Market Update and Portfolio Review

May 31, 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 of 2022, Coalition Greenwich (previously known as Greenwich Associates), conducted in-person and phone interviews and online surveys with 727 professionals at 590 of the largest tax-exempt funds in the United States, including corporate and union funds, public funds, endowments and foundations, insurance general accounts, and healthcare organizations, with either pension or investment pool assets greater than \$150 million. Study participants were asked to provide quantitative and qualitative evaluations of their asset managers and investment consultants, including qualitative assessments of those firms soliciting their business and detailed information on important market trends. ACG is one of four 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**

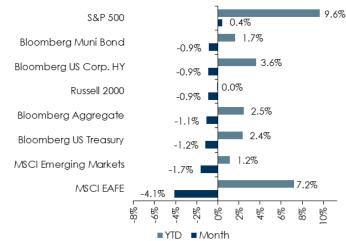
- Concerns over the US debt ceiling dominated headlines, though a deal was in place and advancing through Congress by month-end
- The US Fed increased the policy rate by 25 bps, while messaging from Fed Chairman Powell suggested the potential for a pause ahead

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CPI fell to an annual increase of 4.9%, marginally less than estimated, however core PCE, the Fed's preferred gauge, rose from 4.6% to 4.7%

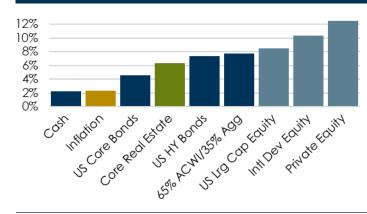
#### **Market Returns**

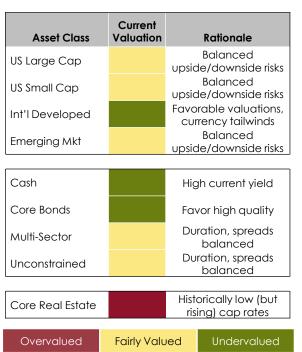
- Most equity markets fell; mega-cap tech outperformed
- Rising rates hurt bond returns



Source: Bloomberg, ACG Research (as of 5/31/2023)

### Average Annual Return Assumptions (Next 10 Years)





Asset Class Valuations - Rebalancing Rationale

Equities currently priced for a mild recession

Favor core bonds (US Treasuries) over high yield

Cash remains attractive with yields around 5%

### Recent Articles (click on links below)

US Banking System & the Economy (May) Covid - Three-Year Update (March) China Reopening (January)

### **Key Risk Factors We Are Watching**

- Inflation and labor market data
- Tightening financial conditions
- Fed policy mistake
- Downward revisions to corporate earnings
- Ongoing geopolitical tensions .
- Weaker than expected China recovery

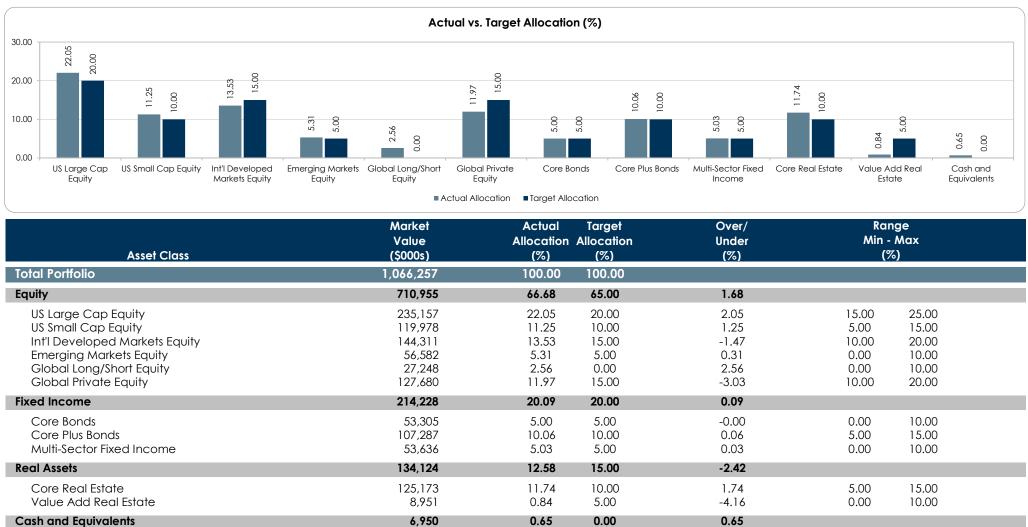
#### Tech Performance Drives S&P 500 YTD Gains



Source: Morningstar (as of 5/31/23)

#### S&P 500 YTD Attribution

For the Periods Ending May 31, 2023



For the Periods Ending May 31, 2023

|   | May 2023<br>Market<br>Value<br>(\$000s) | Apr 2023<br>Market<br>Value<br>(\$000s) | Actual<br>Allocation<br>(%) | 1<br>Month<br>(%)            | YTD<br>(%)                  | FYTD<br>(%)                  | 1<br>Year<br>(%)            | 3<br>Years<br>(%)            | 5<br>Years<br>(%)           | 10<br>Years<br>(%)          | Since<br>Inception<br>(%)   |
|---|---|---|-----------------------------|------------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------|-----------------------------|-----------------------------|-----------------------------|
| Total Portfolio (01/92)   | 1,066,257                               | 1,077,467                               | 100.00                      | -0.84                        | 3.30                        | 3.35                         | -2.03                       | 6.89                         | 4.93                        | 6.39                        | 7.47                        |
| Policy Index  | 1                                       |   |                             | -0.87                        | 4.39                        | 5.21                         | -0.11                       | 7.06                         | 6.05                        | 6.99                        | 7.73                        |
| <b>US Large Cap Equity (04/10)</b><br>S&P 50                              | <b>235,157</b>                          | 234,504                                 | 22.05                       | <b>0.28</b><br>0.43          | <b>9.29</b><br>9.65         | <b>11.51</b><br>12.18        | <b>0.31</b><br>2.92         | <b>12.71</b><br>12.92        | <b>10.20</b><br>11.01       | <b>12.07</b><br>11.99       | <b>12.35</b><br>12.35       |
| US Small Cap Equity (11/09)<br>Russell 200                                | <b>119,978</b>                          | 120,840                                 | 11.25                       | <b>-0.71</b><br>-0.92        | <b>0.32</b><br>-0.04        | <b>5.99</b><br>3.86          | <b>-2.46</b><br>-4.68       | <b>11.60</b><br>9.23         | <b>4.66</b><br>2.74         | <b>8.08</b><br>7.36         | <b>11.34</b><br>10.18       |
| Non-US Equity (04/94)<br>MSCI ACWI ex L                                   | <b>200,892</b><br>IS                    | 206,893                                 | 18.84                       | <b>-2.89</b><br>-3.54        | <b>6.38</b><br>5.09         | <b>7.66</b><br>8.41          | <b>-1.09</b><br>-0.87       | <b>7.41</b><br>7.75          | <b>3.07</b><br>2.71         | <b>4.52</b><br>4.31         | <b>5.60</b><br>5.37         |
| <b>Global Long/Short Equity (04/10)</b><br>MSCI ACV<br>HFRI FOF: Strategi |   | 30,895                                  | 2.56                        | <b>1.66</b><br>-1.00<br>0.03 | <b>4.68</b><br>7.95<br>1.66 | <b>8.27</b><br>10.66<br>2.56 | <b>4.29</b><br>1.38<br>0.80 | <b>0.45</b><br>10.59<br>4.73 | <b>0.08</b><br>7.30<br>2.15 | <b>3.55</b><br>8.38<br>3.00 | <b>4.07</b><br>8.48<br>2.92 |
| Global Private Equity (12/01) *   | 127,680                                 | 124,227                                 | 11.97                       | 0.76                         | 1.26                        | -1.03                        | -2.65                       | 21.24                        | 14.18                       | 11.95                       | 6.19                        |
| Fixed Income (10/90)<br>Bloomberg US Aggregat                             | <b>214,228</b>                          | 216,880                                 | 20.09                       | <b>-1.18</b><br>-1.09        | <b>2.81</b><br>2.46         | <b>0.18</b><br>-0.58         | <b>-1.99</b><br>-2.14       | <b>-3.43</b><br>-3.65        | <b>-0.01</b><br>0.81        | <b>1.15</b><br>1.39         | <b>5.91</b><br>5.11         |
| Real Assets (06/99)<br>Real Assets Blended Index                          | 1 <b>34,124</b>                         | 135,115                                 | 12.58                       | <b>-1.28</b><br>0.00         | <b>-5.53</b><br>-3.38       | <b>-9.62</b><br>-8.09        | <b>-8.10</b><br>-3.92       | <b>6.23</b><br>7.46          | <b>4.79</b><br>5.29         | <b>6.20</b><br>5.79         | <b>6.83</b><br>6.20         |
| Cash and Equivalents (06/11)  | 6,950                                   | 8,112                                   | 0.65                        | 0.48                         | 2.13                        | 3.72                         | 3.84                        | 1.43                         | 1.73                        | 1.18                        | 1.05                        |

Fiscal YTD is June 30.

\* Performance is reported net of fees.

<sup>1</sup> Policy Index: Effective July 2021, the index consists of 35.00% S&P 500, 10.00% Russell 2000, 20.00% MSCI ACWI ex US, 20.00% Bloomberg US Aggregate, 15.00% NFI ODCE Net.

<sup>2</sup> Real Assets Blended Index: Effective October 2019, the index consists of 100.0% NFI ODCE Net.

For the Periods Ending May 31, 2023

|  | May 2023<br>Market<br>Value<br>(\$000s) | Apr 2023<br>Market<br>Value<br>(\$000s) | Actual<br>Allocation<br>(%) | 1<br>Month<br>(%)   | YTD<br>(%)            | FYTD<br>(%)           | 1<br>Year<br>(%)    | 3<br>Years<br>(%)    | 5<br>Years<br>(%) | 10<br>Years<br>(%) | Since<br>Inception<br>(%) |
|--|---|---|-----------------------------|---------------------|-----------------------|-----------------------|---------------------|----------------------|-------------------|--------------------|---------------------------|
| Equity   |   |   |                             |                     |                       |                       |                     |                      |                   |                    |                           |
| US Large Cap Equity                              |   |   |                             |                     |                       |                       |                     |                      |                   |                    |                           |
| Hotchkis and Wiley (30 bp) (05/90)               | 62,758                                  | 65,955                                  | 5.89                        | -4.85               | -0.82                 | 7.96                  | -5.22               | 18.80                | 7.46              | 9.85               | 10.42                     |
| Russell 1000 Value                               |   |   |                             | -3.86               | -1.43                 | 4.59                  | -4.55               | 11.63                | 6.78              | 8.42               | 9.62                      |
| NT S&P 500 Index Fund (1 bp) (08/08)             | 102,936                                 | 102,492                                 | 9.65                        | 0.43                | 9.65                  | 12.18                 | 2.92                | 12.95                | 11.03             | 11.99              | 10.61                     |
| S&P 500  |   |   |                             | 0.43                | 9.65                  | 12.18                 | 2.92                | 12.92                | 11.01             | 11.99              | 10.59                     |
| Polen (50 bp) (01/19)<br>Russell 1000 Growth     | 69,463                                  | 66,057                                  | 6.51                        | <b>5.16</b><br>4.56 | <b>20.38</b><br>20.76 | <b>13.95</b><br>18.97 | <b>2.81</b><br>9.55 | <b>5.55</b><br>12.85 | <br>13.84         | <br>14.76          | <b>13.55</b><br>17.81     |
|  |   |   |                             | 4.30                | 20.70                 | 10.97                 | 9.55                | 12.65                | 13.64             | 14.70              | 17.01                     |
| US Small Cap Equity                              |   |   |                             |                     |                       |                       |                     |                      |                   |                    |                           |
| Kennedy Capital (89 bp) (07/93)                  | 57,349                                  | 58,857                                  | 5.38                        | -2.56               | -4.57                 | 3.24                  | -6.54               | 18.44                | 5.24              | 8.84               | 11.98                     |
| Russell 2000 Value                               |   |   |                             | -1.97               | -5.04                 | -1.79                 | -11.50              | 13.60                | 2.09              | 6.43               | 9.05                      |
| Wellington (80 bp) (09/16)                       | 62,629                                  | 61,983                                  | 5.87                        | 1.04                | 5.26                  | 8.87                  | 2.07                | 4.65                 | 3.51              |                    | 7.99                      |
| Russell 2000 Growth                              |   |   |                             | 0.02                | 4.86                  | 9.46                  | 2.68                | 4.62                 | 2.74              | 7.90               | 7.20                      |
| International Developed Markets Equity           |   |   |                             |                     |                       |                       |                     |                      |                   |                    |                           |
| Mondrian International (52 bp) (01/05)           | 75,816                                  | 79,580                                  | 7.11                        | -4.73               | 8.13                  | 8.44                  | -0.74               | 10.39                | 2.55              | 4.35               | 4.76                      |
| MSCI EAFE NetDiv                                 |   |   |                             | -4.23               | 6.81                  | 13.60                 | 3.06                | 8.53                 | 3.21              | 4.56               | 4.45                      |
| MSCI EAFE Value NetDiv                           | ,                                       |   |                             | -5.39               | 3.46                  | 11.15                 | 0.08                | 10.61                | 1.55              | 3.16               | 3.36                      |
| Barings Focused EAFE Plus Equity (40 bp) (02/12) | 68,495                                  | 70,957                                  | 6.42                        | -3.47               | 7.02                  | 12.83                 | 3.01                | 6.35                 | 2.89              | 5.19               | 5.31                      |
| MSCI ACWI ex US NetDiv                           |   |   |                             | -3.64               | 4.77                  | 7.87                  | -1.41               | 7.23                 | 2.22              | 3.83               | 4.60                      |
| Emerging Markets Equity                          |   |   |                             |                     |                       |                       |                     |                      |                   |                    |                           |
| William Blair EM Leaders (76 bp) (10/16)         | 39,796                                  | 40,055                                  | 3.73                        | -0.65               | 0.98                  | -1.99                 | -7.45               | 1.67                 | 0.67              |                    | 4.27                      |
| MSCI Emerging Markets                            |   | -,                                      |                             | -1.65               | 1.16                  | -1.61                 | -8.07               | 3.86                 | -0.29             | 2.27               | 3.64                      |
| Wasatch Advisors (110 bp) (07/12)                | 16,786                                  | 16,301                                  | 1.57                        | 3.09                | 9.58                  | 9.20                  | -2.62               | 9.19                 | 6.84              | 4.94               | 6.38                      |
| MSCI EM SC                                       |   |   |                             | 1.14                | 5.86                  | 8.92                  | -2.47               | 15.88                | 3.06              | 3.59               | 5.09                      |
| Long/Short Equity                                |   |   |                             |                     |                       |                       |                     |                      |                   |                    |                           |
| Grosvenor (80 bp) (02/08)                        | 354                                     | 357                                     | 0.03                        | -0.48               | 16.76                 | 9.37                  | 8.55                | 8.12                 | 4.60              | 5.87               | 4.39                      |
| MSCI ACWI  |   |   |                             | -1.00               | 7.95                  | 10.66                 | 1.38                | 10.59                | 7.30              | 8.38               | 6.39                      |
| HFRI FOF: Strategic                              |   |   |                             | 0.03                | 1.66                  | 2.56                  | 0.80                | 4.73                 | 2.15              | 3.00               | 1.78                      |
| K2 Ascent (27 bp) (08/20)                        | 26,894                                  | 30,538                                  | 2.52                        | 1.69                | 4.55                  | 8.23                  | 4.22                |                      |                   |                    | -0.14                     |
| MSCI ACWI  | 1                                       |   |                             | -1.00               | 7.95                  | 10.66                 | 1.38                | 10.59                | 7.30              | 8.38               | 8.00                      |
| HFRI FOF: Strategic                              |   |   |                             | 0.03                | 1.66                  | 2.56                  | 0.80                | 4.73                 | 2.15              | 3.00               | 2.92                      |
| Private Equity (12/01) *                         | 127,680                                 | 124,227                                 | 11.97                       | 0.76                | 1.26                  | -1.03                 | -2.65               | 21.24                | 14.18             | 11.95              | 6.19                      |
| Performance is reported net of fees              | • -                                     | •                                       |                             |                     |                       |                       |                     |                      |                   |                    |                           |

Performance is reported net of fees.

For the Periods Ending May 31, 2023

|   | May 2023<br>Market<br>Value<br>(\$000s) | Apr 2023<br>Market<br>Value<br>(\$000s) | Actual<br>Allocation<br>(%) | 1<br>Month<br>(%)     | YTD<br>(%)             | FYTD<br>(%)            | 1<br>Year<br>(%)      | 3<br>Years<br>(%)     | 5<br>Years<br>(%)   | 10<br>Years<br>(%)  | Since<br>Inception<br>(%) |
|---|---|---|-----------------------------|-----------------------|------------------------|------------------------|-----------------------|-----------------------|---------------------|---------------------|---------------------------|
| Fixed Income  |   |   |                             |                       |                        |                        |                       |                       |                     |                     |                           |
| Core Bonds  |   |   |                             |                       |                        |                        |                       |                       |                     |                     |                           |
| NT Aggregate Index Fund (2 bp) (04/04)<br>Bloomberg US Aggregate      | 53,305                                  | 53,882                                  | 5.00                        | <b>-1.07</b><br>-1.09 | <b>2.45</b><br>2.46    | <b>-0.50</b><br>-0.58  | <b>-2.00</b><br>-2.14 | <b>-3.62</b><br>-3.65 | <b>0.85</b><br>0.81 | <b>1.43</b><br>1.39 | <b>3.01</b><br>3.01       |
| Core Plus Bonds   |   |   |                             |                       |                        |                        |                       |                       |                     |                     |                           |
| <b>TCW Asset Management (34 bp) (10/93)</b><br>Bloomberg US Aggregate | 107,287                                 | 108,520                                 | 10.06                       | <b>-1.05</b><br>-1.09 | <b>3.22</b><br>2.46    | <b>-0.13</b><br>-0.58  | <b>-2.11</b><br>-2.14 | <b>-2.62</b><br>-3.65 | <b>1.64</b><br>0.81 | <b>2.22</b><br>1.39 | <b>5.03</b><br>4.36       |
| Multi Sector Fixed Income   |   |   |                             |                       |                        |                        |                       |                       |                     |                     |                           |
| Loomis Sayles (35 bp) (09/21)<br>Bloomberg Gov't/Credit               | 53,636                                  | 54,479                                  | 5.03                        | <b>-1.55</b><br>-1.24 | <b>2.37</b><br>2.53    | <b>1.55</b><br>-0.38   | <b>-1.87</b><br>-1.96 | - <b>-</b> .          | <br>1.06            | <br>1.51            | <b>-6.36</b><br>-7.15     |
| Real Assets   |   |   |                             |                       |                        |                        |                       |                       |                     |                     |                           |
| Real Estate   |   |   |                             |                       |                        |                        |                       |                       |                     |                     |                           |
| JPM Strategic Property Fund (92 bp) (04/12)<br>NFI ODCE Net           | 103,774                                 | 10 <b>4</b> ,867                        | 9.73                        | <b>-1.04</b><br>0.00  | <b>-4.27</b><br>-3.38  | <b>-10.19</b><br>-8.09 | <b>-8.70</b><br>-3.92 | <b>6.70</b><br>7.46   | <b>6.00</b><br>6.56 | <b>8.55</b><br>8.47 | <b>8.97</b><br>8.44       |
| UBS Trumbull Property Fund (68 bp) (01/13)<br>NFI ODCE Net            | 16,598                                  | 16,598                                  | 1.56                        | <b>0.00</b><br>0.00   | <b>-11.87</b><br>-3.38 | <b>-11.86</b><br>-8.09 | <b>-8.32</b><br>-3.92 | <b>3.02</b><br>7.46   | <b>2.45</b><br>6.56 | <b>6.03</b><br>8.47 | <b>5.95</b><br>8.37       |
| Colcord Center (11/07) <sup>3</sup>                                   | 4,800                                   | 4,800                                   | 0.45                        | -0.79                 | -3.81                  | 2.11                   | -2.17                 | 4.16                  | 4.57                | 5.56                | 5.03                      |
| Value Add Real Estate (02/22)   | 8,951                                   | 8,850                                   | 0.84                        | -6.64                 | -8.05                  | -0.61                  | -0.61                 |                       |                     |                     | 7.65                      |
| Cash and Equivalents (03/10)  | 6,950                                   | 8,112                                   | 0.65                        | 0.48                  | 2.13                   | 3.72                   | 3.84                  | 1.43                  | 1.73                | 1.18                | 0.98                      |

<sup>3</sup> Performance is based on monthly cash flows and an annual appraisal valuation.

Investment management fee estimates stated after the manager names are calculated based on March 31, 2021 market values and exclude performance based fees.

### **Global Private Equity**

### For the Period Ending May 31, 2023

#### Summary of Cash Flows for 1 Month

| Cash Outflows | Cash Inflows | Net Cash Flows |
|---------------|--------------|----------------|
| -2,500,000    |              | -2,500,000     |

#### Summary of Portfolio Inception to Date

|  | Inception<br>Date | Committed   | Drawn<br>to Date | Remaining<br>Commitment | Distributions<br>to Date | Adjusted<br>Ending Value | Total Value | Total Value to<br>Paid-in |
|--|-------------------|-------------|------------------|-------------------------|--------------------------|--------------------------|-------------|---------------------------|
| Total                                  | Dec-01            | 232,685,000 | 143,580,786      | 93,035,626              | 75,432,695               | 127,679,857              | 203,112,552 | 1.41x                     |
| AMRI                                   |                   |             |                  |                         |                          |                          |             |                           |
|  | Dec-01            | 8,000,000   | 8,352,692        | -                       | 9,400,696                | -                        | 9,400,696   | 1.13x                     |
| Knightsbridge VI                       | Dec-04            | 10,000,000  | 9,506,658        | 493,342                 | 15,170,861               | 1,827,463                | 16,998,324  | 1.79x                     |
| AMR / APEP II                          | Dec-05            | 10,000,000  | 10,110,724       | 18,407                  | 12,616,531               | 45,242                   | 12,661,773  | 1.25x                     |
| Knightsbridge VII                      | Aug-08            | 7,500,000   | 6,247,505        | 1,252,495               | 12,854,689               | 5,423,529                | 18,278,218  | 2.93x                     |
| Apollo VIII                            | Feb-14            | 10,000,000  | 10,583,139       | 1,054,177               | 11,539,403               | 3,689,933                | 15,229,336  | 1.44x                     |
| Warburg Pincus XII                     | Dec-15            | 10,000,000  | 9,865,000        | 135,000                 | 10,414,267               | 9,662,602                | 20,076,869  | 2.04x                     |
| Apollo IX                              | Mar-19            | 8,500,000   | 7,622,831        | 2,689,442               | 2,799,212                | 8,108,468                | 10,907,680  | 1.43x                     |
| Warburg Pincus Global Growth           | Mar-19            | 40,000,000  | 36,180,000       | 3,820,000               | 290,000                  | 49,225,211               | 49,515,211  | 1.37x                     |
| FirstMark Capital Opportunity Fund III | Jun-20            | 5,000,000   | 5,000,000        | -                       | 201,123                  | 4,964,423                | 5,165,546   | 1.03x                     |
| CVI Credit Value Fund A V LP           | Jul-20            | 15,000,000  | 9,750,000        | 5,250,000               | -                        | 10,327,358               | 10,327,358  | 1.06x                     |
| FirstMark Capital Fund V               | Jul-20            | 5,000,000   | 3,325,000        | 1,675,000               | 114,914                  | 3,696,654                | 3,811,568   | 1.15x                     |
| Oaktree Opportunities Fund XI          | Aug-20            | 15,000,000  | 12,000,000       | 3,000,000               | 31,000                   | 13,676,349               | 13,707,349  | 1.14x                     |
| Francisco Partners Agility II          | Sep-20            | 4,050,000   | 2,577,825        | 1,472,175               | -                        | 3,299,762                | 3,299,762   | 1.28x                     |
| Francisco Partners VI                  | Jan-21            | 12,135,000  | 10,284,412       | 1,850,588               | -                        | 11,597,770               | 11,597,770  | 1.13x                     |
| Warburg Pincus Global Growth 14        | Jun-22            | 10,000,000  | 2,000,000        | 8,000,000               | -                        | 1,960,093                | 1,960,093   | 0.98x                     |
| FirstMark Capital OF IV                | Apr-23            | 5,000,000   | 175,000          | 4,825,000               | -                        | 175,000                  | 175,000     | 1.00x                     |
| FirstMark Capital VI                   |                   | 5,000,000   | -                | 5,000,000               | -                        | -                        | -           | -                         |
| Clayton, Dubilier, & Rice Fund XII     |                   | 10,000,000  | -                | 10,000,000              | -                        | -                        | -           | -                         |
| Saw Mill Capital Partners III          |                   | 12,500,000  | -                | 12,500,000              | -                        | -                        | -           | -                         |
| TrueBridge Capital Partners Fund VIII  |                   | 5,000,000   | -                | 5,000,000               | -                        | -                        | -           | -                         |
| TrueBridge Secondaries I               |                   | 5,000,000   | -                | 5,000,000               | -                        | -                        | -           | -                         |
| Francisco Partners Agility III         |                   | 5,000,000   | -                | 5,000,000               | -                        | -                        | -           | -                         |
| Francisco Partners VII                 |                   | 15,000,000  | -                | 15,000,000              | -                        | -                        | -           | -                         |

#### Cash Flow Activity for 1 Month

| Fund Name                     | Date      | Transaction Type | Cash Outflows | Cash Inflows | Net Cash Flows |
|-------------------------------|-----------|------------------|---------------|--------------|----------------|
| Total                         |           |                  | -2,500,000    |              | -2,500,000     |
| Warburg Pincus Global Growth  | 5/19/2023 | Capital Call     | -1,000,000    | -            |                |
| Oaktree Opportunities Fund XI | 5/26/2023 | Capital Call     | -1,500,000    | -            | 8              |

### Value Add Real Estate

### For the Period Ending May 31, 2023

#### Summary of Cash Flows for 1 Month

| Cash Outflows | Cash Inflows | Net Cash Flows |
|---------------|--------------|----------------|
| -708,847      |              | -708,847       |

#### Summary of Portfolio Inception to Date

|                                   | Inception |            | Drawn     | Remaining  | Distributions | Adjusted     |             | Total Value to |
|-----------------------------------|-----------|------------|-----------|------------|---------------|--------------|-------------|----------------|
|                                   | Date      | Committed  | to Date   | Commitment | to Date       | Ending Value | Total Value | Paid-in        |
| Total                             | Jan-22    | 70,000,000 | 8,783,746 | 61,322,921 |               | 8,950,711    | 8,950,711   | 1.02x          |
| Starwood Distressed Opp. Fund XII | Jan-22    | 30,000,000 | 6,000,000 | 24,000,000 | -             | 6,621,098    | 6,621,098   | 1.10x          |
| Angelo Gordon XI                  | Oct-22    | 20,000,000 | 2,000,000 | 18,000,000 | -             | 1,724,881    | 1,724,881   | 0.86x          |
| Blackstone Real Estate Partners X | Mar-23    | 20,000,000 | 783,746   | 19,322,921 | -             | 604,732      | 604,732     | 0.77x          |

#### Cash Flow Activity for 1 Month

| Fund Name                         | Date      | Transaction Type                      | Cash Outflows | Cash Inflows | Net Cash Flows |
|-----------------------------------|-----------|---------------------------------------|---------------|--------------|----------------|
| Total                             |           |                                       | -708,847      |              | -708,847       |
| Blackstone Real Estate Partners X | 5/02/2023 | Capital Call for Fees - No Commitment | -106,667      | -            |                |
| Blackstone Real Estate Partners X | 5/22/2023 | Capital Call                          | -602,180      | -            |                |

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