	Market	Actual	3 Months	YTD	FYTD	3 Years	5 Years	10 Years
	Value (\$000s)	Allocation (%)	(%)	(%)	(%)	(%)	(%)	(%)
Core Real Estate	5,224	9.05						
FMIvT Core Real Estate Portfolio * <sup>8</sup>	5,224	9.05	0.18	-1.45	-3.68	2.43	4.04	
NFI OD	CE Net		0.03	-3.19	-8.03	-1.04	2.05	5.16

#### Notes:

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

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

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

<sup>4</sup> Represents the FMPTF Large Cap Equity Composite net of fees returns.

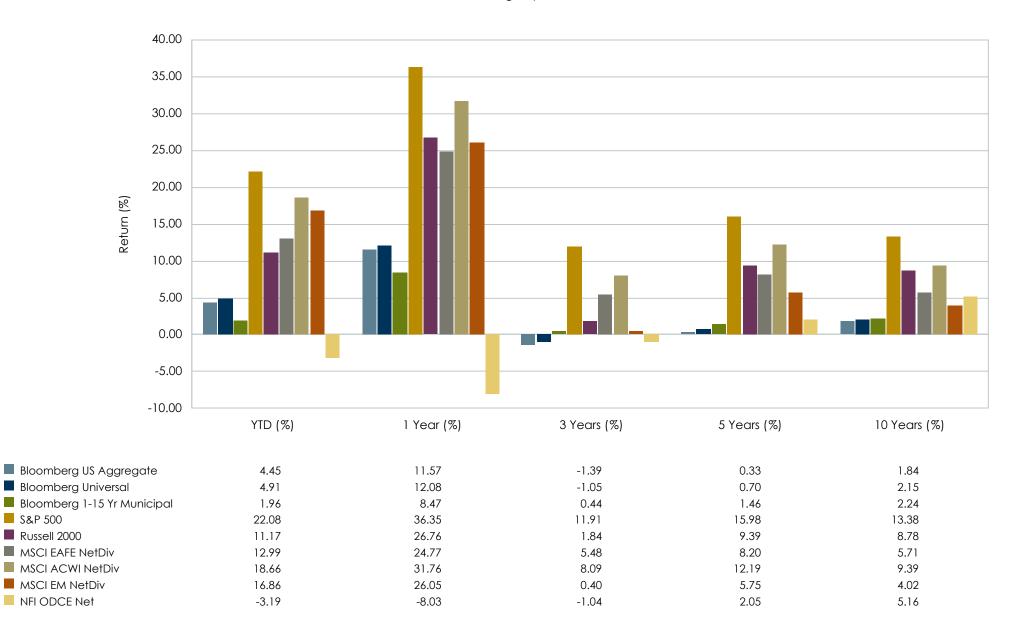
 $^5$  Custom Index consists of the Russell 2500 beginning June 1, 2010, and prior to that the Russell 2000.

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

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

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

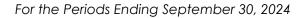
## **Market Environment**

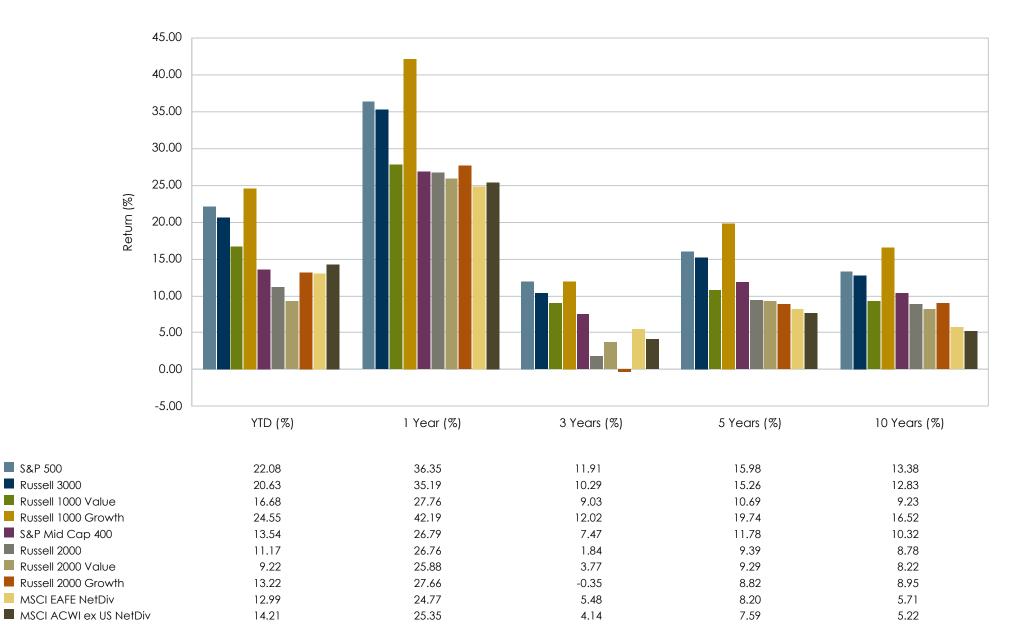


For the Periods Ending September 30, 2024

S&P 500

## **Equity Index Returns**

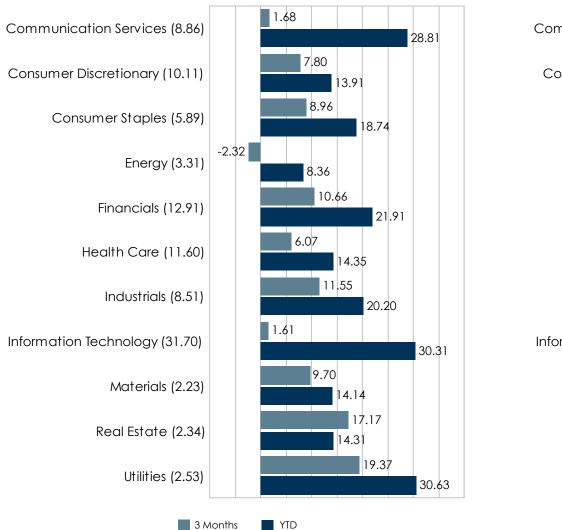




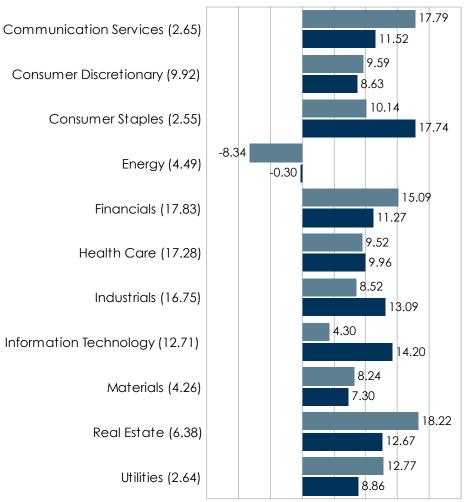
## **US Markets - Performance Breakdown**

For the Periods Ending September 30, 2024

#### S&P 500 - Sector Returns (%)



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



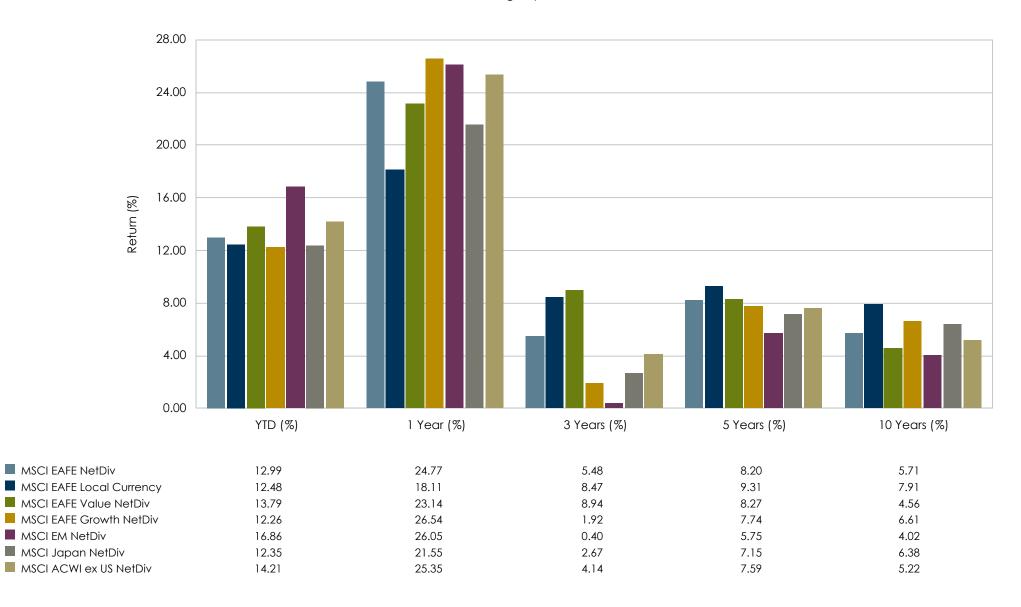
Numbers in parenthesis represent sector weightings of the index. Sector weights may not add to 100% due to rounding or securities that are not assigned to a Global Industry Classification Standard (GICS) sector.

Source: ACG Research, Bloomberg

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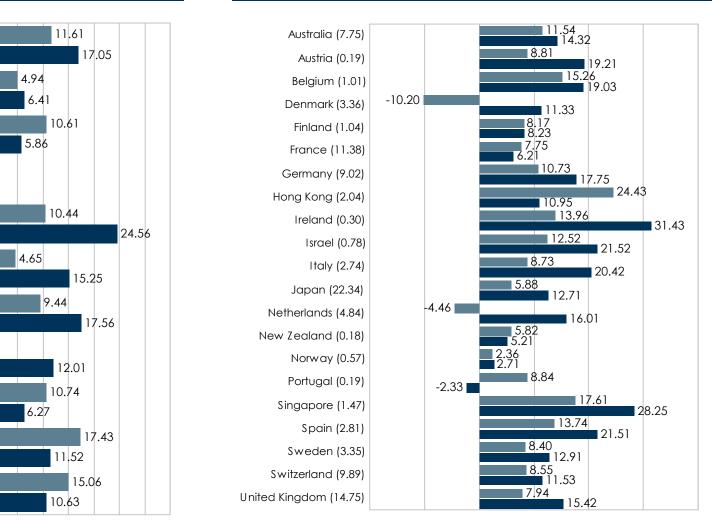
## Non-US Equity Index Returns

For the Periods Ending September 30, 2024



### Non-US Equity - Performance Breakdown

For the Periods Ending September 30, 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

MSCI EAFE - Sector Returns (%)

-5.62

-1.94

-2.38

Source: ACG Research, Bloomberg

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Communication Services (4.28)

Consumer Discretionary (10.98)

Consumer Staples (8.74)

Energy (3.60)

Financials (20.59)

Health Care (13.29)

Industrials (17.34)

Materials (6.85)

Real Estate (2.19)

Utilities (3.40)

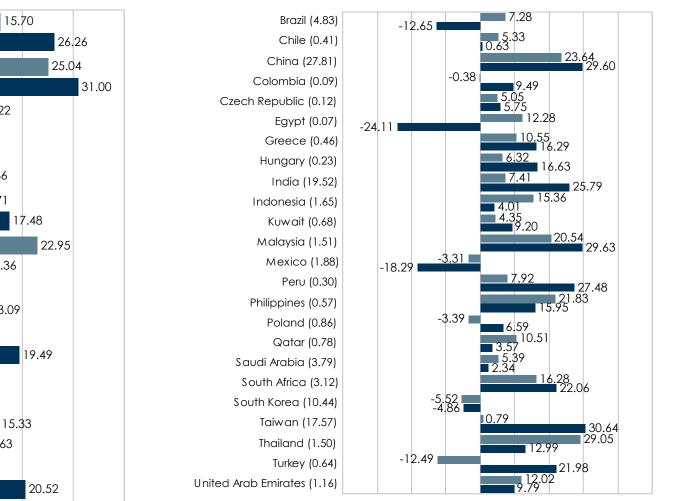
3 Months

Information Technology (8.74)

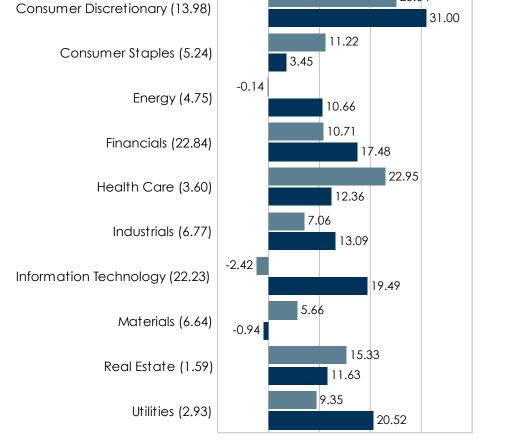
#### **Emerging Markets - Performance Breakdown**

For the Periods Ending September 30, 2024

#### MSCI Emerging Markets - Country Returns (%)



#### MSCI Emerging Markets - Sector Returns (%)



3 Months

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

YTD

Source: ACG Research, Bloomberg

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Communication Services (9.43)

6.00 5.50 5.00 4.50 4.00 3.50 3.00 2.50 2.00 1.50 1.00 0.50 0.00 10 15 0 5 20 25 30 Years to Maturity **—** Sep 2024 ----- Sep 2023 Jun 2024 90 Days 4.63 5.36 5.45 5.55 180 Days 4.41 5.33 1 Year 4.01 5.12 5.46 2 Years 3.64 4.75 5.05 3 Years 3.55 4.55 4.80 4 Years 3.57 4.45 4.70 5 Years 3.56 4.38 4.61 7 Years 3.65 4.37 4.62 10 Years 3.78 4.40 4.57 20 Years 4.18 4.66 4.90

4.56

4.70

## Interest Rate Term Structure

Government Issues - 3 Months to 30 Years Maturity

Source: Bloomberg

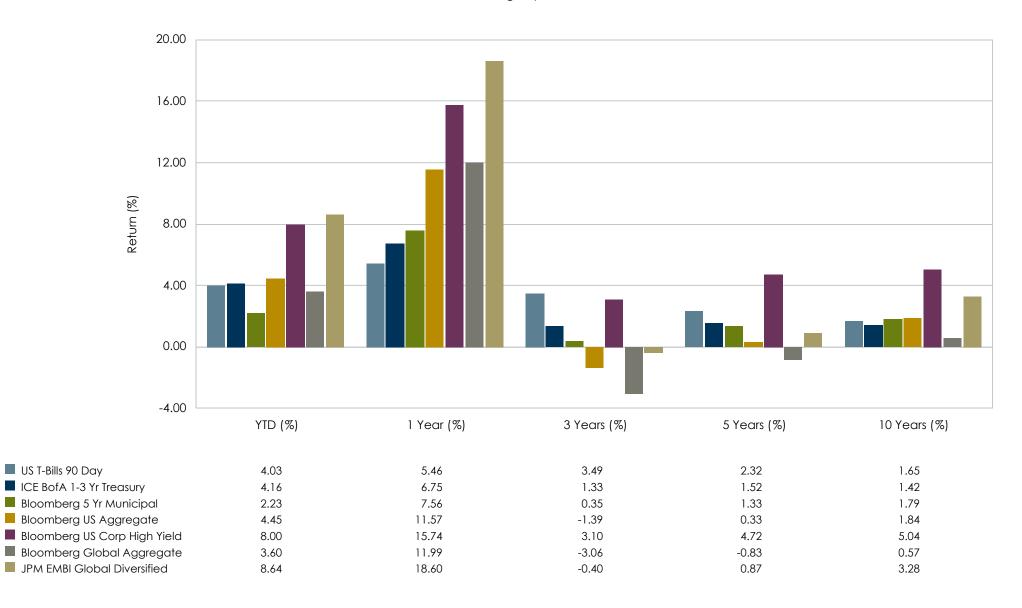
30 Years

4.12

Yield to Maturity (%)

## **Fixed Income Index Returns**

For the Periods Ending September 30, 2024



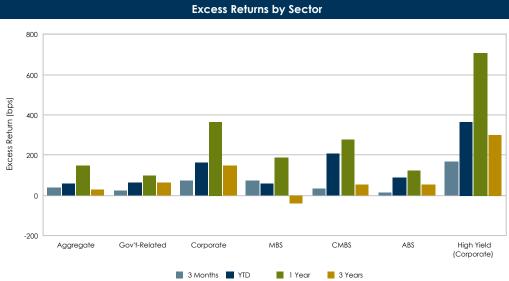
## **US Fixed Income Market Environment**

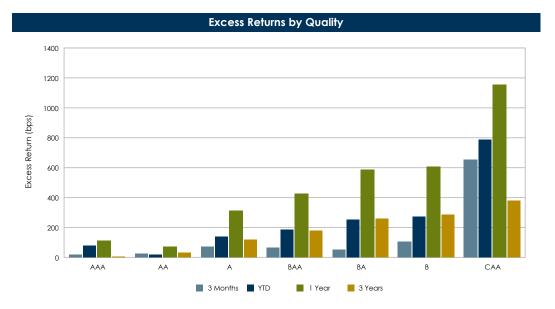
For the Periods Ending September 30, 2024

Nominal Returns By Sector (%)							
	<u>3 Months</u>	YTD	<u>1 Year</u>	<u>3 Years</u>			
US Aggregate	5.20	4.46	11.59	-1.39			
US Treasury	4.74	3.84	9.71	-1.78			
US Agg: Gov't-Related	4.63	4.57	10.28	-0.54			
US Corporate IG	5.83	5.32	14.28	-1.18			
MBS	5.53	4.50	12.31	-1.19			
CMBS	4.65	6.25	11.81	-0.29			
ABS	3.35	5.07	8.74	1.82			
US Corp High Yield	5.28	8.00	15.74	3.10			

Nominal Returns by Quality (%)							
	<u>3 Months</u>	YTD	<u>1 Year</u>	<u>3 Years</u>			
AAA	4.39	4.97	9.91	-1.25			
AA	5.03	4.09	10.72	-2.06			
A	5.82	5.13	13.69	-1.28			
BAA	5.81	5.65	14.94	-0.85			
BA	4.25	6.82	14.68	2.32			
В	4.54	7.05	14.57	3.29			
CAA	10.19	12.54	20.33	4.32			

Nominal Returns by Maturity (%)							
	<u>3 Months</u>	YTD	<u>1 Year</u>	<u>3 Years</u>			
1-3 Yr.	2.96	4.41	7.23	1.51			
3-5 Yr.	4.18	4.71	9.54	0.25			
5-7 Yr.	5.10	4.82	11.29	-0.64			
7-10 Yr.	6.10	4.53	12.70	-2.11			
10+ Yr.	7.94	3.54	15.87	-6.41			





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

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For the Periods Ending September 30, 2024

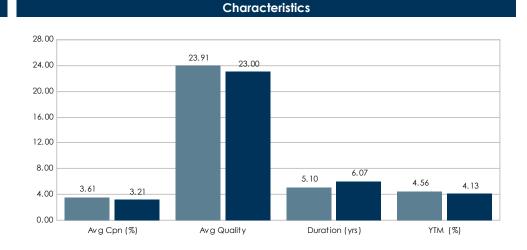
Portfolio Description	Portfolio Information
Strategy Expanded High Quailty Fixed Income	Minimum initial investment \$50,000
Manager Atlanta Capital Management Company	Minimum subsequent investments \$5,000
Vehicle Separately Managed Account	Minimum redemption \$5,000
Benchmark Barclays Aggregate A+	The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

Portfolio Objectives and Constraints	Dollar Gr	owth Summary (\$000s)	
<ul> <li>Invests in Government and high quality securities while maintaining an average maturity of approximately eight and one-half years.</li> </ul>		3 Months	FYTD
Outperform the Pleamhere US Aggregate AL over a complete market evel	Beginning Market Value	160,628	140,230
<ul> <li>Outperform the Bloomberg US Aggregate A+ over a complete market cycle</li> </ul>	Net Additions	-348	11,771
(usually 3 to 5 years).	Return on Investment	8,171	16,450
Rank above median in a relevant peer group universe.	Income	1,563	5,572
The Portfolio is subject to interest rate, credit and liquidity risk, which may	Gain/Loss	6,608	10,879
cause a loss of principal. Neither the Fund nor its yield is guaranteed by the US	Ending Market Value	168,451	168,451

Government.

For the Periods Ending September 30, 2024



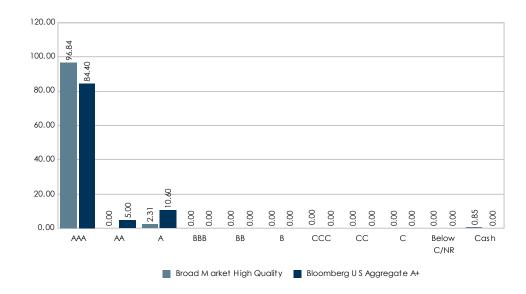


Growth of a Dollar

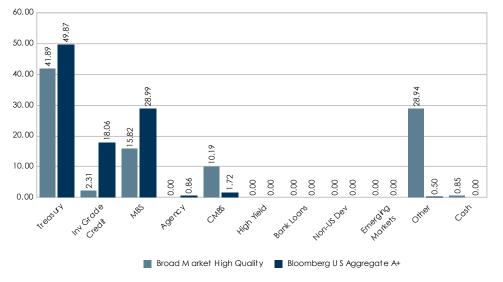
#### ---- Broad M arket High Quality ----- Bloomberg U S Aggregate A+

**Quality Allocation** 

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

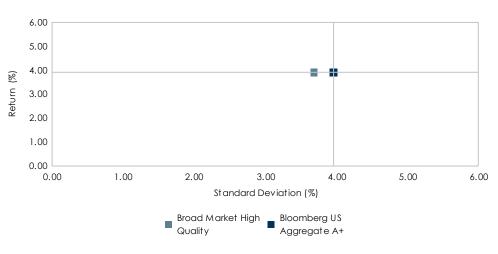


**Sector Allocation** 



For the Periods Ending September 30, 2024

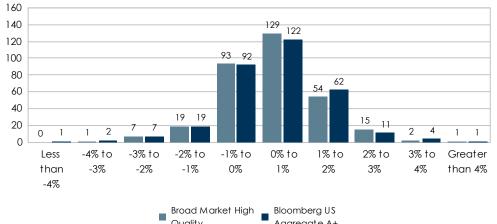
#### Risk / Return Since Jan 1998



	Broad Market High Quality	Bloomberg US Aggregate A+
Return (%)	3.91	3.92
Standard Deviation (%)	3.69	3.96
Sharpe Ratio	0.53	0.50

Benchn	nark Relative Statistics
Beta	0.91
R Squared (%)	95.14
Alpha (%)	0.35
Tracking Error (%)	0.89
Batting Average (%)	48.60
Up Capture (%)	93.91
Down Capture (%)	88.34

#### Return Histogram Since Jan 1998



Quality

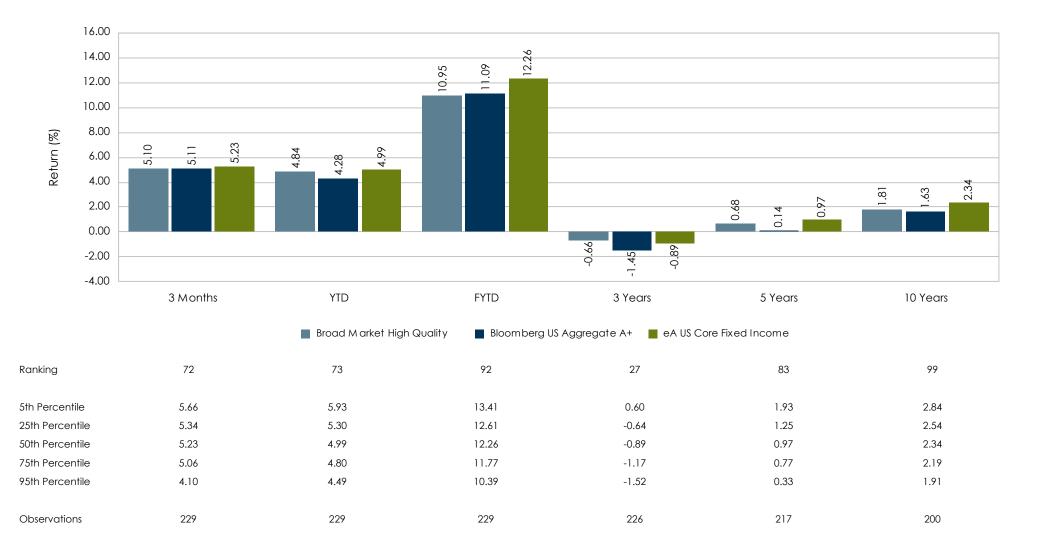
Aggregate A+	

Return Analysis Since Jan 1998

Portfolio Statistics Since Jan 1998

	Broad Market High Quality	Bloomberg US Aggregate A+
Number of Months	321	321
Highest Monthly Return (%)	4.01	4.30
Lowest Monthly Return (%)	-3.40	-4.18
Number of Positive Months	201	200
Number of Negative Months	120	121
% of Positive Months	62.62	62.31

For the Periods Ending September 30, 2024



For the One Year Periods Ending September



#### Investment Guidelines

#### Broad Market High Quality Bond Fund

For the Periods Ending September 30, 2024

Portfolio Sector Allocations	Max.%	Min. %	Actual Portfolio	Within Guidelines?	Comments
U.S. Govt Oblig., U.S. Govt Agency Oblig, or U.S. Govt Instrum. Oblig.	75.00%	30.00%	41.88%	Yes	
Mortgage Securities including CMO's	50.00%	0.00%	29.41%	Yes	
Corporate and Yankee Debt Obligations	30.00%	0.00%	2.31%	Yes	
Asset Backed Securities	30.00%	0.00%	25.55%	Yes	
Reverse Repurchase Agreements and/or other forms of financial leverage *	30.00%	0.00%	0.00%	Yes	
Other (Cash)	25.00%	0.00%	0.85%	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.	4.25	to 7.00	5.10	Yes	
<b>Credit quality</b> Portfolio should Maintain a minimum bond fund rating of AA (Fitch).		AAf		Yes	
Individual Securities				Within Guidelines?	Comments
Minimum credit rating of A by any NRSRO for all corporate securities.				Yes	
Maximum of 3% at time of purchase and 5% of the portfolio value may be invested in corporate securities of an individual issuer.			1.42%	Yes	Largest Position Note
A maximum of 5% of the portfolio, at market, may be invested in individual trusts of ABS and Non-Agency CMOs.			2.22%	Yes	Largest Position Note
Final stated maturity of 31.0 years or less for all securities.				Yes	

\*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 September 30, 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	<ul> <li>The Administrator must have advance written notification of Member contributions or redemptions.</li> </ul>

Portfolio Objectives and Constraints	Dollar Gr	owth Summary (\$000s)	
<ul> <li>Invests in a broad spectrum of fixed and floating rate debt securities that are</li></ul>	Beginning Market Value	3 Months	FYTD
diversified by credit quality, geography and duration.		155,381	129,095
<ul> <li>Outperform the Bloomberg Multiverse over a complete market cycle (usually</li></ul>	Net Additions	1,979	16,215
3 to 5 years).	Return on Investment	9,920	21,970

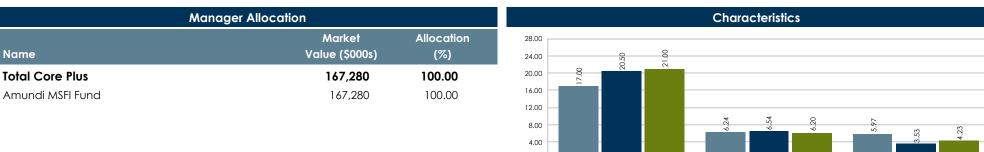
**Ending Market Value** 

167,280

167,280

- 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.

For the Periods Ending September 30, 2024

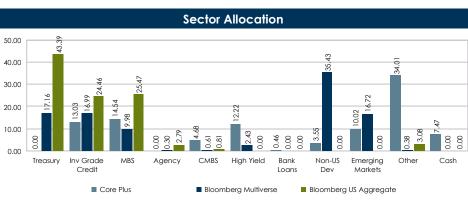


0.00

Avg Quality

Core Plus

Dollar Gro	owth Summary (\$000s)	
	3 Months	FYTD
Beginning Market Value	155,381	129,095
Net Additions	1,979	16,215
Return on Investment	9,920	21,970
Ending Market Value	167,280	167,280

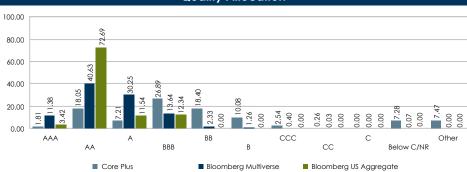


Duration (yrs)

Bloomberg Multiverse

YTM (%)

Bloomberg US Aggregate

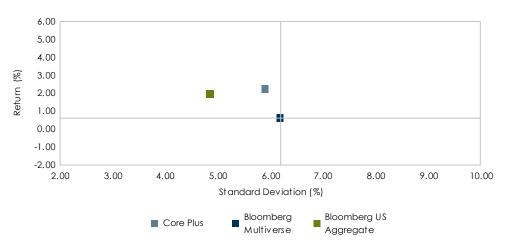


**Quality Allocation** 

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

For the Periods Ending September 30, 2024

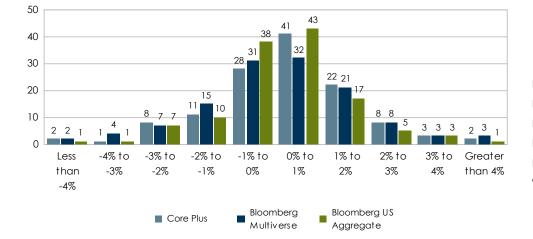
#### Risk / Return Since Apr 2014



	Core Plus	Bloomberg Multiverse	Bloomberg US Aggregate
Return (%)	2.22	0.63	1.97
Standard Deviation (%)	5.90	6.19	4.84
Sharpe Ratio	0.12	-0.15	0.09

Benchmark Relative Statistics			
Beta	0.66	0.77	
R Squared (%)	48.36	39.85	
Alpha (%)	1.84	0.78	
Tracking Error (%)	4.73	4.71	
Batting Average (%)	56.35	58.73	
Up Capture (%)	66.59	77.07	
Down Capture (%)	47.59	66.42	

Return Analysis Since Apr 2014



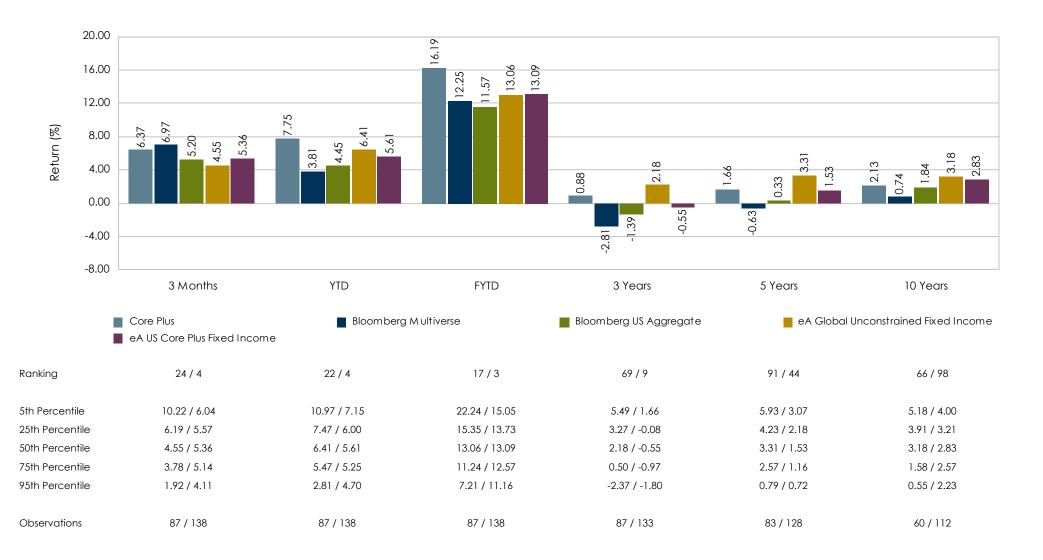
Return Histogram Since Apr 2014

	Core Plus	Bloomberg Multiverse	Bloomberg US Aggregate
Number of Months	126	126	126
Highest Monthly Return (%)	4.84	5.06	4.53
Lowest Monthly Return (%)	-8.40	-5.44	-4.32
Number of Positive Months	76	67	69
Number of Negative Months	50	59	57
% of Positive Months	60.32	53.17	54.76

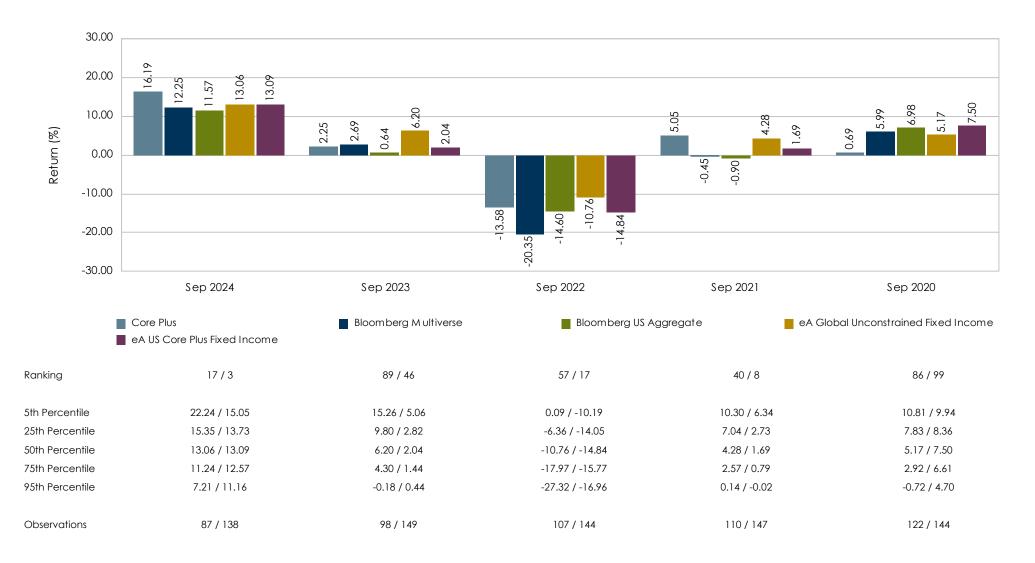
#### Portfolio Statistics Since Apr 2014

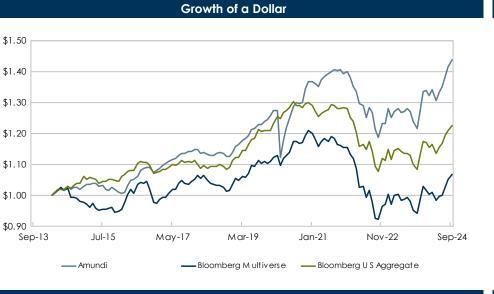
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For the Periods Ending September 30, 2024

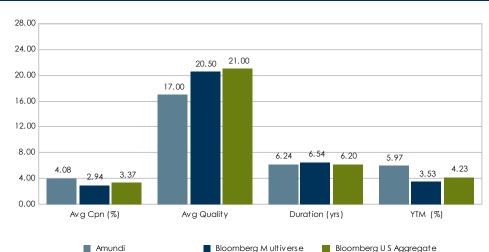


For the One Year Periods Ending September



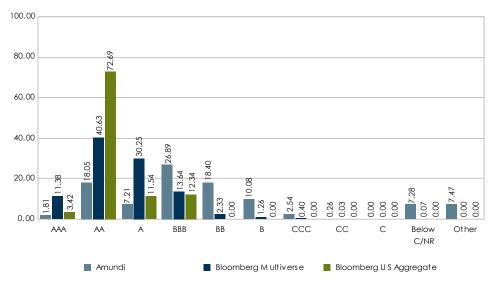


For the Periods Ending September 30, 2024



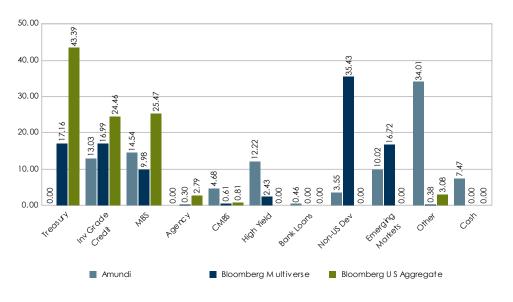
**Characteristics** 

#### **Quality Allocation**



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

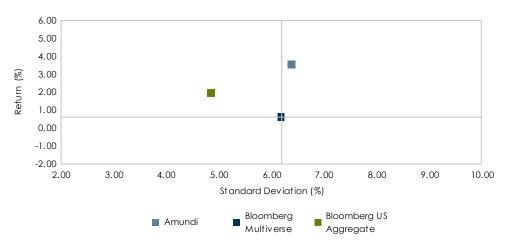
**Sector Allocation** 



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

For the Periods Ending September 30, 2024

#### Risk / Return Since Apr 2014

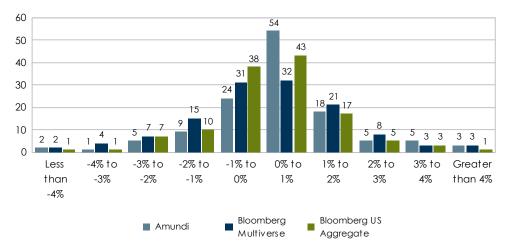


	Amundi	Bloomberg Multiverse	Bloomberg US Aggregate
Return (%)	3.53	0.63	1.97
Standard Deviation (%)	6.38	6.19	4.84
Sharpe Ratio	0.31	-0.15	0.09

Benchmark Relative Statistics		
Beta	0.78	0.92
R Squared (%)	57.51	49.21
Alpha (%)	3.08	1.79
Tracking Error (%)	4.37	4.56
Batting Average (%)	64.29	62.70
Up Capture (%)	90.29	110.53
Down Capture (%)	55.62	84.71

Return Analysis Since Apr 2014

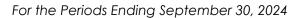
Return Histogram Since Apr 2014

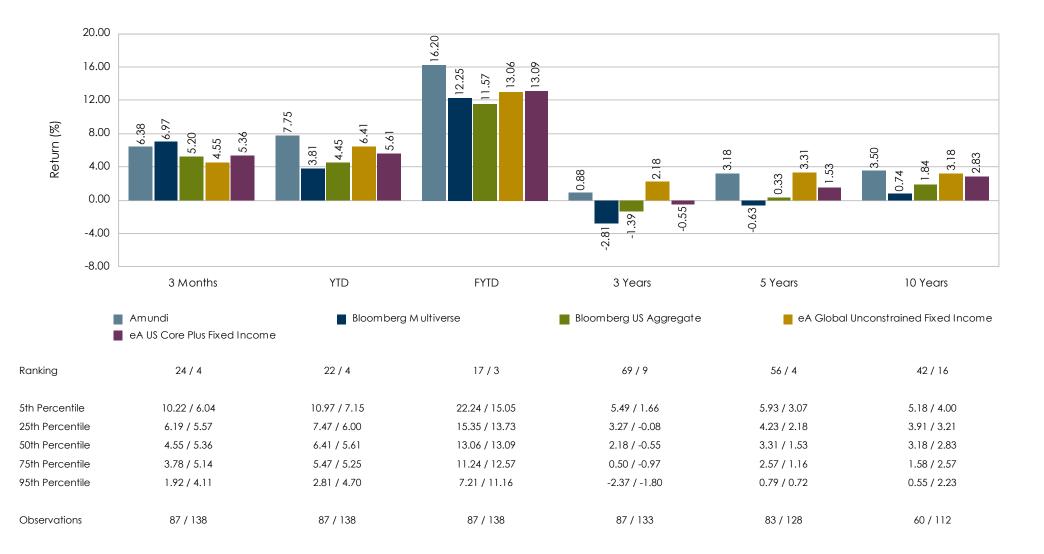


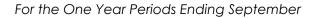
	Amundi	Bloomberg Multiverse	Bloomberg US Aggregate
Number of Months	126	126	126
Highest Monthly Return (%)	4.84	5.06	4.53
Lowest Monthly Return (%)	-11.69	-5.44	-4.32
Number of Positive Months	85	67	69
Number of Negative Months	41	59	57
% of Positive Months	67.46	53.17	54.76

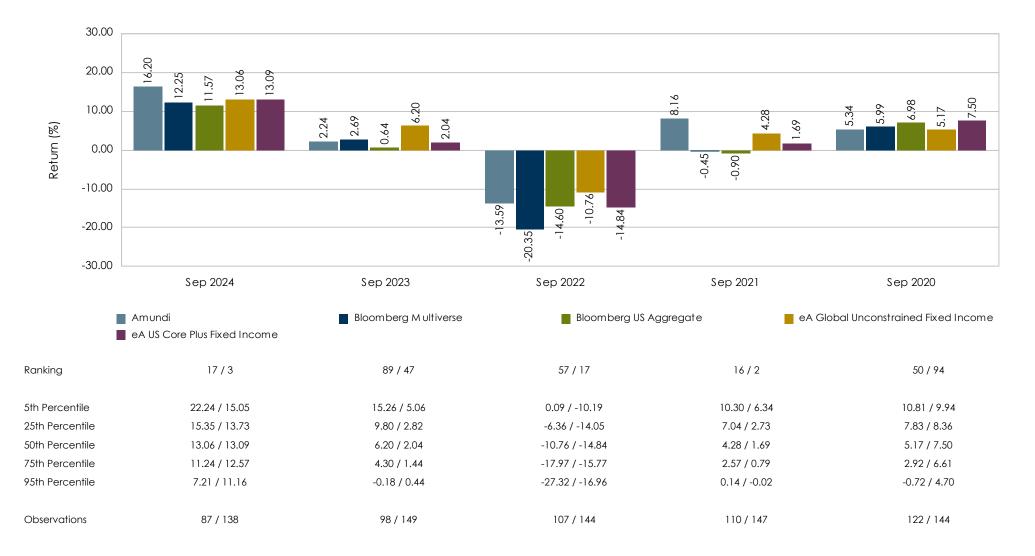
#### Portfolio Statistics Since Apr 2014

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## FMIvT Diversified Large Cap Equity Portfolio

For the Periods Ending September 30, 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	<ul> <li>The Administrator must have advance written notification of Member contributions or redemptions.</li> </ul>

#### 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.

	3 Months	FYTD
Beginning Market Value	292,116	241,391
Net Additions	-9,569	-14,494
Return on Investment	17,488	73,138
Ending Market Value	300,035	300,035

Dollar Growth Summary (\$000s)

**Manager Allocation Characteristics** Market Allocation 1000.00 856.23 Value (\$000s) Name (%) **Total Diversified LCE** 300,035 100.00 800.00 66 687. SSgA S&P 500 Index 179,579 59.85 Hotchkis & Wiley Diversified Value 62,372 20.79 600.00 Atlanta Capital High Quality Growth 58,084 19.36 400.00 200.00 47.33 4.85 25.77 6.31 4.77 .36 5 0.00 Wtd Avg Mkt Cap Med Mkt Cap P/E (1 Yr Trailing) P/B Dividend Yield

(\$Bil)

For the Periods Ending September 30, 2024

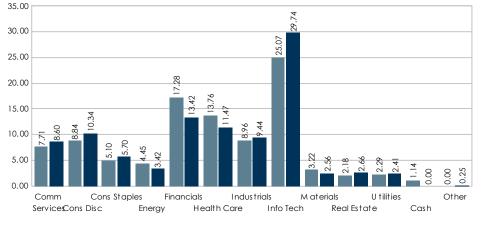
#### Diversified LCE Russell 1000

Dollar Growth Summary (\$000s)

	3 Months	FYTD
Beginning Market Value	292,116	241,391
Net Additions	-9,569	-14,494
Return on Investment	17,488	73,138
Ending Market Value	300,035	300,035

#### **Sector Allocation**

(\$Bil)



Diversified LCE Russell 1000

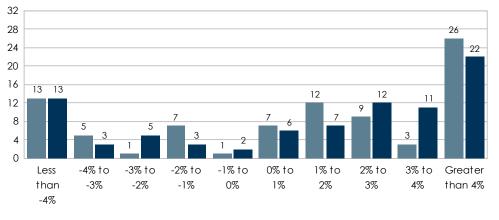
For the Periods Ending September 30, 2024

#### 18.00 17.00 16.00 Return (%) 15.00 14.00 13.00 12.00 11.00 10.00 16.00 17.00 19.00 20.00 14.00 15.00 18.00 Standard Deviation (%) Diversified LCE Russell 1000

	Diversified LCE	Russell 1000
Return (%)	13.43	14.18
Standard Deviation (%)	17.73	17.36
Sharpe Ratio	0.63	0.69

1.01
97.74
-0.75
2.67
46.43
96.59
99.15

#### Return Histogram Since Oct 2017



Diversified LCE Russell 1000

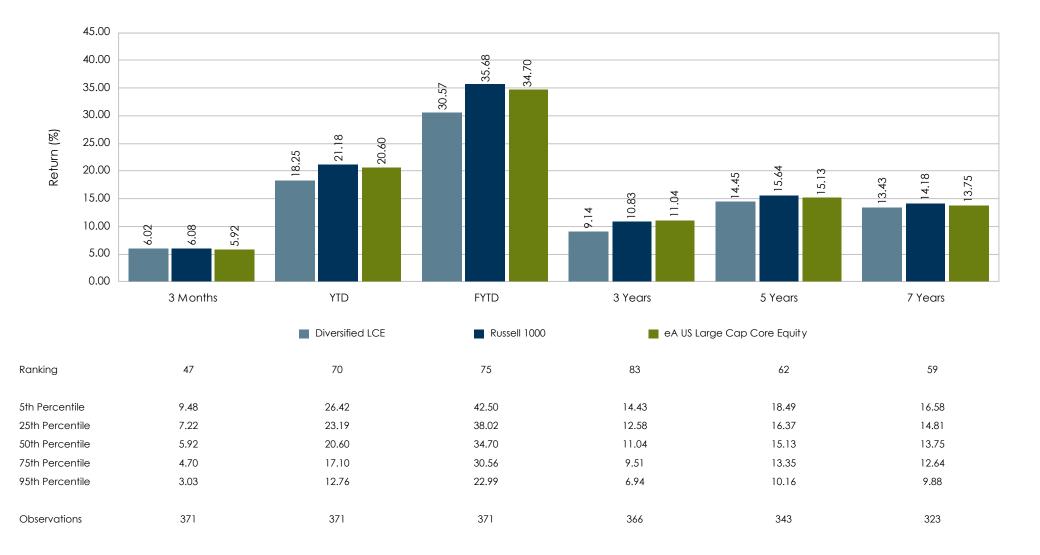
#### Return Analysis Since Oct 2017

Portfolio Statistics Since Oct 2017

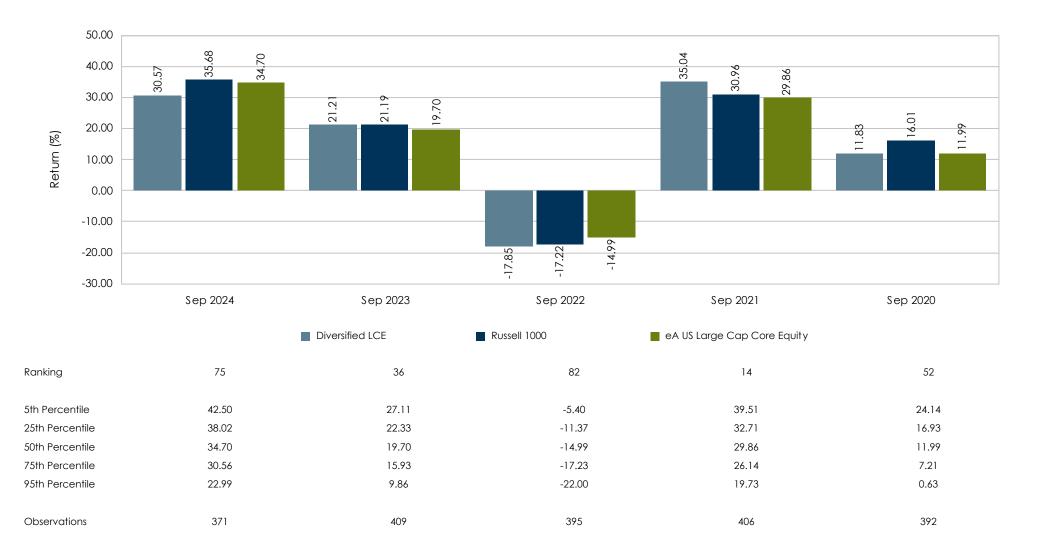
	Diversified LCE	Russell 1000
Number of Months	84	84
Highest Monthly Return (%)	13.79	13.21
Lowest Monthly Return (%)	-14.99	-13.21
Number of Positive Months	57	58
Number of Negative Months	27	26
% of Positive Months	67.86	69.05

# Risk / Return Since Oct 2017

For the Periods Ending September 30, 2024



For the One Year Periods Ending September



#### Investment Guidelines

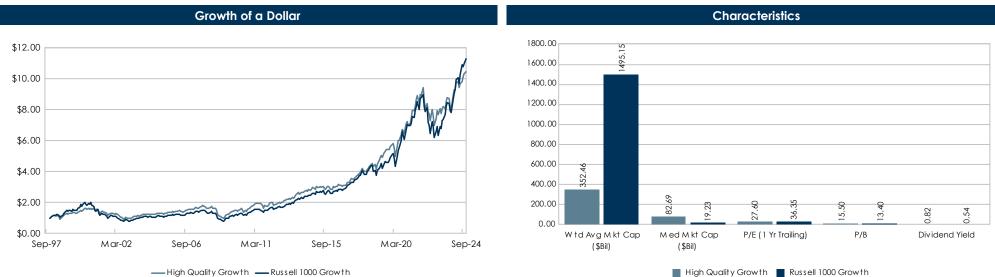
#### Diversified Large Cap Equity Portfolio

#### For the Periods Ending September 30, 2024

Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
SSgA S&P 500 Index	60.0%	50% - 70%	59.85%	Yes	
Atlanta Capital High Quality Growth	20.0%	10% - 30%	19.36%	Yes	
Hotchkis & Wiley Diversified Value	20.0%	10% - 30%	20.79%	Yes	
Allocation		Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.		10.0%	1.14%	Yes	
The portfolio shall not own private placements, unregistered or registered stock, options, futures, or commodities, nor participate in margin trading.		N/A	N/A	Yes	

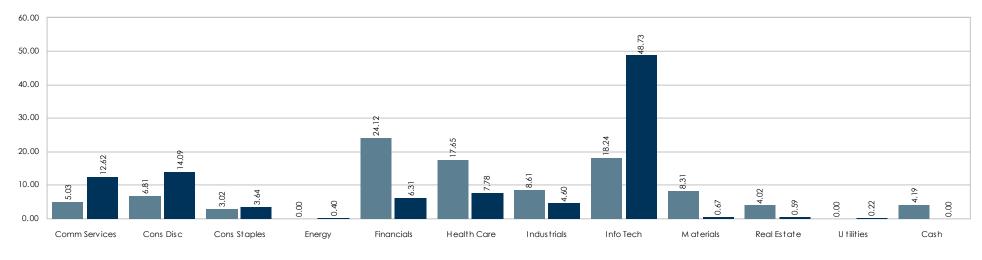
# Atlanta Capital High Quality Growth

For the Periods Ending September 30, 2024



----High Quality Growth -----Russell 1000 Growth

**Sector Allocation** 



High Quality Growth Russell 1000 Growth

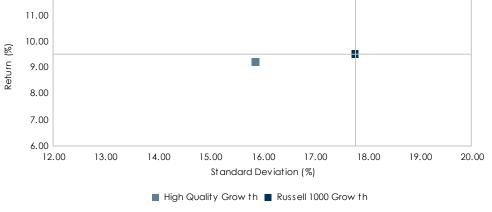
12.00

# Atlanta Capital High Quality Growth

For the Periods Ending September 30, 2024

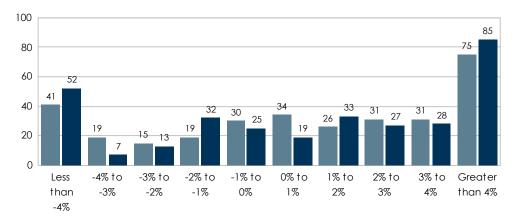
#### Risk / Return Since Jan 1998





# Beta 0.83 R Squared (%) 87.17 Alpha (%) 1.17 Tracking Error (%) 6.41 Batting Average (%) 44.86 Up Capture (%) 84.51 Down Capture (%) 86.24

#### Return Histogram Since Jan 1998



■ High Quality Grow th ■ Russell 1000 Grow th

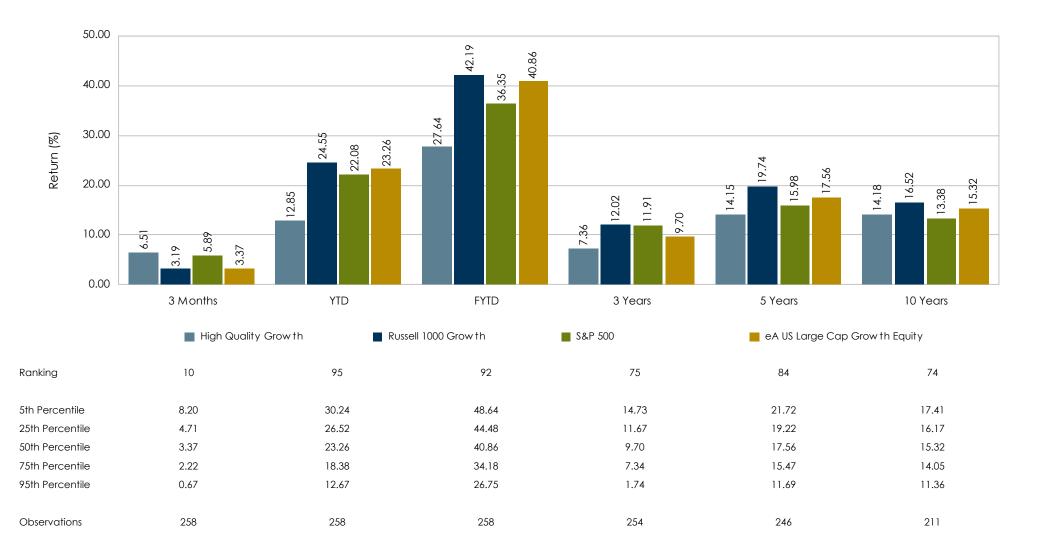
Return Analysis Since Jan 1998

Portfolio Statistics Since Jan 1998

	High Quality Growth	Russell 1000 Growth
	Glowin	Glowin
Number of Months	321	321
Highest Monthly Return (%)	13.30	14.80
Lowest Monthly Return (%)	-17.56	-17.61
Number of Positive Months	197	192
Number of Negative Months	124	129
% of Positive Months	61.37	59.81

# Atlanta Capital High Quality Growth

For the Periods Ending September 30, 2024



# Atlanta Capital High Quality Growth

For the One Year Periods Ending September

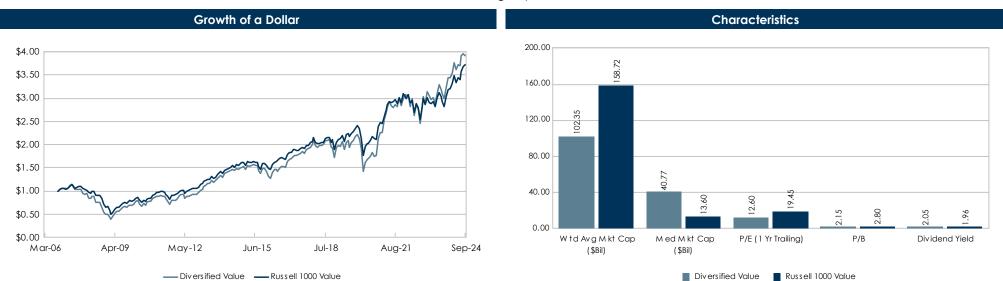


#### Investment Guidelines

#### Atlanta Capital High Quality Growth

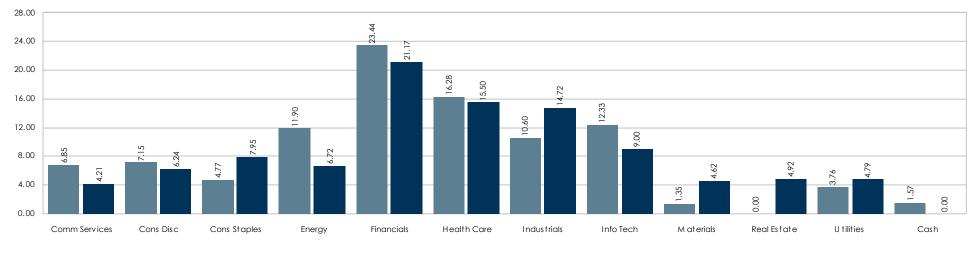
For the Periods Ending September 30, 2024

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%	5.03%	Yes	
Consumer Discretionary	30.00%	6.81%	Yes	
Consumer Staples	30.00%	3.02%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	24.12%	Yes	
Health Care	30.00%	17.65%	Yes	
Industrials	30.00%	8.61%	Yes	
Information Technology	30.00%	18.24%	Yes	
Materials	30.00%	8.31%	Yes	
Real Estate	30.00%	4.02%	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%	4.19%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.0%	4.76%	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%	4.77%	Yes	



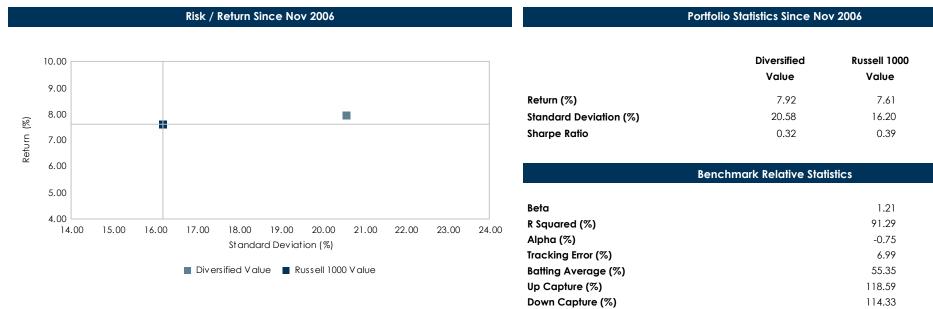
For the Periods Ending September 30, 2024

**Sector Allocation** 

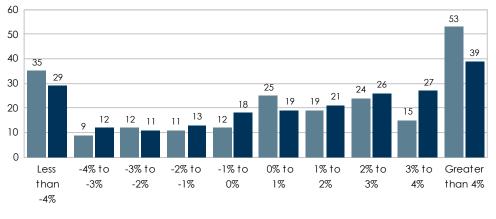


Diversified Value Russell 1000 Value

For the Periods Ending September 30, 2024



Return Histogram Since Nov 2006



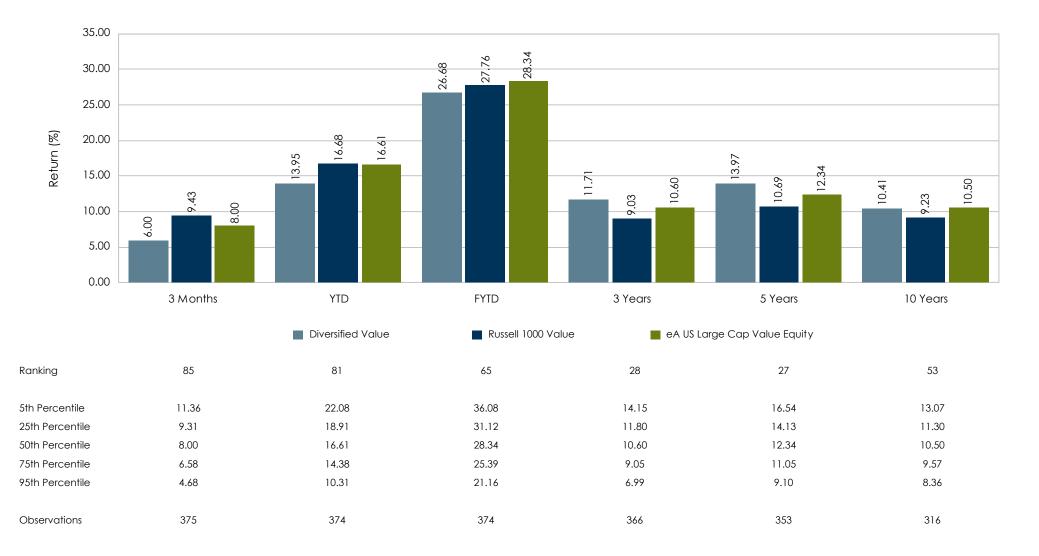
	Diversified Value	Russell 1000 Value
Number of Months	215	215
Highest Monthly Return (%)	20.73	13.45
Lowest Monthly Return (%)	-24.98	-17.31
Number of Positive Months	136	132
Number of Negative Months	79	83
% of Positive Months	63.26	61.40

**Return Analysis Since Nov 2006** 

Diversified Value Russell 1000 Value

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For the Periods Ending September 30, 2024



For the One Year Periods Ending September



#### Investment Guidelines

#### Hotchkis & Wiley Diversified Value

For the Periods Ending September 30, 2024

olio Sector Allocations	Maximum	Actual Portfolio	Within Guidelines?	Comments
mum sector concentration shall be no more than 35% for any sector as ed by the Standard & Poor's GICS.				
Communication Services	35.00%	6.85%	Yes	
Consumer Discretionary	35.00%	7.15%	Yes	
Consumer Staples	35.00%	4.77%	Yes	
Energy	35.00%	11.90%	Yes	
Financials	35.00%	23.44%	Yes	
Health Care	35.00%	16.28%	Yes	
Industrials	35.00%	10.60%	Yes	
Information Technology	35.00%	12.33%	Yes	
Materials	35.00%	1.35%	Yes	
Real Estate	35.00%	0.00%	Yes	
Utilities	35.00%	3.76%	Yes	
cation	Max. %	Actual Portfolio	Within Guidelines?	Comment
A maximum of 10% of the portfolio, valued at market, may be invested in cash.	10.0%	1.57%	Yes	
The portfolio shall not own more than 5% of the outstanding common stock of any individual corporation.	5.0%	N/A	Yes	
A maximum of 7.5% of the portfolio may be invested in the securities of an individual corporation.	7.5%	3.85%	Yes	Largest Positio Noted
A maximum of 10% of the portfolio, valued at market, may be invested in convertible issues (must have rating of Baa/BBB or better).	10.0%	0.00%	Yes	
A maximum of 5% of the portfolio, valued at market, may be invested in any one convertible issuer.	5.0%	0.00%	Yes	
A maximum of 20% of the portfolio, valued at cost, may be invested in common stocks of corporations that are organized under the laws of any country other than the United States and traded on the NYSE,	20.0%	17.68%	Yes	

For the Periods Ending September 30, 2024

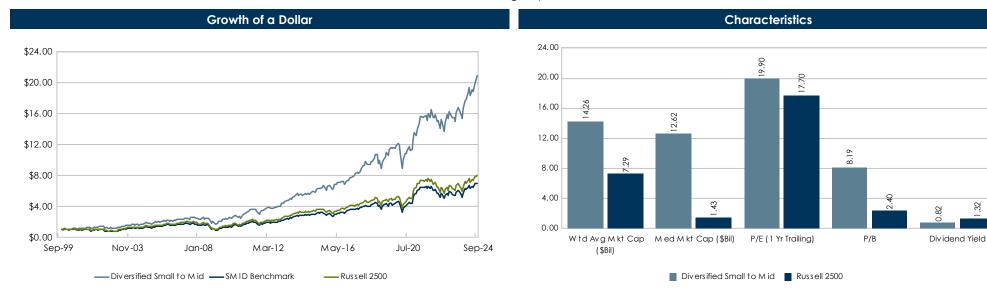
Portfolio Description	Portfolio Information
<ul> <li>Strategy Small to Mid (SMID) (Strategy change in 2010)</li> </ul>	Minimum initial investment \$50,000
Manager Atlanta Capital Management Company	Minimum subsequent investments \$5,000
Vehicle Separately Managed Account	Minimum redemption \$5,000
Benchmark 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)

	3 Months	FYTD
Beginning Market Value	197,189	170,477
Net Additions	2,537	-5,229
Return on Investment	20,722	55,200
Income	486	2,069
Gain/Loss	20,236	53,131
Ending Market Value	220,449	220,449



For the Periods Ending September 30, 2024

32

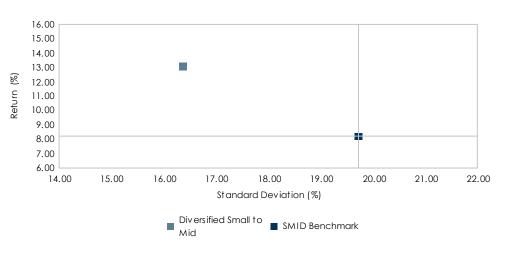
#### 35.00 29.27 30.00 23.88 25.00 8.83 20.00 6.64 4.33 4 2.58 12.43 15.00 ė 11.4 10.00 7.35 .22 5.85 5.92 52 5.00 3.01 8 4 à 8 0.00 8 0.0 0.00 Energy Financials Cash Comm Services Cons Disc Cons Staples Health Care Industrials Info Tech M at erials Real Estate U tilities

**Sector Allocation** 

Diversified Small to Mid Russell 2500

For the Periods Ending September 30, 2024

#### Risk / Return Since Jan 2000



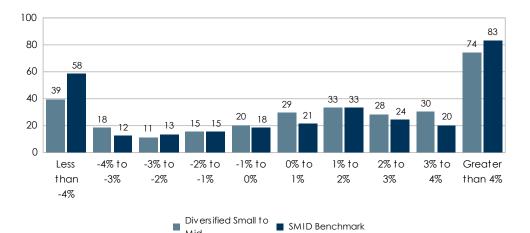
	Diversified Small to Mid	SMID Benchmark
Return (%)	13.06	8.19
Standard Deviation (%)	16.37	19.73
Sharpe Ratio	0.69	0.33

Portfolio Statistics Since Jan 2000

**Return Analysis Since Jan 2000** 

Be	enchmark Relative Statistics
Beta	0.77
R Squared (%)	85.45
Alpha (%)	6.29
Tracking Error (%)	7.75
Batting Average (%)	53.54
Up Capture (%)	85.72
Down Capture (%)	71.71
Down Capture (%)	71

#### Return Histogram Since Jan 2000

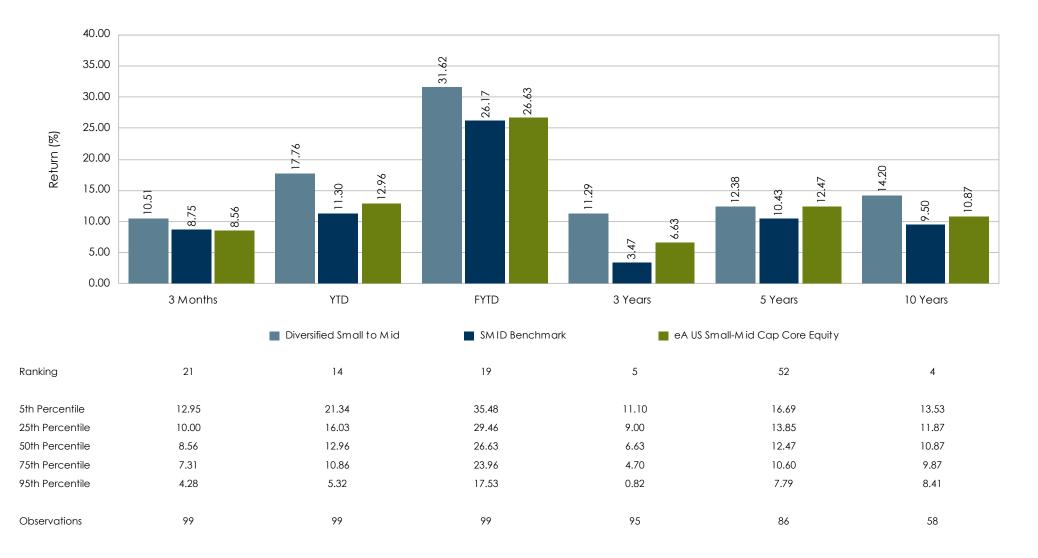


**Diversified Small** SMID to Mid Benchmark Number of Months 297 297 Highest Monthly Return (%) 15.00 16.51 Lowest Monthly Return (%) -17.49 -21.70 Number of Positive Months 194 181 103 116 Number of Negative Months % of Positive Months 65.32 60.94

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Mid

For the Periods Ending September 30, 2024



For the One Year Periods Ending September



#### **Investment Guidelines**

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

For the Periods Ending September 30, 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%	14.33%	Yes	
Consumer Staples	30.00%	2.42%	Yes	
Energy	30.00%	0.00%	Yes	
Financials	30.00%	23.88%	Yes	
Health Care	30.00%	5.85%	Yes	
Industrials	30.00%	29.27%	Yes	
Information Technology	30.00%	13.44%	Yes	
Materials	30.00%	7.35%	Yes	
Real Estate	30.00%	1.82%	Yes	
Utilities	30.00%	0.00%	Yes	
Allocation	Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.	10.00%	1.64%	Yes	
A maximum of 5% of the portfolio may be invested in the securities of an individual corporation.	5.00%	4.96%	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 September 30, 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

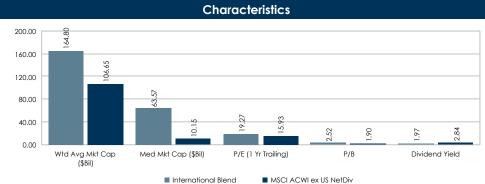
- Invests in developed and emerging markets outside the US. Maintains approximately equal weightings to both growth and value securities through a systematic rebalancing process.
- Outperform the MSCI ACWI ex US NetDiv over a complete market cycle (usually 3 to 5 years).
- Rank above median in a relevant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

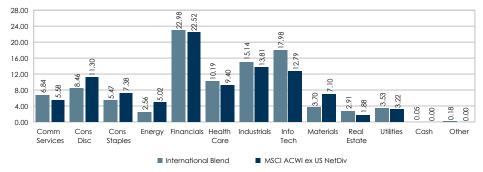
	3 Months	FYTD
Beginning Market Value	221,997	184,210
Net Additions	2,671	1,921
Return on Investment	8,264	46,801
Ending Market Value	232,932	232,932

Manager Allocation				
MarketAllocationNameValue (\$000s)(%)				
Total International Blend	232,932	100.00		
Ninety One International Equity Fund	214,620	92.14		
Allspring EM Large/Mid Cap Eq	18,312	7.86		

For the Periods Ending September 30, 2024

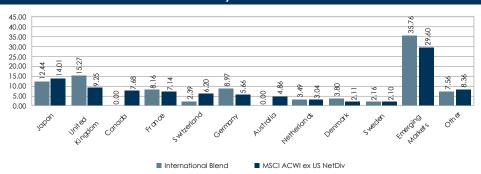


Sector Allocation
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	3 Months	FYTD
Beginning Market Value	<b>221,997</b> 2.671	<b>184,210</b> 1,921
Return on Investment	8,264	46,801
Ending Market Value	232,932	232,932

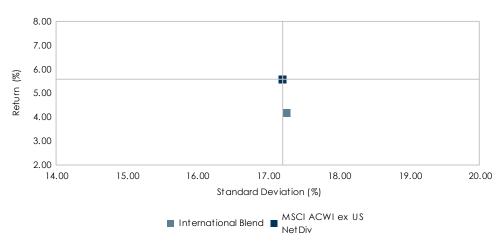
Dollar Growth Summary (\$000s)



#### **Country Allocation**

For the Periods Ending September 30, 2024

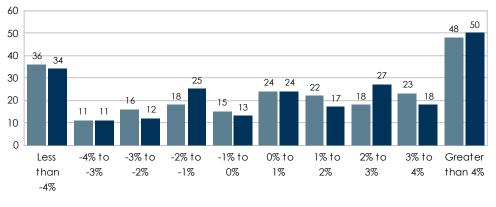
#### Risk / Return Since Jul 2005



	International Blend	MSCI ACWI ex US NetDiv
Return (%)	4.16	5.60
Standard Deviation (%)	17.27	17.21
Sharpe Ratio	0.15	0.24

Benchmark Relative Statistics		
D-1-	0.00	
Beta	0.98	
R Squared (%)	94.83	
Alpha (%)	-1.19	
Tracking Error (%)	3.95	
Batting Average (%)	47.19	
Up Capture (%)	95.20	
Down Capture (%)	101.41	

Return Histogram Since Jul 2005



MSCI ACWI ex US International Blend

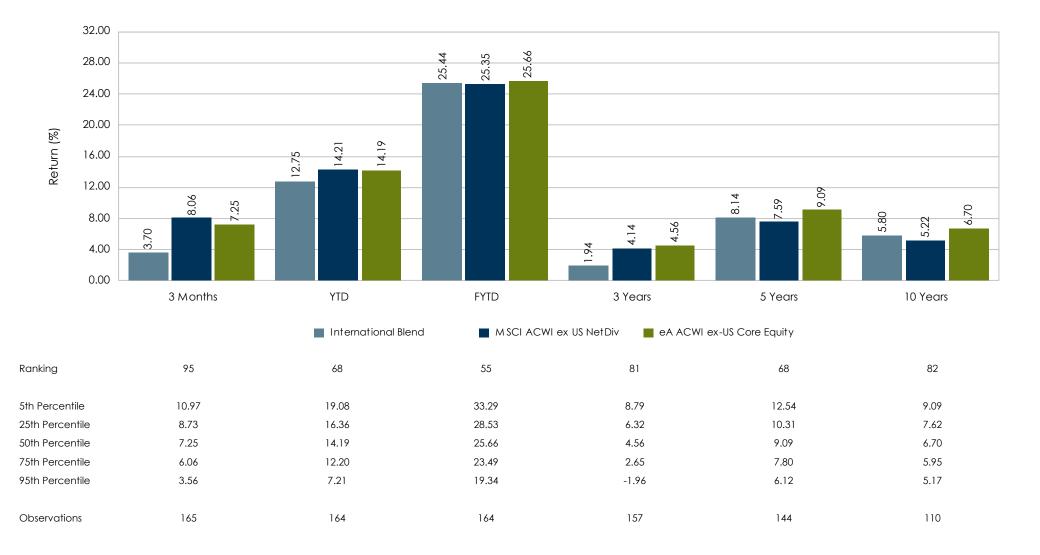
NetDiv

**Return Analysis Since Jul 2005** 

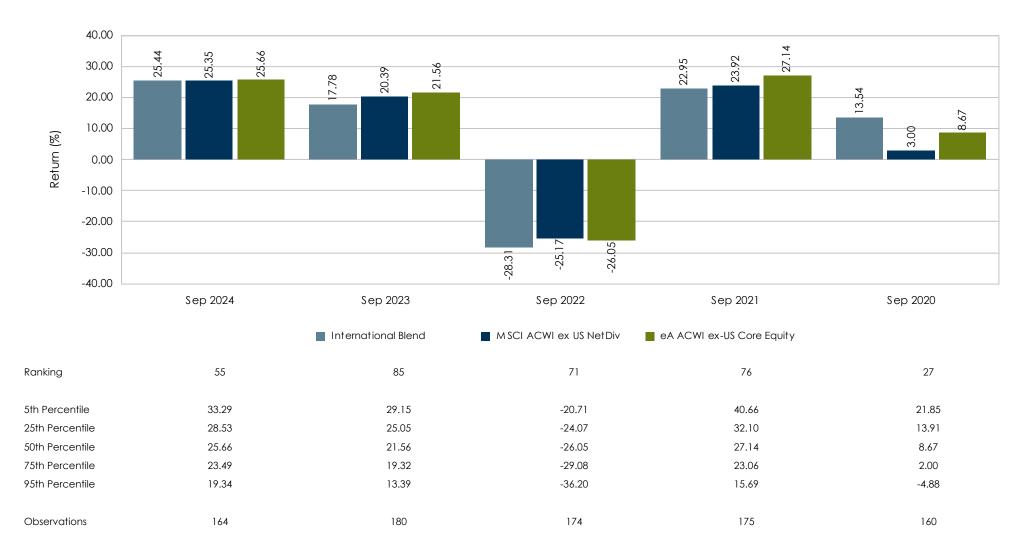
Portfolio Statistics Since Jul 2005

	International Blend	MSCI ACWI ex US NetDiv
Number of Months	231	231
Highest Monthly Return (%)	12.03	13.63
Lowest Monthly Return (%)	-21.48	-22.02
Number of Positive Months	135	136
Number of Negative Months	96	95
% of Positive Months	58.44	58.87

For the Periods Ending September 30, 2024



For the One Year Periods Ending September

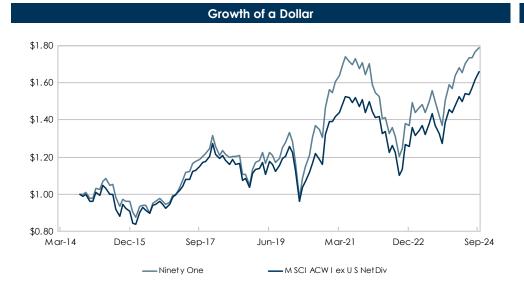


#### **Investment Guidelines**

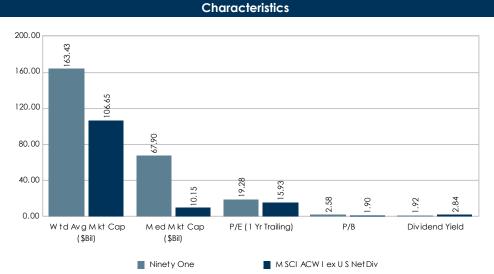
#### International Equity Portfolio

#### For the Periods Ending September 30, 2024

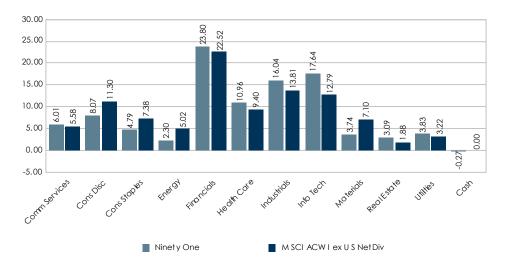
Manager Allocations	Target %	Range%	Actual Portfolio	Within Guidelines?	Comments
Ninety One International Equity Fund	90.00%	80% - 100%	92.14%	Yes	
Allspring EM Large/Mid Cap Eq Fund	10.00%	0% - 20%	7.86%	Yes	
Allocation		Max. %	Actual Portfolio	Within Guidelines?	Comments
A maximum of 10% of the portfolio, valued at market, may be invested in cash.		10.0%	0.05%	Yes	



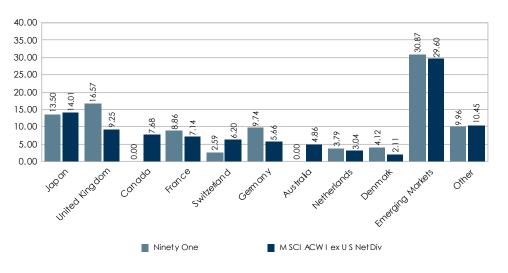
For the Periods Ending September 30, 2024



#### **Sector Allocation**



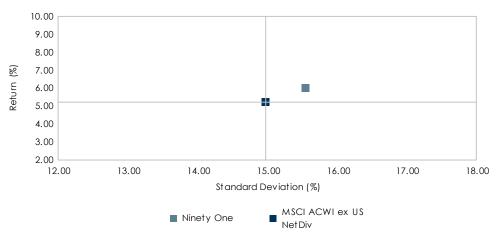
#### **Country Allocation**



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

For the Periods Ending September 30, 2024

#### Risk / Return Since Oct 2014



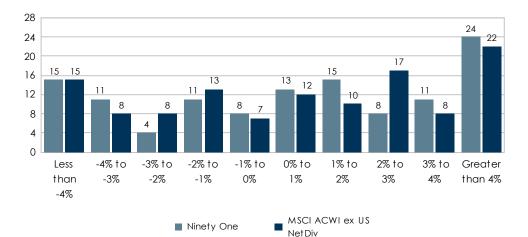
	Ninety One	MSCI ACWI ex US NetDiv
Return (%)	6.00	5.22
Standard Deviation (%)	15.54	14.97
Sharpe Ratio	0.28	0.24

Portfolio Statistics Since Oct 2014

**Return Analysis Since Oct 2014** 

Benchmark Relative Statistics	
Beta	1.00
R Squared (%)	92.47
Alpha (%)	0.85
Tracking Error (%)	4.27
Batting Average (%)	53.33
Up Capture (%)	101.60
Down Capture (%)	97.99

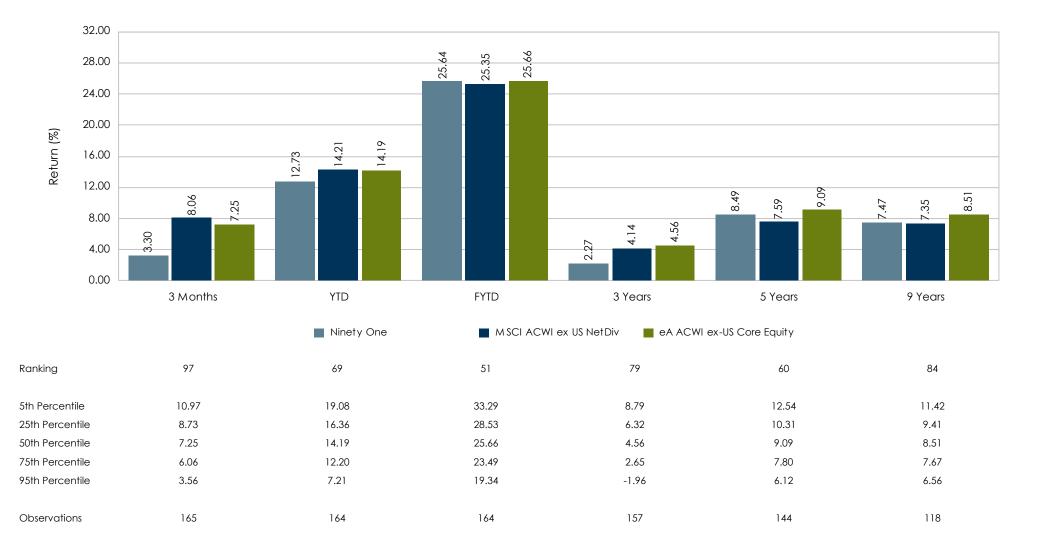
#### Return Histogram Since Oct 2014



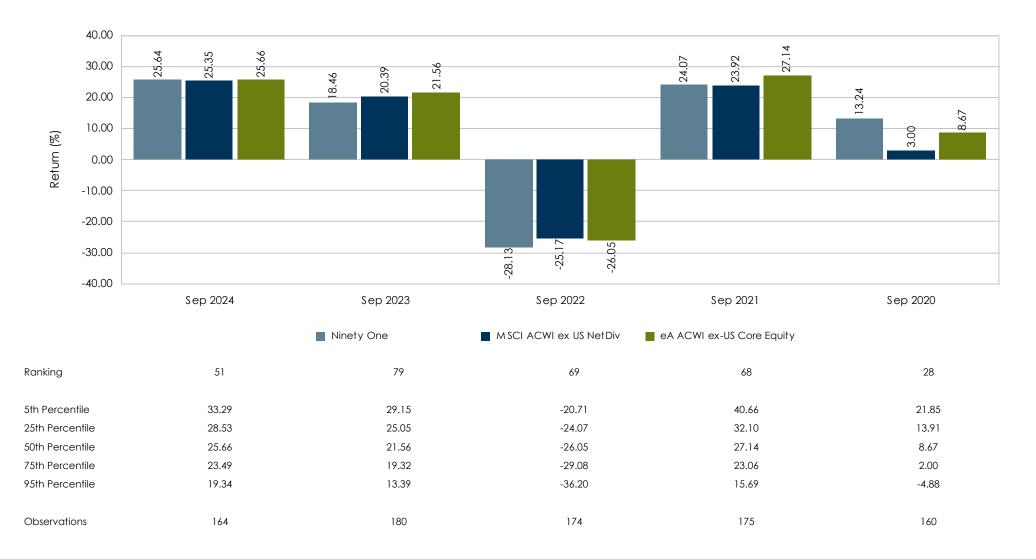
MSCI ACWI ex Ninety One **US NetDiv** Number of Months 120 120 Highest Monthly Return (%) 12.16 13.45 Lowest Monthly Return (%) -16.65 -14.48 Number of Positive Months 71 69 Number of Negative Months 49 51 % of Positive Months 59.17 57.50

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

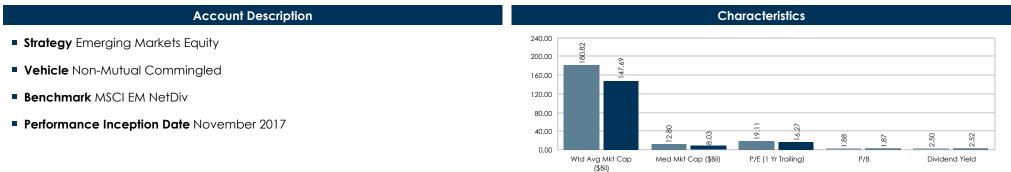
For the Periods Ending September 30, 2024



For the One Year Periods Ending September



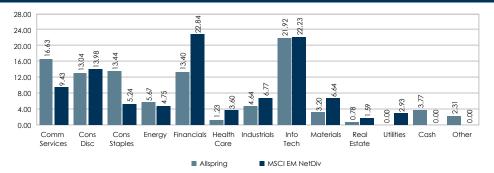
For the Periods Ending September 30, 2024



Sector Allocation

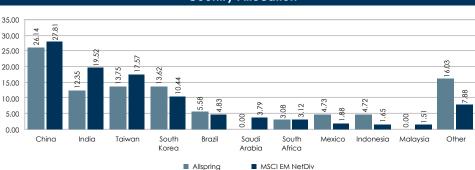
Allspring

MSCI EM NetDiv



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

Beginning Market Value	3 Months 16,851	FYTD 14,865
Net Additions	-1	-4
Return on Investment	1,463	3,452
Ending Market Value	18,312	18,312



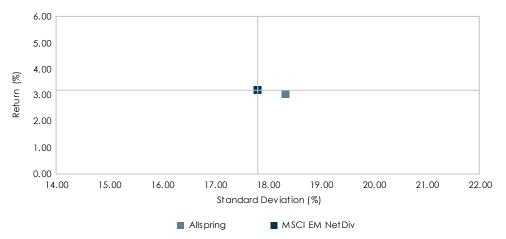
#### **Country Allocation**

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

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For the Periods Ending September 30, 2024

#### Risk / Return Since Nov 2017



	Allspring	MSCI EM NetDiv
Return (%)	3.02	3.18
Standard Deviation (%)	18.33	17.81
Sharpe Ratio	0.04	0.05

Portfolio Statistics Since Nov 2017

Return Analysis Since Nov 2017

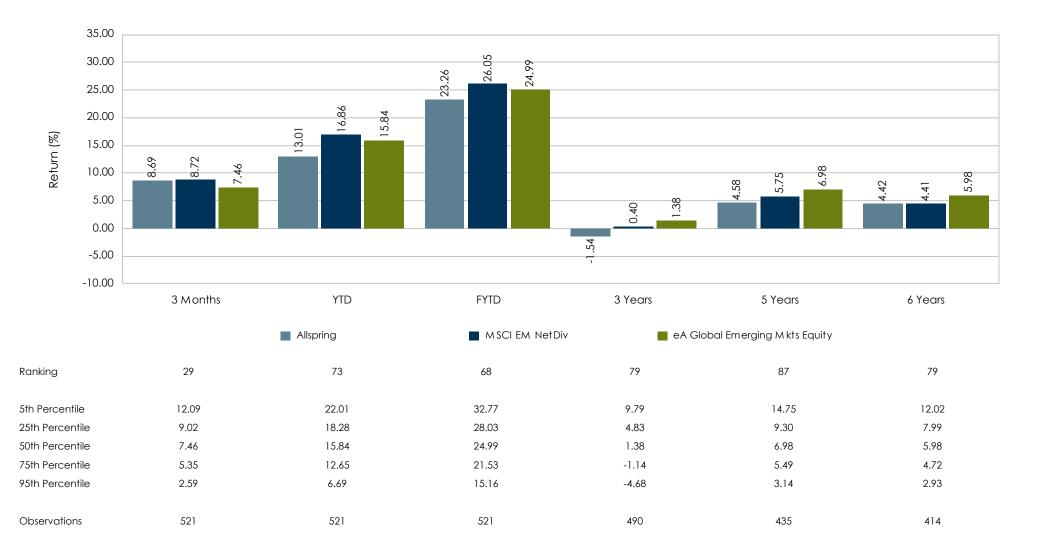
Relative Statistics
1.00
95.12
-0.08
4.05
51.81
101.58
101.63

Growth of a Dollar Since Nov 2017

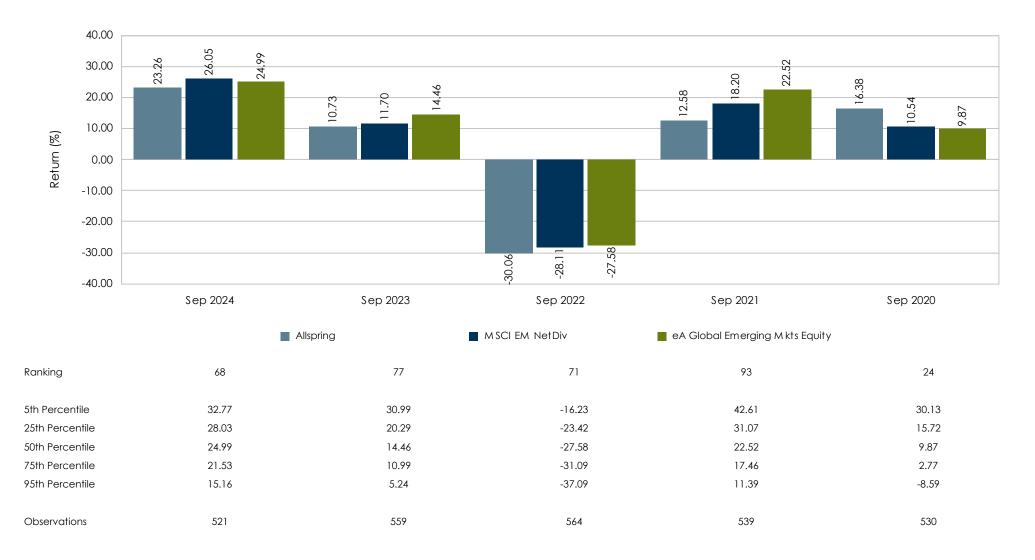


	Allspring	MSCI EM NetDiv
Number of Months	83	83
Highest Monthly Return (%)	14.02	14.83
Lowest Monthly Return (%)	-14.87	-15.40
Number of Positive Months	44	46
Number of Negative Months	39	37
% of Positive Months	53.01	55.42

For the Periods Ending September 30, 2024



For the One Year Periods Ending September



For the Periods Ending September 30, 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

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

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

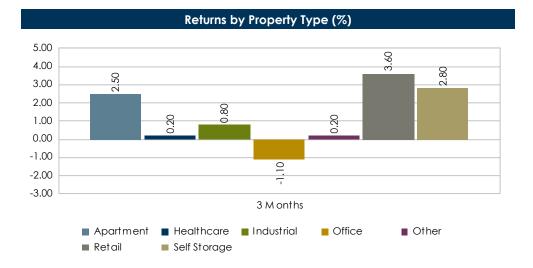
	3 Months	FYTD
Beginning Market Value	162,648	178,416
Net Additions	-641	-11,483
Return on Investment	931	-3,996
Ending Market Value	162,937	162,937

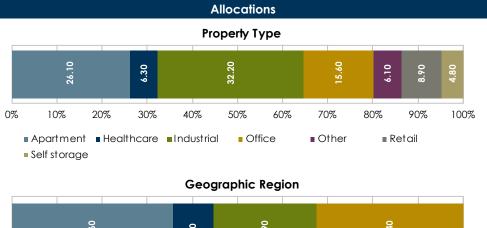
For the Periods Ending September 30, 2024

Account Description	Fund Information	
Strategy Core Real Estate	Gross Market Value	\$41,273,000,000
<ul> <li>Vehicle Non-Mutual Commingled</li> </ul>	Net Market Value	\$30,437,000,000
·	Cash Balance of Fund	\$60,874,000
Benchmark NFI ODCE Net	# of Properties	532
Performance Inception Date April 2018	# of Participants	475

#### **Performance Goals**

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





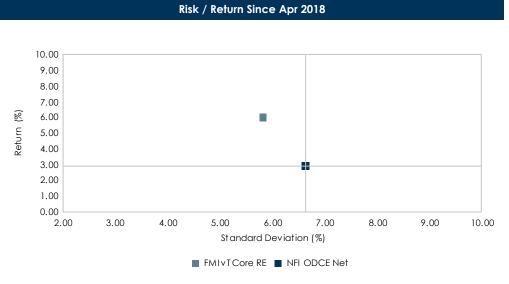
# 9 10%

East Midwest South West

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

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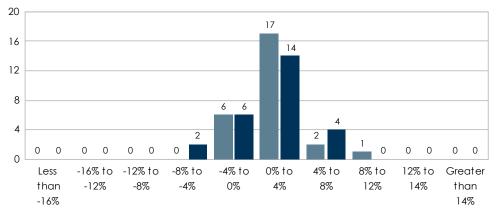
For the Periods Ending September 30, 2024



	FMIvT Core RE	NFI ODCE Net
Return (%)	6.02	2.86
Standard Deviation (%)	5.82	6.64
Sharpe Ratio	0.64	0.09

Benchmark Relative Statistics	
0.84	
92.25	
0.87	
1.93	
84.62	
116.98	
47.81	

Return Histogram Since Apr 2018



FMIvTCore RE NFI ODCE Net

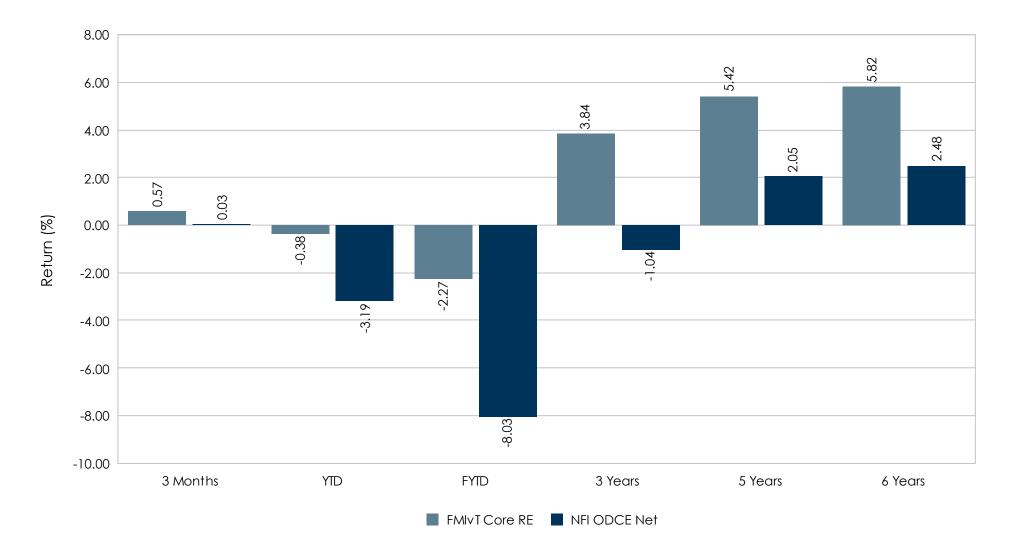
Return Analysis Since Apr 2018

Portfolio Statistics Since Apr 2018

	FMIvT Core RE	NFI ODCE Net
Number of Quarters	26	26
Highest Quarterly Return (%)	9.83	7.66
Lowest Quarterly Return (%)	-3.48	-5.17
Number of Positive Quarters	20	18
Number of Negative Quarters	6	8
% of Positive Quarters	76.92	69.23

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

For the Periods Ending September 30, 2024



For the One Year Periods Ending September

