

Monthly ASAP Report

July 31, 2024



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.



Market Snapshot July 31, 2024

Economic Overview

- US GDP growth exceeded expectations, growing at a 2.8% annualized pace in the 2nd guarter
- The FOMC maintained its benchmark rate at 5.25% 5.50%, as expected, but indicated a potential cut as early as September
- Inflation continued its cooling trend as core CPI grew by 3.3% year-over-year, lower than expected and down from the prior month's 3.4% rate

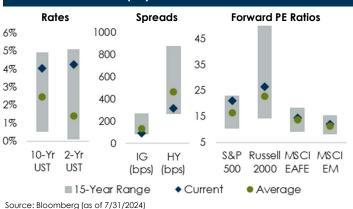
Market Returns

- US small caps and value outperformed as tech struggled
- Bonds moved higher as rate cut outlook pushed vields down



Source: Bloomberg, ACG Research (as of 7/31/2024)

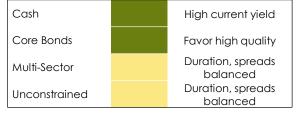
Fixed Income and Equity Valuation Metrics



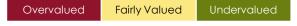
Asset Class Valuations - Rebalancing Rationale

- Equities discounting a soft landing and eventual easing monetary policy
- Favor core bonds (US Treasuries) over high yield
- Cash remains attractive with yields around 5%

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







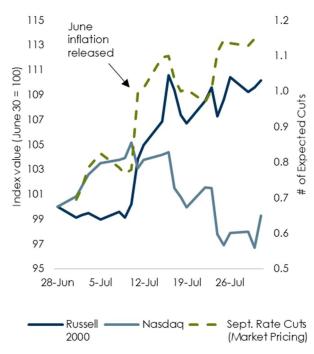
Recent Articles (click on links below)

- The Evolution of Private Wealth (April)
- Fiscal Policy Impact of 2024 Election (April)
- Is Cash King? (February)

Key Risk Factors We Are Watching

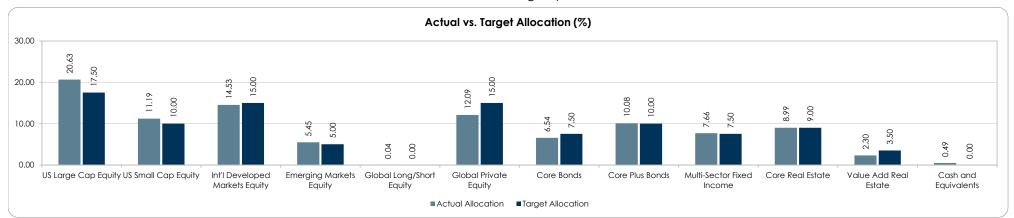
- Stronger inflation and labor market data
- Rising headwinds for consumers (higher rates, student loan repayments, depleted savings...)
- Potential Fed policy error
- Headwinds to corporate earnings
- Rising geopolitical tensions
- Weaker than expected China recovery

Expected Easing Helped Spark Equity Rotation



Source: Bloomberg (as of 7/31/2024)

For the Periods Ending July 31, 2024



Asset Class	Market Value	Actual Allocation (%)	Target Allocation	Over/ Under (%)	Rar Min - (%	Max
Total Portfolio	(\$000s) 1,170,832	100.00	(%) 100.00	(/∘)	(/	o)
Equity	748,468	63.93	62.50	1.43		
US Large Cap Equity	241,489	20.63	17.50	3.13	12.50	22.50
US Small Cap Equity	131,032	11.19	10.00	1.19	5.00	15.00
Int'l Developed Markets Equity	170,103	14.53	15.00	-0.47	10.00	20.00
Emerging Markets Equity	63,805	5.45	5.00	0.45	0.00	10.00
Global Long/Short Equity	448	0.04	0.00	0.04	0.00	10.00
Global Private Equity	141,591	12.09	15.00	-2.91	10.00	20.00
Fixed Income	284,400	24.29	25.00	-0.71		
Core Bonds	76,593	6.54	7.50	-0.96	0.00	12.50
Core Plus Bonds	118,066	10.08	10.00	0.08	5.00	15.00
Multi-Sector Fixed Income	89,741	7.66	7.50	0.16	0.00	12.50
Real Assets	132,233	11.29	12.50	-1.21		
Core Real Estate	105,255	8.99	9.00	-0.01	5.00	15.00
Value Add Real Estate	26,979	2.30	3.50	-1.20	0.00	10.00
Cash and Equivalents	5,731	0.49	0.00	0.49		

For the Periods Ending July 31, 2024

		Jul 2024 Market Value (\$000s)	Jun 2024 Market Value (\$000s)	Actual Allocation (%)	FYTD (%)	YID (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
Total Portfolio (01/92)		1,170,832	1,143,923	100.00	2.54	6.69	9.19	2.11	6.86	6.56	7.66
	Policy Index ¹				2.46	8.46	10.49	3.89	7.95	7.30	7.92
US Large Cap Equity (04/10)	S&P 500	241,489	236,559	20.63	2.08 1.22	13.70 <i>16.70</i>	19.60 22.15	7.07 9.60	14.00 <i>15.00</i>	12.77 13.15	13.51 13.61
US Small Cap Equity (11/09)	Russell 2000	131,032	121,354	11.19	7.97 10.16	13.15 <i>12.07</i>	17.23 14.25	4.02 1.85	11.13 8.91	9.64 8.72	12.60 11.37
Non-US Equity (04/94)	MSCI ACWI ex US NetDiv	233,908	227,013	19.98	3.05 2.32	6.18 8.14	9.59 9.75	0.95 1.79	6.51 6.29	5.13 4.18	5.93
Global Long/Short Equity (04,	/1 0) ²	448	461	0.04							
Global Private Equity (12/01)	*	141,591	143,978	12.09	0.28	4.97	8.87	6.60	13.79	10.46	6.28
Fixed Income (10/90)	Bloomberg US Aggregate	284,400	277,564	24.29	2.46 2.34	2.21 1.61	6.14 5.10	-2.21 -2.63	-0.35 0.19	1.39 1.61	5.88 5.07
Real Assets (06/99)	eal Assets Blended Index ³	132,233	133,024	11.29	0.24 0.00	-1.33 -3.23	-10.26 -10.00	0.29 1.02	2.00 2.13	3.50 2.86	6.02 5.34
Cash and Equivalents (06/11)	5,731	3,971	0.49	0.47	3.05	5.49	3.47	2.41	1.80	1.44

Fiscal YTD is June 30.

^{*} Performance is reported net of fees.

¹ Policy Index: Effective March 2024, the index consists of 32.50% S&P 500, 10.00% Russell 2000, 20.00% MSCI ACWI ex US NetDiv, 25.00% Bloomberg US Aggregate, 12.50% NFI ODCE Net.

² Long/Short Equity is in liquidation. Performance is rolled up into the Total Portfolio performance.

³ Real Assets Blended Index: Effective October 2019, the index consists of 100.0% NFI ODCE Net.

For the Periods Ending July 31, 2024

	Jul 2024 Market Value (\$000s)	Jun 2024 Market Value (\$000s)	Actual Allocation (%)	FYTD (%)	YTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
Equity										
US Large Cap Equity										
Hotchkis and Wiley (30 bp) (05/90)	61,434	57,697	5.25	6.46	14.12	19.52	11.21	12.97	10.88	11.04
Russell 1000 Value				5.11	12.08	14.80	7.01	9.92	8.96	10.03
NT S&P 500 Index Fund (1 bp) (08/08)	121,003	119,551	10.33	1.22	16.72	22.18	9.64	15.02	13.16	11.85
S&P 500				1.22	16.70	22.15	9.60	15.00	13.15	11.83
Polen (50 bp) (01/19)	59,052	59,311	5.04	-0.44	8.15	14.71	-0.79	11.85		15.25
Russell 1000 Growth				-1.70	18.65	26.94	9.46	18.41	16.31	20.94
US Small Cap Equity										
Kennedy Capital (92 bp) (07/93)	66,589	60,493	5.69	10.08	13.38	19.67	9.54	13.61	10.68	12.72
Russell 2000 Value	·	·		12.19	11.23	15.68	4.62	9.53	8.13	9.73
Wellington (80 bp) (09/16)	64,443	60,862	5.50	5.88	12.83	14.74	-1.48	8.19		10.13
Russell 2000 Growth				8.19	12.99	12.80	-1.12	7.64	8.92	9.45
International Developed Markets Equity										
Mondrian International (50 bp) (01/05)	92,931	87,834	7.94	5.80	9.79	14.17	6.31	7.28	4.54	5.60
MSCI EAFE NetDiv	,	C. ,CC .		2.93	8.43	11.21	3.63	7.36	4.84	5.15
MSCI EAFE Value NetDiv				4.69	9.39	13.90	7.26	7.53	3.66	4.37
Barings Focused EAFE Plus Equity (40 bp) (02/12)	77,172	74,604	6.59	3.44	3.90	6.41	1.50	5.71	5.55	5.85
MSCI ACWI ex US NetDiv		, , , , ,		2.32	8.14	9.75	1.79	6.29	4.18	5.64
Emerging Markets Equity										
William Blair EM Leaders (79 bp) (10/16)	44,174	44,374	3.77	-0.45	4.50	4.15	-6.55	2.53		5.01
MSCI EM NetDiv	,	,		0.30	7.81	6.27	-2.74	3.41	2.63	4.88
Wasatch Advisors (110 bp) (07/12)	19,631	20,200	1.68	-2.73	2.84	14.67	-3.94	10.98	7.13	7.26
MSCI EM SC NetDiv	.,	-,		-0.05	6.99	12.63	2.97	10.31	5.07	6.22
Long/Short Equity										
Grosvenor (80 bp) (02/08)	306	315	0.03							
K2 Ascent (35 bp) (08/20)	142	145	0.01							
Private Equity (12/01) *	141,591	143,978	12.09	0.28	4.97	8.87	6.60	13.79	10.46	6.28

^{*} Performance is reported net of fees.

For the Periods Ending July 31, 2024

	Jul 2024 Market Value (\$000s)	Jun 2024 Market Value (\$000s)	Actual Allocation (%)	FYTD (%)	YTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
Fixed Income										
Core Bonds NT Aggregate Index Fund (2 bp) (04/04) Bloomberg US Aggregate	76,593	74,839	6.54	2.35 2.34	1.63	5.12 5.10	-2.59 -2.63	0.21 0.19	1.64 1.61	3.07 3.06
Core Plus Bonds TCW Asset Management (35 bp) (10/93) Bloomberg US Aggregate	118,066	114,990	10.08	2.68 2.34	1.91 1.61	5.62 5.10	-2.46 -2.63	0.97 0.19	2.35 1.61	5.00 4.35
Multi Sector Fixed Income Loomis Sayles (35 bp) (09/21) Bloomberg Govt/Credit	89,741	87,735	7.66	2.29 2.24	3.19 1.55	8.00 5.12	 -2.82	 0.35	 1.74	-0.96 -2.83
Real Assets										
Real Estate JPM Strategic Property Fund (92 bp) (04/12) NFI ODCE Net	86,882	87,530	7.42	0.25 0.00	-3.98 -3.23	-13.84 -10.00	-0.83 1.02	1.62 2.27	5.25 5.46	6.76 6.45
UBS Trumbull Property Fund (68 bp) (01/13) NFI ODCE Net	14,122	14,449	1.21	0.00 0.00	-2.51 -3.23	-7.77 -10.00	-0.71 1.02	-0.24 2.27	3.44 5.46	4.29 6.25
Colcord Center (11/07) 4	4,250	4,250	0.36	-0.06	15.50	1.84	1.91	4.50	5.63	4.71
Value Add Real Estate (02/22)	26,979	26,794	2.30	0.41	8.35	4.36				6.13
Cash and Equivalents (03/10)	5,731	3,971	0.49	0.47	3.05	5.49	3.47	2.41	1.79	1.34

⁴ 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 December 31, 2023 market values and exclude performance based fees.

Global Private Equity

For the Period Ending July 31, 2024

Summary of Cash Flows for 1 Month

Cash Outflows	Cash Inflows	Net Cash Flows
-325,481	3,109,079	2,783,598

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	Annualized IRR (%)
Total	Dec-01	245,185,000	162,815,080	86,769,903	92,555,307	141,591,433	234,146,741	1. 44 x	8.83
AMR I	Dec-01	8,000,000	8,352,692	-	9,400,696	-	9,400,696	1.13x	3.15
Knightsbridge VI	Dec-04	10,000,000	9,506,658	493,342	15,262,817	1,716,196	16,979,013	1.79x	6.80
AMR / APEP II	Dec-05	10,000,000	10,110,724	-	12,616,531	-	12,616,531	1.25x	4.36
Knightsbridge VII	Aug-08	7,500,000	6,247,505	1,252,495	13,754,718	4,542,918	18,297,636	2.93x	12.49
Apollo VIII	Feb-14	10,000,000	10,616,349	1,020,967	12,085,268	2,958,701	15,043,969	1.42x	8.64
Warburg Pincus XII	Dec-15	10,000,000	10,000,000	-	12,498,167	7,425,418	19,923,585	1.99x	15.65
Apollo IX	Mar-19	8,500,000	8,158,696	2,340,644	4,054,266	8,189,797	12,244,062	1.50x	17.98
Warburg Pincus Global Growth	Mar-19	40,000,000	37,680,000	2,320,000	7,750,000	47,139,886	54,889,886	1.46x	11.75
FirstMark Capital Opportunity Fund III	Jun-20	5,000,000	5,051,123	-	201,123	4,301,907	4,503,030	0.89x	-4.91
CVI Credit Value Fund A V LP	Jul-20	15,000,000	14,250,000	750,000	1,464,917	14,779,246	16,244,163	1.14x	7.29
FirstMark Capital Fund V	Jul-20	5,000,000	4,500,000	500,000	114,914	5,617,138	5,732,052	1.27x	10.78
Oaktree Opportunities Fund XI	Aug-20	15,000,000	12,750,000	2,250,000	1,080,687	14,754,142	15,834,829	1.24x	10.33
Francisco Partners Agility II	Sep-20	4,050,000	3,252,150	797,850	415,125	4,449,559	4,864,684	1.50x	19.77
Francisco Partners VI	Jan-21	12,135,000	11,176,335	958,665	1,486,918	12,965,847	14,452,765	1.29x	12.69
Warburg Pincus Global Growth 14	Jun-22	10,000,000	3,950,000	6,050,000	77,100	4,171,789	4,248,889	1.08x	5.85
FirstMark Capital OF IV	Apr-23	5,000,000	575,000	4,425,000	-	491,079	491,079	0.85x	-16.53
TrueBridge Capital Partners Fund VIII	Oct-23	5,000,000	300,000	4,700,000	-	234,477	234,477	0.78x	NM
TrueBridge Secondaries I	Oct-23	5,000,000	1,500,000	3,500,000	-	1,740,376	1,740,376	1.16x	NM
Saw Mill Capital Partners III	Nov-23	12,500,000	1,228,397	11,520,391	292,061	2,853,200	3,145,261	2.56x	NM
Francisco Partners VII	Nov-23	15,000,000	547,500	14,452,500	-	342,735	342,735	0.63x	NM
FirstMark Capital VI	Dec-23	5,000,000	975,000	4,025,000	-	930,505	930,505	0.95x	NM
Clayton, Dubilier, & Rice Fund XII	Feb-24	10,000,000	2,086,951	7,913,049	-	1,986,518	1,986,518	0.95x	NM
Francisco Partners Agility III		5,000,000	-	5,000,000	-	-	-	-	NM
Berkshire Fund XI		12,500,000	-	12,500,000	-	-	-	-	NM

Global Private Equity

For the Period Ending July 31, 2024

Cash Flow Activity for 1 Month

Fund Name	Date	Transaction Type	Cash Outflows	Cash Inflows	Net Cash Flows
Total			-325,481	3,109,079	2,783,598
Francisco Partners Agility II	7/10/2024	Distribution	-	415,125	
Francisco Partners VII	7/10/2024	Capital Call	-322,500	-	
Warburg Pincus XII	7/19/2024	Distribution	-	97,900	
Saw Mill Capital Partners III	7/24/2024	Initial Distribution True-up	-2,981	-	
Saw Mill Capital Partners III	7/24/2024	Recallable Distribution	-	248,788	
Saw Mill Capital Partners III	7/24/2024	Distribution - Income	-	17,289	
Francisco Partners VI	7/26/2024	Distribution	-	227,560	
Oaktree Opportunities Fund XI	7/29/2024	Distribution	-	637,500	
CVI Credit Value Fund A V LP	7/30/2024	Distribution	-	1,464,917	

Value Add Real Estate

For the Period Ending July 31, 2024

Summary of Cash Flows for 1 Month

Cash Outflows	Cash Inflows	Net Cash Flows
-75,000		-75,000

Summary of Portfolio Inception to Date

	Inception		Drawn	Remaining	Distributions	Adjusted		Total Value to	Annualized
	Date	Committed	to Date	Commitment	to Date	Ending Value	Total Value	Paid-in	IRR (%)
Total	Jan-22	70,000,000	26,098,853	44,391,172	258,668	26,978,741	27,237,409	1.04x	4.10
Starwood Distressed Opp. Fund XII	Jan-22	30,000,000	15,000,000	15,000,000	-	16,536,777	16,536,777	1.10x	6.85
Angelo Gordon XI	Oct-22	20,000,000	5,900,000	14,100,000	258,668	5,421,117	5,679,785	0.96x	-2.99
Blackstone Real Estate Partners X	Mar-23	20,000,000	5,198,853	15,291,172	-	5,020,847	5,020,847	0.97x	-9.70

Cash Flow Activity for 1 Month

Fund Name	Date	Transaction Type	Cash Outflows	Cash Inflows	Net Cash Flows
Total			-75,000		-75,000
Blackstone Real Estate Partners X	7/30/2024	Capital Call for Fees - No Commitment	-75,000	-	

Market Overview

For the Periods Ending July 31, 2024

	FYTD	YTD	1 Year	3 Years	5 Years	10 Years
	(%)	(%)	(%)	(%)	(%)	(%)
Equity Markets - Core						
S&P 500	1.22	16.70	22.15	9.60	15.00	13.15
Russell 1000	1.46	15.90	21.50	8.52	14.59	12.86
Russell Mid Cap	4.71	9.91	13.69	3.69	10.16	9.88
Russell 2000	10.16	12.07	14.25	1.85	8.91	8.72
Equity Markets - Growth						
Russell 1000 Growth	-1.70	18.65	26.94	9.46	18.41	16.31
Russell Mid Cap Growth	0.61	6.62	12.35	-0.22	9.55	10.92
Russell 2000 Growth	8.19	12.99	12.80	-1.12	7.64	8.92
Equity Markets - Value						
Russell 1000 Value	5.11	12.08	14.80	7.01	9.92	8.96
Russell Mid Cap Value	6.04	10.86	13.79	5.48	9.59	8.56
Russell 2000 Value	12.19	11.23	15.68	4.62	9.53	8.13
International Markets						
MSCI EAFE NetDiv	2.93	8.43	11.21	3.63	7.36	4.84
MSCI ACWI ex US NetDiv	2.32	8.14	9.75	1.79	6.29	4.18
MSCI World NetDiv	1.76	13.72	18.34	6.85	12.06	9.53
MSCI EM NetDiv	0.30	7.81	6.27	-2.74	3.41	2.63
MSCI EM SC NetDiv	-0.05	6.99	12.63	2.97	10.31	5.07
Fixed Income						
ICE BofA 1-3 Yr Treasury	1.16	2.41	5.35	0.73	1.31	1.26
Bloomberg Intermediate Agg	2.12	2.16	5.58	-1.32	0.62	1.58
Bloomberg Intermediate G/C	1.88	2.37	5.87	-0.81	1.09	1.76
Bloomberg US Aggregate	2.34	1.61	5.10	-2.63	0.19	1.61
Bloomberg Govt/Credit	2.24	1.55	5.12	-2.82	0.35	1.74
ICE BofA High Yield Master II	2.00	4.65	11.03	2.19	4.03	4.55
FTSE World Govt Bond	2.86	-1.22	1.87	-6.54	-2.56	-0.82
Bloomberg Multiverse	2.73	-0.31	3.28	-4.80	-1.27	0.10

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