Massachusetts Housing Finance Agency Retirement System

August 11, 2026

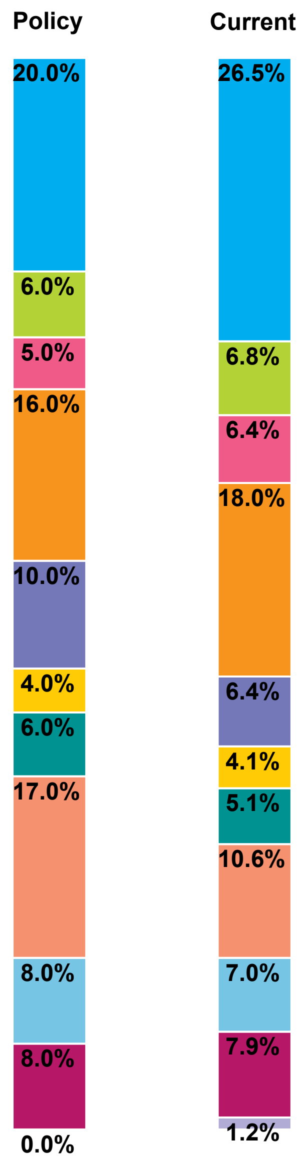
2026 Q2 Review

Second Quarter 2026
Performance Review

MEKETA

Massachusetts Housing Finance Agency Retirement System

Asset Allocation Compliance | As of June 30, 2026



Allocation vs. Targets

	Balance ($)	Current Allocation (%)	Policy (%)	Difference (%)	Policy Range (%)	Within IPS Range?
US Equity	77,573,575	26	20	6	15 - 25	No
Developed Market Equity	20,051,923	7	6	1	2 - 10	Yes
Emerging Market Equity	18,736,224	6	5	1	0 - 15	Yes
Investment Grade Bonds	52,855,067	18	16	2	11 - 21	Yes
TIPS	18,905,011	6	10	-4	5 - 15	Yes
Emerging Market Bonds	11,916,771	4	4	0	1 - 7	Yes
High Yield Bonds	14,940,971	5	6	-1	3 - 9	Yes
Private Equity	31,025,274	11	17	-6	12 - 22	No
Real Estate	20,608,395	7	8	-1	5 - 11	Yes
Infrastructure	23,107,395	8	8	0	5 - 12	Yes
Cash	3,427,684	1	0	1	0 - 5	Yes
Total	**293,148,289**	**100**	**100**	**0**		

Trailing Net Performance | As of June 30, 2026

Asset Class Performance Summary

	Market Value ($)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Total Retirement System	**293,148,289**	**100.0**	**5.9**	**5.3**	**10.8**	**9.6**	**6.2**	**8.6**	**6.4**	**Jul-01**
Custom Benchmark			*5.6*	*5.6*	*11.8*	*9.7*	*5.8*	*8.5*	*--*	
60% MSCI ACWI / 40% Bloomberg Global Aggregate			*9.2*	*6.7*	*14.1*	*13.0*	*5.9*	*7.9*	*6.4*	
InvMetrics Public DB $250M - $1B Median			*8.7*	*7.3*	*14.6*	*12.2*	*6.9*	*9.0*	*6.9*	
Total Retirement System Rank			95	92	96	96	73	61	86	
Domestic Equity Assets	**77,573,575**	**26.5**	**15.8**	**11.1**	**23.3**	**20.0**	**12.0**	**14.9**	**9.4**	**Jul-01**
Russell 3000 Index			*15.4*	*10.9*	*22.8*	*20.4*	*12.3*	*15.1*	*9.6*	
eV US Large Cap Equity Median			*13.2*	*8.9*	*18.4*	*18.0*	*11.0*	*13.6*	*9.2*	
Domestic Equity Assets Rank			29	32	29	35	36	34	42	
Total International Developed Market Equity	**20,051,923**	**6.8**	**10.5**	**9.3**	**19.8**	**16.4**	**8.1**	**9.5**	**7.0**	**Jul-01**
MSCI EAFE (Net)			*10.8*	*9.4*	*20.2*	*16.4*	*9.0*	*9.7*	*6.4*	
eV EAFE Core Equity Median			*10.1*	*9.2*	*20.0*	*17.2*	*8.5*	*9.9*	*7.3*	
Total International Developed Market Equity Rank			44	50	52	58	57	59	60	
International Emerging Market Equity Assets	**18,736,224**	**6.4**	**8.0**	**10.5**	**19.2**	**16.1**	**6.0**	**8.6**	**3.7**	**Jul-07**
MSCI Emerging Markets (Net)			*24.1*	*23.8*	*43.5*	*23.0*	*7.2*	*10.1*	*5.1*	
eV Emg Mkts Equity Median			*23.1*	*24.4*	*43.7*	*22.9*	*7.9*	*10.5*	*5.6*	
International Emerging Market Equity Assets Rank			90	87	92	84	75	83	95	
Investment Grade Bond Assets	**52,855,067**	**18.0**	**0.9**	**0.7**	**4.1**	**4.8**	**0.6**	**2.1**	**3.9**	**Jul-01**
Blmbg. U.S. Aggregate Index			*0.7*	*0.6*	*3.8*	*4.2*	*0.1*	*1.5*	*3.7*	
eV US Core Fixed Inc Median			*0.7*	*0.7*	*3.9*	*4.4*	*0.2*	*1.8*	*3.9*	
Investment Grade Bond Assets Rank			26	39	24	20	16	20	50	
High Yield Bond Assets	**14,940,971**	**5.1**	**2.6**	**1.9**	**6.3**	**8.8**	**3.5**	**5.3**	**5.9**	**Feb-05**
Vetta Fi US High Yield Index			*2.5*	*2.0*	*5.9*	*8.6*	*4.2*	*5.7*	*6.2*	
eV US High Yield Fixed Inc Median			*2.4*	*1.9*	*5.7*	*8.3*	*4.0*	*5.4*	*5.9*	
High Yield Bond Assets Rank			28	56	21	27	84	55	52	

Trailing Net Performance | As of June 30, 2026

	Market Value ($)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
TIPS Assets	**18,905,011**	**6.4**	**0.9**	**1.2**	**3.3**	**3.9**	**1.0**	**2.5**	**3.6**	**Jul-07**
Blmbg. U.S. TIPS Index			*0.9*	*1.2*	*3.4*	*4.0*	*1.0*	*2.6*	*3.6*	
eV US TIPS / Inflation Fixed Inc Median			*0.8*	*1.2*	*3.3*	*4.0*	*1.0*	*2.7*	*3.6*	
TIPS Assets Rank			38	50	51	57	59	62	43	
Emerging Market Debt Assets	**11,916,771**	**4.1**	**5.7**	**4.9**	**14.2**	**11.4**	**3.7**	**3.9**	**0.9**	**Mar-13**
50% JPM EMBI GD / 50% JPM GBI-EM			*4.2*	*2.4*	*9.8*	*8.8*	*2.4*	*3.2*	*2.3*	
Real Estate Assets	**20,608,395**	**7.0**	**1.3**	**2.4**	**-1.0**	**-1.3**	**1.7**	**4.4**	**4.9**	**Apr-05**
NCREIF ODCE (Net)			*1.3*	*2.3*	*3.6*	*-1.4*	*1.9*	*3.7*	*5.2*	
Private Equity Assets	**31,025,274**	**10.6**	**-0.6**	**0.8**	**1.6**	**1.2**	**6.5**	**12.6**	**8.0**	**Oct-03**
Preqin Private Equity (1QTR Lag)			*0.0*	*3.0*	*8.2*	*6.9*	*9.1*	*13.5*	*13.7*	
Infrastructure Assets	**23,107,395**	**7.9**	**3.7**	**5.4**	**10.6**	**8.6**	**9.6**	**--**	**9.9**	**Oct-18**
CPI +3% (Unadjusted)			*1.9*	*4.6*	*6.6*	*6.1*	*7.3*	*6.4*	*6.8*	
Cash	**3,427,684**	**1.2**								

Trailing Net Performance	Market Value ($)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Total Retirement System	**293,148,289**	**100.0**	**5.9**	**5.3**	**10.8**	**9.6**	**6.2**	**8.6**	**6.4**	**Jul-01**
Custom Benchmark			*5.6*	*5.6*	*11.8*	*9.7*	*5.8*	*8.5*	*--*	
60% MSCI ACWI / 40% Bloomberg Global Aggregate			*9.2*	*6.7*	*14.1*	*13.0*	*5.9*	*7.9*	*6.4*	
InvMetrics Public DB $250M - $1B Median			*8.7*	*7.3*	*14.6*	*12.2*	*6.9*	*9.0*	*6.9*	
Total Retirement System Rank			95	92	96	96	73	61	86	
Domestic Equity Assets	**77,573,575**	**26.5**	**15.8**	**11.1**	**23.3**	**20.0**	**12.0**	**14.9**	**9.4**	**Jul-01**
Russell 3000 Index			*15.4*	*10.9*	*22.8*	*20.4*	*12.3*	*15.1*	*9.6*	
eV US Large Cap Equity Median			*13.2*	*8.9*	*18.4*	*18.0*	*11.0*	*13.6*	*9.2*	
Domestic Equity Assets Rank			29	32	29	35	36	34	42	
SSIM Russell 1000 Value Index-NL	34,119,073	11.6	13.8	16.2	27.0	17.7	11.1	11.5	8.8	Jan-05
Russell 1000 Value Index			*13.8*	*16.2*	*27.1*	*17.8*	*11.2*	*11.5*	*8.8*	
eV US Large Cap Value Equity Median			*9.9*	*10.4*	*20.4*	*16.0*	*10.5*	*11.7*	*9.0*	
SSIM Russell 1000 Value Index-NL Rank			22	21	23	32	40	56	62	
SSIM Russell 1000 Growth-NL	37,157,476	12.7	16.7	5.3	17.7	22.5	13.7	18.5	13.2	Jul-07
Russell 1000 Growth Index			*16.7*	*5.3*	*17.7*	*22.6*	*13.7*	*18.6*	*13.3*	
eV US Large Cap Growth Equity Median			*16.4*	*5.8*	*15.3*	*20.8*	*11.0*	*16.5*	*11.9*	
SSIM Russell 1000 Growth-NL Rank			47	56	38	35	22	15	12	
SSIM Russell 2000 Index-NL	6,297,026	2.1	21.5	22.5	40.8	18.6	7.0	11.6	11.6	Aug-10
Russell 2000 Index			*21.5*	*22.6*	*40.8*	*18.6*	*7.0*	*11.6*	*11.6*	
eV US Small Cap Core Equity Median			*20.6*	*21.8*	*33.1*	*16.4*	*8.2*	*11.9*	*12.3*	
SSIM Russell 2000 Index-NL Rank			43	48	32	34	65	58	67	

Trailing Net Performance | As of June 30, 2026

	Market Value ($)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Total International Developed Market Equity	**20,051,923**	**6.8**	**10.5**	**9.3**	**19.8**	**16.4**	**8.1**	**9.5**	**7.0**	**Jul-01**
MSCI EAFE (Net)			*10.8*	*9.4*	*20.2*	*16.4*	*9.0*	*9.7*	*6.4*	
eV EAFE Core Equity Median			*10.1*	*9.2*	*20.0*	*17.2*	*8.5*	*9.9*	*7.3*	
Total International Developed Market Equity Rank			44	50	52	58	57	59	60	
SSIM MSCI EAFE Index-NL	15,733,008	5.4	10.9	9.7	20.5	16.7	9.3	9.9	7.9	Aug-10
MSCI EAFE (Net)			*10.8*	*9.4*	*20.2*	*16.4*	*9.0*	*9.7*	*7.7*	
eV EAFE Core Equity Median			*10.1*	*9.2*	*20.0*	*17.2*	*8.5*	*9.9*	*8.5*	
SSIM MSCI EAFE Index-NL Rank			39	43	49	55	44	51	69	
SSIM MSCI EAFE Small Cap Index-NL	4,318,915	1.5	9.0	7.7	17.5	15.8	5.5	8.7	8.5	Aug-10
MSCI EAFE Small Cap (Net)			*9.0*	*7.6*	*17.4*	*15.7*	*5.4*	*8.6*	*8.5*	
eV EAFE Small Cap Core Median			*8.6*	*7.0*	*18.3*	*17.4*	*6.6*	*9.5*	*8.9*	
SSIM MSCI EAFE Small Cap Index-NL Rank			41	41	58	60	61	61	65	
International Emerging Market Equity Assets	**18,736,224**	**6.4**	**8.0**	**10.5**	**19.2**	**16.1**	**6.0**	**8.6**	**3.7**	**Jul-07**
MSCI Emerging Markets (Net)			*24.1*	*23.8*	*43.5*	*23.0*	*7.2*	*10.1*	*5.1*	
eV Emg Mkts Equity Median			*23.1*	*24.4*	*43.7*	*22.9*	*7.9*	*10.5*	*5.6*	
International Emerging Market Equity Assets Rank			90	87	92	84	75	83	95	
GQG Partners Emerging Markets	12,080,845	4.1	2.0	3.6	8.4	11.5	3.5	--	8.5	Apr-19
MSCI Emerging Markets (Net)			*24.1*	*23.8*	*43.5*	*23.0*	*7.2*	*10.1*	*9.6*	
eV Emg Mkts Equity Median			*23.1*	*24.4*	*43.7*	*22.9*	*7.9*	*10.5*	*10.5*	
GQG Partners Emerging Markets Rank			98	97	97	96	89	--	81	
ABS Emerging Markets	6,655,379	2.3	21.1	25.7	45.4	--	--	--	40.4	Jan-25
MSCI Emerging Markets (Net)			*24.1*	*23.8*	*43.5*	*23.0*	*7.2*	*10.1*	*39.9*	
eV Emg Mkts Equity Median			*23.1*	*24.4*	*43.7*	*22.9*	*7.9*	*10.5*	*39.6*	
ABS Emerging Markets Rank			60	44	44	--	--	--	47	

Trailing Net Performance | As of June 30, 2026

	Market Value ($)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Investment Grade Bond Assets	**52,855,067**	**18.0**	**0.9**	**0.7**	**4.1**	**4.8**	**0.6**	**2.1**	**3.9**	**Jul-01**
Blmbg. U.S. Aggregate Index			*0.7*	*0.6*	*3.8*	*4.2*	*0.1*	*1.5*	*3.7*	
eV US Core Fixed Inc Median			*0.7*	*0.7*	*3.9*	*4.4*	*0.2*	*1.8*	*3.9*	
Investment Grade Bond Assets Rank			26	39	24	20	16	20	50	
Longfellow Investment Grade Bond	52,855,067	18.0	0.9	0.7	4.1	4.8	0.6	--	2.3	Sep-17
Blmbg. U.S. Aggregate Index			*0.7*	*0.6*	*3.8*	*4.2*	*0.1*	*1.5*	*1.6*	
eV US Core Fixed Inc Median			*0.7*	*0.7*	*3.9*	*4.4*	*0.2*	*1.8*	*1.9*	
Longfellow Investment Grade Bond Rank			26	39	24	20	16	--	12	
High Yield Bond Assets	**14,940,971**	**5.1**	**2.6**	**1.9**	**6.3**	**8.8**	**3.5**	**5.3**	**5.9**	**Feb-05**
Vetta Fi US High Yield Index			*2.5*	*2.0*	*5.9*	*8.6*	*4.2*	*5.7*	*6.2*	
eV US High Yield Fixed Inc Median			*2.4*	*1.9*	*5.7*	*8.3*	*4.0*	*5.4*	*5.9*	
High Yield Bond Assets Rank			28	56	21	27	84	55	52	
Lord Abbett High Yield Core	14,940,971	5.1	2.6	1.9	6.3	8.8	3.5	--	4.9	Jul-19
Blmbg. U.S. Corp: High Yield Index			*2.5*	*2.0*	*5.9*	*8.9*	*4.2*	*5.8*	*5.1*	
eV US High Yield Fixed Inc Median			*2.4*	*1.9*	*5.7*	*8.3*	*4.0*	*5.4*	*4.8*	
Lord Abbett High Yield Core Rank			28	56	21	27	84	--	44	
TIPS Assets	**18,905,011**	**6.4**	**0.9**	**1.2**	**3.3**	**3.9**	**1.0**	**2.5**	**3.6**	**Jul-07**
Blmbg. U.S. TIPS Index			*0.9*	*1.2*	*3.4*	*4.0*	*1.0*	*2.6*	*3.6*	
eV US TIPS / Inflation Fixed Inc Median			*0.8*	*1.2*	*3.3*	*4.0*	*1.0*	*2.7*	*3.6*	
TIPS Assets Rank			38	50	51	57	59	62	43	
SSIM TIPS-NL	18,905,011	6.4	0.9	1.2	3.3	3.9	1.0	2.5	3.6	Jul-07
Blmbg. U.S. TIPS Index			*0.9*	*1.2*	*3.4*	*4.0*	*1.0*	*2.6*	*3.6*	
eV US TIPS / Inflation Fixed Inc Median			*0.8*	*1.2*	*3.3*	*4.0*	*1.0*	*2.7*	*3.6*	
SSIM TIPS-NL Rank			38	50	51	57	59	71	46	

Trailing Net Performance | As of June 30, 2026

	Market Value ($)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Emerging Market Debt Assets	**11,916,771**	**4.1**	**5.7**	**4.9**	**14.2**	**11.4**	**3.7**	**3.9**	**0.9**	**Mar-13**
50% JPM EMBI GD / 50% JPM GBI-EM			*4.2*	*2.4*	*9.8*	*8.8*	*2.4*	*3.2*	*2.3*	
MetLife Emerging Markets Debt	4,227,689	1.4	6.1	5.1	13.1	9.9	3.6	--	4.2	Nov-16
MetLife Custom Benchmark			*3.4*	*2.2*	*8.5*	*8.3*	*2.5*	*3.5*	*3.4*	
Aberdeen Emerging Markets Bond Fund	7,689,081	2.6	5.5	4.7	14.7	12.4	3.7	--	4.4	Dec-16
JPM EMBI Global Diversified			*4.6*	*3.3*	*11.8*	*10.3*	*2.6*	*3.7*	*4.0*	
Real Estate Assets	**20,608,395**	**7.0**	**1.3**	**2.4**	**-1.0**	**-1.3**	**1.7**	**4.4**	**4.9**	**Apr-05**
NCREIF ODCE (Net)			*1.3*	*2.3*	*3.6*	*-1.4*	*1.9*	*3.7*	*5.2*	
Intercontinental U.S. REIF	8,508,469	2.9	1.2	2.0	2.8	-2.6	0.1	4.1	5.0	Oct-14
NCREIF ODCE (Net)			*1.3*	*2.3*	*3.6*	*-1.4*	*1.9*	*3.7*	*4.9*	
AEW Core Property Trust	8,916,438	3.0	1.3	2.7	4.5	0.5	2.9	4.2	5.3	Oct-14
NCREIF ODCE (Net)			*1.3*	*2.3*	*3.6*	*-1.4*	*1.9*	*3.7*	*4.9*	
AEW Partners IX, L.P.	3,183,488	1.1	1.3	2.3	-19.1	-2.2	0.6	--	-5.0	Apr-21
NCREIF ODCE (Net)			*1.3*	*2.3*	*3.6*	*-1.4*	*1.9*	*3.7*	*2.5*	
Private Equity Assets	**31,025,274**	**10.6**	**-0.6**	**0.8**	**1.6**	**1.2**	**6.5**	**12.6**	**8.0**	**Oct-03**
Preqin Private Equity (1QTR Lag)			*0.0*	*3.0*	*8.2*	*6.9*	*9.1*	*13.5*	*13.7*	
Ascent Venture Partners - Fund V	519,719	0.2								
Ascent Venture Partners - Fund VI	1,062,586	0.4								
Constitution Capital Partners Ironsides III	22,287	0.0								
Constitution Capital Partners Ironsides IV	2,375,489	0.8								

AEW Core Property Trust market value is preliminary as of 6/30/2026.
Private Equity Asset market values are as of 3/31/2026, adjusted for subsequent cash flows.

Trailing Net Performance | As of June 30, 2026

	Market Value ($)	% of Portfolio	QTD (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Constitution Capital Partners Ironsides V	2,762,875	0.9								
Constitution Capital Partners Ironsides VII	1,211,635	0.4								
Constitution Capital Direct IV	323,626	0.1								
Constitution Capital Direct V	2,830,540	1.0								
Constitution Capital Co-Investment Fund VI, L.P.	3,973,542	1.4								
Goldman Sachs PEP 2005	6,646	0.0								
HarbourVest Partners VIII	64	0.0								
HarbourVest Partners IX	733,692	0.3								
HarbourVest X Buyout Fund	4,019,163	1.4								
HarbourVest Partners XI	5,565,890	1.9								
HarbourVest Fund XII	2,922,274	1.0								
HarbourVest Fund XIII	574,857	0.2								
Mesirow Private Equity Fund IX	2,120,388	0.7								
Infrastructure Assets	**23,107,395**	**7.9**	**3.7**	**5.4**	**10.6**	**8.6**	**9.6**	**--**	**9.9**	**Oct-18**
CPI +3% (Unadjusted)			*1.9*	*4.6*	*6.6*	*6.1*	*7.3*	*6.4*	*6.8*	
IFM Global Infrastructure (U.S.), L.P.	23,107,395	7.9	3.7	5.4	10.6	8.6	9.6	--	9.9	Oct-18
CPI +3% (Unadjusted)			*1.9*	*4.6*	*6.6*	*6.1*	*7.3*	*6.4*	*6.8*	
Cash	**3,427,684**	**1.2**								
Cash STIF	3,427,684	1.2								

Calendar Year Performance	2025 (%)	2024 (%)	2023 (%)	2022 (%)	2021 (%)	2020 (%)	2019 (%)	2018 (%)
Total Retirement System	**10.5**	**7.8**	**11.2**	**-8.6**	**16.2**	**14.1**	**17.4**	**-3.2**
Custom Benchmark	*12.1*	*7.6*	*10.1*	*-10.3*	*15.6*	*12.3*	*17.0*	*-2.3*
60% MSCI ACWI / 40% Bloomberg Global Aggregate	*16.6*	*9.5*	*15.4*	*-17.3*	*8.8*	*14.0*	*18.6*	*-6.0*
Domestic Equity Assets	**16.9**	**22.8**	**24.3**	**-18.3**	**25.2**	**21.5**	**30.8**	**-5.6**
Russell 3000 Index	*17.1*	*23.8*	*26.0*	*-19.2*	*25.7*	*20.9*	*31.0*	*-5.2*
SSIM Russell 1000 Value Index-NL	15.8	14.4	11.4	-7.6	25.1	2.8	26.5	-8.3
Russell 1000 Value Index	*15.9*	*14.4*	*11.5*	*-7.5*	*25.2*	*2.8*	*26.5*	*-8.3*
SSIM Russell 1000 Growth-NL	18.5	33.3	42.7	-29.2	27.5	38.4	36.3	-1.8
Russell 1000 Growth Index	*18.6*	*33.4*	*42.7*	*-29.1*	*27.6*	*38.5*	*36.4*	*-1.5*
SSIM Russell 2000 Index-NL	12.8	11.5	17.0	-20.3	14.9	19.9	25.5	-11.0
Russell 2000 Index	*12.8*	*11.5*	*16.9*	*-20.4*	*14.8*	*20.0*	*25.5*	*-11.0*
Total International Developed Market Equity	**31.7**	**3.5**	**16.6**	**-16.4**	**10.9**	**9.2**	**23.1**	**-14.8**
MSCI EAFE (Net)	*31.2*	*3.8*	*18.2*	*-14.5*	*11.3*	*7.8*	*22.0*	*-13.8*
SSIM MSCI EAFE Index-NL	31.6	4.0	18.5	-14.2	11.4	8.2	22.4	-13.6
MSCI EAFE (Net)	*31.2*	*3.8*	*18.2*	*-14.5*	*11.3*	*7.8*	*22.0*	*-13.8*
SSIM MSCI EAFE Small Cap Index-NL	31.9	1.8	13.4	-21.1	9.9	12.2	24.7	-17.8
MSCI EAFE Small Cap (Net)	*31.8*	*1.8*	*13.2*	*-21.4*	*10.1*	*12.3*	*25.0*	*-17.9*
International Emerging Market Equity Assets	**16.3**	**7.0**	**30.3**	**-21.2**	**-1.5**	**24.6**	**15.8**	**-17.9**
MSCI Emerging Markets (Net)	*33.6*	*7.5*	*9.8*	*-20.1*	*-2.5*	*18.3*	*18.4*	*-14.6*
GQG Partners Emerging Markets	10.3	6.9	30.3	-21.2	-1.5	33.9	--	--
MSCI Emerging Markets (Net)	*33.6*	*7.5*	*9.8*	*-20.1*	*-2.5*	*18.3*	*18.4*	*-14.6*
ABS Emerging Markets	32.3	--	--	--	--	--	--	--
MSCI Emerging Markets (Net)	*33.6*	*7.5*	*9.8*	*-20.1*	*-2.5*	*18.3*	*18.4*	*-14.6*

Calendar Year Performance | As of June 30, 2026

	2025 (%)	2024 (%)	2023 (%)	2022 (%)	2021 (%)	2020 (%)	2019 (%)	2018 (%)
Investment Grade Bond Assets	**7.5**	**2.1**	**6.8**	**-13.1**	**-0.2**	**9.2**	**8.9**	**-0.1**
Blmbg. U.S. Aggregate Index	*7.3*	*1.3*	*5.5*	*-13.0*	*-1.5*	*7.5*	*8.7*	*0.0*
Longfellow Investment Grade Bond	7.5	2.1	6.8	-13.1	-0.2	9.2	8.9	-0.1
Blmbg. U.S. Aggregate Index	*7.3*	*1.3*	*5.5*	*-13.0*	*-1.5*	*7.5*	*8.7*	*0.0*
High Yield Bond Assets	**8.3**	**8.8**	**12.1**	**-12.9**	**5.8**	**8.6**	**15.5**	**-3.7**
Vetta Fi US High Yield Index	*8.4*	*7.9*	*13.6*	*-10.6*	*5.5*	*5.5*	*14.0*	*-2.4*
Lord Abbett High Yield Core	8.3	8.8	12.1	-12.9	5.8	8.6	--	--
Blmbg. U.S. Corp: High Yield Index	*8.6*	*8.2*	*13.4*	*-11.2*	*5.3*	*7.1*	*14.3*	*-2.1*
TIPS Assets	**6.9**	**1.9**	**3.9**	**-12.0**	**5.9**	**10.9**	**8.4**	**-1.3**
Blmbg. U.S. TIPS Index	*7.0*	*1.8*	*3.9*	*-11.8*	*6.0*	*11.0*	*8.4*	*-1.3*
SSIM TIPS-NL	6.9	1.9	3.9	-12.0	5.9	10.9	8.4	-1.3
Blmbg. U.S. TIPS Index	*7.0*	*1.8*	*3.9*	*-11.8*	*6.0*	*11.0*	*8.4*	*-1.3*
Emerging Market Debt Assets	**15.4**	**6.3**	**13.3**	**-15.3**	**-4.0**	**5.5**	**14.9**	**-7.1**
50% JPM EMBI GD / 50% JPM GBI-EM	*16.8*	*2.0*	*11.9*	*-14.8*	*-5.3*	*4.0*	*14.3*	*-5.2*
MetLife Emerging Markets Debt	14.5	4.0	12.6	-13.3	-3.7	6.1	14.5	-6.6
MetLife Custom Benchmark	*13.5*	*3.9*	*10.7*	*-13.5*	*-2.9*	*5.4*	*13.7*	*-4.0*
Aberdeen Emerging Markets Bond Fund	15.9	7.8	13.8	-16.6	-4.0	5.0	15.3	-7.5
JPM EMBI Global Diversified	*14.3*	*6.5*	*11.1*	*-17.8*	*-1.8*	*5.3*	*15.0*	*-4.3*

Calendar Year Performance | As of June 30, 2026

	2025 (%)	2024 (%)	2023 (%)	2022 (%)	2021 (%)	2020 (%)	2019 (%)	2018 (%)
Real Estate Assets	**-0.9**	**-1.5**	**-10.6**	**7.8**	**19.4**	**0.5**	**8.1**	**8.3**
NCREIF ODCE (Net)	*2.9*	*-2.3*	*-12.7*	*6.5*	*21.0*	*0.3*	*4.4*	*7.4*
Intercontinental U.S. REIF	2.3	-5.0	-16.0	7.4	20.0	1.0	8.2	9.3
NCREIF ODCE (Net)	*2.9*	*-2.3*	*-12.7*	*6.5*	*21.0*	*0.3*	*4.4*	*7.4*
AEW Core Property Trust	3.1	-1.1	-10.3	7.8	20.8	0.3	5.1	6.6
NCREIF ODCE (Net)	*2.9*	*-2.3*	*-12.7*	*6.5*	*21.0*	*0.3*	*4.4*	*7.4*
AEW Partners IX, L.P.	-15.3	5.9	6.5	5.6	--	--	--	--
NCREIF ODCE (Net)	*2.9*	*-2.3*	*-12.7*	*6.5*	*21.0*	*0.3*	*4.4*	*7.4*
Private Equity Assets	**0.7**	**0.0**	**3.3**	**11.2**	**46.1**	**25.3**	**15.7**	**13.7**
Preqin Private Equity (1QTR Lag)	*8.6*	*6.4*	*4.4*	*4.1*	*49.1*	*14.0*	*11.4*	*16.6*
Ascent Venture Partners - Fund V								
Ascent Venture Partners - Fund VI								
Constitution Capital Partners Ironsides III								
Constitution Capital Partners Ironsides IV								
Constitution Capital Partners Ironsides V								
Constitution Capital Partners Ironsides VII								
Constitution Capital Direct IV								
Constitution Capital Direct V								
Constitution Capital Co-Investment Fund VI, L.P.								
Goldman Sachs PEP 2005								
HarbourVest Partners VIII								
HarbourVest Partners IX								

Calendar Year Performance | As of June 30, 2026

	2025 (%)	2024 (%)	2023 (%)	2022 (%)	2021 (%)	2020 (%)	2019 (%)	2018 (%)
HarbourVest X Buyout Fund								
HarbourVest Partners XI								
HarbourVest Fund XII								
HarbourVest Fund XIII								
Mesirow Private Equity Fund IX								
Infrastructure Assets	**10.9**	**6.2**	**8.4**	**8.2**	**17.4**	**3.1**	**14.6**	**--**
CPI +3% (Unadjusted)	*5.7*	*6.0*	*6.4*	*9.6*	*10.2*	*4.4*	*5.3*	*5.0*
IFM Global Infrastructure (U.S.), L.P.	10.9	6.2	8.4	8.2	17.4	3.1	14.6	--
CPI +3% (Unadjusted)	*5.7*	*6.0*	*6.4*	*9.6*	*10.2*	*4.4*	*5.3*	*5.0*
Cash								
Cash STIF								

Cash Flow Summary

	Beginning Market Value ($)	Contributions ($)	Distributions ($)	Net Cash Flow ($)	Net Investment Change ($)	Ending Market Value ($)
SSIM Russell 1000 Value Index-NL	29,976,753	-	-	-	4,142,320	34,119,073
SSIM Russell 1000 Growth-NL	31,833,931	-	-	-	5,323,545	37,157,476
SSIM Russell 2000 Index-NL	5,182,821	-	-	-	1,114,205	6,297,026
SSIM MSCI EAFE Index-NL	14,181,858	-	-	-	1,551,150	15,733,008
SSIM MSCI EAFE Small Cap Index-NL	3,961,288	-	-	-	357,627	4,318,915
GQG Partners Emerging Markets	11,848,593	-	-	-	232,252	12,080,845
ABS Emerging Markets	5,495,931	-	-	-	1,159,448	6,655,379
Longfellow Investment Grade Bond	52,359,612	-	-	-	495,455	52,855,067
Lord Abbett High Yield Core	14,558,732	-	-	-	382,239	14,940,971
SSIM TIPS-NL	18,743,183	-	-	-	161,828	18,905,011
MetLife Emerging Markets Debt	3,976,611	-	-	-	251,079	4,227,689
Aberdeen Emerging Markets Bond Fund	7,290,254	-	-8,500	-8,500	407,328	7,689,081
Intercontinental U.S. REIF	8,460,718	-	-51,190	-51,190	98,941	8,508,469
AEW Core Property Trust	8,879,884	-	-79,954	-79,954	116,508	8,916,438
AEW Partners IX, L.P.	3,427,476	-	-287,440	-287,440	43,452	3,183,488
Ascent Venture Partners - Fund V	520,616	-	-	-	-896	519,719
Ascent Venture Partners - Fund VI	1,065,985	-	-	-	-3,399	1,062,586
Constitution Capital Partners Ironsides III	22,987	-	-	-	-700	22,287
Constitution Capital Partners Ironsides IV	2,555,171	-	-170,127	-170,127	-9,554	2,375,489
Constitution Capital Partners Ironsides V	2,763,217	-	-	-	-342	2,762,875
Constitution Capital Partners Ironsides VII	951,456	306,377	-	306,377	-46,198	1,211,635
Constitution Capital Direct IV	349,565	-	-	-	-25,939	323,626
Constitution Capital Direct V	3,140,238	-	-241,371	-241,371	-68,327	2,830,540
Constitution Capital Co-Investment Fund VI, L.P.	3,987,796	-	-	-	-14,253	3,973,542
Goldman Sachs PEP 2005	6,761	-	-	-	-115	6,646
HarbourVest Partners VIII	3,676	-	-3,631	-3,631	19	64
HarbourVest Partners IX	770,254	-	-	-	-36,562	733,692
HarbourVest X Buyout Fund	4,324,774	-	-327,953	-327,953	22,342	4,019,163
HarbourVest Partners XI	5,834,182	-	-221,738	-221,738	-46,554	5,565,890

Cash Flow Summary | 1 Quarter Ending June 30, 2026

	Beginning Market Value ($)	Contributions ($)	Distributions ($)	Net Cash Flow ($)	Net Investment Change ($)	Ending Market Value ($)
HarbourVest Fund XII	2,800,812	118,000	-	118,000	3,462	2,922,274
HarbourVest Fund XIII	521,610	96,000	-	96,000	-42,753	574,857
Mesirow Private Equity Fund IX	1,719,289	320,000	-	320,000	81,099	2,120,388
IFM Global Infrastructure (U.S.), L.P.	22,291,992	-	-	-	815,403	23,107,395
Cash STIF	4,623,425	2,954,727	-4,194,295	-1,239,568	43,827	3,427,684
Total	**278,431,449**	**3,795,104**	**-5,586,199**	**-1,791,095**	**16,507,936**	**293,148,289**

Benchmark History

From Date	To Date	Benchmark
Total Retirement System		
06/01/2023	Present	20.0% Russell 3000 Index, 6.0% MSCI EAFE (Net), 5.0% MSCI Emerging Markets (Net), 16.0% Blmbg. U.S. Aggregate Index, 10.0% Blmbg. U.S. TIPS Index, 6.0% Vetta Fi US High Yield Index, 4.0% 50% JPM EMBI GD / 50% JPM GBI-EM, 8.0% NCREIF ODCE (Net), 17.0% Preqin Private Equity (1QTR Lag), 8.0% CPI +3% (Unadjusted)
05/01/2021	05/31/2023	27.0% Russell 3000 Index, 10.0% MSCI EAFE (Net), 11.0% MSCI Emerging Markets (Net), 9.0% Blmbg. U.S. Aggregate Index, 6.0% Blmbg. U.S. TIPS Index, 5.0% Vetta Fi US High Yield Index, 5.0% 50% JPM EMBI GD / 50% JPM GBI-EM, 8.0% NCREIF ODCE (Net), 12.0% Preqin Private Equity (1QTR Lag), 7.0% CPI + 3% (old)
09/01/2017	04/30/2021	25.0% Russell 3000 Index, 10.0% MSCI EAFE (Net), 10.0% MSCI Emerging Markets (Net), 10.0% Blmbg. U.S. Aggregate Index, 6.0% Blmbg. U.S. TIPS Index, 6.0% Vetta Fi US High Yield Index, 5.0% 50% JPM EMBI GD / 50% JPM GBI-EM, 10.0% NCREIF ODCE (Net), 10.0% Preqin Private Equity (1QTR Lag), 3.0% S&P Global LargeMid Commodity & Resources (Net), 5.0% CPI + 3% (old)
06/01/2016	08/31/2017	25.0% Russell 3000 Index, 10.0% MSCI EAFE (Net), 15.0% Blmbg. U.S. Aggregate Index, 6.0% Vetta Fi US High Yield Index, 6.0% Blmbg. U.S. TIPS Index, 10.0% NCREIF ODCE (Net), 8.0% Preqin Private Equity (1QTR Lag), 10.0% MSCI Emerging Markets (Net), 5.0% S&P Global LargeMid Commodity & Resources (Net), 5.0% 50% JPM EMBI GD / 50% JPM GBI-EM
09/01/2013	05/31/2016	25.0% Russell 3000 Index, 7.0% MSCI EAFE (Net), 15.0% Blmbg. U.S. Aggregate Index, 6.0% Vetta Fi US High Yield Index, 6.0% Blmbg. U.S. TIPS Index, 10.0% NCREIF ODCE (Net), 8.0% Preqin Private Equity (1QTR Lag), 10.0% MSCI Emerging Markets (Net), 3.0% MSCI EAFE Small Cap (Net), 5.0% S&P Global LargeMid Commodity & Resources (Net), 5.0% 50% JPM EMBI GD / 50% JPM GBI-EM
02/01/2012	08/31/2013	25.0% Russell 3000 Index, 7.0% MSCI EAFE (Net), 8.0% Blmbg. U.S. Aggregate Index, 10.0% Vetta Fi US High Yield Index, 6.0% Blmbg. U.S. TIPS Index, 10.0% NCREIF ODCE (Net), 8.0% Preqin Private Equity (1QTR Lag), 14.0% MSCI Emerging Markets (Net), 3.0% MSCI EAFE Small Cap (Net), 5.0% S&P Global LargeMid Commodity & Resources (Net), 4.0% 50% JPM EMBI GD / 50% JPM GBI-EM
02/01/2010	01/31/2012	25.0% Russell 3000 Index, 12.0% MSCI EAFE (Net), 16.0% Blmbg. U.S. Aggregate Index, 10.0% Vetta Fi US High Yield Index, 10.0% Blmbg. U.S. TIPS Index, 8.0% NCREIF ODCE (Net), 6.0% Preqin Private Equity (1QTR Lag), 5.0% MSCI Emerging Markets (Net), 3.0% MSCI EAFE Small Cap (Net), 5.0% S&P Global LargeMid Commodity & Resources (Net)
09/01/2008	01/31/2010	36.0% Russell 3000 Index, 12.0% MSCI EAFE (Net), 20.0% Blmbg. U.S. Aggregate Index, 5.0% Vetta Fi US High Yield Index, 5.0% Blmbg. U.S. TIPS Index, 10.0% NCREIF ODCE (Net), 6.0% Preqin Private Equity (1QTR Lag), 3.0% MSCI Emerging Markets (Net), 3.0% MSCI EAFE Small Cap (Net)
11/01/2007	08/31/2008	36.0% Russell 3000 Index, 15.0% MSCI EAFE (Net), 20.0% Blmbg. U.S. Aggregate Index, 5.0% Vetta Fi US High Yield Index, 5.0% Blmbg. U.S. TIPS Index, 10.0% NCREIF ODCE (Net), 6.0% Preqin Private Equity (1QTR Lag), 3.0% MSCI Emerging Markets (Net)
MetLife Emerging Markets Debt		
02/01/2002	Present	30.0% JPM GBI-EM Global Diversified, 35.0% JPM CEMBI Broad Diversified Index, 35.0% JPM EMBI Global Index (USD)

MPT Stats By Group | As of June 30, 2026

Risk Return Statistics	3 Yrs (%) Total Retirement System	5 Yrs (%) Total Retirement System
RETURN SUMMARY STATISTICS		
Maximum Return	4.6	4.6
Minimum Return	-2.8	-4.5
Return	9.6	6.2
Excess Return	4.8	2.8
Excess Performance	-0.1	0.4
RISK SUMMARY STATISTICS		
Beta	1.1	0.9
Upside Risk	5.5	5.8
Downside Risk	2.7	4.3
RISK/RETURN SUMMARY STATISTICS		
Standard Deviation	5.6	7.0
Sortino Ratio	1.4	0.6
Alpha	-0.8	0.9
Sharpe Ratio	0.9	0.4
Excess Risk	5.5	6.9
Tracking Error	1.0	1.6
Information Ratio	-0.1	0.2
CORRELATION STATISTICS		
R-Squared	1.0	1.0
Actual Correlation	1.0	1.0

Closed End Funds Overview

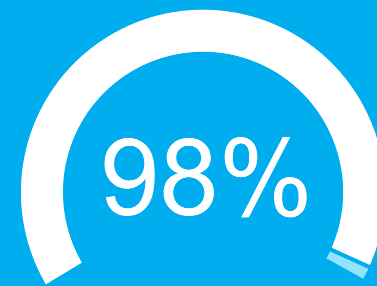
Fund	Vintage Year	Committed ($M)	Called ($M)	Distributed ($M)	Fair Value ($M)	Net IRR[1] (%)
AEW Partners IX, L.P.	2019	5.0	4.3	1.7	3.5	5.5
Ascent Venture Partners – Fund V	2011	1.0	1.0	0.9	0.5	5.1
Ascent Venture Partners – Fund VI	2015	1.5	1.5	0.4	1.1	0.1
Constitution Capital Partnership Ironsides III	2014	5.0	6.7	14.0	0.0	23.4[2]
Constitution Capital Partnership Ironsides IV	2016	3.3	3.8	4.8	2.5	23.0[2]
Constitution Capital Partnership Ironsides V	2020	2.5	3.0	1.6	2.8	13.3
Constitution Capital Partnership Ironsides VII	2023	8.0	1.0	0.0	0.9	NM
Constitution Capital Direct IV	2016	3.3	4.0	5.7	0.3	15.9
Constitution Capital Direct V	2019	2.5	3.1	2.4	3.1	17.3
Constitution Capital Co-Investment Fund VI	2021	4.0	4.4	1.4	4.0	22.4
Goldman Sachs PEP 2005	2006	2.3	2.4	3.1	0.0	4.3
HarbourVest Partners VIII	2006	2.5	2.4	4.4	0.0	10.6
HarbourVest Partners IX	2010	5.0	4.4	8.6	0.7	16.6
HarbourVest X Buyout Fund	2016	6.5	5.6	5.8	4.3	17.0
HarbourVest Partners XI	2019	5.0	4.4	1.5	5.8	15.6
HarbourVest Fund XII	2019	4.0	2.2	0.0	2.8	13.8
HarbourVest Fund XIII	2024	8.0	0.5	0.0	0.5	NM
Mesirow Fund IX	2023	8.0	1.4	0.0	1.8	NM

[1] As of March 31, 2026.
[2] As of December 31, 2025.

Appendices

Corporate Update

6
Offices



Client Retention Rate

5:1
Client | Consultant Ratio

$2.9T
Assets Under Advisement

$400B+
Assets in Alternative Investments

Meketa Investment Group is proud to work for over 40 million American families every day!

UPCOMING EVENTS
Emerging and Diverse Manager Research Day
October 20th, 2026

Client and employee counts as of June 30, 2026; assets under advisement and in alternative investments as of March 31, 2026.

Client retention rate is one minus the number of clients lost divided by the number of clients at prior year-end. Average over the previous five years.

THOUGHT LEADERSHIP

The Total Portfolio Approach for US Institutional Investors

The strategic asset allocation ("SAA") model, with its fixed targets across discrete asset classes, has dominated institutional decision-making for decades. Yet some of the world's largest long-term investors, including Canada Pension Plan Investment Board, New Zealand Superannuation Fund, Singapore's GIC, and Australia's Future Fund, have adopted an alternative framework called the Total Portfolio Approach ("TPA"). In 2025, CalPERS, the largest US public pension fund, began evaluating TPA for its investment portfolio. This has led many US-based institutional investors to reckon with a fundamental question: whether the governance, operational, and analytical features of TPA warrant a shift in how they think about governance and portfolio construction.

Read more here:
https://meketa.com/leadership/the-total-portfolio-approach-for-us-institutional-investors/

Private Markets Considerations for Institutional Program Design

This paper explores the primary program structures through which institutional investors access private markets investments. It describes the spectrum of available solutions, ranging from product-driven approaches to fully customized and internally managed programs, and outlines the key considerations that influence how institutions select among them. The objective is to provide a framework for understanding how different access models function, the trade-offs they entail, and why institutions often evolve their program structures as scale, experience, and internal capacity change.

Read more here:
https://meketa.com/leadership/private-markets-considerations-for-institutional-program-design/

What We Are Watching

A Mid-Year Update

When we published What We Are Watching in 2026 in January, our framework centered on four themes: the outlook for the US economy, the Federal Reserve's policy path, divergent global central bank cycles, and AI-driven concentration in US equities.

While these topics are still important, the conversation has shifted, as a geopolitical shock in the Middle East has reintroduced inflation risk, the rate-cut narrative has been all but unwound, equity and bond markets are telling very different stories, and the AI rally has resumed with the conversation shifting from infrastructure spending to software disruption and debt financing. Our goal in this piece is to frame from our perspective what is still true, what has changed, and what is coming.

Read more here:
https://meketa.com/leadership/what-we-are-watching-mid-year-update-revisiting-our-four-themes-against-a-more-volatile-backdrop/

MEKETA IN THE WILD

Ricky Pamensky, Head of Fixed Income, participated in the “Public Fixed Income: Navigating Today’s Rate and Credit Landscape” panel and the Consultants Roundtable at the AIMSE 49th Annual Conference in April.

Christine Chang, Senior Research Analyst, attended Talking Hedge in May. The event brought together investment professionals and academics for networking, market forecasting, and panel discussions on key issues shaping the investment landscape.

In June, Kay Cesarani, Consultant, attended the National Association of State Treasurers (NAST) Training Symposium in Oklahoma City.

LEADERSHIP IN ACTION

As technology leaders, we often talk about the future of AI. What inspires me most is seeing organizations that are actively preparing people to thrive in that future.

At our recent SIM Boston Technology Leadership Summit, we had the opportunity to hear from Max Charles III, a recent graduate of the Resilient Coders AI Fellowship program. Hearing firsthand how access to training, mentorship, and opportunity can change the trajectory of someone's career was a powerful reminder of why this work matters.

As AI continues to transform our industry, Resilient Coders is helping develop the next generation of software engineers with the skills, experience, and confidence to succeed in an AI-driven world.

I'm proud to be part of SIM Boston, which provides grants to support organizations like Resilient Coders that are expanding access to technology careers and creating opportunities for talented individuals to enter our industry.

Thank you, Max, for sharing your story and thank you to the entire Resilient Coders team for the incredible impact you're making.

> “Resilient Coders is helping develop the next generation of software engineers with the skills, experience, and confidence to succeed in an AI-driven world.”

Brad Walker
Managing Principal/Director of Technology
Meketa

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MEKETA IN THE NEWS

Pensions&Investments

Scale as Table Stakes – Why the $100 Trillion Asset Management Industry Favors the Largest
Jesse Pound | June 15, 2026

Read more:
https://www.pionline.com/asset-management/pi-largest-money-managers-2026-worldwide-aum-100-trillion/

"Lots of large managers have specialties across multiple asset classes," said Stephen McCourt, managing principal and co-CEO, Meketa. "And so, if an allocator is doing a search to identify a large-cap growth manager, and that allocator already has an investment in that manager's real estate product and, let's say, small-cap growth product, then that manager is more likely to be able to offer attractive relationship pricing on the large-cap growth product. I caution that scale can be a negative for allocators in investment products where a bigger asset pool makes it harder for the managers to generate alpha."

"At the extreme, it can be a negative for the industry if consolidation leads to fewer good choices of strong managers. **I think our experience is that even though there is a lot of consolidation, across all asset classes there's still just a massive number of managers and strategies to choose from.** For every manager that is consolidated away, there's probably three or four new ones that spin out and start their own practices. In my experience it's always been that way. Asset management is a very entrepreneurial industry and one that's always reinventing itself."

PERE

Private Real Estate Losses Prompt Search for Answers
Evelyn Lee | May 5, 2026

"We don't look at loss ratios any more than we used to, but there's more to look at than there used to be," says Colin Hill, managing principal and real estate consultant, Meketa. "The volume of loss ratios that show up at the deal level is much higher, and there's more to investigate. **You probably had 18 months of a lot of activity where the purchase price was higher than where the value is today."**

"If eight value-add multifamily fund managers had raised 2019-21 vintage funds and were now coming back to market with their latest vehicles, Meketa would be paying close attention to the loss ratio in those funds. If we see the number of investments with losses or that are marked below cost at more than 50 percent, that's a big flag. And in that sample set of eight, there may be one or two [where] more than half the deals are below cost, and the biggest driver of that was concentrated deployment at the wrong time. The loss ratio is therefore helping narrow the set. Because three years ago, all eight of those would have been perfectly defendable. Now maybe it's only six of those. The metric has additional implications in manager due diligence, particularly in terms of potential staff turnover: If we look and there's consecutive funds that they're not likely to hit their promote, and they're having a hard time raising the next fund, there's not a lot of incentive for the people to stay."

Read more: https://www.perenews.com/private-real-estates-loss-investigation/

THE WALL STREET JOURNAL
WSJ

AI Boom Drives Record Capital to Late-Stage Venture Funds
Yuliya Chernova | April 15, 2026

"Nobody wanted to touch late-stage funds two years ago," said Ethan Samson, director of private markets client and partner strategy, Meketa. "They are back to being interesting to look at. I noticed strong performance recently from this segment of venture. Meketa advises institutional investors such as pension funds."

"I caution that currently late-stage funds tend to have a lot of overlap in their portfolios. If you look across all of these funds, they are basically in the same companies, the Andurils, the Anthropics, the OpenAIs. LPs should pay attention to when fund managers first invested in these hot companies, as that will have a large impact on eventual returns. **Meketa, meanwhile, is continuing to prefer early-stage when it comes to venture allocations."**

Read more:
https://www.wsj.com/pro/venture-capital/ai-boom-drives-record-capital-to-late-stage-venture-funds-662a0df0?msockid=2597904dbb016acf0edf8713ba846b32

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Credit Risk: Refers to the risk that the issuer of a fixed income security may default (i.e., the issuer will be unable to make timely principal and/or interest payments on the security).

Duration: Measure of the sensitivity of the price of a bond to a change in its yield to maturity. Duration summarizes, in a single number, the characteristics that cause bond prices to change in response to a change in interest rates. For example, the price of a bond with a duration of three years will rise by approximately 3% for each 1% decrease in its yield to maturity. Conversely, the price will decrease 3% for each 1% increase in the bond's yield. Price changes for two different bonds can be compared using duration. A bond with a duration of six years will exhibit twice the percentage price change of a bond with a three-year duration. The actual calculation of a bond's duration is somewhat complicated, but the idea behind the calculation is straightforward. The first step is to measure the time interval until receipt for each cash flow (coupon and principal payments) from a bond. The second step is to compute a weighted average of these time intervals. Each time interval is measured by the present value of that cash flow. This weighted average is the duration of the bond measured in years.

Information Ratio: This statistic is a measure of the consistency of a portfolio's performance relative to a benchmark. It is calculated by subtracting the benchmark return from the portfolio return (excess return), and dividing the resulting excess return by the standard deviation (volatility) of this excess return. A positive information ratio indicates outperformance versus the benchmark, and the higher the information ratio, the more consistent the outperformance.

Jensen's Alpha: A measure of the average return of a portfolio or investment in excess of what is predicted by its beta or "market" risk. Portfolio Return-[Risk Free Rate+Beta*(market return-Risk Free Rate)].

Market Capitalization: For a firm, market capitalization is the total market value of outstanding common stock. For a portfolio, market capitalization is the sum of the capitalization of each company weighted by the ratio of holdings in that company to total portfolio holdings; thus it is a weighted-average capitalization. Meketa Investment Group considers the largest 65% of the broad domestic equity market as large capitalization, the next 25% of the market as medium capitalization, and the smallest 10% of stocks as small capitalization.

Market Weighted: Stocks in many indices are weighted based on the total market capitalization of the issue. Thus, the individual returns of higher market-capitalization issues will more heavily influence an index's return than the returns of the smaller market-capitalization issues in the index.

Maturity: The date on which a loan, bond, mortgage, or other debt/security becomes due and is to be paid off.

Prepayment Risk: The risk that prepayments will increase (homeowners will prepay all or part of their mortgage) when mortgage interest rates decline; hence, investors' monies will be returned to them in a lower interest rate environment. Also, the risk that prepayments will slow down when mortgage interest rates rise; hence, investors will not have as much money as previously anticipated in a higher interest rate environment. A prepayment is any payment in excess of the scheduled mortgage payment.

Price-Book Value (P/B) Ratio: The current market price of a stock divided by its book value per share. Meketa Investment Group calculates P/B as the current price divided by Compustat's quarterly common equity. Common equity includes common stock, capital surplus, retained earnings, and treasury stock adjusted for both common and nonredeemable preferred stock. Similar to high P/E stocks, stocks with high P/B's tend to be riskier investments.

Price-Earnings (P/E) Ratio: A stock's market price divided by its current or estimated future earnings. Lower P/E ratios often characterize stocks in low growth or mature industries, stocks in groups that have fallen out of favor, or stocks of established blue chip companies with long records of stable earnings and regular dividends. Sometimes a company that has good fundamentals may be viewed unfavorably by the market if it is an industry that is temporarily out of favor. Or a business may have experienced financial problems causing investors to be skeptical about is future. Either of these situations would result in lower relative P/E ratios. Some stocks exhibit above-average sales and earnings growth or expectations for above average growth. Consequently, investors are willing to pay more for these companies' earnings, which results in elevated P/E ratios. In other words, investors will pay more for shares of companies whose profits, in their opinion, are expected to increase faster than average. Because future events are in no way assured, high P/E stocks tend to be riskier and more volatile investments. Meketa Investment Group calculates P/E as the current price divided by the I/B/E/S consensus of twelve-month forecast earnings per share.

Quality Rating: The rank assigned a security by such rating services as Fitch, Moody's, and Standard & Poor's. The rating may be determined by such factors as (1) the likelihood of fulfillment of dividend, income, and principal payment of obligations; (2) the nature and provisions of the issue; and (3) the security's relative position in the event of liquidation of the company. Bonds assigned the top four grades (AAA, AA, A, BBB) are considered investment grade because they are eligible bank investments as determined by the controller of the currency.

Sharpe Ratio: A commonly used measure of risk-adjusted return. It is calculated by subtracting the risk free return (usually three-month Treasury bill) from the portfolio return and dividing the resulting excess return by the portfolio's total risk level (standard deviation). The result is a measure of return per unit of total risk taken. The higher the Sharpe ratio, the better the fund's historical risk adjusted performance.

STIF Account: Short-term investment fund at a custodian bank that invests in cash-equivalent instruments. It is generally used to safely invest the excess cash held by portfolio managers.

Standard Deviation: A measure of the total risk of an asset or a portfolio. Standard deviation measures the dispersion of a set of numbers around a central point (e.g., the average return). If the standard deviation is small, the distribution is concentrated within a narrow range of values. For a normal distribution, about two thirds of the observations will fall within one standard deviation of the mean, and 95% of the observations will fall within two standard deviations of the mean.

Style: The description of the type of approach and strategy utilized by an investment manager to manage funds. For example, the style for equities is determined by portfolio characteristics such as price-to-book value, price-to-earnings ratio, and dividend yield. Equity styles include growth, value, and core.

Tracking Error: A divergence between the price behavior of a position or a portfolio and the price behavior of a benchmark, as defined by the difference in standard deviation.

Yield to Maturity: The yield, or return, provided by a bond to its maturity date; determined by a mathematical process, usually requiring the use of a "basis book." For example, a 5% bond pays $5 a year interest on each $100 par value. To figure its current yield, divide $5 by $95—the market price of the bond—and you get 5.26%. Assume that the same bond is due to mature in five years. On the maturity date, the issuer is pledged to pay $100 for the bond that can be bought now for $95. In other words, the bond is selling at a discount of 5% below par value. To figure yield to maturity, a simple and approximate method is to divide 5% by the five years to maturity, which equals 1% pro rata yearly. Add that 1% to the 5.26% current yield, and the yield to maturity is roughly 6.26%.

$$\frac{\text{5\% (discount)}}{\text{5 (yrs. to maturity)}} = \begin{array}{l}\text{1\% pro rata, plus}\\ \text{5.26\% (current yield)}\end{array} = \text{6.26\% (yield to maturity)}$$

Yield to Worst: The lowest potential yield that can be received on a bond without the issuer actually defaulting. The yield to worst is calculated by making worst-case scenario assumptions on the issue by calculating the returns that would be received if provisions, including prepayment, call, or sinking fund, are used by the issuer.

NCREIF Property Index (NPI): Measures unleveraged investment performance of a very large pool of individual commercial real estate properties acquired in the private market by tax-exempt institutional investors for investment purposes only. The NPI index is capitalization-weighted for a quarterly time series composite total rate of return.

NCREIF Fund Index - Open End Diversified Core Equity (NFI-ODCE): Measures the investment performance of 28 open-end commingled funds pursuing a core investment strategy that reflects funds' leverage and cash positions. The NFI-ODCE index is equal-weighted and is reported gross and net of fees for a quarterly time series composite total rate of return.

Sources: Investment Terminology, International Foundation of Employee Benefit Plans, 1999.
The Handbook of Fixed Income Securities, Fabozzi, Frank J., 1991

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Throughout this report, numbers may not sum due to rounding.

Returns for periods greater than one year are annualized throughout this report.

Values shown are in millions of dollars, unless noted otherwise.