

# City of Tampa General Employees' Retirement Fund

## *Monthly ASAP Report*

January 31, 2025



2018    2019    2020    2021    2022    **2023**

**We are proud to announce that ACG has again been named a Greenwich Associates  
Quality Leader - recognized as one of the top consultants in the industry.**

**Methodology and Disclosure:** Between February and November 2023, Coalition Greenwich conducted interviews with 708 individuals from 575 of the largest tax-exempt funds in the United States. These U.S.-based institutional investors are corporate, public, union, and endowment and foundation funds with either pension or investment pool assets greater than \$150 million. Study participants were asked to provide quantitative and qualitative evaluations of their asset management and investment consulting providers, including qualitative assessments of those firms soliciting their business and detailed information on important market trends. ACG is one of three firms recognized in the mid-size investment consultant category. The ratings may not be representative of any one client's experience with ACG; rather they are representative of those clients that chose to participate in the survey. The results are not indicative of ACG's future performance. ACG does not pay to have its clients participate in the study.

## Economic Overview

- US GDP grew at a healthy 2.3% annualized rate in the 4th quarter, slightly less than expected and a slowdown from the 3rd quarter's 3.1% rate
- The FOMC held its benchmark rate at 4.25% - 4.50%, as expected, and market expectations are for another pause at the March meeting
- Economic news largely supported the Fed pause, as unemployment fell to 4.1% while core CPI cooled slightly but remains above target at 3.2%

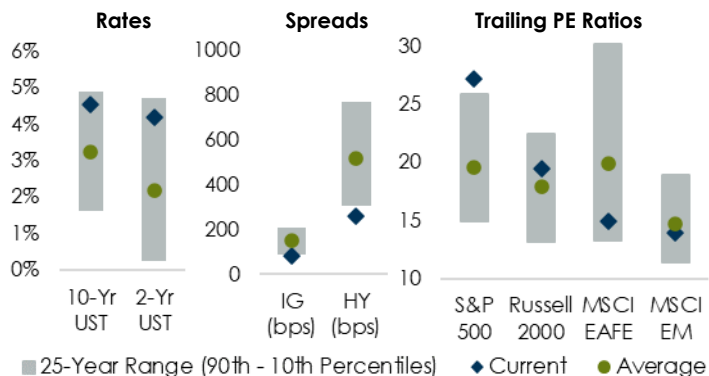
## Market Returns

- Tech stocks lagged as a new Chinese AI competitor emerged
- Non-US equity led on low tech exposure and weaker dollar



Source: Bloomberg, ACG Research (as of 1/31/2025)

## Fixed Income and Equity Valuation Metrics



Source: Bloomberg (as of 1/31/2025)

## Asset Class Valuations - Rebalancing Rationale

- Equities are discounting a soft landing and continued easing monetary policy
- Upside for duration limited with additional Fed cuts already discounted by markets
- Cash yields set to fall as Fed continues easing

Asset Class	Current Valuation	Rationale
US Large Cap	Overvalued	Expensive valuations
US Small Cap	Fairly Valued	Balanced upside/downside risks
Int'l Developed	Fairly Valued	Fair valuations, mixed growth across regions
Emerging Mkt	Fairly Valued	Balanced upside/downside risks

Cash	Fairly Valued	Cash rates likely to decline
Core Bonds	Fairly Valued	Balanced duration risks
Multi-Sector	Fairly Valued	Attractive income, tight spreads
Unconstrained	Fairly Valued	Duration, spreads balanced

Core Real Estate	Fairly Valued	Market values stabilizing
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Overvalued	Fairly Valued	Undervalued
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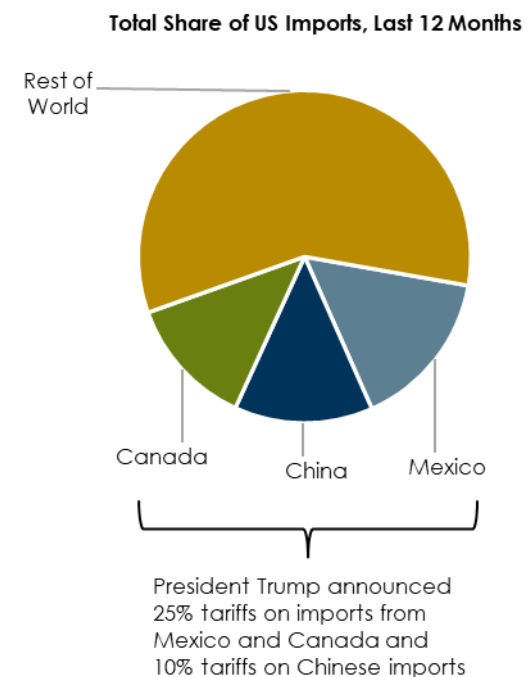
## Recent Articles (click on links below)

- [2025 Outlook \(January\)](#)
- [Has Real Estate Hit Bottom? \(September\)](#)
- [The Evolution of Private Wealth \(April\)](#)

## Key Risk Factors We Are Watching

- Stronger inflation and labor market data
- Rising headwinds for consumers (higher rates, student loan repayments, depleted savings...)
- Potential Fed policy error
- Headwinds to corporate earnings
- US policy uncertainty and rising geopolitical tensions
- Weaker than expected China recovery

## Announced Tariffs Would Have Significant Impact

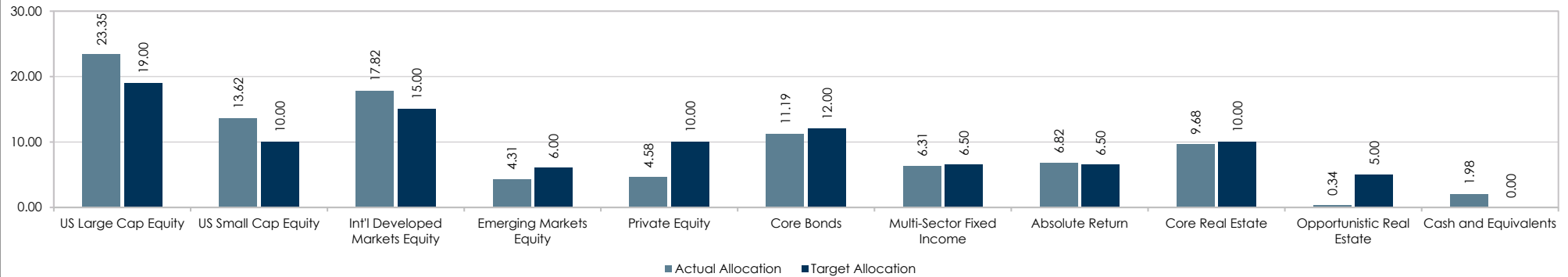


Source: US Census Bureau (as of 1/31/2025)

## City of Tampa General Employees' Retirement Fund

For the Periods Ending January 31, 2025

Actual vs. Target Allocation (%)



Asset Class	Market Value (\$000s)	Actual Allocation (%)	Target Allocation (%)	Over/Under (%)	Range Min - Max (%)	
<b>Total Portfolio</b>	<b>866,215</b>	<b>100.00</b>	<b>100.00</b>			
<b>Equity</b>	<b>551,647</b>	<b>63.68</b>	<b>60.00</b>	<b>3.68</b>	<b>55.00</b>	<b>75.00</b>
US Large Cap Equity	202,301	23.35	19.00	4.35	15.00	30.00
US Small Cap Equity	117,990	13.62	10.00	3.62	5.00	15.00
Int'l Developed Markets Equity	154,323	17.82	15.00	2.82	10.00	25.00
Emerging Markets Equity	37,367	4.31	6.00	-1.69	0.00	10.00
Private Equity	39,666	4.58	10.00	-5.42	0.00	15.00
<b>Fixed Income</b>	<b>210,724</b>	<b>24.33</b>	<b>25.00</b>	<b>-0.67</b>	<b>15.00</b>	<b>35.00</b>
Core Bonds	96,941	11.19	12.00	-0.81	5.00	20.00
Multi-Sector Fixed Income	54,691	6.31	6.50	-0.19	0.00	12.50
Absolute Return	59,093	6.82	6.50	0.32	0.00	12.50
<b>Real Assets</b>	<b>86,729</b>	<b>10.01</b>	<b>15.00</b>	<b>-4.99</b>	<b>5.00</b>	<b>20.00</b>
Core Real Estate	83,809	9.68	10.00	-0.32	5.00	15.00
Opportunistic Real Estate	2,920	0.34	5.00	-4.66	0.00	10.00
<b>Cash and Equivalents</b>	<b>17,115</b>	<b>1.98</b>	<b>0.00</b>	<b>1.98</b>		

# City of Tampa General Employees' Retirement Fund

For the Periods Ending January 31, 2025

	Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
<b>Total Portfolio (07/85)</b>	<b>866,215</b>	<b>100.00</b>	<b>3.01</b>	<b>1.90</b>	<b>13.81</b>	<b>5.32</b>	<b>8.00</b>	<b>7.57</b>	<b>8.53</b>
<b>Net of Fees *</b>			<b>3.00</b>	<b>1.77</b>	<b>13.26</b>	<b>4.78</b>	<b>7.42</b>	<b>6.99</b>	<b>--</b>
<i>Policy Index <sup>1</sup></i>			2.23	0.37	11.59	4.14	6.81	6.84	--
<b>US Large Cap Equity (04/02)</b>	<b>202,301</b>	<b>23.35</b>	<b>5.11</b>	<b>9.61</b>	<b>29.74</b>	<b>14.28</b>	<b>17.39</b>	<b>15.09</b>	<b>10.97</b>
<b>Net of Fees *</b>			<b>5.11</b>	<b>9.51</b>	<b>29.23</b>	<b>13.83</b>	<b>16.89</b>	<b>14.62</b>	<b>--</b>
<i>Russell 1000</i>			3.18	6.02	26.71	11.69	14.97	13.54	9.76
<b>US Small Cap Equity (01/99)</b>	<b>117,990</b>	<b>13.62</b>	<b>4.16</b>	<b>4.79</b>	<b>24.31</b>	<b>8.95</b>	<b>11.80</b>	<b>10.71</b>	<b>11.21</b>
<b>Net of Fees *</b>			<b>4.16</b>	<b>4.59</b>	<b>23.44</b>	<b>8.19</b>	<b>11.02</b>	<b>9.95</b>	<b>--</b>
<i>Russell 2000</i>			2.62	2.97	19.09	5.62	8.67	8.45	8.13
<b>Non US Equity (03/03)</b>	<b>191,690</b>	<b>22.13</b>	<b>5.24</b>	<b>-3.39</b>	<b>10.72</b>	<b>2.46</b>	<b>5.72</b>	<b>5.67</b>	<b>7.80</b>
<b>Net of Fees *</b>			<b>5.19</b>	<b>-3.58</b>	<b>10.03</b>	<b>1.80</b>	<b>5.04</b>	<b>5.00</b>	<b>--</b>
<i>Non-US Equity Index <sup>2</sup></i>			4.56	-3.89	9.96	4.03	5.72	5.39	7.79
<b>Private Equity (12/21) *</b>	<b>39,666</b>	<b>4.58</b>	<b>0.00</b>	<b>0.00</b>	<b>12.53</b>	<b>3.60</b>	<b>--</b>	<b>--</b>	<b>3.24</b>
<b>Fixed Income (10/84)</b>	<b>210,724</b>	<b>24.33</b>	<b>0.59</b>	<b>-0.74</b>	<b>4.39</b>	<b>1.68</b>	<b>2.04</b>	<b>2.40</b>	<b>5.96</b>
<b>Net of Fees *</b>			<b>0.58</b>	<b>-0.84</b>	<b>4.08</b>	<b>1.33</b>	<b>1.70</b>	<b>2.11</b>	<b>--</b>
<i>Bloomberg US Aggregate</i>			0.53	-2.55	2.07	-1.52	-0.60	1.19	6.04
<b>Real Assets (07/02)</b>	<b>86,729</b>	<b>10.01</b>	<b>-0.04</b>	<b>0.34</b>	<b>-1.68</b>	<b>-3.29</b>	<b>0.65</b>	<b>3.04</b>	<b>6.12</b>
<b>Net of Fees *</b>			<b>-0.04</b>	<b>0.24</b>	<b>-2.40</b>	<b>-3.95</b>	<b>-0.09</b>	<b>2.12</b>	<b>--</b>
<i>Real Assets Composite Index <sup>3</sup></i>			0.00	0.96	-2.27	-3.14	1.99	4.04	--
<b>Cash and Equivalents (06/93)</b>	<b>17,115</b>	<b>1.98</b>	<b>0.36</b>	<b>1.55</b>	<b>5.03</b>	<b>3.93</b>	<b>2.45</b>	<b>1.82</b>	<b>2.75</b>
<i>US T-Bills 90 Day</i>			0.37	1.54	5.19	4.02	2.51	1.80	2.57

<sup>1</sup> Policy Index: Effective May 2024, the index consists of 25.00% Bloomberg US Aggregate, 19.00% Russell 1000, 10.00% Russell 2000, 15.00% MSCI EAFE NetDiv, 10.00% MSCI ACWI NetDiv, 6.00% MSCI EM NetDiv, 15.00% NFI ODCE Net.

<sup>2</sup> The Non US Equity Index consists of 80% MSCI EAFE and 20% MSCI Emerging Markets Index. Prior to June 2014, the Non U.S. Equity Policy Index consisted of 75% MSCI EAFE, 12.5% MSCI EAFE SMID NetDiv, and 12.5% MSCI Emerging Markets Index.

<sup>3</sup> The Real Assets Composite Index consists of 100% NFI ODCE Net. Prior to July 2017, the Real Assets Composite Index consisted of 50% NFI ODCE Net and 50% FTSE EPRA/NAREIT Developed RE Index.

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For the Periods Ending January 31, 2025

	Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
<b>US Large Cap Equity (04/02)</b>	<b>202,301</b>	<b>23.35</b>	<b>5.11</b>	<b>9.61</b>	<b>29.74</b>	<b>14.28</b>	<b>17.39</b>	<b>15.09</b>	<b>10.97</b>
<b>Net of Fees *</b>			<b>5.11</b>	<b>9.51</b>	<b>29.23</b>	<b>13.83</b>	<b>16.89</b>	<b>14.62</b>	<b>--</b>
<i>Russell 1000</i>			3.18	6.02	26.71	11.69	14.97	13.54	9.76
<b>Loomis Sayles Large Cap Growth (08/18)</b>	<b>104,477</b>	<b>12.06</b>	<b>4.16</b>	<b>14.19</b>	<b>37.10</b>	<b>18.50</b>	<b>19.75</b>	<b>--</b>	<b>18.52</b>
<b>Net of Fees *</b>			<b>4.16</b>	<b>14.07</b>	<b>36.49</b>	<b>17.97</b>	<b>19.15</b>	<b>--</b>	<b>17.92</b>
<i>Russell 1000 Growth</i>			1.98	9.19	32.68	14.57	18.90	17.18	18.15
<b>Dodge &amp; Cox Incorporated (04/02)</b>	<b>97,824</b>	<b>11.29</b>	<b>6.09</b>	<b>4.92</b>	<b>22.23</b>	<b>10.16</b>	<b>14.61</b>	<b>12.58</b>	<b>10.04</b>
<b>Net of Fees *</b>			<b>6.09</b>	<b>4.83</b>	<b>21.82</b>	<b>9.80</b>	<b>14.24</b>	<b>12.21</b>	<b>--</b>
<i>Russell 1000 Value</i>			4.63	2.56	19.54	8.08	10.15	9.42	8.06
<b>US Small Cap Equity (01/99)</b>	<b>117,990</b>	<b>13.62</b>	<b>4.16</b>	<b>4.79</b>	<b>24.31</b>	<b>8.95</b>	<b>11.80</b>	<b>10.71</b>	<b>11.21</b>
<b>Net of Fees *</b>			<b>4.16</b>	<b>4.59</b>	<b>23.44</b>	<b>8.19</b>	<b>11.02</b>	<b>9.95</b>	<b>--</b>
<i>Russell 2000</i>			2.62	2.97	19.09	5.62	8.67	8.45	8.13
<b>WTC SC 2000 (01/99)</b>	<b>51,959</b>	<b>6.00</b>	<b>4.04</b>	<b>4.33</b>	<b>26.36</b>	<b>9.59</b>	<b>12.66</b>	<b>12.15</b>	<b>11.94</b>
<b>Net of Fees *</b>			<b>4.04</b>	<b>4.15</b>	<b>25.59</b>	<b>8.93</b>	<b>11.99</b>	<b>11.49</b>	<b>--</b>
<i>Russell 2000</i>			2.62	2.97	19.09	5.62	8.67	8.45	8.13
<b>ClariVest Asset Management (07/07)</b>	<b>33,220</b>	<b>3.84</b>	<b>5.21</b>	<b>7.25</b>	<b>26.11</b>	<b>9.42</b>	<b>10.61</b>	<b>10.81</b>	<b>8.47</b>
<b>Net of Fees *</b>			<b>5.21</b>	<b>7.02</b>	<b>25.07</b>	<b>8.50</b>	<b>9.70</b>	<b>9.88</b>	<b>--</b>
<i>Russell 2000 Growth</i>			3.16	4.92	22.73	6.23	7.76	8.68	8.13
<b>Leeward Small Cap Value (07/16)</b>	<b>32,811</b>	<b>3.79</b>	<b>3.31</b>	<b>3.23</b>	<b>19.00</b>	<b>7.35</b>	<b>11.40</b>	<b>--</b>	<b>10.19</b>
<b>Net of Fees *</b>			<b>3.31</b>	<b>3.03</b>	<b>18.12</b>	<b>6.55</b>	<b>10.55</b>	<b>--</b>	<b>9.36</b>
<i>Russell 2000 Value</i>			2.05	0.97	15.52	4.71	8.93	7.82	8.86
<b>Non US Equity (03/03)</b>	<b>191,690</b>	<b>22.13</b>	<b>5.24</b>	<b>-3.39</b>	<b>10.72</b>	<b>2.46</b>	<b>5.72</b>	<b>5.67</b>	<b>7.80</b>
<b>Net of Fees *</b>			<b>5.19</b>	<b>-3.58</b>	<b>10.03</b>	<b>1.80</b>	<b>5.04</b>	<b>5.00</b>	<b>--</b>
<i>Non-US Equity Index <sup>2</sup></i>			4.56	-3.89	9.96	4.03	5.72	5.39	7.79
<b>Int'l Developed Markets Equity</b>									
<b>Marathon-London International Fund (08/15)</b>	<b>78,734</b>	<b>9.09</b>	<b>4.47</b>	<b>-3.76</b>	<b>9.49</b>	<b>4.85</b>	<b>6.60</b>	<b>--</b>	<b>5.73</b>
<b>Net of Fees *</b>			<b>4.44</b>	<b>-3.87</b>	<b>8.98</b>	<b>4.35</b>	<b>6.15</b>	<b>--</b>	<b>5.25</b>
<i>MSCI EAFE NetDiv</i>			5.26	-3.28	8.65	5.12	6.25	5.69	5.22
<i>MSCI EAFE Value NetDiv</i>			5.10	-2.38	11.15	7.28	6.92	4.86	4.46
<b>WCM Focused Growth International (07/20)</b>	<b>75,589</b>	<b>8.73</b>	<b>7.50</b>	<b>0.17</b>	<b>13.88</b>	<b>4.28</b>	<b>--</b>	<b>--</b>	<b>9.23</b>
<b>Net of Fees *</b>			<b>7.44</b>	<b>-0.08</b>	<b>13.04</b>	<b>3.50</b>	<b>--</b>	<b>--</b>	<b>8.43</b>
<i>MSCI ACWI ex US NetDiv</i>			4.03	-3.88	10.89	3.45	5.50	5.23	8.10
<i>MSCI ACWI ex US Growth NetDiv</i>			4.25	-3.97	10.38	1.49	4.50	5.71	5.31
<b>Emerging Markets Equity</b>									
<b>RWC Emerging Markets Equity (12/23)</b>	<b>37,367</b>	<b>4.31</b>	<b>2.47</b>	<b>-9.19</b>	<b>7.83</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>2.91</b>
<b>Net of Fees *</b>			<b>2.40</b>	<b>-9.41</b>	<b>7.02</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>2.14</b>
<i>MSCI EM NetDiv</i>			1.79	-6.36	14.75	-0.71	3.04	3.76	11.64
<b>Private Equity (12/21) *</b>	<b>39,666</b>	<b>4.58</b>	<b>0.00</b>	<b>0.00</b>	<b>12.53</b>	<b>3.60</b>	<b>--</b>	<b>--</b>	<b>3.24</b>

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	Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
<b>Fixed Income (10/84)</b>	<b>210,724</b>	<b>24.33</b>	<b>0.59</b>	<b>-0.74</b>	<b>4.39</b>	<b>1.68</b>	<b>2.04</b>	<b>2.40</b>	<b>5.96</b>
<b>Net of Fees *</b>			<b>0.58</b>	<b>-0.84</b>	<b>4.08</b>	<b>1.33</b>	<b>1.70</b>	<b>2.11</b>	<b>--</b>
<i>Bloomberg US Aggregate</i>			0.53	-2.55	2.07	-1.52	-0.60	1.19	6.04
<b>Core Bonds</b>									
<b>Loop Capital Asset Management (03/97)</b>	<b>96,941</b>	<b>11.19</b>	<b>0.54</b>	<b>-2.20</b>	<b>3.03</b>	<b>-1.03</b>	<b>-0.24</b>	<b>1.56</b>	<b>4.54</b>
<b>Net of Fees *</b>			<b>0.54</b>	<b>-2.24</b>	<b>2.84</b>	<b>-1.23</b>	<b>-0.44</b>	<b>1.35</b>	<b>--</b>
<i>Bloomberg US Aggregate</i>			0.53	-2.55	2.07	-1.52	-0.60	1.19	4.14
<b>Multi-Sector Fixed Income</b>									
<b>Manulife Strategic Fixed Income (10/20)</b>	<b>54,691</b>	<b>6.31</b>	<b>0.88</b>	<b>-1.02</b>	<b>4.65</b>	<b>1.34</b>	<b>--</b>	<b>--</b>	<b>1.45</b>
<b>Net of Fees *</b>			<b>0.88</b>	<b>-1.10</b>	<b>4.39</b>	<b>1.03</b>	<b>--</b>	<b>--</b>	<b>1.14</b>
<i>Bloomberg Multiverse</i>			0.62	-4.37	0.62	-3.36	-1.88	0.43	-3.06
<b>Absolute Return</b>									
<b>JP Morgan Strategic Income Opportunities (10/20)</b>	<b>59,093</b>	<b>6.82</b>	<b>0.41</b>	<b>2.00</b>	<b>6.08</b>	<b>4.64</b>	<b>--</b>	<b>--</b>	<b>3.76</b>
<b>Net of Fees *</b>			<b>0.36</b>	<b>1.82</b>	<b>5.52</b>	<b>4.09</b>	<b>--</b>	<b>--</b>	<b>3.21</b>
<i>Bloomberg US Aggregate</i>			0.53	-2.55	2.07	-1.52	-0.60	1.19	-1.75
<b>Real Assets (07/02)</b>	<b>86,729</b>	<b>10.01</b>	<b>-0.04</b>	<b>0.34</b>	<b>-1.68</b>	<b>-3.29</b>	<b>0.65</b>	<b>3.04</b>	<b>6.12</b>
<b>Net of Fees *</b>			<b>-0.04</b>	<b>0.24</b>	<b>-2.40</b>	<b>-3.95</b>	<b>-0.09</b>	<b>2.12</b>	<b>--</b>
<i>Real Assets Composite Index <sup>3</sup></i>			0.00	0.96	-2.27	-3.14	1.99	4.04	--
<b>Core Real Estate</b>									
<b>UBS Global Asset Management (09/00) <sup>4</sup></b>	<b>36,930</b>	<b>4.26</b>	<b>0.00</b>	<b>0.98</b>	<b>-1.59</b>	<b>-3.95</b>	<b>-0.23</b>	<b>2.91</b>	<b>6.06</b>
<b>Net of Fees *</b>			<b>0.00</b>	<b>0.75</b>	<b>-2.39</b>	<b>-4.62</b>	<b>-0.91</b>	<b>2.06</b>	<b>--</b>
<i>NFI ODCE Net</i>			0.00	0.96	-2.27	-3.14	1.99	4.94	6.01
<b>Blackstone Property Partners (07/17) <sup>5</sup></b>	<b>46,879</b>	<b>5.41</b>	<b>0.00</b>	<b>0.00</b>	<b>-2.03</b>	<b>-2.77</b>	<b>2.12</b>	<b>--</b>	<b>4.63</b>
<b>Net of Fees *</b>			<b>0.00</b>	<b>0.00</b>	<b>-2.70</b>	<b>-3.40</b>	<b>1.48</b>	<b>--</b>	<b>3.56</b>
<i>NFI ODCE Net</i>			0.00	0.96	-2.27	-3.14	1.99	4.94	3.31
<b>Opportunistic Real Estate (04/23) *</b>	<b>2,920</b>	<b>0.34</b>	<b>-1.28</b>	<b>-2.67</b>	<b>-0.91</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>-22.45</b>
<b>Cash and Equivalents (06/93)</b>	<b>17,115</b>	<b>1.98</b>	<b>0.36</b>	<b>1.55</b>	<b>5.03</b>	<b>3.93</b>	<b>2.45</b>	<b>1.82</b>	<b>2.75</b>

Dates behind managers reflect the first full month of performance.

FYTD: Fiscal year ending September.

<sup>4</sup> Market value as of 12/31/24. Updated valuation available quarterly.

<sup>5</sup> Market value as of 9/30/24. Updated valuation available quarterly.

\* Net of Manager Fees

## Private Equity

For the Period Ending January 31, 2025

### Summary of Cash Flows for 1 Month

Cash Outflows	Cash Inflows	Net Cash Flows
-	2,155	2,155

### Summary of Portfolio Inception to Date

	Inception Date	Committed	Drawn to Date	Remaining Commitment	Distributions to Date	Adjusted Ending Value	Total Value	Total Value to Paid-in
<b>Total</b>	<b>Nov-21</b>	<b>95,000,000</b>	<b>37,645,885</b>	<b>59,607,593</b>	<b>2,253,478</b>	<b>39,665,558</b>	<b>41,919,036</b>	<b>1.11x</b>
General Atlantic Investment Partners 2021	Nov-21	25,000,000	22,059,802	3,992,047	1,051,849	<b>22,623,026</b>	23,674,875	1.07x
TrueBridge Capital Partners Fund VIII	Sep-23	10,000,000	850,000	9,150,000	-	<b>659,806</b>	659,806	0.78x
TrueBridge Secondaries I	Sep-23	10,000,000	4,666,107	5,700,000	366,107	<b>5,315,799</b>	5,681,906	1.22x
Clayton, Dubilier & Rice Fund XII	Feb-24	35,000,000	10,069,976	25,765,546	835,522	<b>11,066,927</b>	11,902,449	1.18x
Berkshire Partners Fund XI		15,000,000	-	15,000,000	-	-	-	-

### Cash Flow Activity for 1 Month

Fund Name	Date	Transaction Type	Cash Outflows	Cash Inflows	Net Cash Flows
<b>Total</b>			<b>-</b>	<b>2,155</b>	<b>2,155</b>
General Atlantic Investment Partners 2021	1/30/2025	Recallable Distribution	-	2,155	



Opportunistic Real Estate

For the Period Ending January 31, 2025

Summary of Cash Flows for 1 Month

Cash Outflows	Cash Inflows	Net Cash Flows
-37,500	-	-37,500

Summary of Portfolio Inception to Date

	Inception Date	Committed	Drawn to Date	Remaining Commitment	Distributions to Date	Adjusted Ending Value	Total Value	Total Value to Paid-in
Total	Mar-23	10,000,000	3,082,376	7,329,775	204,051	2,920,018	3,124,069	1.01x
Blackstone Real Estate Partners X	Mar-23	10,000,000	3,082,376	7,329,775	204,051	2,920,018	3,124,069	1.01x

Cash Flow Activity for 1 Month

Fund Name	Date	Transaction Type	Cash Outflows	Cash Inflows	Net Cash Flows
Total			-37,500	-	-37,500
Blackstone Real Estate Partners X	1/30/2025	Capital Call for Fees - No Commitment	-37,500	-	

## Market Overview

For the Periods Ending January 31, 2025

	1 Month (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)
<b>Equity Markets - Core</b>						
S&P 500	2.78	5.26	26.38	11.91	15.17	13.76
Russell 1000	3.18	6.02	26.71	11.69	14.97	13.54
Russell 2000	2.62	2.97	19.09	5.62	8.67	8.45
Russell 2500	3.54	4.19	19.08	6.63	9.98	9.45
Russell Mid Cap	4.25	4.90	21.99	7.96	11.02	10.26
<b>Equity Markets - Growth</b>						
S&P 500 Growth	2.68	9.02	35.80	11.86	17.18	15.79
Russell 1000 Growth	1.98	9.19	32.68	14.57	18.90	17.18
Russell 2000 Growth	3.16	4.92	22.73	6.23	7.76	8.68
Russell 2500 Growth	3.82	6.34	20.99	6.13	8.87	10.04
Russell Mid Cap Growth	6.38	15.04	30.60	11.21	12.65	12.42
NASDAQ Comp	1.64	7.91	29.43	11.29	16.49	15.53
<b>Equity Markets - Value</b>						
S&P 500 Value	2.89	0.15	15.19	10.81	11.72	10.82
Russell 1000 Value	4.63	2.56	19.54	8.08	10.15	9.42
Russell 2000 Value	2.05	0.97	15.52	4.71	8.93	7.82
Russell 2500 Value	3.40	3.13	18.07	6.82	9.98	8.44
Russell Mid Cap Value	3.52	1.71	19.18	6.63	9.78	8.63
<b>International Markets</b>						
MSCI EAFE NetDiv	5.26	-3.28	8.65	5.12	6.25	5.69
MSCI EAFE Growth NetDiv	5.41	-4.18	6.31	2.88	5.22	6.27
MSCI EAFE Value NetDiv	5.10	-2.38	11.15	7.28	6.92	4.86
MSCI World ex US NetDiv	4.97	-2.82	9.44	5.14	6.54	5.81
MSCI World NetDiv	3.53	3.37	21.40	9.54	12.08	10.53
MSCI EM NetDiv	1.79	-6.36	14.75	-0.71	3.04	3.76
<b>Fixed Income</b>						
ICE BofA 1 Yr Treasury Note	0.31	1.02	4.66	2.98	2.03	1.65
ICE BofA High Yield Master II	1.38	1.54	9.67	4.35	4.33	5.15
Bloomberg Intermediate Agg	0.55	-1.53	3.03	-0.15	0.20	1.37
Bloomberg US Aggregate	0.53	-2.55	2.07	-1.52	-0.60	1.19
Bloomberg Intermediate G/C	0.57	-1.04	3.37	0.51	0.69	1.60
Bloomberg US Credit	0.56	-2.49	2.79	-0.95	-0.12	2.06
FTSE World Govt Bond	0.46	-5.00	-0.88	-5.01	-3.30	-0.48
<b>Real Assets</b>						
NFI ODCE Net	0.00	0.96	-2.27	-3.14	1.99	4.94

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