



# PENNSYLVANIA STATE EMPLOYEES' RETIREMENT SYSTEM

REAL ESTATE QUARTERLY  
PERFORMANCE REVIEW

THIRD QUARTER 2024



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# 1. REAL ESTATE QUARTERLY PERFORMANCE REPORT

As of September 30, 2024



# PORTFOLIO PERFORMANCE SUMMARY

The table below displays trailing time period performance for the Pennsylvania State Employees' Retirement System ("PA SERS") Real Estate Portfolio as of September 30, 2024 along with select benchmarks

- **The policy benchmark is the NCREIF ODCE Index, which is comprised of open-end core real estate funds; we also show two additional real estate benchmarks and the S&P 500**
  - The NCREIF Property Index, a benchmark of unlevered core real estate returns
  - The CJA Non-Core Real Estate benchmark consists of non-core (value-add and opportunistic) closed-end real estate funds
- **The total real estate portfolio has generated a total net return of –5.7% year to date**
  - The portfolio has generated an annualized return of 0.3% over the trailing five years

Portfolio Performance	YTD	1 Year	3 Year	5 Year	10 Year	Inception
Pennsylvania SERS: Total Real Estate Portfolio	-5.7%	-9.9%	-5.4%	0.3%	2.6%	6.7%
<i>Policy Benchmark: NFI-ODCE Index<sup>1</sup></i>	<i>-3.2%</i>	<i>-8.0%</i>	<i>-1.0%</i>	<i>2.1%</i>	<i>5.2%</i>	<i>N/A</i>
<i>NCREIF Property Index<sup>2</sup></i>	<i>-0.5%</i>	<i>-3.5%</i>	<i>0.9%</i>	<i>3.3%</i>	<i>5.9%</i>	<i>N/A</i>
<i>CJA Non-Core Real Estate Index<sup>3</sup></i>	<i>1.0%</i>	<i>-1.7%</i>	<i>2.0%</i>	<i>5.7%</i>	<i>8.1%</i>	<i>N/A</i>
<i>S&amp;P 500 Index</i>	<i>22.1%</i>	<i>36.4%</i>	<i>11.9%</i>	<i>16.0%</i>	<i>13.4%</i>	<i>N/A</i>

Data as of September 30, 2024. Sources include NCREIF, CJA, Manager data, and NEPC.

1. The NFI-ODCE Index represents pooled returns of open-end comingled core funds in the ODCE Index. The ODCE includes the effects of leverage, and returns shown are time-weighted and net of fees.

2. The NCREIF Property Index (NPI) represents property-level returns of institutionally-owned core real estate properties in the United States. The NPI is unlevered, and returns are time-weighted and gross of fees.

3. The CJA Benchmark data represents pooled horizon internal rate of return (IRR) calculations, net of fees, across value-add and opportunistic real estate funds.

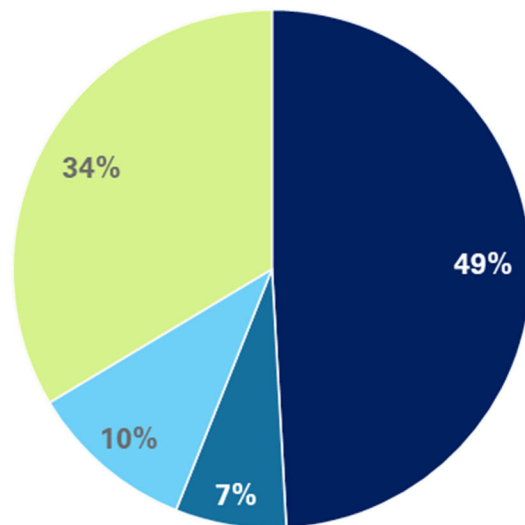
4. The timing and magnitude of fund cash flows are integral to the IRR performance. Benchmark indices that are time weighted measures should not be directly compared to dollar-weighted IRR calculations. Index data is continuously updated and is therefore subject to change.



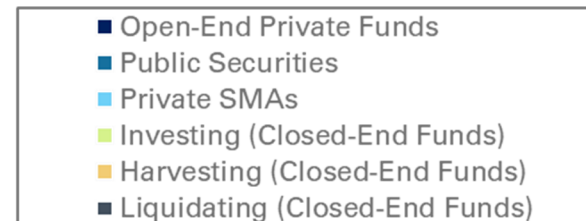
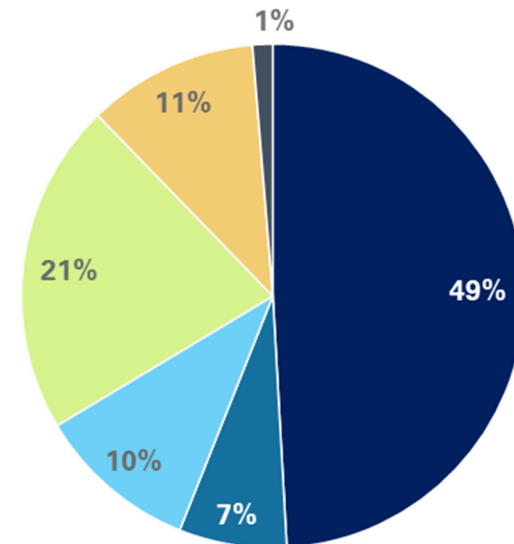
# PORTFOLIO ALLOCATION OVERVIEW

- The charts below show PA SERS real estate portfolio broken out by strategy and by investment structure, with closed-end funds further broken out by lifecycle stage
- As shown, approximately 56% of the portfolio is invested in Core, Core-Plus, and REITs
  - We anticipate the Value-Add and Opportunistic strategies to grow over time, in-line with the recently approved new sub-strategy targets

Allocation by Strategy



Allocation by Structure & Lifecycle Stage

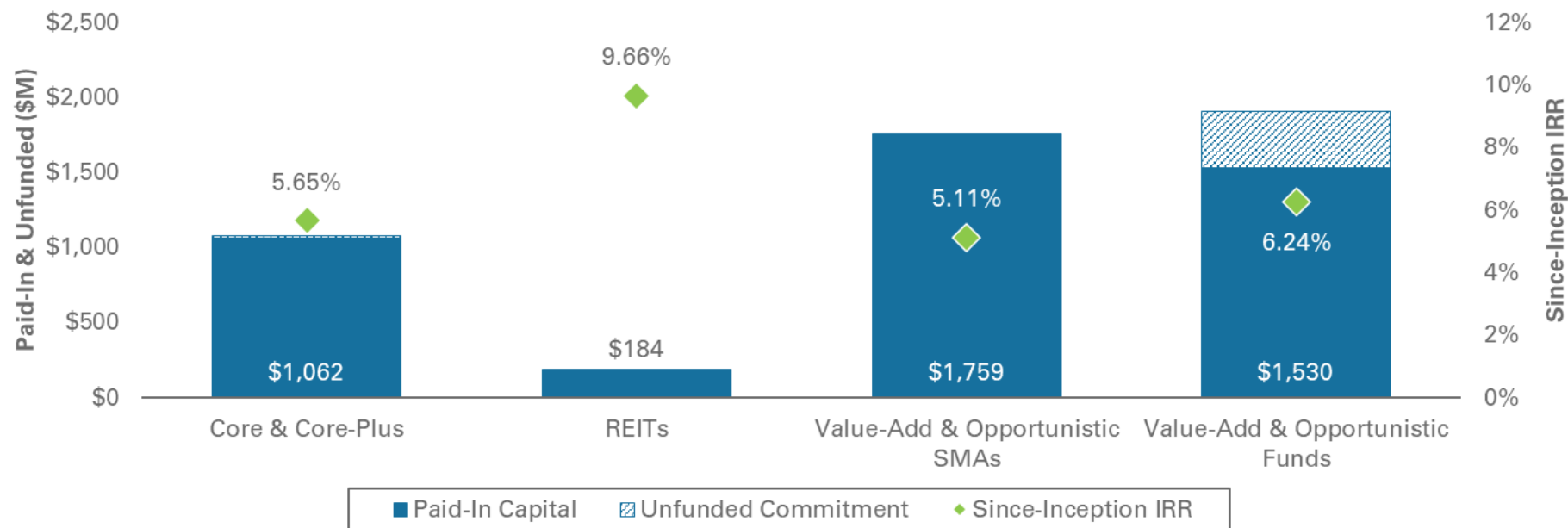


Data as of September 30, 2024.



# PERFORMANCE BY STRATEGY

- The chart and table below shows the performance by strategy for all current (active, non-liquidated) investments in the PA SERS real estate portfolio



Investment Strategy	Commitment	Paid-In Capital	Unfunded Commitment	Cumulative Distributions	Valuation	Total Value	Net Benefit	Call Ratio	DPI Ratio	TVPI Ratio	IRR
Core & Core-Plus	1,078,390,622	1,061,541,976	16,848,646	411,103,199				98%			5.65%
REITs	183,616,773	183,616,773	0	211,168,336	153,925,937	365,094,273	181,477,500	100%	1.15x	1.99x	9.66%
Value-Add & Opportunistic SMAs	1,740,720,216	1,758,928,604	0	2,270,627,960	230,544,353	2,501,172,313	742,243,709	101%	1.29x	1.42x	5.11%
Value-Add & Opportunistic Funds	1,873,428,967	1,530,195,617	377,346,175	1,196,298,616	746,953,081	1,943,251,697	413,056,080	82%	0.78x	1.27x	6.24%
<b>Total (Active Investments)</b>	<b>4,876,156,577</b>	<b>4,534,282,969</b>	<b>394,194,822</b>	<b>4,089,198,111</b>				<b>93%</b>	<b>0.90x</b>		<b>5.53%</b>

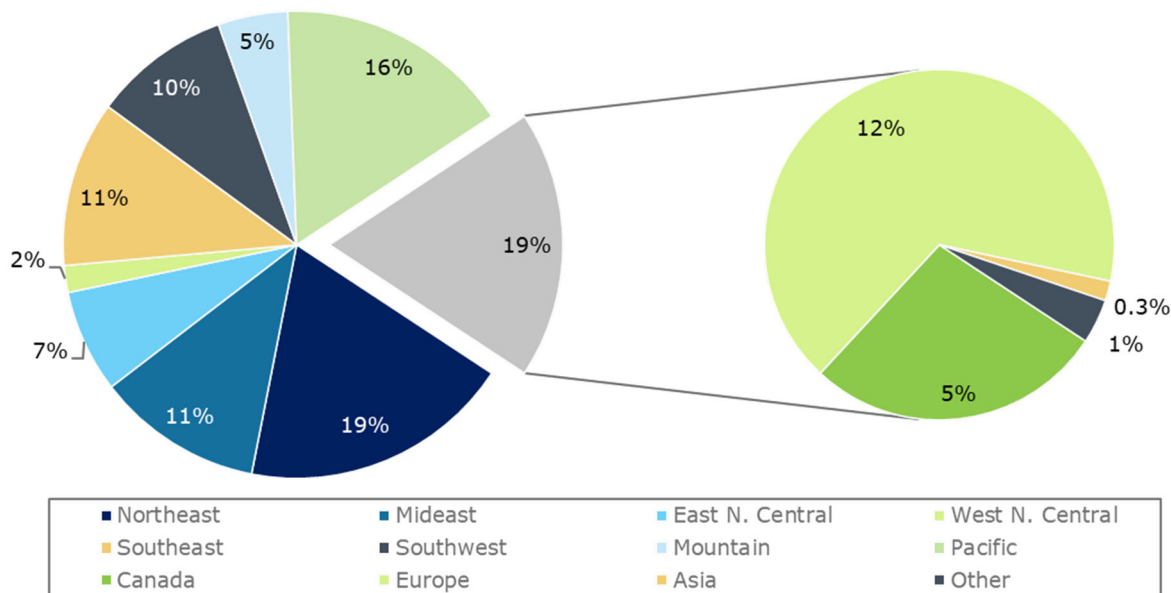


Data as of September 30, 2024. Liquidated investments not shown. Returns shown do not take into account risk/volatility of underlying strategies. Note that, due to rounding, there may be slight differences between the summed figures, totals, and amounts shown elsewhere in this presentation.

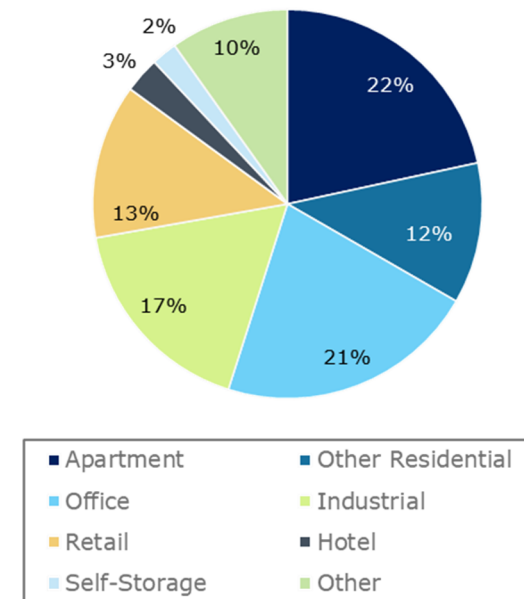
# PORTFOLIO DIVERSIFICATION

- The PA SERS real estate portfolio is broadly diversified by property type and geography within the U.S.
- 19% of the portfolio is invested outside the U.S., primarily in Europe

## Geography

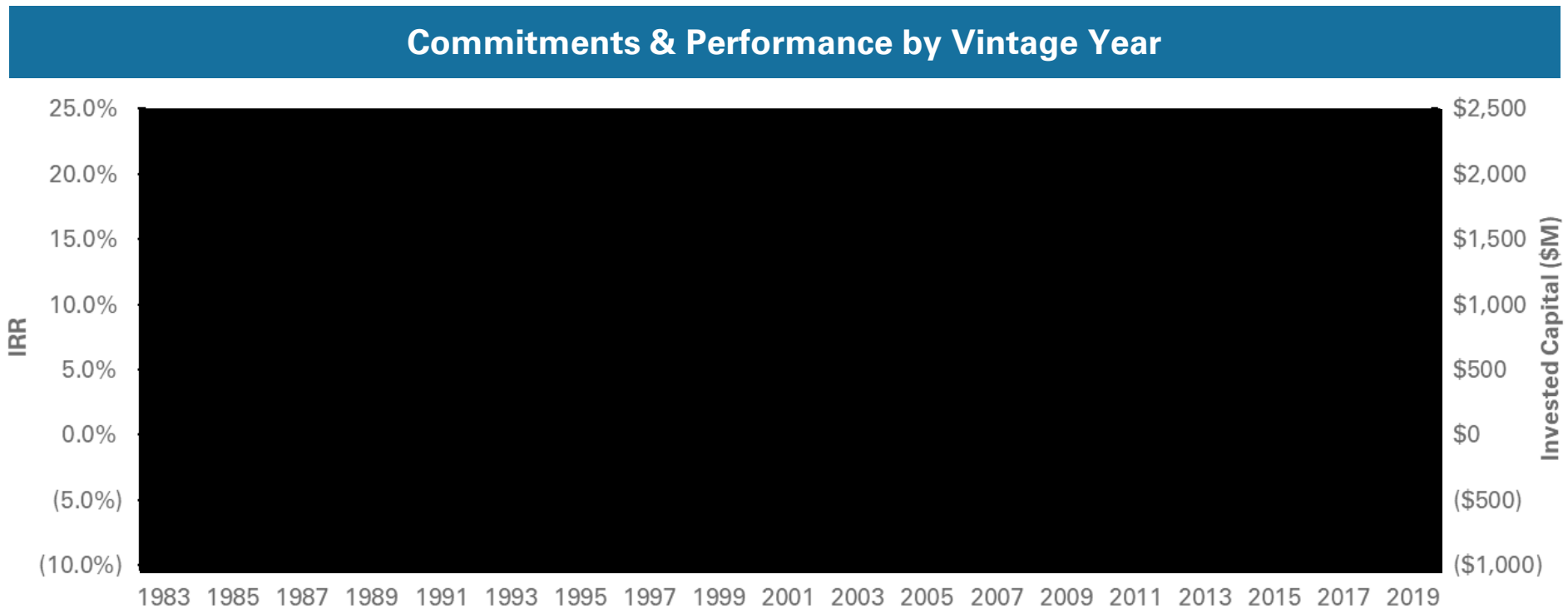


## Property Type



# HISTORICAL PERFORMANCE BY VINTAGE

- **The following chart illustrates capital invested and inception-to-date performance by vintage year as of September 30, 2024**
  - Historic inconsistent pacing has negatively impacted portfolio performance
  - The PA SERS Investment Office and NEPC are focused on maintaining a more consistent investment pacing schedule to mitigate the risk of heavy capital investments in poor vintage years



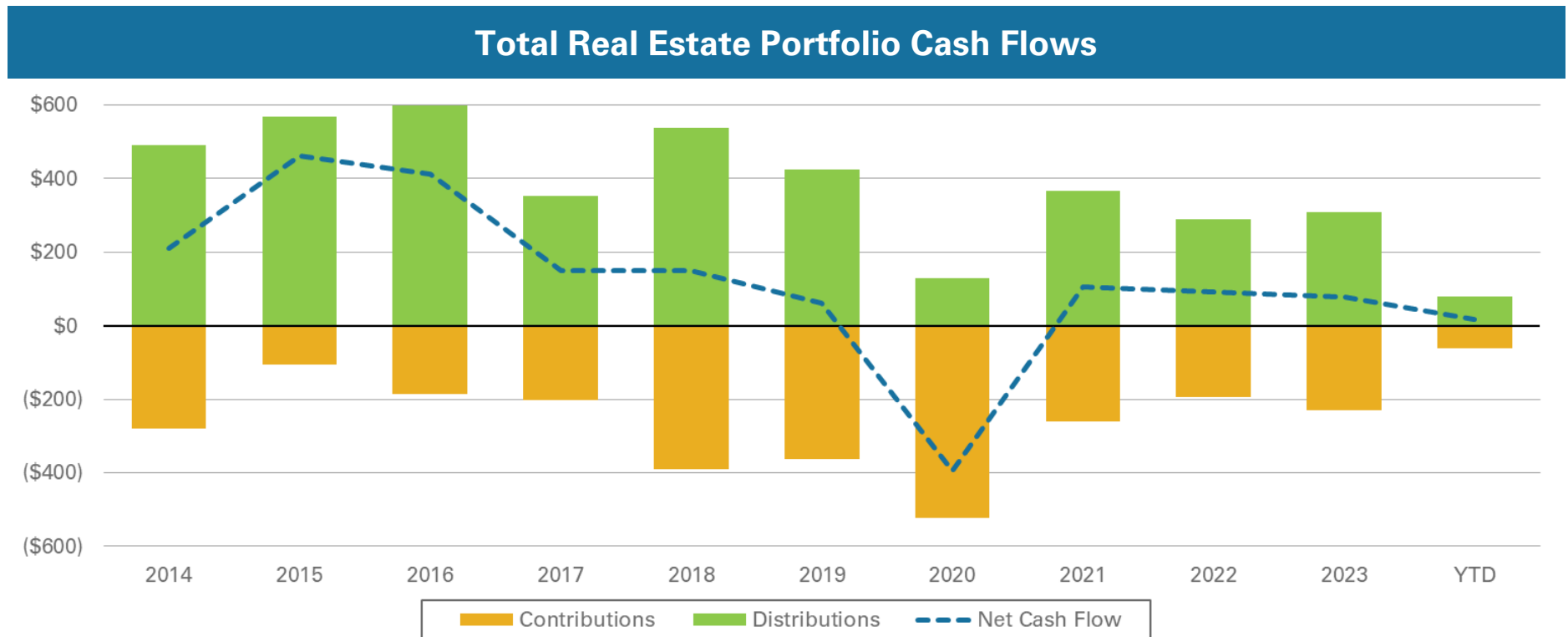
Data as of September 30, 2024. Notes: Vintage years 2020 and later are excluded as data is less meaningful. For separate accounts, the date of initial commitment or investment is used as the vintage year.





# 10-YEAR CASH FLOWS

- The chart below illustrates the capital invested, distributed, and net cash flows for the real estate portfolio YTD and over the prior 10 full calendar years
  - The portfolio was cash flow positive in nine of the last 10 years
  - The portfolio is cash flow positive for the third quarter of 2024, though overall flows (both calls and distributions) remain muted



Data as of September 30, 2024. Offsetting cash flows have been excluded, such as assets that were transferred from one account to another.

# ACTIVE DIVERSE-LED INVESTMENTS

- The table below displays the since-inception performance of active (non-liquidated) investments managed by diverse-owned and diverse-led investment management firms in the PA SERS real estate portfolio

Investment Name	Vintage Year	Commitment	Paid-In Capital	Unfunded Commitment	Cumulative Distributions	Valuation	Total Value	Net Benefit	DPI Ratio	TVPI Ratio	IRR
Blue Moon Senior Housing II Sidecar L.P.	2019	50,000,000	47,968,832	2,062,589	0	52,720,729	52,720,729	4,751,897	0.00x	1.10x	3.14%
Blue Moon Senior Housing II, L.P.	2019	50,000,000	48,051,089	1,948,911	0	47,567,523	47,567,523	(483,566)	0.00x	0.99x	(0.35%)
HotelAVE Separate Account	2018	95,994,432	95,994,432	0	57,691,396	10,900,475	68,591,871	(27,402,561)	0.60x	0.71x	(14.36%)
Rubicon First Ascent Sidecar	2021	20,000,000	14,594,555	5,405,445	0	NM	NM	NM	NM	NM	NM
Rubicon First Ascent, L.P.	2021	30,000,000	20,374,740	14,883,554	0	17,420,279	17,420,279	(2,954,461)	0.00x	0.85x	(12.44%)
Scout Fund II-A, L.P.	2016	30,000,000	30,000,000	0	3,018,095	12,124,611	15,142,707	(14,857,293)	0.10x	0.50x	(9.61%)
Total		275,994,432	256,983,648	24,300,499	60,709,491						(5.88%)

NM - Not Meaningful

Data as of September 30, 2024. NEPC defines “diverse-owned” as a firm that’s at least 50% owned by an under-represented group and “diverse-led” as a firm that’s 33% to 50% owned by an under-represented group. The funds listed on this page are those which NEPC has identified as diverse-owned or diverse-led as of September 30, 2024. Therefore, it is possible that a firm may have been diverse-owned or diverse-led at the time of PA SERS commitment but is no longer, and therefore is excluded from this list. While NEPC has exercised reasonable professional care in preparing this information, we cannot guarantee the accuracy of all source information. Note that, due to rounding, there may be slight differences between the summed figures and the totals.



## 2. REAL ESTATE MARKET & PORTFOLIO UPDATE



# REAL ESTATE MARKET UPDATE

- **Real estate markets continue to see (slow and steady) improvement**
  - Real estate transaction pricing seems to have bottomed, in general, and transaction volume is increasing as a result
  - Industrial and residential sectors remain among the most liquid, and certain alternative sectors remain in favor
- **The ODCE posted a second straight quarter of positive returns in Q4 of 2024**
  - Unlike in the third quarter, asset appreciation was positive as well
- **NEPC believes that 2025 should be a good vintage year for opportunistic strategies, as values stabilize and transaction markets continue to improve**
  - Managers with diversified opportunistic mandates should be poised to capitalize on any distress or inefficiencies in the market
  - Sector specialists focused on property types with strong fundamentals and growth tailwinds as well as alternative sectors allowing for more attractive entry-yields
  - Despite improvement in the capital markets, it remains an attractive time to be a provider of liquidity, including through real estate debt strategies and secondaries

# ATTRACTIVE REAL ESTATE ENTRY POINT

## TAKEAWAYS

Transaction pricing seems to have bottomed, but valuations still might not be fully adjusted.

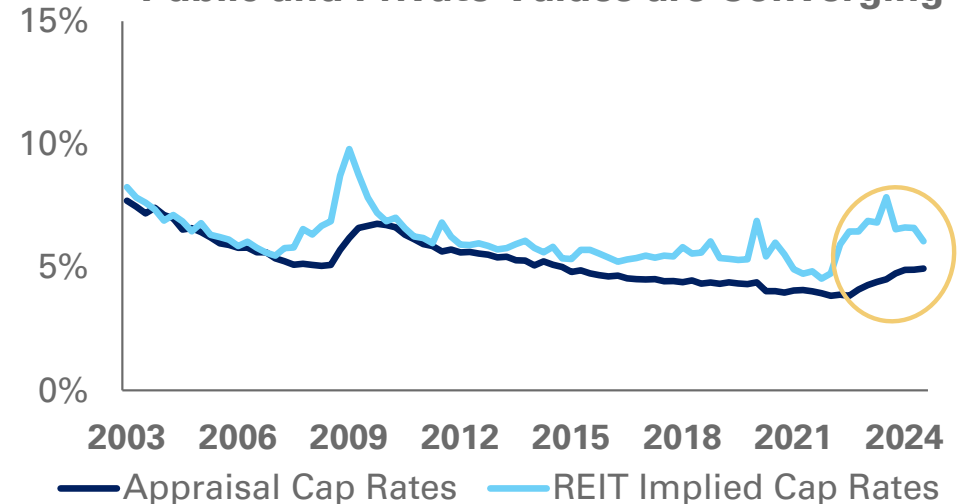
Declining REIT implied cap rates reinforce a transaction market bottoming of values.

Appraisal cap rates have expanded across property sectors but still seem too low relative to current interest rates with limited positive leverage. Appraised values may continue to trend down.

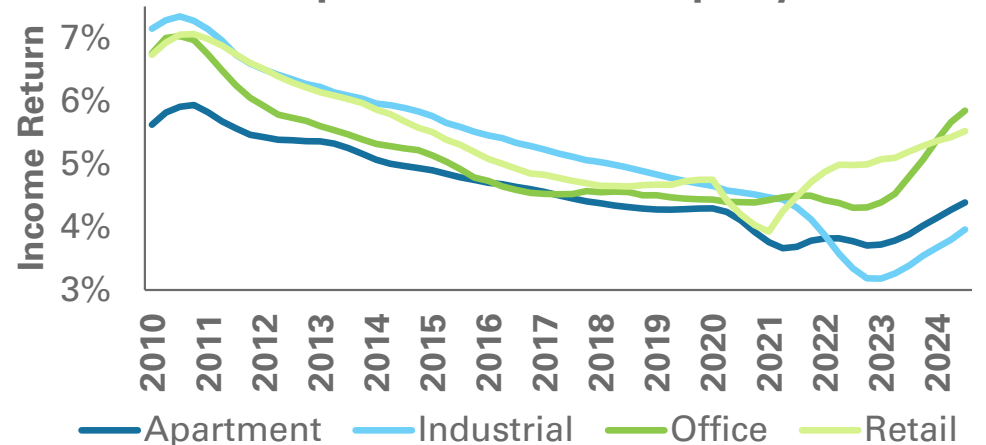
Managers are working through debt maturities, sell older assets and office to source liquidity, and build up alternative property type exposures.

Recent changes to NFI-ODCE property type classifications should promote increased capital flows into alternative property sectors.

Public and Private Values are Converging



Unleveraged Income Returns Reveal Cap Rate Expansion Across Property Sectors



REIT implied cap rate data provided by Green Street. Appraisal cap rate and income return data provided by NCREIF and represents the NCREIF Property Index ("NPI"), a quarterly, unleveraged composite total return for private commercial real estate properties held for investment purposes only. Income returns are annualized. Data as of Q3 2024. No NEPC clients are invested in these exact strategies and have not achieved these returns – for illustrative purposes only.



# 2025 TARGET REAL ESTATE STRATEGIES





# LOOKING FORWARD

- **NEPC will continue to work with the PA SERS Investment Office to implement the strategic investment plan for the real estate portfolio, including:**
  - Shifting the underlying strategy mix to the new targets approved in 2022
  - Identifying potential investment opportunities for future value-add and opportunistic commitments in 2025
    - We will seek strategies that will both complement the PA SERS portfolio and capitalize on the current market environment
- **Best practices for private market investments include maintaining annual commitment pacing, even through periods of uncertainty**
  - It is the manager’s job to navigate the market and identify attractive investment opportunities

Sub-Strategy	Current Allocation	Target Allocation
Core / Core-Plus	49%	25%
Value-Add & Opportunistic	44%	70%
REITs	7%	5%



# **APPENDIX 1:**

Investment Level  
Performance  
as of September 30, 2024



# ACTIVE INVESTMENTS

Investments			Trailing Period Returns (IRR) %							
Investment Name	Vintage Year	Commitment	(QTD)	(YTD)	(1 Yr)	(3 Yrs)	(5 Yrs)	(7 Yrs)	(10 Yrs)	SI IRR
Activum SG Fund VI L.P.	2019	50,000,000								
Activum SG Fund VI Pennsylvania Side-Car L.P.	2019	50,000,000								
AG Asia Realty Fund, L.P.	2007	25,000,000	-0.85%	-3.53%	-7.83%	352.97%	7.43%	4.27%	-3.14%	3.22%
Ares PA Opportunities Fund, L.P. - Opportunistic Real Estate	2023	100,000,000	NM	NM	NM	NM	NM	NM	NM	NM
Blackstone Property Partners, L.P.	2017	300,000,000	-2.52%	-2.64%	-8.78%	-0.57%	2.21%			3.34%
Blackstone Real Estate Partners IV, L.P.	2003	25,000,000	-20.82%	-16.90%	31.07%	-3.50%	41.40%	12.40%	3.15%	11.96%
Blackstone Real Estate Partners V, L.P.	2006	50,000,000	-1.11%	-3.92%	-4.17%	15.95%	23.68%	4.41%	13.18%	10.73%
Blackstone Real Estate Partners VI, L.P.	2007	75,000,000	-0.19%	3.88%	60.33%	1.09%	-1.44%	8.13%	9.67%	12.69%
Blackstone Real Estate Partners VII, L.P.	2011	75,000,000	-5.75%	-12.02%	-20.92%	-7.30%	-0.55%	4.08%	8.99%	14.24%
Blackstone Real Estate Partners X, L.P.	2022	75,000,000	NM	NM	NM	NM	NM	NM	NM	NM
Blue Moon Senior Housing II Sidecar L.P.	2019	50,000,000	4.73%	9.62%	8.38%	5.22%				3.14%
Blue Moon Senior Housing II, L.P.	2019	50,000,000	3.43%	8.06%	4.64%	2.05%	-0.06%			-0.35%
Blue Owl Real Estate Capital Fund IV, L.P.	2017	100,000,000	-10.19%	-9.32%	-13.99%	11.09%	19.88%			17.74%
Blue Owl Real Estate Capital Fund V, L.P.	2020	50,000,000	-3.95%	-0.47%	2.36%	9.54%				12.85%
Blue Owl Real Estate Capital Fund VI, L.P.	2022	75,000,000	NM	NM	NM	NM	NM	NM	NM	NM
Blue Owl Real Estate Capital Net Lease Property Fund, L.P.	2018	309,743,743	-2.45%	0.99%	0.12%	8.33%	10.83%			10.49%
BPG Investment Partnership IX, L.P.	2012	25,000,000	24.29%	8.32%	18.55%	-18.86%	-0.44%	17.51%	16.42%	15.00%
BPG Investment Partnership VI, L.P.	2002	25,000,000	1.57%	-3.77%	-18.88%	63.59%	22.75%	12.06%	13.84%	13.51%
BPG Investment Partnership VII, L.P.	2005	25,000,000	0.33%	1.14%	-24.99%	-8.34%	1.62%	2.59%	6.54%	-0.65%
C-III Recovery Fund III, L.P.	2017	100,000,000								
CenterSquare Real Estate Securities	2002	183,616,773	17.28%	17.58%	36.58%	-0.17%	3.32%	6.54%	7.14%	9.66%
Heitman America Real Estate Trust, L.P.	2007	100,000,000	0.34%	-1.71%	-5.99%	1.76%	3.41%	4.34%	6.68%	6.83%
Heitman Separate Account	1988	813,992,364	1.86%	0.09%	15.07%	1.40%	10.63%	8.71%	12.42%	4.58%
Henderson Park Enhanced Income Fund, SCSp	2019	300,000,000								
HotelAVE Separate Account	2018	95,994,432	3.71%	-3.46%	-49.05%	-28.85%	-21.13%			-14.36%



Data as of September 30, 2024. Performance metrics calculated by NEPC based on data provided by the investment managers.

# ACTIVE INVESTMENTS (CONTINUED)

Investments			Trailing Period Returns (IRR) %							
Investment Name	Vintage Year	Commitment	(QTD)	(YTD)	(1 Yr)	(3 Yrs)	(5 Yrs)	(7 Yrs)	(10 Yrs)	SI IRR
LaSalle Separate Account	1994	499,935,095	-26.26%	-49.59%	-53.18%	-43.54%	-33.12%	-15.53%	-0.54%	8.15%
LaSalle Takeover Account	2018	330,798,325	-7.62%	-37.54%	-43.82%	-23.70%	-5.89%			1.04%
LEM Multifamily Fund VI, L.P.	2022	75,000,000	NM	NM	NM	NM	NM	NM	NM	NM
Lubert-Adler Real Estate Fund VII, L.P.	2014	25,000,000	-0.59%	0.65%	-19.17%	-9.73%	-9.11%	-3.06%	-0.30%	-0.70%
Mesirow Financial Real Estate Value Fund III, L.P.	2018	25,000,000	0.23%	2.63%	-2.96%	5.07%	12.10%			10.86%
Rockpoint Real Estate Fund III, L.P.	2007	50,000,000	2.00%	6.03%	4.18%	-6.90%	-4.17%	-1.13%	0.66%	13.40%
Rockpoint Real Estate Fund V, L.P.	2015	50,000,000	-1.91%	-10.14%	-22.70%	-21.54%	-10.65%	-4.63%		-3.33%
Rubicon First Ascent Sidecar	2021	20,000,000	NM	NM	NM	NM	NM	NM	NM	NM
Rubicon First Ascent, L.P.	2021	30,000,000	0.10%	3.86%	12.56%	-9.31%				-12.44%
Scout Fund II-A, L.P.	2016	30,000,000	-1.35%	-8.47%	-14.67%	-24.88%	-16.03%	-9.18%		-9.61%
Senior Housing Partners V, L.P.	2015	45,727,881	-6.94%	-11.52%	-17.14%	-9.25%	-4.27%	-0.76%		0.49%
Senior Housing Partners VI, L.P.	2019	100,000,000	-1.10%	-7.43%	-12.02%	-6.78%	-5.82%			-5.97%
SRE Opportunity Fund III Select, L.P.	2018	50,000,000								
SRE Opportunity Fund III, L.P.	2018	50,000,000								
Starwood Global Opportunity Fund VII-A, L.P.	2006	35,000,000								
Starwood Global Opportunity Fund VIII, L.P.	2009	50,000,000								
Starwood Opportunity Fund VI, L.P.	2001	50,000,000								
Trumbull Property Fund, L.P.	1988	25,558,525	-0.21%	-3.24%	-7.34%	-2.42%	-0.37%	1.84%	4.97%	6.78%
ValStone Opportunity Fund V, LLC	2014	14,663,402	-1.98%	-3.24%	-6.43%	-0.34%	3.09%	4.45%	5.64%	5.98%
Westbrook Real Estate Fund VI, L.P.	2006	35,000,000	0.30%	0.35%	0.23%	-0.23%	-0.22%	-0.93%	-0.09%	0.23%
Westbrook Real Estate Fund VII, L.P.	2007	50,000,000	0.56%	-2.25%	1.56%	-14.24%	-11.78%	-7.51%	-1.08%	1.45%
Westbrook Real Estate Fund VIII, L.P.	2009	50,000,000	-7.06%	-17.53%	-24.83%	-14.50%	-14.48%	-9.55%	-3.57%	8.59%
<b>Total</b>			<b>-0.76%</b>	<b>-5.67%</b>	<b>-9.94%</b>	<b>-5.41%</b>	<b>0.31%</b>	<b>2.58%</b>	<b>4.26%</b>	<b>5.53%</b>



Data as of September 30, 2024. Performance metrics calculated by NEPC based on data provided by the investment managers.

# PERFORMANCE BY STRATEGY

Investments		Commitments		Contributions & Distributions		Valuations			Performance		
Investment Name	Vintage Year	Commitment	Unfunded Commitment	Paid In Capital	Cumulative Distributions	Valuation	Total Value	Net Benefit	DPI	TVPI	IRR
<b>Core/Core-Plus</b>											
Blackstone Property Partners, L.P.	2017	\$300,000,000	\$0	\$300,000,000	\$23,673,027	\$345,561,885	\$369,234,912	\$69,234,912	0.08	1.23	3.34%
Blue Owl Real Estate Capital Net Lease Property Fund, L.P.	2018	\$309,743,743	\$0	\$309,743,743	\$84,126,942	\$356,665,907	\$440,792,849	\$131,049,106	0.27	1.42	10.49%
Heitman America Real Estate Trust, L.P.	2007	\$100,000,000	\$0	\$100,000,000	\$102,666,856	\$145,246,096	\$247,912,952	\$147,912,952	1.03	2.48	6.83%
Henderson Park Enhanced Income Fund, SCSp	2019	\$343,088,354	\$16,848,646	\$326,239,708	\$72,881,431						
Trumbull Property Fund, L.P.	1988	\$25,558,525	\$0	\$25,558,525	\$127,754,943	\$16,574,403	\$144,329,345	\$118,770,820	5.00	5.65	6.78%
<b>Total Core/Core-Plus</b>		<b>\$1,078,390,622</b>	<b>\$16,848,646</b>	<b>\$1,061,541,976</b>	<b>\$411,103,199</b>						<b>5.65%</b>
<b>Value-Add/Oppportunistic SMAs</b>											
Heitman Separate Account	1988	\$813,992,364	\$0	\$825,635,117	\$1,230,476,873	\$25,591,547	\$1,256,068,420	\$430,433,303	1.49	1.52	4.58%
HotelAVE Separate Account	2018	\$95,994,432	\$0	\$95,994,432	\$57,691,396	\$10,900,475	\$68,591,871	-\$27,402,561	0.60	0.71	-14.36%
LaSalle Separate Account	1994	\$499,935,095	\$0	\$502,995,674	\$792,997,999	\$37,016,256	\$830,014,255	\$327,018,581	1.58	1.65	8.15%
LaSalle Takeover Account	2018	\$330,798,325	\$0	\$334,303,381	\$189,461,692	\$157,036,075	\$346,497,767	\$12,194,386	0.57	1.04	1.04%
<b>Total Value-Add/Oppportunistic SMAs</b>		<b>\$1,740,720,216</b>	<b>\$0</b>	<b>\$1,758,928,604</b>	<b>\$2,270,627,960</b>	<b>\$230,544,353</b>	<b>\$2,501,172,313</b>	<b>\$742,243,709</b>	<b>1.29</b>	<b>1.42</b>	<b>5.11%</b>
<b>REIT</b>											
CenterSquare Real Estate Securities	2002	\$183,616,773	\$0	\$183,616,773	\$211,168,336	\$153,925,937	\$365,094,273	\$181,477,500	1.15	1.99	9.66%
<b>Total REIT</b>		<b>\$183,616,773</b>	<b>\$0</b>	<b>\$183,616,773</b>	<b>\$211,168,336</b>	<b>\$153,925,937</b>	<b>\$365,094,273</b>	<b>\$181,477,500</b>	<b>1.15</b>	<b>1.99</b>	<b>9.66%</b>
<b>Value Add/Oppportunistic</b>											
Activum SG Fund VI L.P.	2019	\$57,311,744	\$3,890,732	\$53,412,578	\$9,726,373						
Activum SG Fund VI Pennsylvania Side-Car L.P.	2019	\$56,401,782	\$22,301,057	\$34,100,725	\$438,595						
AG Asia Realty Fund, L.P.	2007	\$23,500,000	\$1,340,156	\$23,500,000	\$27,487,500	\$43,486	\$27,530,986	\$4,030,986	1.17	1.17	3.22%
Ares PA Opportunities Fund, L.P. - Opportunistic Real Estate	2023	\$100,000,000	\$100,000,000	\$0	\$0	NM	NM	NM	NM	NM	NM
Blackstone Real Estate Partners IV, L.P.	2003	\$25,000,000	\$0	\$25,004,498	\$41,224,329	\$116,946	\$41,341,275	\$16,336,777	1.65	1.65	11.96%
Blackstone Real Estate Partners V, L.P.	2006	\$50,000,000	\$208,703	\$49,791,297	\$102,189,651	\$58,962	\$102,248,613	\$52,457,316	2.05	2.05	10.73%
Blackstone Real Estate Partners VI, L.P.	2007	\$75,000,000	\$552,134	\$74,791,104	\$157,954,267	\$54,044	\$158,008,311	\$83,217,206	2.11	2.11	12.69%
Blackstone Real Estate Partners VII, L.P.	2011	\$75,000,000	\$5,714,150	\$72,044,203	\$122,767,067	\$10,417,482	\$133,184,549	\$61,140,346	1.70	1.85	14.24%
Blackstone Real Estate Partners X, L.P.	2022	\$75,000,000	\$57,653,814	\$19,186,783	\$0	NM	NM	NM	NM	NM	NM
Blue Moon Senior Housing II Sidecar L.P.	2019	\$50,000,000	\$2,062,589	\$47,968,832	\$0	\$52,720,729	\$52,720,729	\$4,751,897	0.00	1.10	3.14%
Blue Moon Senior Housing II, L.P.	2019	\$50,000,000	\$1,948,911	\$48,051,089	\$0	\$47,567,523	\$47,567,523	-\$483,566	0.00	0.99	-0.35%
Blue Owl Real Estate Capital Fund IV, L.P.	2017	\$100,000,000	\$0	\$100,000,000	\$119,032,436	\$34,330,220	\$153,362,656	\$53,362,656	1.19	1.53	17.74%
Blue Owl Real Estate Capital Fund V, L.P.	2020	\$50,000,000	\$0	\$49,996,863	\$18,766,394	\$44,258,693	\$63,025,087	\$13,028,224	0.38	1.26	12.85%
Blue Owl Real Estate Capital Fund VI, L.P.	2022	\$75,000,000	\$58,767,343	\$16,107,047	\$652,781	NM	NM	NM	NM	NM	NM

Data as of September 30, 2024. Performance metrics calculated by NEPC based on data provided by the investment managers. Note that, due to rounding, there may be slight differences between the summed figures, subtotals, totals, and amounts shown elsewhere in this presentation.



# PERFORMANCE BY STRATEGY (CONTINUED)

Investments		Commitments		Contributions & Distributions		Valuations			Performance		
Investment Name	Vintage Year	Commitment	Unfunded Commitment	Paid In Capital	Cumulative Distributions	Valuation	Total Value	Net Benefit	DPI	TVPI	IRR
<b>Value Add/Oppportunistic (Continued)</b>											
BPG Investment Partnership IX, L.P.	2012	\$25,000,000	\$696,591	\$24,417,362	\$40,376,122	\$2,722	\$40,378,844	\$15,961,482	1.65	1.65	15.00%
BPG Investment Partnership VI, L.P.	2002	\$24,543,712	\$0	\$24,543,712	\$44,921,380	\$8,855	\$44,930,235	\$20,386,523	1.83	1.83	13.51%
BPG Investment Partnership VII, L.P.	2005	\$25,000,000	\$0	\$24,985,519	\$18,270,069	\$4,660,052	\$22,930,121	-\$2,055,398	0.73	0.92	-0.65%
C-III Recovery Fund III, L.P.	2017	\$100,000,000	\$2,860,947	\$96,799,611	\$8,471,944						
LEM Multifamily Fund VI, L.P.	2022	\$75,000,000	\$37,500,000	\$37,500,000	\$1,210,598	NM	NM	NM	NM	NM	NM
Lubert-Adler Real Estate Fund VII, L.P.	2014	\$25,000,000	\$625,000	\$24,375,000	\$14,355,221	\$9,063,116	\$23,418,337	-\$956,663	0.59	0.96	-0.70%
Mesirow Financial Real Estate Value Fund III, L.P.	2018	\$25,647,559	\$0	\$25,859,215	\$8,488,244	\$32,975,066	\$41,463,310	\$15,604,095	0.33	1.60	10.86%
Rockpoint Real Estate Fund III, L.P.	2007	\$50,632,887	\$4,241,165	\$50,675,144	\$68,151,141	\$1,144,218	\$69,295,359	\$18,620,215	1.34	1.37	13.40%
Rockpoint Real Estate Fund V, L.P.	2015	\$50,000,000	\$7,108,485	\$48,235,011	\$25,396,310	\$16,734,510	\$42,130,820	-\$6,104,191	0.53	0.87	-3.33%
Rubicon First Ascent Sidecar	2021	\$20,000,000	\$5,405,445	\$14,594,555	\$0	NM	NM	NM	NM	NM	NM
Rubicon First Ascent, L.P.	2021	\$30,000,000	\$9,625,260	\$20,374,740	\$0	\$17,420,279	\$17,420,279	-\$2,954,461	0.00	0.85	-12.44%
Scout Fund II-A, L.P.	2016	\$30,000,000	\$0	\$30,000,000	\$3,018,095	\$12,124,611	\$15,142,707	-\$14,857,293	0.10	0.50	-9.61%
Senior Housing Partners V, L.P.	2015	\$45,727,881	\$4,590,192	\$41,137,690	\$5,527,847	\$36,950,218	\$42,478,064	\$1,340,375	0.13	1.03	0.49%
Senior Housing Partners VI, L.P.	2019	\$100,000,000	\$18,680,844	\$81,225,114	\$0	\$68,717,073	\$68,717,073	-\$12,508,042	0.00	0.85	-5.97%
SRE Opportunity Fund III Select, L.P.	2018	\$50,000,000	\$20,242,500	\$29,897,486	\$19,237,003						
SRE Opportunity Fund III, L.P.	2018	\$50,000,000	\$6,686,439	\$47,153,386	\$16,863,561						
Starwood Global Opportunity Fund VII-A, L.P.	2006	\$35,000,000	\$0	\$35,000,000	\$27,413,405						
Starwood Global Opportunity Fund VIII, L.P.	2009	\$50,000,000	\$4,643,719	\$45,356,484	\$73,353,709						
Starwood Opportunity Fund VI, L.P.	2001	\$50,000,000	\$0	\$50,153,525	\$52,008,516						
ValStone Opportunity Fund V, LLC	2014	\$14,663,402	\$0	\$14,663,777	\$10,164,834	\$11,989,370	\$22,154,204	\$7,490,427	0.69	1.51	5.98%
Westbrook Real Estate Fund VI, L.P.	2006	\$35,000,000	\$0	\$38,550,099	\$38,837,150	\$145,228	\$38,982,378	\$432,279	1.01	1.01	0.23%
Westbrook Real Estate Fund VII, L.P.	2007	\$50,000,000	\$0	\$56,376,719	\$56,575,755	\$5,012,464	\$61,588,219	\$5,211,500	1.00	1.09	1.45%
Westbrook Real Estate Fund VIII, L.P.	2009	\$50,000,000	\$0	\$54,366,448	\$63,418,319	\$4,680,379	\$68,098,698	\$13,732,250	1.17	1.25	8.59%
<b>Total Value Add/Oppportunistic</b>		<b>\$1,873,428,967</b>	<b>\$377,346,175</b>	<b>\$1,530,195,617</b>	<b>\$1,196,298,616</b>	<b>\$746,953,081</b>	<b>\$1,943,251,697</b>	<b>\$413,056,080</b>	<b>0.78</b>	<b>1.27</b>	<b>6.24%</b>
<b>Total</b>		<b>\$4,876,156,577</b>	<b>\$394,194,822</b>	<b>\$4,534,282,969</b>	<b>\$4,089,198,111</b>				<b>0.90</b>		<b>5.53%</b>

Data as of September 30, 2024. Performance metrics calculated by NEPC based on data provided by the investment managers. Note that, due to rounding, there may be slight differences between the summed figures, subtotals, totals, and amounts shown elsewhere in this presentation.







## **APPENDIX 2:** Real Estate Strategy Summaries



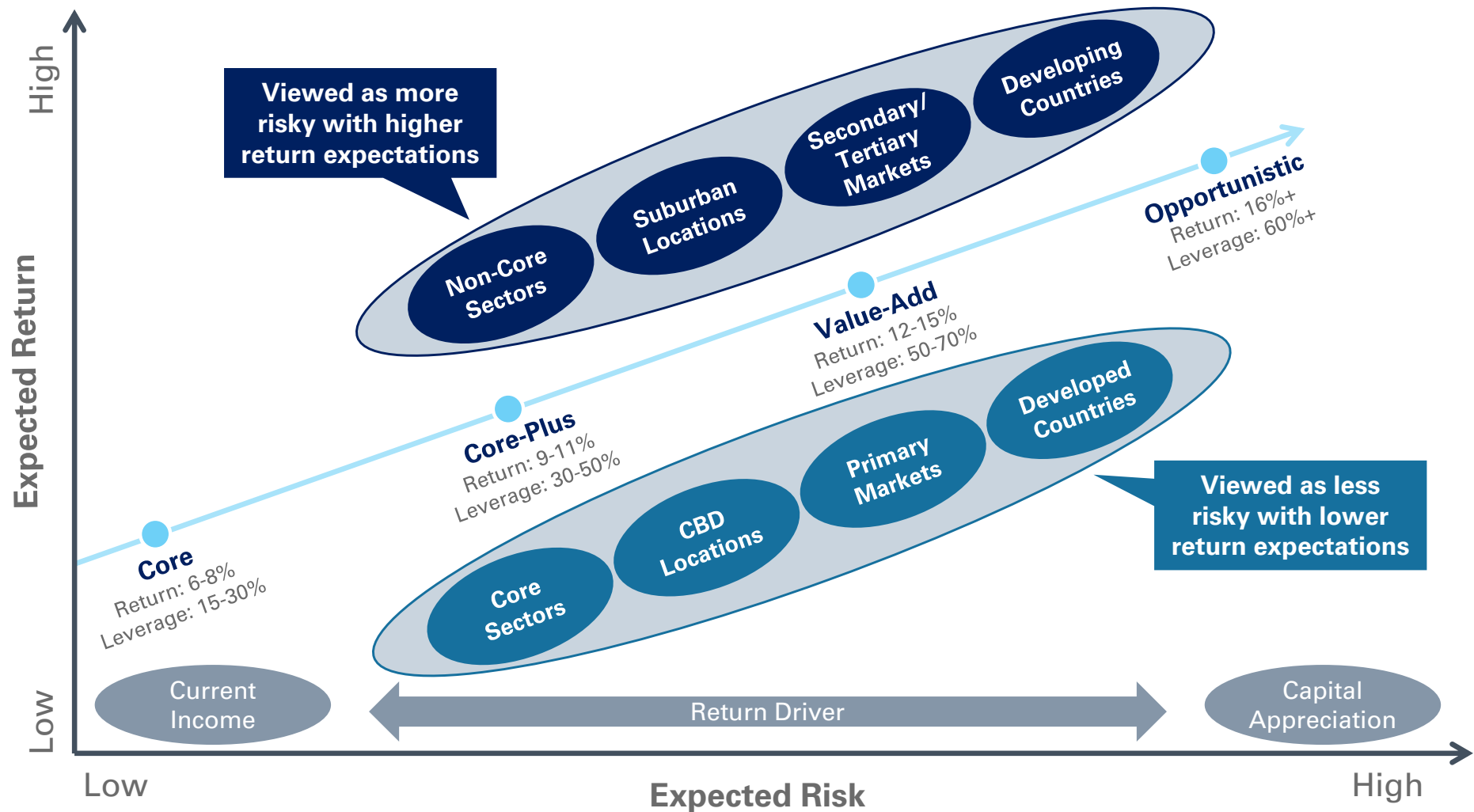
# SPECTRUM OF REAL ESTATE INVESTMENT STRATEGIES

	Real Estate Investment Style / Overview	Investment Strategy	Portfolio Role	Considerations
Core Strategies	<b>Core / Core-Plus</b> <ul style="list-style-type: none"> <li>Return driver: income</li> <li>Primary vehicle: open-end funds</li> <li>Historical avg. returns: 7-8% / 8%-10%</li> <li>Leverage: 15-40% / 40%-50%</li> <li>Hold period: long-term</li> </ul>	Stabilized income producing assets	<ul style="list-style-type: none"> <li>Current income</li> <li>Broad exposure to commercial real estate (asset class beta)</li> <li>Inflation protection</li> </ul>	<ul style="list-style-type: none"> <li>Vehicles are semi-liquid (entrance/exit queues)</li> <li>Limited alpha producing opportunities</li> </ul>
	<b>RE Securities</b> <ul style="list-style-type: none"> <li>Return driver: income</li> <li>Primary vehicle: REIT funds</li> <li>Historical avg. returns: 7-9%</li> <li>Leverage: 30-50%</li> <li>Hold period: long-term</li> </ul>	Stabilized income producing assets	<ul style="list-style-type: none"> <li>Current income (dividends)</li> <li>Long-term exposure to commercial real estate (beta)</li> <li>Long-term inflation protection</li> </ul>	<ul style="list-style-type: none"> <li>Volatility</li> <li>Equity correlation</li> </ul>
Non-Core Strategies	<b>Value-Add</b> <ul style="list-style-type: none"> <li>Return driver: income/appreciation</li> <li>Primary vehicle: varies</li> <li>Historical avg. returns: 8-10%</li> <li>Leverage: 40-70%</li> <li>Hold period: 3-5 years</li> </ul>	Properties requiring lease-up, repositioning, renovation or rehabilitation	<ul style="list-style-type: none"> <li>Provides part current income and capital appreciation</li> <li>Some inflation protection</li> </ul>	<ul style="list-style-type: none"> <li>Vehicles are semi-liquid or illiquid</li> <li>Vintage year is important</li> <li>Higher leverage vs. core</li> <li>Poor benchmarks</li> </ul>
	<b>Opportunistic</b> <ul style="list-style-type: none"> <li>Return driver: appreciation</li> <li>Primary vehicle: closed-end funds</li> <li>Historical avg. returns: 10-12%</li> <li>Leverage: 60%+</li> <li>Hold period: varies</li> </ul>	Distressed investments, recapitalizations, development, etc.	<ul style="list-style-type: none"> <li>Real estate alpha through capital appreciation with minimal current income</li> </ul>	<ul style="list-style-type: none"> <li>Vehicles are illiquid</li> <li>Vintage year is important</li> <li>High leverage</li> <li>Poor benchmarks</li> </ul>



# RELATIVE EXPECTED RISK RETURN PROFILE

## ILLUSTRATIVE RISK / RETURN PROFILE





# **APPENDIX 3:** Disclaimers & Disclosures



# DISCLAIMER

Past performance is no guarantee of future results.

The opinions presented herein represent the good faith views of NEPC as of the date of this report and are subject to change at any time.

Information used to prepare this report was obtained directly from the investment managers or custodians, and market index data was provided by other external sources. While NEPC has exercised reasonable professional care in preparing this report, we cannot guarantee the accuracy of all source information contained within.



# ALTERNATIVE INVESTMENT DISCLOSURES

In addition, it is important that investors understand the following characteristics of non-traditional investment strategies including hedge funds, real estate and private equity:

1. Performance can be volatile and investors could lose all or a substantial portion of their investment
2. Leverage and other speculative practices may increase the risk of loss
3. Past performance may be revised due to the revaluation of investments
4. These investments can be illiquid, and investors may be subject to lock-ups or lengthy redemption terms
5. A secondary market may not be available for all funds, and any sales that occur may take place at a discount to value
6. These funds are not subject to the same regulatory requirements as registered investment vehicles
7. Managers may not be required to provide periodic pricing or valuation information to investors
8. These funds may have complex tax structures and delays in distributing important tax information
9. These funds often charge high fees
10. Investment agreements often give the manager authority to trade in securities, markets or currencies that are not within the manager's realm of expertise or contemplated investment strategy