



# Board of Retirement Regular Meeting

## Sacramento County Employees' Retirement System

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### Agenda Item 17

**MEETING DATE:** March 19, 2025

**SUBJECT:** Investment Performance Report—Real Estate

**SUBMITTED FOR:**  Action  Information

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#### **RECOMMENDATION**

Receive and file the performance report on real estate investments for the quarter ended December 31, 2024, as presented by Townsend Group.

#### **PURPOSE**

This item complies with SCERS' investment policy statement reporting requirements and contributes to the effective management and oversight of investment activities.

#### **DISCUSSION**

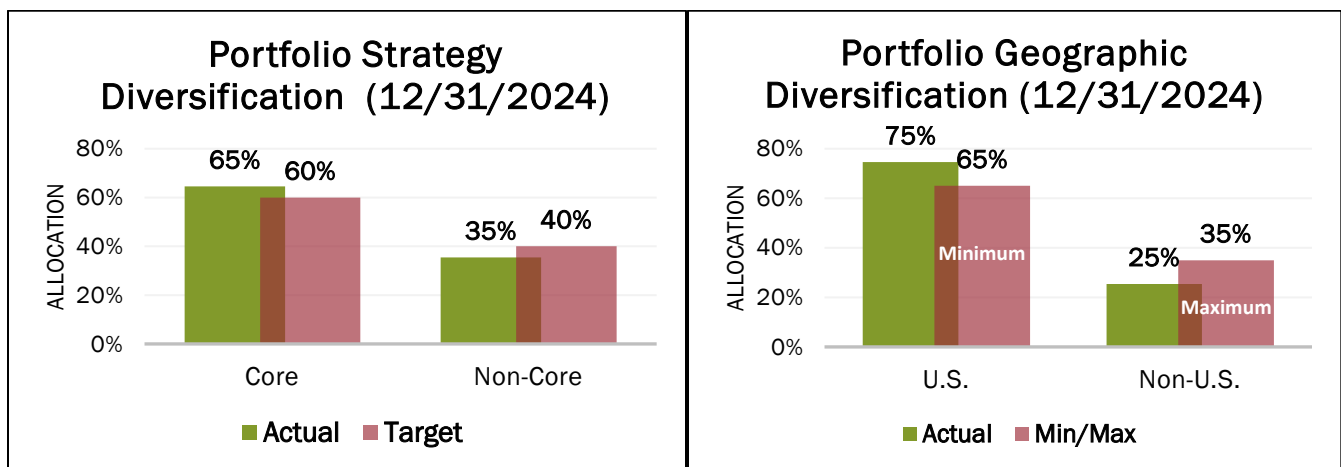
This memorandum provides a summarized table of SCERS' Real Estate period returns, which are provided within Townsend's Quarterly Performance Review, and highlights notable manager performance, along with any recent real estate investments made by SCERS.

SCERS' Real Estate actual invested allocation is 6.5% as of December 31, 2024, under the target allocation of 9.0% and slightly under the allocation range of 7.0%-11.0%. SCERS' real estate portfolio allocations for both Core and Non-Core strategies continue to increase toward target for 2025.

**SCERS REAL ESTATE PERFORMANCE SUMMARY**  
**Quarter Reporting Period Ended December 31, 2025**

| SUB-ASSET CLASS                      | Quarter 12/31/24 | 1-Year       | 3-Year       | 5-Year      | Since Inception | Since Inception Date |
|--------------------------------------|------------------|--------------|--------------|-------------|-----------------|----------------------|
| <b>SCERS Real Estate Portfolio</b>   | <b>-0.6%</b>     | <b>-4.1%</b> | <b>-3.5%</b> | <b>2.9%</b> | <b>7.8%</b>     | Nov-86               |
| (65%) NFI-ODCE + (35%) NFI-ODCE + 1% | 1.0%             | -1.9%        | -2.8%        | 2.3%        | 6.0%            | Nov-86               |
| <b>Core Portfolio</b>                | <b>0.9%</b>      | <b>-1.9%</b> | <b>-2.7%</b> | <b>4.0%</b> | <b>6.7%</b>     | Nov-86               |
| NFI-ODCE Index                       | 1.0%             | -2.3%        | -3.1%        | 2.0%        | 5.7%            |                      |
| <b>Non-Core Portfolio</b>            | <b>-3.4%</b>     | <b>-8.2%</b> | <b>-5.4%</b> | <b>0.1%</b> | <b>4.3%</b>     | Jun-06               |
| Value Add Portfolio                  | -3.4%            | -6.0%        | -1.0%        | 6.1%        | 5.0%            | Jun-06               |
| Opportunistic                        | -3.6%            | -13.1%       | -13.2%       | -9.2%       | 5.3%            | May-13               |
| NFI-ODCE + 1% Index                  | 1.2%             | -1.3%        | -2.1%        | 3.0%        | 6.7%            |                      |

**SCERS PORTFOLIO DIVERSIFICATION**



**SCERS PORTFOLIO RESULTS**

For the quarter ended December 31, 2024, SCERS’ Real Estate portfolio was down -0.6%, below the NFI-ODCE blended benchmark return of 1.0%. The Core portfolio return of 0.9% slightly underperformed the NFI-ODCE return of 1.0%. The Non-Core portfolio return of -3.4% underperformed against the NFI-ODCE + 1% benchmark return of 1.2%.

SCERS’ Real Estate portfolio performance was negatively impacted by SCERS’ non-U.S. investments denominated in Euros. While SCERS’ core portfolio performed in line with the benchmark, the non-core portfolio significantly underperformed due primarily to the negative currency but also as a result of weak market fundamentals i.e. minimal rental growth and lower occupancy.

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Below are notable top and bottom-performing funds during the quarter ended December 31, 2024:

- Top performing funds:
  - Core:
    - Townsend Real Estate Fund: +4.9%
    - MetLife Core Property Fund: +1.9%
    - Clarion Lion Properties Fund: +1.7%
  - Non-Core:
    - Sculptor Real Estate Fund III: +8.5%
    - KKR Real Estate Partners Americas: +2.7%
    - Hammes Partners II: +2.4%

Bottom performing funds:

- Core:
  - Prologis European Logistics Fund: -5.3% in U.S. Dollars (+1.8% in Euros)
  - Townsend Core Real Estate Fund-U.S.: +0.7%
- Non-Core:
  - NREP Nordic Strategies Fund II: -21.8% in U.S. Dollars (-15.9% in Euros)
  - Carlyle China Realty: -11.5%
  - Carlyle China Project Rome Co-Investment: -11.4%

## **NEW INVESTMENTS**

During the quarter ended December 31, 2024, SCERS made the following new commitments:

- Sculptor Real Estate Fund V (Non-Core): \$50 million

## **ATTACHMENTS**

- Board Order
- Townsend's Real Estate Portfolio Performance Measurement Report for the Quarter ended December 31, 2024

Prepared by:

/S/

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JR Pearce  
Senior Investment Officer

Reviewed by:

/S/

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Steve Davis  
Chief Investment Officer

/S/

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Eric Stern  
Chief Executive Officer



# Retirement Board Order

## Sacramento County Employees' Retirement System

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Before the Board of Retirement  
March 19, 2025

AGENDA ITEM:

### Investment Performance Report—Real Estate

THE BOARD OF RETIREMENT hereby approves Staff's recommendation to receive and file the performance report on real estate investments for the quarter ended December 31, 2024, as presented by Townsend Group.

I HEREBY CERTIFY that the above order was passed and adopted on March 19, 2025 by the following vote of the Board of Retirement, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ALTERNATES:

(Present but not voting)

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James Diepenbrock  
Board President

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Eric Stern  
Chief Executive Officer and  
Board Secretary



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Real Estate Portfolio

# Performance Measurement Report

Fourth Quarter 2024



# SCERS Real Estate Portfolio Overview



- SCERS has a target real estate allocation of 9% with an allowable range of 7.0%-11.0%. As of the end of the fourth quarter, 2024 (the “Quarter”), the Real Estate Portfolio was below the real estate target and below the allowable range at 6.5%. While the real estate allocation at 6.5% is less than the 7% minimum, we note that 1.5% of capital is undrawn as of the fourth quarter. As noted in the past, it is likely not all capital will be drawn, but SCERS is constantly evaluating new investment opportunities to deploy capital. Core Real Estate currently makes up 64.5% of the portfolio, with the remaining 35.5% in Non-Core Real Estate.

**SCERS' Real Estate Portfolio Construction:**

|                           | Minimum | Target     | Maximum | Policy Index Benchmark            |
|---------------------------|---------|------------|---------|-----------------------------------|
| Total Real Estate Program | 7%      | <b>9%</b>  | 11%     | Custom blend of benchmarks below: |
| Core Real Estate          | 50%     | <b>60%</b> | 80%     | 60% NFI-ODCE +                    |
| Non-Core Real Estate      | 30%     | <b>40%</b> | 50%     | 40% NFI-ODCE + 1%                 |
| U.S. Real Estate          | 60%     | <b>65%</b> | 80%     |                                   |
| Non-U.S. Real Estate      | 0%      | <b>35%</b> | 35%     |                                   |

- Performance of the Core Portfolio is evaluated over rolling 10-year time periods relative to the NCREIF Fund Index of Open-End Diversified Core Equity funds (“NFI-ODCE”), net of fees. The NFI-ODCE represents the aggregation of twenty-six Diversified Core open-end commingled funds invested across the United States.
- In July of 2017, Staff and Townsend recommended revising the Real Estate IPS to reflect transition away from IMAs, including removal of the Core vehicle constraints of 0-60% (30% target) for funds and 40-100% (70% target) for IMAs, which was subsequently approved by the Board.
- In 2022, SCERS amended the risk sector allocation policy to 60% Core investments and 40% Non-Core investments. The geographic allocation policy was simultaneously amended to allow up to 35% ex-US investments.
- The loan-to-value ratio of the Private Real Estate Portfolio was 40.9% at the end of the fourth quarter of 2024. The loan-to-value ratio of the Core Portfolio was 35.1%, below the 40.0% leverage constraint for Core as approved by the Board. As a point of reference, the loan-to-value ratio of the NFI-ODCE was 26.8% as of the fourth quarter. The Non-Core Portfolio reported a loan-to-value ratio of 49.2%.

# Portfolio Funding Status

- The following slides provide a review of key information of the SCERS Real Estate Portfolio (the “Portfolio”) through December 31, 2024.
- A detailed performance report is also provided in Exhibit A.
- Figures exclude commitments / redemptions / dispositions approved subsequent to quarter-end and future distributions.
- Unfunded commitments may never be fully drawn.
- Over the past 12 months, SCERS has made two commitments: a) an Opportunistic investment in a global fund specializing in the development of state-of-the-art cold warehouses and b) an Opportunistic investment with an existing manager. Furthermore, after the close of the fourth quarter, SCERS made new commitments to a Core Plus fund and a Value Added fund focusing on domestic multifamily properties.

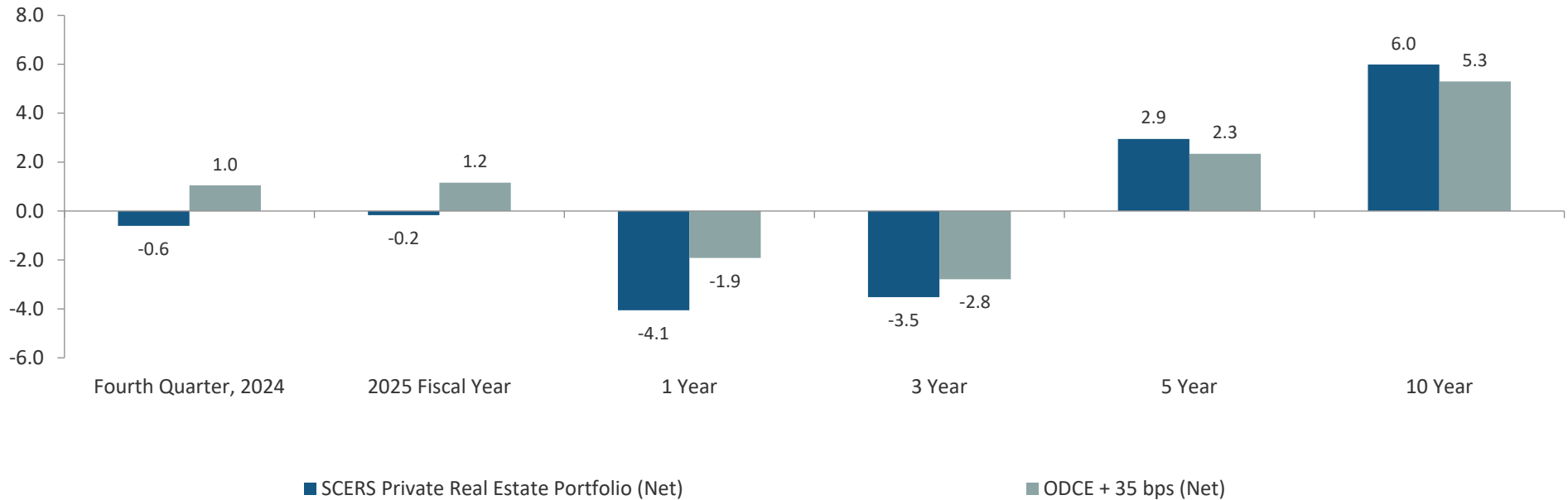
| SCERS Portfolio Snapshot<br><i>As of December 31, 2024</i>  | Market Value<br>(in millions of dollars)* | % of SCERS Plan    | % of Real Estate |
|---|---|--------------------|------------------|
| <b>SCERS Total Plan Assets</b>                              | <b>13,881</b>                             | <b>100.0%</b>      |                  |
| <b>Private Portfolio Target</b>                             | <b>1,249</b>                              | <b>9.0%**</b>      |                  |
| <b>Private Portfolio Permissible Range</b>                  |   | <b>7.0-11.0%**</b> |                  |
| <b>Private Real Estate</b>                                  |   |                    |                  |
| Core Portfolio  | 583                                       | 4.2%               | 64.5%            |
| Non-Core Portfolio  | 320                                       | 2.3%               | 35.5%            |
| <b>Total SCERS Private Real Estate Market Value</b>         | <b>904</b>                                | <b>6.5%</b>        |                  |
| <b>Total SCERS Private Real Estate Unfunded Commitments</b> | <b>205</b>                                | <b>1.5%</b>        |                  |

\* Figures may not add due to rounding

\*\* The 9% Private Portfolio (RE) target and permissible range were approved during the third quarter of 2021

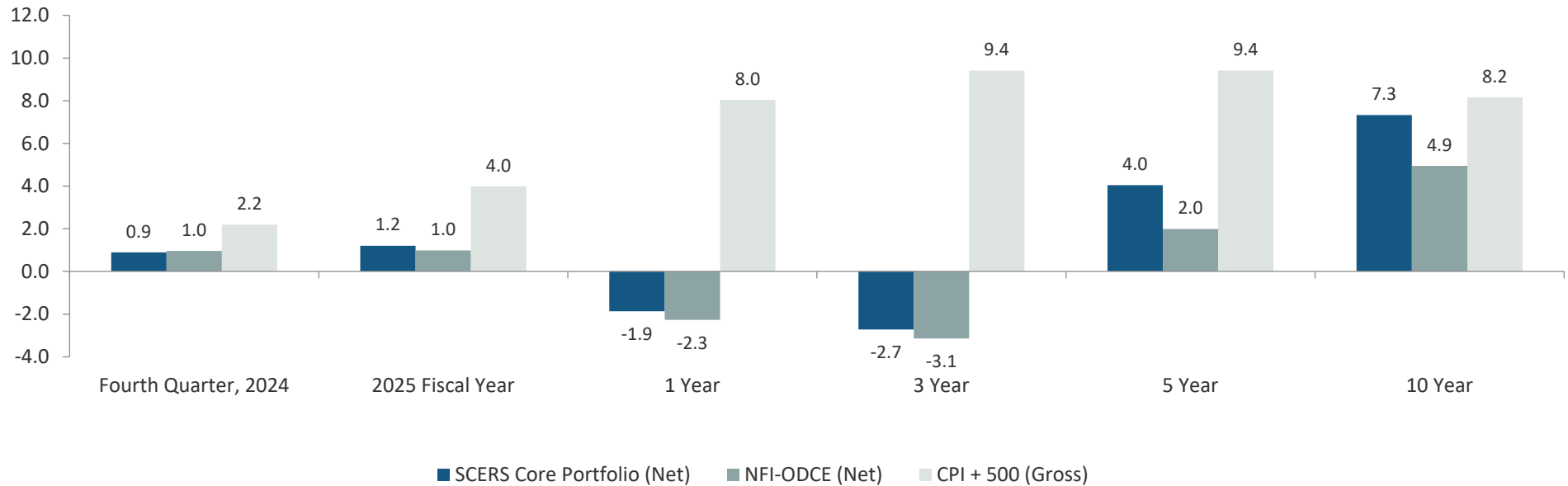


# Private Real Estate Performance



- The SCERS Private Real Estate Portfolio includes: (1) Core Real Estate and (2) Non-Core Real Estate.
- The SCERS Private Real Estate Benchmark is comprised of the NFI-ODCE (Core Benchmark, net) (65%) and the NFI-ODCE + 100bps (Non-Core Benchmark, net) (35%), resulting in an NFI-ODCE + 35bps (net) portfolio benchmark.
- The SCERS Private Real Estate Portfolio generated negative returns in the fourth quarter of 2024, underperforming the benchmark by 165 basis points. Underperformance was driven by the Non-Core Portfolio. Investments outside the United States, especially funds with exposure to Japan, the Nordics, and Chinese logistics, contributed most to the underperformance.
- However, the SCERS Total Real Estate Portfolio continues to outperform the benchmark over longer time periods.

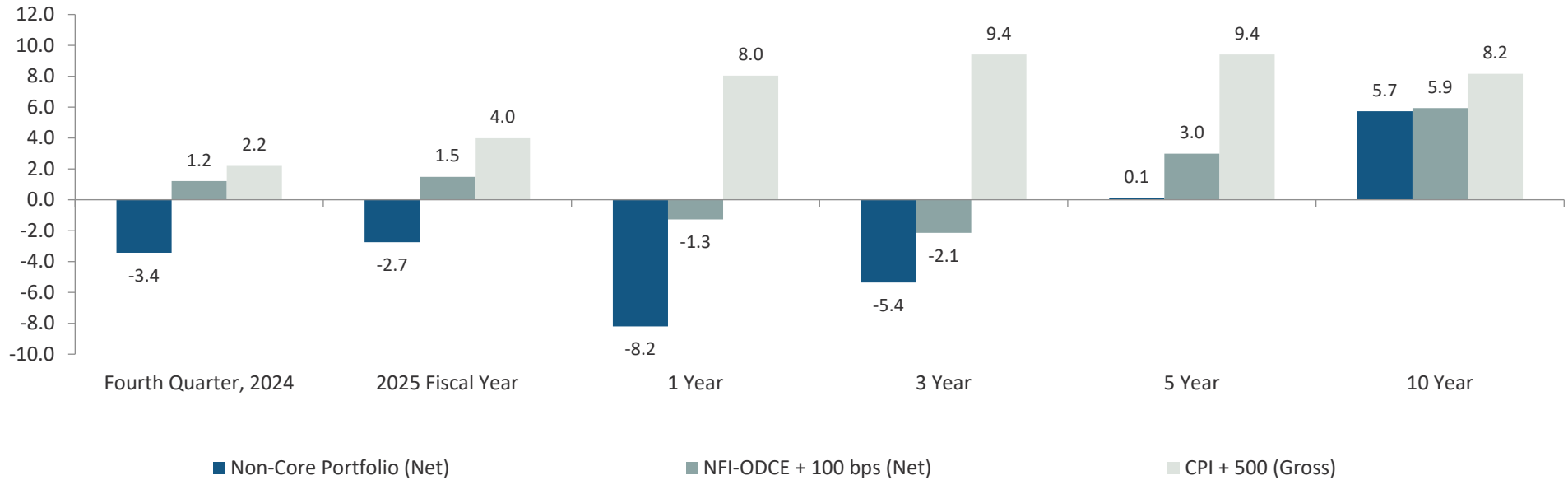
# Core Portfolio Performance



- The SCERS Core Portfolio consists of eight open-ended commingled funds. These include several diversified Core and Core Plus funds, as well as two sector specific industrial funds.
- Performance of the Core Portfolio is evaluated relative to the NCREIF Fund Index of Open-End Diversified Core Equity funds (“NFI-ODCE”), net of fees. In aggregate, the Core Portfolio outperforms the NFI-ODCE, net of fees, over almost all time periods, and performed roughly in-line with the NFI-ODCE during the quarter.
- During the quarter, the Core portfolio generated a 0.9% net return. Seven out of the eight core positions generated positive returns. The strongest absolute performers were Townsend Real Estate Fund and Metlife Core Property Fund generating 4.9% and 1.9%, respectively. The largest detractor for the quarter was Prologis European Logistics Fund.

Note: EX-US funds produced the following 4Q24 net returns in local currency: Prologis European Logistics Fund (Euro) 1.8%.

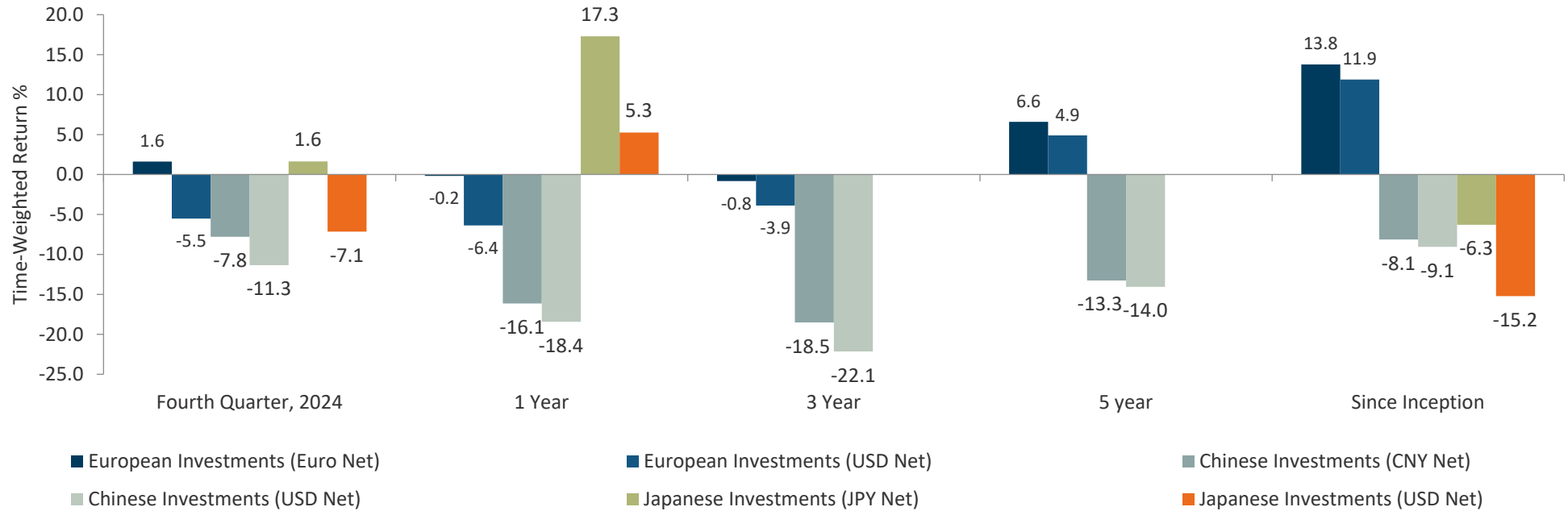
# Non-Core Portfolio Performance



- The SCERS Non-Core Portfolio includes both Value Added and Opportunistic Real Estate strategies, which are defined in the Glossary of Terms.
- The Non-Core Portfolio’s performance has been mixed – underperforming over shorter time periods but performing roughly in-line with the benchmark during the 10-year period.
- During the quarter, the Non-Core Portfolio underperformed the benchmark by 464 basis points, recording net returns of -3.4%. The underperformance is attributed to international investments including NREP Nordic Strategies Fund II (-21.8% net), Carlyle China Realty (-11.5% net), Carlyle China Project Rome Co-Investment (-11.4% net), LaSalle China Logistics Venture (-11.2% net), and Seven Seas Japan Opportunity Fund (-7.1% net).

*Note: EX-US funds produced the following 4Q24 net returns in local currency: DRC European Real Estate Debt Fund II (Pound Sterling) 0.0%, ECE European Prime Shopping Centre Fund II (Euro) -0.1%, NREP Nordic Strategies Fund II (Euro) -15.9%, NREP Nordic Strategies Fund III (Euro) 4.7%, NREP Nordic Strategies Fund IV (Euro) 6.1%, NREP Nordic Strategies Fund V (Euro) 7.4%, Seven Seas Japan Opportunity Fund 1.6% (Japanese Yen), LaSalle China Logistics Venture (Chinese Yuan) -7.6%, Carlyle China Realty Fund (Chinese Yuan) -8.0%, and Carlyle’s Project Rome (Chinese Yuan) -7.9%*

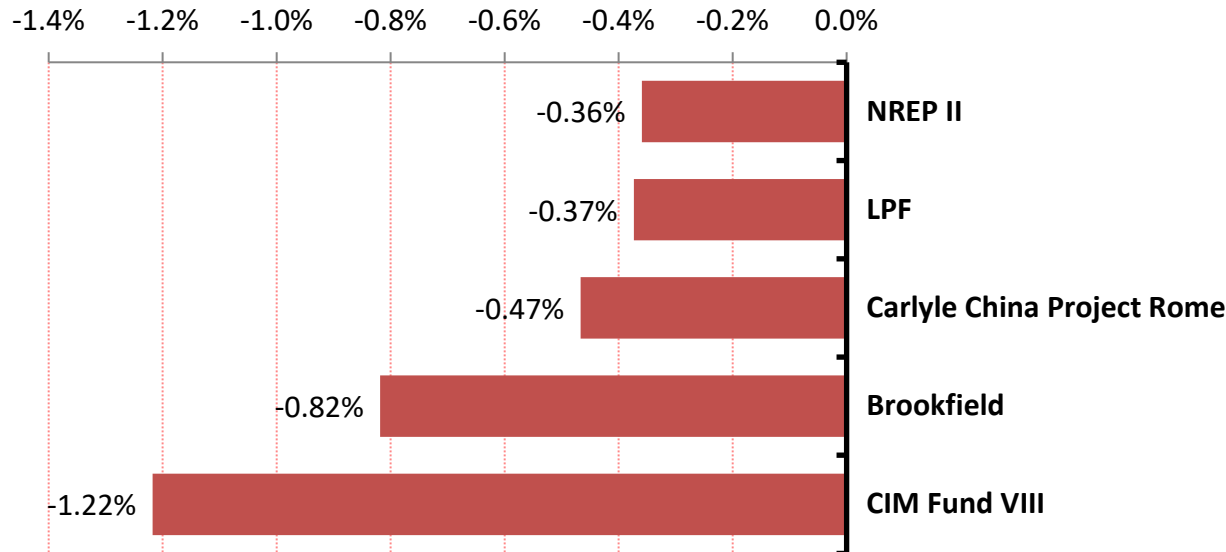
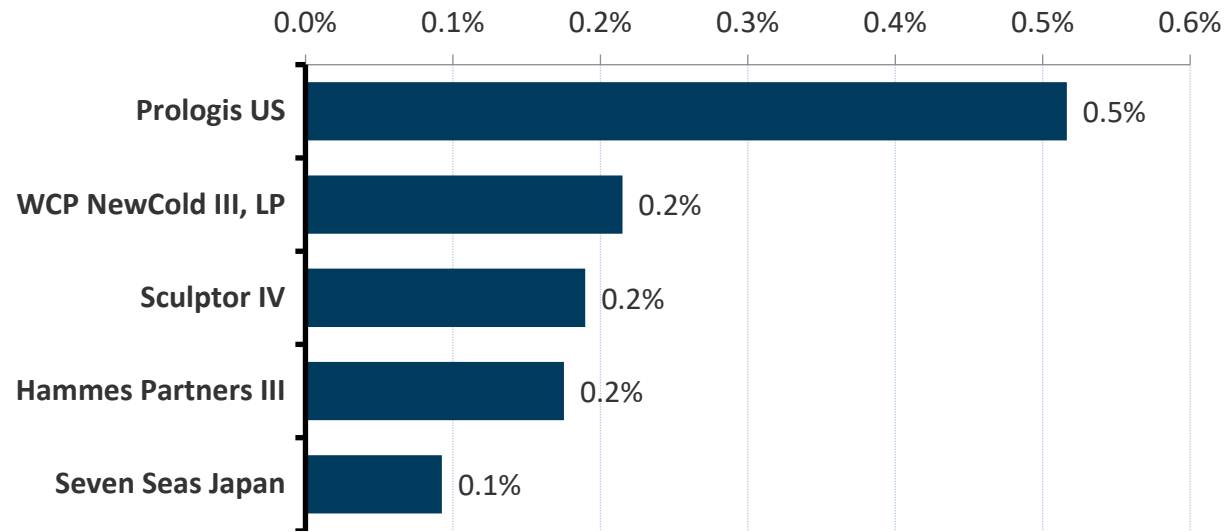
# Ex-US Portfolio Performance



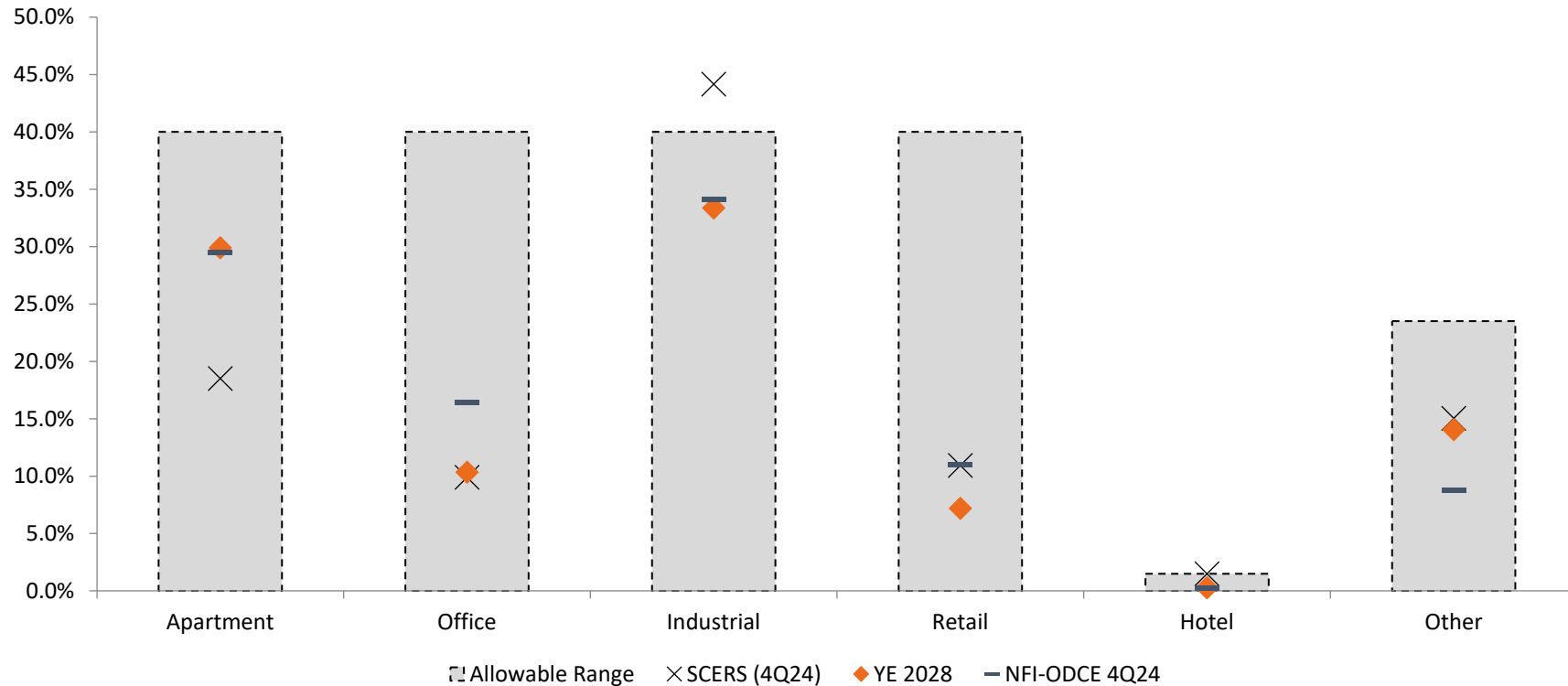
- 28.3% of the SCERS Portfolio is comprised of ex-US investments. SCERS does not separately hedge foreign currency exposures and pays liabilities in US dollars, so FX movement will impact performance of unhedged investments. The chart above isolates European, Chinese, and Japanese investments and displays performance both before and after currency conversion.
- During the quarter, currency movement detracted from otherwise positive performance in Europe and Japan. Currency impacts on performance tend to be cyclical in nature.
- The SCERS Euro Denominated Composite includes: ECE European Prime Shopping Center Fund II, NREP Nordic Strategies Funds II-V, and Prologis European Logistics Fund (PELF).
  - Performance calculation begins 1Q15.
  - For the purposes of this composite, DRC has been excluded since it is a British Pound denominated fund.
- The SCERS Chinese Yuan Composite includes: Carlyle China Realty Fund, Carlyle’s Project Rome, and LaSalle China Logistics Venture.
  - Performance calculation begins 3Q17.
  - Carlyle and LaSalle investments are USD denominated at the fund level, but property values are exposed to currency translation.
- The SCERS Japanese Yen Composite includes: Seven Seas Japan Opportunity Fund
  - Performance calculation begins 2Q22.

# Performance Attribution - One Year Period

- Over the trailing twelve-month period, the top five performers were led by one Core fund, with several Non-Core investments also showing strong performance.
- The largest detractors were mainly Core and Opportunistic funds with large office exposures.
- CIM Fund VIII was the largest detractor over the period, primarily due to significant depreciation in the fund's valuation, particularly in office assets that have been challenged since COVID.
- Brookfield Premier Real Estate Partners was the second largest detractor due to valuation write-downs, also primarily in the office sector.
- Finally, Carlyle China Project Rome was impacted by depreciation in its warehouse portfolio. Recent challenges in the Chinese logistics market have led to slower than expected leasing activity, further stalled by low domestic business confidence.



# Real Estate Portfolio Diversification – Property Type

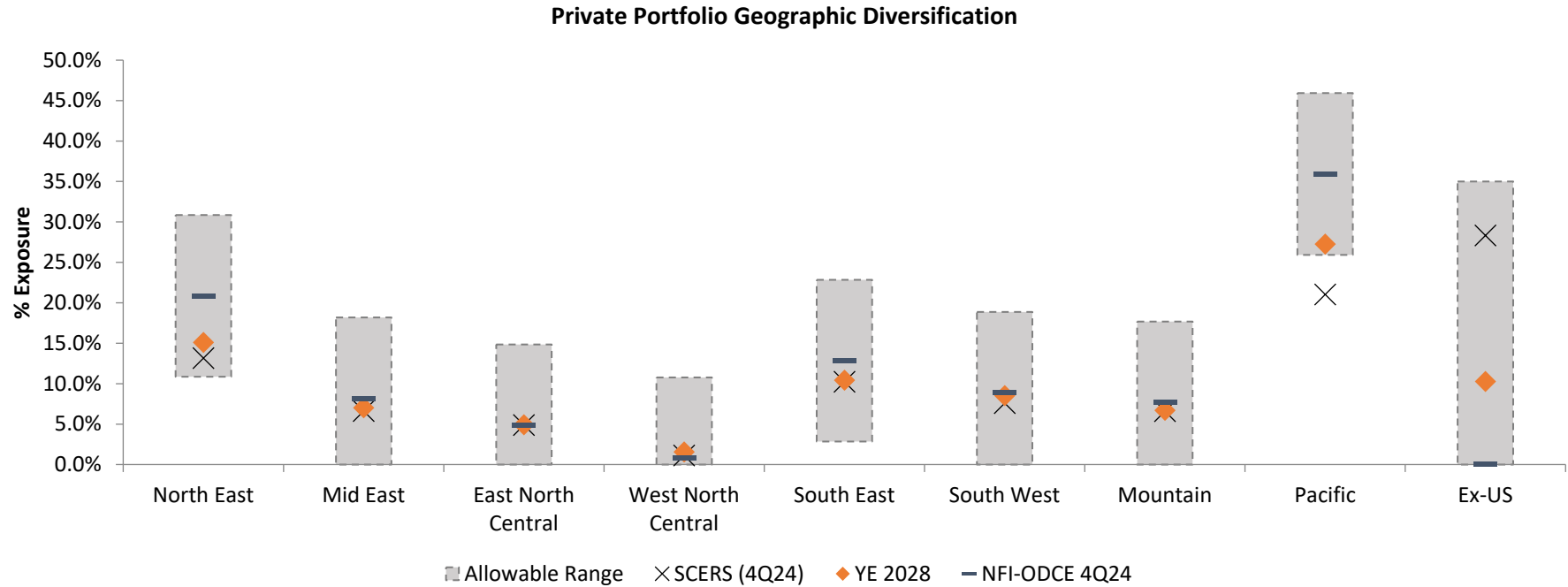


- Diversification of the Private Portfolio is compared to the that of NFI-ODCE. SCERS has imposed a 40% maximum limit for each property type, except the “Other” sector which has a maximum limit of 25%\*. The SCERS Real Estate Policy also allows for temporary deviations from this for added flexibility, allowing the portfolio to take advantage of opportunities during different parts of the market cycle.
- As of the fourth quarter, the industrial property type was the only sector outside the current set limit of 40%. However, the industrial exposure is anticipated to decrease further as new non-industrial investments continue to call capital.
- “Other” property type exposure includes Sculptor Real Estate Fund III\*\* (senior living), Sculptor Real Estate Fund IV (senior living and entertainment), CIM Fund VIII (condominiums), Hammes Partners II, III and IV (medical office), NREP Nordic Strategies Fund II (student housing and senior living), NREP Nordic Strategies Fund III (senior living), NREP Nordic Strategies Fund IV (senior living), and NREP Nordic Strategies Fund V (senior living).

\* The 25% limit is for “Other” property type exposure including hotels. However, our chart currently separates the “Hotel” property sector from “Other” due to align with the NFI-ODCE classifications.

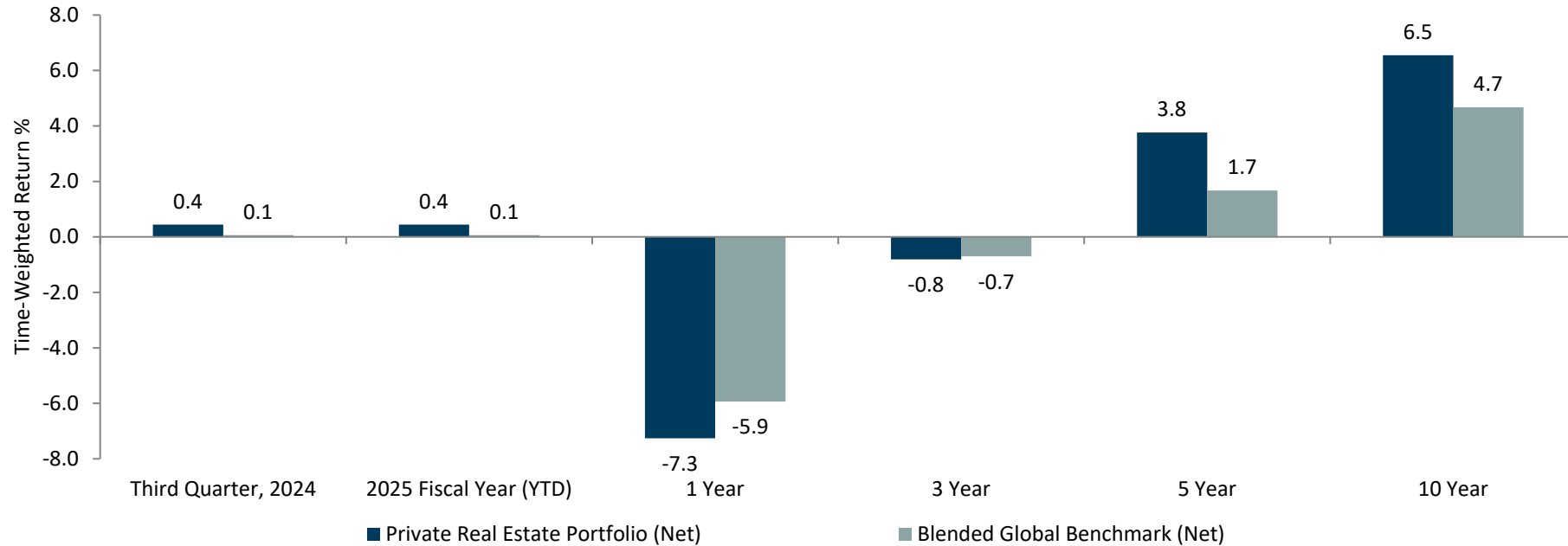
\*\* Sculptor Real Estate Fund III was previously called Och-Ziff Real Estate Fund III.

# Real Estate Portfolio Diversification – Geographic Region



- The diversification of the Private Portfolio is compared to the diversification of the NFI-ODCE, with a permissible deviation of  $\pm 10.0\%$  for each region. Ex-US exposure is limited to 35.0% of the Total Real Estate Portfolio.
- As of the fourth quarter, the Real Estate Portfolio was in compliance across all regions, excluding the Pacific.
- Several funds report exposure as “Various-US,” comprised of investments across multiple regions that are not easily separated. As of quarter-end, Various-US exposure made up 0.4% of the Real Estate Portfolio.
- The Real Estate Portfolio's international exposure is 28.3%, well within the 35% limit, and will remain similar as newer funds such as NREP Nordic Strategies Fund III, IV and V, as well as LaSalle China Logistics, WCP NewCold III, Sculptor V, and Seven Seas Japan continue to call capital and purchase assets in Europe and Asia while older vintage funds liquidate.
- Ex-US exposure consists of China (4.1%), Denmark (3.6%), Sweden (3.6%), Germany (3.0%), United Kingdom (2.3%), Finland (2.0%), Poland (1.9%), Japan (1.5%), Netherlands (1.4%), France (1.3%), and other countries (4.5%).

# Private Real Estate Performance – Global Ancillary Benchmark (3Q24)



- The Global Ancillary Benchmark is made-up of the NFI-ODCE (Core), NFI-ODCE + 100bps (Non-Core), GREFI Europe Core, GREFI Europe Non-Core, and GREFI Non-Core Asia Pacific to create a global blended benchmark based on weighted average invested capital for each strategy.
  - GREFI reports on a 12 week lag. As a result, the ancillary benchmark is reported to SCERS on a quarterly lag.
- The Real Estate Portfolio's international exposure was 23.5% in 3Q24 (as of 4Q24, the international exposure was 28.3%, with the increase being primarily attributed to WCP NewCold III's exposure to Asia and Europe), well within its 35% constraint. International exposure is mainly Non-Core in nature, except the Prologis Targeted Europe Logistics Fund (a Core investment).
- The SCERS Private Real Estate Portfolio has outperformed its secondary benchmark over the short-term and long-term but underperformed over the trailing one-year.



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Performance Flash Report

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| Portfolio Composition (\$) |              |             |                    |             |                      |             |                      |              |
|----------------------------|--------------|-------------|--------------------|-------------|----------------------|-------------|----------------------|--------------|
| Total Plan Assets          | Allocation   |             | Market Value       |             | Unfunded Commitments |             | Remaining Allocation |              |
| 13,880,754,769             | Core         | 5.5%        | 583,403,722        | 4.2%        | 0                    | 0.0%        | 180,037,790          | 1.3%         |
|                            | Non-Core     | 3.5%        | 320,487,373        | 2.3%        | 204,909,261          | 1.5%        | -213,079,652         | -1.5%        |
|                            | <b>Total</b> | <b>9.0%</b> | <b>903,891,095</b> | <b>6.5%</b> | <b>204,909,261</b>   | <b>1.5%</b> | <b>-33,041,861</b>   | <b>-0.2%</b> |

| Performance Summary  | Quarter (%) |      | 1 Year (%) |      | 3 Year (%) |      | 5 Year (%) |      |
|--|-------------|------|------------|------|------------|------|------------|------|
|  | TGRS        | TNET | TGRS       | TNET | TGRS       | TNET | TGRS       | TNET |
| Core Portfolio (Commingled Funds & Separate Accounts)            | 1.1         | 0.9  | -1.2       | -1.9 | -2.2       | -2.7 | 5.0        | 4.0  |
| Non-Core Portfolio (Value Added & Opportunistic, 1Q2007 Forward) | -2.8        | -3.4 | -6.1       | -8.2 | -3.3       | -5.4 | 3.8        | 0.1  |
| Private Real Estate Portfolio                                    | -0.3        | -0.6 | -2.9       | -4.1 | -2.6       | -3.5 | 4.7        | 2.9  |
| NFI-ODCE (Core)  | 1.2         | 1.0  | -1.4       | -2.3 | -2.3       | -3.1 | 2.9        | 2.0  |
| NFI-ODCE + 100 bps (Non-Core)                                    | 1.4         | 1.2  | -0.4       | -1.3 | -1.3       | -2.1 | 3.9        | 3.0  |
| NFI-ODCE + 35 bps (Private Portfolio)                            | 1.2         | 1.0  | -1.1       | -1.9 | -2.0       | -2.8 | 3.2        | 2.3  |

| Funding Status (\$)                                       | Investment Vintage Year | Commitment Amount  | Funded Amount      | Unfunded Commitments | Capital Returned   | Market Value       | Market Value (%) | Market Value + Unfunded Commitments (%) |
|---|-------------------------|--------------------|--------------------|----------------------|--------------------|--------------------|------------------|---|
| <b>Core Commingled Funds</b>                              |                         |                    |                    |                      |                    |                    |                  |   |
| Brookfield Premier Real Estate Partners                   | 2018                    | 100,000,000        | 100,000,000        | 0                    | 25,568,789         | 92,611,879         | 10.2             | 8.7                                     |
| Lion Properties Fund                                      | 2018                    | 152,400,000        | 158,880,273        | 0                    | 81,368,978         | 103,101,600        | 11.4             | 9.7                                     |
| MetLife Core Property Fund                                | 2013                    | 35,000,000         | 55,099,893         | 0                    | 25,209,249         | 70,449,586         | 7.8              | 6.7                                     |
| Principal U.S. Property Account                           | 2015                    | 35,000,000         | 35,000,000         | 0                    | 0                  | 54,414,277         | 6.0              | 5.1                                     |
| Prologis European Logistics Fund <sup>1,3</sup>           | 2016                    | 78,037,070         | 80,543,205         | 0                    | 50,127,453         | 56,924,329         | 6.3              | 5.4                                     |
| Prologis Targeted U.S. Logistics Fund                     | 2015                    | 50,000,000         | 50,507,519         | 0                    | 67,391,555         | 75,401,506         | 8.3              | 7.1                                     |
| Townsend Core Real Estate Fund – US, LP <sup>3</sup>      | 2024                    | 96,064,202         | 92,064,200         | 0                    | 0                  | 92,698,796         | 10.3             | 8.8                                     |
| Townsend Real Estate Fund, L.P. <sup>3</sup>              | 2016                    | 90,000,000         | 120,975,151        | 0                    | 144,303,034        | 37,801,749         | 4.2              | 3.6                                     |
| <b>Core Commingled Funds</b>                              | <b>1986</b>             | <b>636,501,272</b> | <b>693,070,241</b> | <b>0</b>             | <b>393,969,058</b> | <b>583,403,722</b> | <b>64.5</b>      | <b>52.6</b>                             |
| <b>Value Added Portfolio</b>                              |                         |                    |                    |                      |                    |                    |                  |   |
| Asana Partners Fund II <sup>3</sup>                       | 2019                    | 35,000,000         | 30,931,250         | 4,068,750            | 0                  | 33,430,235         | 3.7              | 3.5                                     |
| Asana Partners Fund III <sup>3</sup>                      | 2022                    | 40,000,000         | 21,733,333         | 18,266,667           | 0                  | 20,187,719         | 2.2              | 3.6                                     |
| DRC European Real Estate Debt Fund II <sup>3</sup>        | 2013                    | 50,007,963         | 47,627,074         | 4,041,590            | 43,498,683         | 5,914,834          | 0.7              | 0.9                                     |
| ECE European Prime Shopping Centre Fund II C <sup>3</sup> | 2015                    | 33,611,623         | 34,613,419         | 0                    | 7,611,552          | 33,176,775         | 3.7              | 3.1                                     |
| Hammes Partners II <sup>3</sup>                           | 2015                    | 25,000,000         | 27,738,851         | 1,034,552            | 44,264,923         | 3,107,902          | 0.3              | 0.4                                     |
| Hammes Partners III <sup>3</sup>                          | 2018                    | 25,000,000         | 30,816,749         | 3,655,877            | 15,994,311         | 22,185,202         | 2.5              | 2.4                                     |
| Hammes Partners IV <sup>3</sup>                           | 2023                    | 40,000,000         | 5,827,607          | 34,172,393           | 519,957            | 4,327,559          | 0.5              | 3.6                                     |
| NREP Nordic Strategies Fund II                            | 2016                    | 35,176,432         | 35,664,816         | 455,083              | 55,351,664         | 12,187,203         | 1.3              | 1.2                                     |
| NREP Nordic Strategies Fund III <sup>3</sup>              | 2018                    | 39,019,632         | 34,309,672         | 1,490,279            | 12,063,431         | 29,501,215         | 3.3              | 2.9                                     |

<sup>1</sup> Represent composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

<sup>2</sup> Previously Och-Ziff Real Estate Fund III.

<sup>3</sup> Preliminary data.

| Funding Status (\$)                                   | Investment<br>Vintage Year | Commitment<br>Amount | Funded<br>Amount     | Unfunded<br>Commitments | Capital<br>Returned  | Market<br>Value    | Market<br>Value (%) | Market Value<br>+ Unfunded<br>Commitments (%) |
|---|----------------------------|----------------------|----------------------|-------------------------|----------------------|--------------------|---------------------|---|
| NREP Nordic Strategies Fund IV                        | 2019                       | 35,449,208           | 25,918,904           | 9,445,216               | 0                    | 23,865,540         | 2.6                 | 3.1   |
| NREP Nordic Strategies Fund V                         | 2022                       | 41,710,115           | 16,465,943           | 19,973,090              | 0                    | 22,937,973         | 2.5                 | 4.1   |
| <b>Value Added Portfolio</b>                          | <b>1986</b>                | <b>399,974,973</b>   | <b>311,647,618</b>   | <b>96,603,497</b>       | <b>179,304,521</b>   | <b>210,822,157</b> | <b>23.3</b>         | <b>27.7</b>                                   |
| <b>Opportunistic Portfolio</b>                        |                            |                      |                      |                         |                      |                    |                     |   |
| Carlyle China Project Rome Co-Investment <sup>3</sup> | 2017                       | 40,000,000           | 38,745,488           | 4,405,916               | 0                    | 17,084,362         | 1.9                 | 2.0   |
| Carlyle China Realty <sup>3</sup>                     | 2017                       | 10,000,000           | 10,783,995           | 695,409                 | 2,342,232            | 3,801,459          | 0.4                 | 0.4   |
| CIM Fund VIII   | 2015                       | 35,000,000           | 40,303,114           | 0                       | 8,722,924            | 10,332,010         | 1.1                 | 1.0   |
| KKR Real Estate Partners Americas                     | 2014                       | 22,720,638           | 30,477,571           | 3,842,263               | 38,472,372           | 319,393            | 0.0                 | 0.4   |
| LaSalle China Logistics Venture                       | 2021                       | 30,000,000           | 12,857,823           | 5,111,877               | 0                    | 9,857,151          | 1.1                 | 1.4   |
| Sculptor Real Estate Fund III <sup>2,3</sup>          | 2014                       | 35,000,000           | 27,116,221           | 12,374,948              | 45,873,644           | 3,058,927          | 0.3                 | 1.5   |
| Sculptor Real Estate Fund IV <sup>3</sup>             | 2020                       | 30,000,000           | 27,933,920           | 8,050,120               | 14,179,205           | 18,169,062         | 2.0                 | 2.5   |
| Sculptor Real Estate Fund V                           | 2024                       | 50,000,000           | 0                    | 50,000,000              | 0                    | 0                  | 0.0                 | 4.5   |
| Seven Seas Japan Opportunity Fund <sup>3</sup>        | 2022                       | 20,492,375           | 19,084,277           | 3,700,231               | 1,418,816            | 15,256,903         | 1.7                 | 1.8   |
| WCP NewCold III, LP                                   | 2024                       | 50,000,000           | 31,000,000           | 20,125,000              | 1,125,000            | 31,785,949         | 3.5                 | 4.9   |
| <b>Opportunistic Portfolio</b>                        | <b>1991</b>                | <b>323,213,013</b>   | <b>238,302,409</b>   | <b>108,305,764</b>      | <b>112,134,193</b>   | <b>109,665,216</b> | <b>12.1</b>         | <b>19.7</b>                                   |
| <b>Total Non-Core Portfolio 1Q 2007 Forward</b>       | <b>2007</b>                | <b>723,187,986</b>   | <b>549,950,027</b>   | <b>204,909,261</b>      | <b>291,438,714</b>   | <b>320,487,373</b> | <b>35.5</b>         | <b>47.4</b>                                   |
| <b>Total Private Portfolio</b>                        |                            |                      |                      |                         |                      |                    |                     |   |
| <b>SCERS</b>  | <b>1986</b>                | <b>1,359,689,258</b> | <b>2,095,797,332</b> | <b>204,909,261</b>      | <b>1,905,738,823</b> | <b>903,891,095</b> | <b>100.0</b>        | <b>100.0</b>                                  |

<sup>1</sup> Represent composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

<sup>2</sup> Previously Och-Ziff Real Estate Fund III.

<sup>3</sup> Preliminary data.

| Returns (%)   | Market Value (\$)  | Quarter     |             |             |             | Fiscal Year 2025 |             |             |             | 1 Year      |              |              |              | 3 Year     |              |              |              |
|---|--------------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|------------|--------------|--------------|--------------|
|   |                    | INC         | APP         | TGRS        | TNET        | INC              | APP         | TGRS        | TNET        | INC         | APP          | TGRS         | TNET         | INC        | APP          | TGRS         | TNET         |
| Brookfield Premier Real Estate Partners                   | 92,611,879         | 0.6         | 0.9         | 1.5         | 1.3         | 1.0              | 0.1         | 1.0         | 0.5         | 1.8         | -8.0         | -6.3         | -7.3         | 2.0        | -6.9         | -5.1         | -5.6         |
| Lion Properties Fund                                      | 103,101,600        | 0.9         | 1.0         | 1.9         | 1.7         | 1.9              | 0.3         | 2.1         | 1.7         | 3.7         | -5.8         | -2.3         | -3.1         | 3.7        | -6.6         | -3.1         | -3.9         |
| MetLife Core Property Fund                                | 70,449,586         | 1.2         | 0.8         | 2.0         | 1.9         | 2.4              | -1.6        | 0.8         | 0.6         | 4.9         | -6.3         | -1.6         | -2.1         | 4.6        | -6.8         | -2.4         | -2.9         |
| Principal U.S. Property Account                           | 54,414,277         | 1.1         | 0.2         | 1.3         | 1.1         | 2.2              | -0.9        | 1.4         | 0.9         | 4.5         | -5.5         | -1.1         | -2.1         | 4.1        | -6.2         | -2.2         | -3.1         |
| Prologis European Logistics Fund <sup>1,3</sup>           | 56,924,329         | 1.2         | -6.3        | -5.1        | -5.3        | 2.5              | -3.5        | -1.0        | -1.5        | 5.1         | -5.5         | -0.6         | -1.6         | 4.7        | -9.2         | -4.9         | -6.0         |
| Prologis Targeted U.S. Logistics Fund                     | 75,401,506         | 1.1         | 0.7         | 1.8         | 1.6         | 2.2              | 1.3         | 3.4         | 3.1         | 4.4         | 2.7          | 7.2          | 6.4          | 3.7        | -1.5         | 2.1          | 2.0          |
| Townsend Core Real Estate Fund – US, LP <sup>3</sup>      | 92,698,796         | 0.4         | 0.3         | 0.7         | 0.7         | 0.4              | 0.3         | 0.7         | 0.7         |             |              |              |              |            |              |              |              |
| Townsend Real Estate Fund, L.P. <sup>3</sup>              | 37,801,749         | 0.8         | 4.2         | 5.0         | 4.9         | 1.5              | 3.5         | 5.0         | 4.9         | 2.8         | -0.8         | 2.0          | 1.7          | 2.9        | -2.9         | -0.1         | -0.4         |
| <b>Core Commingled Funds</b>                              | <b>583,403,722</b> | <b>0.9</b>  | <b>0.2</b>  | <b>1.1</b>  | <b>0.9</b>  | <b>1.8</b>       | <b>-0.2</b> | <b>1.6</b>  | <b>1.2</b>  | <b>3.6</b>  | <b>-4.6</b>  | <b>-1.2</b>  | <b>-1.9</b>  | <b>3.5</b> | <b>-5.5</b>  | <b>-2.2</b>  | <b>-2.7</b>  |
| <b>Value Added Portfolio</b>                              |                    |             |             |             |             |                  |             |             |             |             |              |              |              |            |              |              |              |
| Asana Partners Fund II <sup>3</sup>                       | 33,430,235         | -0.5        | 0.6         | 0.1         | -0.2        | -0.8             | -1.8        | -2.6        | -3.1        | -1.5        | -6.4         | -7.8         | -8.8         | -1.0       | -2.2         | -3.2         | -2.7         |
| Asana Partners Fund III <sup>3</sup>                      | 20,187,719         | 0.1         | 0.5         | 0.6         | -0.1        | 0.2              | 1.8         | 2.0         | 0.6         | -0.3        | 2.2          | 1.9          | -1.0         |            |              |              |              |
| DRC European Real Estate Debt Fund II <sup>3</sup>        | 5,914,834          | 0.0         | -6.4        | -6.4        | -6.4        | 0.0              | -1.0        | -1.0        | -1.0        | 0.0         | -1.7         | -1.7         | -1.7         | 20.2       | -2.9         | 16.4         | 16.4         |
| ECE European Prime Shopping Centre Fund II C <sup>3</sup> | 33,176,775         | 1.2         | -7.3        | -6.1        | -7.1        | 2.0              | -3.2        | -1.2        | -3.0        | 3.7         | -5.6         | -2.0         | -4.5         | -1.1       | 4.9          | 3.9          | 1.3          |
| Hammes Partners II <sup>3</sup>                           | 3,107,902          | 0.5         | 2.7         | 3.2         | 2.4         | 3.1              | 2.0         | 5.2         | 3.7         | 7.2         | 2.1          | 9.5          | 6.7          | 5.4        | 6.0          | 11.7         | 8.5          |
| Hammes Partners III <sup>3</sup>                          | 22,185,202         | 0.8         | 0.6         | 1.3         | 1.4         | 1.8              | 2.3         | 4.1         | 3.6         | 3.9         | 5.0          | 9.0          | 7.6          | 5.7        | 3.6          | 9.5          | 6.9          |
| Hammes Partners IV <sup>3</sup>                           | 4,327,559          | 0.7         | 1.8         | 2.5         | -0.8        | -2.3             | 39.1        | 37.0        | 14.9        | -9.3        | 41.2         | 30.5         | -33.8        |            |              |              |              |
| NREP Nordic Strategies Fund II                            | 12,187,203         | 2.7         | -25.7       | -23.0       | -21.8       | 0.4              | -20.9       | -19.8       | -18.5       | -2.2        | -21.4        | -22.3        | -20.8        | 0.0        | -11.8        | -11.1        | -11.0        |
| NREP Nordic Strategies Fund III <sup>3</sup>              | 29,501,215         | -0.7        | -1.5        | -2.2        | -2.7        | -2.4             | 2.1         | -0.3        | -1.1        | -0.9        | -2.9         | -3.8         | -5.1         | 0.5        | -5.9         | -5.3         | -4.8         |
| NREP Nordic Strategies Fund IV                            | 23,865,540         | -1.6        | 0.8         | -0.8        | -1.3        | -1.3             | 4.0         | 2.7         | 1.6         | -2.7        | 1.9          | -0.8         | -2.9         | -2.3       | -2.7         | -4.9         | -7.6         |
| NREP Nordic Strategies Fund V                             | 22,937,973         | -1.7        | 2.1         | 0.5         | -0.1        | -2.8             | 5.6         | 2.7         | 1.0         | -6.0        | 3.2          | -3.1         | -6.3         |            |              |              |              |
| <b>Value Added Portfolio</b>                              | <b>210,822,157</b> | <b>0.0</b>  | <b>-2.9</b> | <b>-2.9</b> | <b>-3.4</b> | <b>-1.7</b>      | <b>-0.3</b> | <b>-2.0</b> | <b>-3.0</b> | <b>-1.7</b> | <b>-2.5</b>  | <b>-4.2</b>  | <b>-6.0</b>  | <b>1.6</b> | <b>-0.7</b>  | <b>0.9</b>   | <b>-1.0</b>  |
| <b>Opportunistic Portfolio</b>                            |                    |             |             |             |             |                  |             |             |             |             |              |              |              |            |              |              |              |
| Carlyle China Project Rome Co-Investment <sup>3</sup>     | 17,084,362         | -10.0       | -1.1        | -11.1       | -11.4       | -10.0            | -1.4        | -11.4       | -12.2       | -10.2       | -8.7         | -18.1        | -19.6        | -3.6       | -19.8        | -22.7        | -23.8        |
| Carlyle China Realty <sup>3</sup>                         | 3,801,459          | -10.0       | -1.1        | -11.1       | -11.5       | -10.1            | -1.5        | -11.5       | -12.5       | -10.4       | -8.7         | -18.4        | -20.3        | -3.8       | -19.8        | -22.9        | -24.4        |
| CIM Fund VIII   | 10,332,010         | -0.2        | -2.0        | -2.2        | -2.5        | 0.0              | -11.0       | -11.0       | -12.1       | -0.2        | -49.8        | -50.0        | -51.3        | -0.2       | -28.3        | -28.5        | -29.8        |
| KKR Real Estate Partners Americas                         | 319,393            | 3.4         | 0.0         | 3.4         | 2.7         | 1.8              | -23.3       | -22.2       | -17.7       | -38.8       | 10.4         | -19.9        | -15.7        | -56.2      | 31.2         | -24.4        | -20.0        |
| LaSalle China Logistics Venture                           | 9,857,151          | -0.7        | -10.1       | -10.8       | -11.2       | -0.8             | -10.1       | -10.9       | -11.6       | -1.3        | -12.0        | -13.2        | -14.7        | -3.4       | -4.2         | -7.6         | -14.2        |
| Sculptor Real Estate Fund III <sup>2,3</sup>              | 3,058,927          | 0.1         | 8.6         | 8.8         | 8.5         | 0.3              | 13.9        | 14.1        | 13.7        | 1.3         | 22.3         | 23.8         | 22.7         | 5.8        | 30.5         | 37.6         | 36.0         |
| Sculptor Real Estate Fund IV <sup>3</sup>                 | 18,169,062         | 4.5         | -4.7        | -0.2        | -0.5        | 6.2              | -3.1        | 3.1         | 2.3         | 8.9         | 1.2          | 10.3         | 8.4          | 3.9        | 6.3          | 10.5         | 6.7          |
| Seven Seas Japan Opportunity Fund <sup>3</sup>            | 15,256,903         | 0.3         | -6.8        | -6.6        | -7.1        | 8.3              | -0.8        | 6.9         | 5.5         | 7.1         | 3.7          | 10.5         | 5.3          |            |              |              |              |
| WCP NewCold III, LP                                       | 31,785,949         |             |             |             |             |                  |             |             |             |             |              |              |              |            |              |              |              |
| <b>Opportunistic Portfolio</b>                            | <b>109,665,216</b> | <b>-1.8</b> | <b>-0.6</b> | <b>-2.5</b> | <b>-3.6</b> | <b>-0.1</b>      | <b>-0.4</b> | <b>-0.5</b> | <b>-2.1</b> | <b>-0.2</b> | <b>-10.2</b> | <b>-10.4</b> | <b>-13.1</b> | <b>0.2</b> | <b>-11.0</b> | <b>-10.9</b> | <b>-13.2</b> |
| <b>Total Non-Core Portfolio 1Q 2007 Forward</b>           | <b>320,487,373</b> | <b>-0.6</b> | <b>-2.2</b> | <b>-2.8</b> | <b>-3.4</b> | <b>-1.2</b>      | <b>-0.3</b> | <b>-1.5</b> | <b>-2.7</b> | <b>-1.3</b> | <b>-4.9</b>  | <b>-6.1</b>  | <b>-8.2</b>  | <b>1.1</b> | <b>-4.4</b>  | <b>-3.3</b>  | <b>-5.4</b>  |
| <b>Total Private Portfolio</b>                            |                    |             |             |             |             |                  |             |             |             |             |              |              |              |            |              |              |              |
| <b>SCERS</b>  | <b>903,891,095</b> | <b>0.4</b>  | <b>-0.7</b> | <b>-0.3</b> | <b>-0.6</b> | <b>0.8</b>       | <b>-0.3</b> | <b>0.5</b>  | <b>-0.2</b> | <b>1.9</b>  | <b>-4.7</b>  | <b>-2.9</b>  | <b>-4.1</b>  | <b>2.7</b> | <b>-5.1</b>  | <b>-2.6</b>  | <b>-3.5</b>  |

<sup>1</sup> Represent composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

<sup>2</sup> Previously Och-Ziff Real Estate Fund III.

<sup>3</sup> Preliminary data.

| Returns (%)   | Market Value (\$) | Quarter |       |       |       | Fiscal Year 2025 |       |       |       | 1 Year |       |       |       | 3 Year |      |      |      |
|---|-------------------|---------|-------|-------|-------|------------------|-------|-------|-------|--------|-------|-------|-------|--------|------|------|------|
|   |                   | INC     | APP   | TGRS  | TNET  | INC              | APP   | TGRS  | TNET  | INC    | APP   | TGRS  | TNET  | INC    | APP  | TGRS | TNET |
| <b>Ex-US Dollar Denominated Investments (In Local Currency)</b>     |                   |         |       |       |       |                  |       |       |       |        |       |       |       |        |      |      |      |
| Prologis Targeted Europe Logistics Fund (Euro) <sup>1,3</sup>       | € 54,983,209      | 1.3     | 0.8   | 2.1   | 1.8   | 2.6              | -0.1  | 2.5   | 1.9   | 5.2    | 0.8   | 6.0   | 4.9   | 4.7    | -6.3 | -1.9 | -3.0 |
| DRC European Real Estate Debt Fund II (Pound Sterling) <sup>3</sup> | £4,725,953        | 0.0     | 0.0   | 0.0   | 0.0   | 0.0              | 0.0   | 0.0   | 0.0   | 0.0    | 0.0   | 0.0   | 0.0   | 19.4   | 0.0  | 19.4 | 19.4 |
| ECE European Prime Shopping Centre Fund II (Euro) <sup>3</sup>      | € 32,045,447      | 1.2     | -0.2  | 1.0   | -0.1  | 2.0              | 0.2   | 2.2   | 0.4   | 3.8    | 0.7   | 4.5   | 1.8   | -1.0   | 8.2  | 7.3  | 4.5  |
| NREP Nordic Strategies Fund II (Euro)                               | € 11,771,619      | 2.8     | -20.0 | -17.2 | -15.9 | 0.6              | -18.1 | -17.0 | -15.7 | -2.0   | -16.1 | -17.1 | -15.6 | 0.1    | -9.0 | -8.3 | -8.3 |
| NREP Nordic Strategies Fund III (Euro) <sup>3</sup>                 | € 28,495,224      | -0.7    | 6.0   | 5.3   | 4.7   | -2.3             | 5.7   | 3.3   | 2.3   | -1.0   | 3.6   | 2.6   | 1.2   | 0.4    | -2.9 | -2.3 | -1.8 |
| NREP Nordic Strategies Fund IV (Euro)                               | € 23,051,726      | -1.7    | 8.3   | 6.6   | 6.1   | -1.4             | 7.6   | 6.2   | 5.1   | -2.8   | 8.6   | 5.6   | 3.4   | -2.4   | 0.3  | -1.9 | -4.7 |
| NREP Nordic Strategies Fund V (Euro)                                | € 22,155,788      | -1.7    | 9.8   | 8.0   | 7.4   | -2.9             | 9.2   | 6.2   | 4.5   | -6.1   | 9.9   | 3.4   | -0.1  |        |      |      |      |
| Seven Seas Japan Opportunity Fund <sup>3</sup>                      | ¥2,398,385,085    | 0.3     | 2.0   | 2.3   | 1.6   | 7.6              | -3.2  | 4.5   | 3.1   | 6.3    | 15.4  | 23.2  | 17.3  |        |      |      |      |
| <b>Indices</b>  |                   |         |       |       |       |                  |       |       |       |        |       |       |       |        |      |      |      |
| NFI ODCE+ 35bps   |                   |         |       | 1.2   | 1.0   |                  |       | 1.6   | 1.2   |        |       | -1.1  | -1.9  |        |      | -2.0 | -2.8 |
| NFI-ODCE  |                   | 1.0     | 0.1   | 1.2   | 1.0   | 2.1              | -0.7  | 1.4   | 1.0   | 4.1    | -5.4  | -1.4  | -2.3  | 3.7    | -5.9 | -2.3 | -3.1 |
| NFI-ODCE + 100bps   |                   |         |       | 1.4   | 1.2   |                  |       | 1.9   | 1.5   |        |       | -0.4  | -1.3  |        |      | -1.3 | -2.1 |
| CPI + 500 bps   |                   |         |       | 2.2   |       |                  |       | 4.0   |       |        |       | 8.0   |       |        |      | 9.4  |      |

<sup>1</sup> Represent composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

<sup>2</sup> Previously Och-Ziff Real Estate Fund III.

<sup>3</sup> Preliminary data.

| Returns (%)   | Market Value (\$)  | 5 Year     |             |             |             | 10 Year    |             |             |            | Inception  |            |            |            | TWR Calculation Inception | Net IRR    | Equity Multiple |
|---|--------------------|------------|-------------|-------------|-------------|------------|-------------|-------------|------------|------------|------------|------------|------------|---------------------------|------------|-----------------|
|   |                    | INC        | APP         | TGRS        | TNET        | INC        | APP         | TGRS        | TNET       | INC        | APP        | TGRS       | TNET       |                           |            |                 |
| Brookfield Premier Real Estate Partners                   | 92,611,879         | 2.5        | -0.2        | 2.3         | 1.1         |            |             |             |            | 2.5        | 1.4        | 3.8        | 2.5        | 4Q18                      | 3.1        | 1.2             |
| Lion Properties Fund                                      | 103,101,600        | 3.7        | -0.8        | 2.8         | 2.0         |            |             |             |            | 3.7        | 0.0        | 3.7        | 2.9        | 4Q18                      | 3.6        | 1.2             |
| MetLife Core Property Fund                                | 70,449,586         | 4.6        | -0.9        | 3.7         | 3.2         | 4.8        | 2.0         | 6.9         | 6.4        | 4.9        | 2.8        | 7.8        | 7.3        | 1Q14                      | 7.4        | 1.7             |
| Principal U.S. Property Account                           | 54,414,277         | 4.1        | -0.8        | 3.3         | 2.3         |            |             |             |            | 4.4        | 1.5        | 5.9        | 4.9        | 4Q15                      | 4.9        | 1.6             |
| Prologis European Logistics Fund <sup>1,3</sup>           | 56,924,329         | 4.8        | 0.0         | 4.9         | 3.0         |            |             |             |            | 4.9        | 4.1        | 9.1        | 7.3        | 1Q16                      | 6.8        | 1.3             |
| Prologis Targeted U.S. Logistics Fund                     | 75,401,506         | 3.9        | 9.4         | 13.5        | 11.7        |            |             |             |            | 4.6        | 11.4       | 16.3       | 14.1       | 3Q15                      | 15.2       | 2.8             |
| Townsend Core Real Estate Fund – US, LP <sup>3</sup>      | 92,698,796         |            |             |             |             |            |             |             |            | 0.4        | 0.3        | 0.7        | 0.7        | 4Q24                      | 0.7        | 1.0             |
| Townsend Real Estate Fund, L.P. <sup>3</sup>              | 37,801,749         | 3.2        | 2.3         | 5.6         | 5.3         |            |             |             |            | 3.7        | 3.5        | 7.3        | 7.0        | 2Q16                      | 6.7        | 1.5             |
| <b>Core Commingled Funds</b>                              | <b>583,403,722</b> | <b>3.6</b> | <b>1.4</b>  | <b>5.0</b>  | <b>4.0</b>  | <b>4.1</b> | <b>4.3</b>  | <b>8.5</b>  | <b>7.3</b> | <b>4.4</b> | <b>3.2</b> | <b>7.7</b> | <b>6.7</b> | <b>4Q86</b>               | <b>6.1</b> | <b>1.4</b>      |
| <b>Value Added Portfolio</b>                              |                    |            |             |             |             |            |             |             |            |            |            |            |            |                           |            |                 |
| Asana Partners Fund II <sup>3</sup>                       | 33,430,235         | -1.6       | 1.0         | -1.1        | -5.6        |            |             |             |            | -2.8       | 4.1        | 0.9        | -5.1       | 4Q19                      | 2.6        | 1.1             |
| Asana Partners Fund III <sup>3</sup>                      | 20,187,719         |            |             |             |             |            |             |             |            | -4.0       | 6.8        | 3.0        | -8.0       | 3Q22                      | -5.2       | 0.9             |
| DRC European Real Estate Debt Fund II <sup>3</sup>        | 5,914,834          | -5.0       | -1.7        | -5.8        | -6.3        | 2.4        | -2.9        | -0.1        | -1.0       | 2.7        | -3.1       | 0.0        | -1.1       | 1Q14                      | 1.2        | 1.0             |
| ECE European Prime Shopping Centre Fund II C <sup>3</sup> | 33,176,775         | 1.0        | 1.3         | 2.4         | -0.2        |            |             |             |            | 1.2        | 7.8        | 9.2        | 6.6        | 4Q15                      | 3.1        | 1.2             |
| Hammes Partners II <sup>3</sup>                           | 3,107,902          | 6.2        | 16.9        | 23.7        | 17.9        |            |             |             |            | 8.5        | 16.9       | 26.4       | 20.4       | 3Q15                      | 23.0       | 1.7             |
| Hammes Partners III <sup>3</sup>                          | 22,185,202         | 8.0        | 11.0        | 19.4        | 12.4        |            |             |             |            | 7.5        | 12.1       | 20.2       | 5.2        | 1Q19                      | 9.9        | 1.2             |
| Hammes Partners IV <sup>3</sup>                           | 4,327,559          |            |             |             |             |            |             |             |            | -9.2       | 32.5       | 22.1       | -37.7      | 4Q23                      | -31.2      | 0.8             |
| NREP Nordic Strategies Fund II                            | 12,187,203         | -1.4       | 12.0        | 11.5        | 7.1         |            |             |             |            | 0.1        | 16.4       | 17.1       | 10.0       | 3Q16                      | 18.3       | 1.9             |
| NREP Nordic Strategies Fund III <sup>3</sup>              | 29,501,215         | -0.2       | 10.3        | 10.4        | 6.3         |            |             |             |            | -2.1       | 12.8       | 10.8       | 1.5        | 4Q18                      | 5.3        | 1.2             |
| NREP Nordic Strategies Fund IV                            | 23,865,540         | -13.3      | 20.8        | 6.5         | N/A         |            |             |             |            | -13.3      | 20.8       | 6.5        | N/A        | 1Q20                      | -3.3       | 0.9             |
| NREP Nordic Strategies Fund V                             | 22,937,973         |            |             |             |             |            |             |             |            | 31.2       | 2.5        | 34.1       | 25.6       | 1Q23                      | 34.5       | 1.4             |
| <b>Value Added Portfolio</b>                              | <b>210,822,157</b> | <b>0.3</b> | <b>10.5</b> | <b>11.0</b> | <b>6.1</b>  | <b>3.5</b> | <b>10.2</b> | <b>14.0</b> | <b>9.3</b> | <b>1.8</b> | <b>5.0</b> | <b>6.9</b> | <b>5.0</b> | <b>4Q86</b>               | <b>5.6</b> | <b>1.2</b>      |
| <b>Opportunistic Portfolio</b>                            |                    |            |             |             |             |            |             |             |            |            |            |            |            |                           |            |                 |
| Carlyle China Project Rome Co-Investment <sup>3</sup>     | 17,084,362         | -2.2       | -12.1       | -14.1       | -15.2       |            |             |             |            | -2.0       | -6.7       | -8.5       | -10.2      | 3Q17                      | -12.2      | 0.4             |
| Carlyle China Realty <sup>3</sup>                         | 3,801,459          | -2.4       | -12.0       | -14.1       | -15.6       |            |             |             |            | -0.4       | -6.7       | -7.1       | -9.1       | 3Q17                      | -11.4      | 0.6             |
| CIM Fund VIII   | 10,332,010         | -0.2       | -21.6       | -21.7       | -23.0       |            |             |             |            | 0.0        | -8.0       | -8.0       | -9.7       | 2Q15                      | -12.6      | 0.5             |
| KKR Real Estate Partners Americas                         | 319,393            | -44.4      | 12.6        | -21.2       | -17.5       | -20.6      | 4.4         | -6.8        | -5.3       | -17.4      | 1.9        | -5.7       | -4.4       | 2Q14                      | 11.6       | 1.3             |
| LaSalle China Logistics Venture                           | 9,857,151          |            |             |             |             |            |             |             |            | N/A        | 56.0       | 26.5       | -13.9      | 3Q21                      | -15.0      | 0.8             |
| Sculptor Real Estate Fund III <sup>2,3</sup>              | 3,058,927          | 8.6        | 20.4        | 30.3        | 28.2        | 10.9       | 17.9        | 30.3        | 24.5       | 11.6       | 17.4       | 30.6       | 19.9       | 4Q14                      | 24.0       | 1.8             |
| Sculptor Real Estate Fund IV <sup>3</sup>                 | 18,169,062         |            |             |             |             |            |             |             |            | 9.9        | 9.3        | 19.9       | 10.8       | 3Q20                      | 10.2       | 1.2             |
| Seven Seas Japan Opportunity Fund <sup>3</sup>            | 15,256,903         |            |             |             |             |            |             |             |            | 8.8        | -18.0      | -10.6      | -15.2      | 2Q22                      | -6.5       | 0.9             |
| WCP NewCold III, LP                                       | 31,785,949         |            |             |             |             |            |             |             |            |            |            |            |            | 1Q25                      | 6.5        | 1.1             |
| <b>Opportunistic Portfolio</b>                            | <b>109,665,216</b> | <b>0.4</b> | <b>-7.3</b> | <b>-6.9</b> | <b>-9.2</b> | <b>2.3</b> | <b>0.7</b>  | <b>3.0</b>  | <b>0.0</b> | <b>1.8</b> | <b>5.3</b> | <b>7.3</b> | <b>5.3</b> | <b>1Q91</b>               | <b>0.4</b> | <b>1.0</b>      |
| <b>Total Non-Core Portfolio 1Q 2007 Forward</b>           | <b>320,487,373</b> | <b>0.4</b> | <b>3.4</b>  | <b>3.8</b>  | <b>0.1</b>  | <b>3.1</b> | <b>6.2</b>  | <b>9.5</b>  | <b>5.7</b> | <b>3.4</b> | <b>5.0</b> | <b>8.5</b> | <b>4.3</b> | <b>1Q07</b>               | <b>4.4</b> | <b>1.2</b>      |
| <b>Total Private Portfolio</b>                            |                    |            |             |             |             |            |             |             |            |            |            |            |            |                           |            |                 |
| <b>SCERS</b>  | <b>903,891,095</b> | <b>2.7</b> | <b>2.0</b>  | <b>4.7</b>  | <b>2.9</b>  | <b>3.6</b> | <b>3.9</b>  | <b>7.7</b>  | <b>6.0</b> | <b>4.1</b> | <b>4.7</b> | <b>8.9</b> | <b>7.8</b> | <b>4Q86</b>               | <b>7.8</b> | <b>1.4</b>      |

<sup>1</sup> Represent composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

<sup>2</sup> Previously Och-Ziff Real Estate Fund III.

<sup>3</sup> Preliminary data.

| Returns (%)   | Market Value (\$) | 5 Year |      |      |      | 10 Year |      |      |      | Inception |      |      |      | TWR Calculation Inception | Net IRR | Equity Multiple |
|---|-------------------|--------|------|------|------|---------|------|------|------|-----------|------|------|------|---------------------------|---------|-----------------|
|   |                   | INC    | APP  | TGRS | TNET | INC     | APP  | TGRS | TNET | INC       | APP  | TGRS | TNET |                           |         |                 |
| <b>Ex-US Dollar Denominated Investments (In Local Currency)</b>     |                   |        |      |      |      |         |      |      |      |           |      |      |      |                           |         |                 |
| Prologis Targeted Europe Logistics Fund (Euro) <sup>1,3</sup>       | € 54,983,209      | 4.8    | 1.7  | 6.6  | 4.7  |         |      |      |      | 4.9       | 4.6  | 9.7  | 7.8  | 1Q16                      | 7.8     | 1.4             |
| DRC European Real Estate Debt Fund II (Pound Sterling) <sup>3</sup> | £4,725,953        | -4.7   | 0.0  | -4.7 | -5.2 | 2.6     | -0.5 | 2.1  | 1.2  | 2.9       | -0.4 | 2.6  | 1.4  | 1Q14                      | 4.8     | 1.2             |
| ECE European Prime Shopping Centre Fund II (Euro) <sup>3</sup>      | € 32,045,447      | 0.9    | 2.9  | 4.0  | 1.4  |         |      |      |      | 1.2       | 8.7  | 10.2 | 7.5  | 4Q15                      | 4.6     | 1.3             |
| NREP Nordic Strategies Fund II (Euro)                               | € 11,771,619      | -1.3   | 13.8 | 13.3 | 8.8  |         |      |      |      | 0.1       | 17.3 | 18.0 | 10.8 | 3Q16                      | 19.5    | 2.0             |
| NREP Nordic Strategies Fund III (Euro) <sup>3</sup>                 | € 28,495,224      | -0.2   | 12.0 | 12.1 | 7.9  |         |      |      |      | -2.2      | 15.0 | 13.0 | 3.5  | 4Q18                      | 7.4     | 1.3             |
| NREP Nordic Strategies Fund IV (Euro)                               | € 23,051,726      | -13.5  | 24.2 | 9.6  | N/A  |         |      |      |      | -13.5     | 24.2 | 9.6  | N/A  | 1Q20                      | -0.7    | 1.0             |
| NREP Nordic Strategies Fund V (Euro)                                | € 22,155,788      |        |      |      |      |         |      |      |      | 31.5      | 4.1  | 36.5 | 27.9 | 1Q23                      | 38.5    | 1.4             |
| Seven Seas Japan Opportunity Fund <sup>3</sup>                      | ¥2,398,385,085    |        |      |      |      |         |      |      |      | 7.9       | -9.8 | -1.3 | -6.3 | 2Q22                      | 0.8     | 1.1             |
| <b>Indices</b>  |                   |        |      |      |      |         |      |      |      |           |      |      |      |                           |         |                 |
| NFI ODCE+ 35bps   |                   |        |      | 3.2  | 2.3  |         |      | 6.2  | 5.3  |           |      | 7.1  | 6.0  | 4Q86                      |         |                 |
| NFI-ODCE  |                   | 3.8    | -0.9 | 2.9  | 2.0  | 4.1     | 1.7  | 5.9  | 4.9  | 6.3       | 0.4  | 6.7  | 5.7  | 4Q86                      |         |                 |
| NFI-ODCE + 100bps   |                   |        |      | 3.9  | 3.0  |         |      | 6.9  | 5.9  |           |      | 7.7  | 6.7  | 4Q86                      |         |                 |
| CPI + 500 bps   |                   |        |      | 9.4  |      |         |      | 8.2  |      |           |      | 8.0  |      | 4Q86                      |         |                 |

<sup>1</sup> Represent composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

<sup>2</sup> Previously Och-Ziff Real Estate Fund III.

<sup>3</sup> Preliminary data.

| Returns (%)   | Market Value (\$)  | Fiscal Year 2025 |             | 2024         |              | 2023         |              | 2022        |             | 2021        |             | 2020        |             | 2019        |             | 2018        |            | 2017        |             | 2016        |            |
|---|--------------------|------------------|-------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|-------------|-------------|-------------|------------|
|   |                    | TGRS             | TNET        | TGRS         | TNET         | TGRS         | TNET         | TGRS        | TNET        | TGRS        | TNET        | TGRS        | TNET        | TGRS        | TNET        | TGRS        | TNET       | TGRS        | TNET        | TGRS        | TNET       |
| <b>Core Commingled Funds</b>                              |                    |                  |             |              |              |              |              |             |             |             |             |             |             |             |             |             |            |             |             |             |            |
| Brookfield Premier Real Estate Partners                   | 92,611,879         | 1.0              | 0.5         | -6.3         | -7.3         | -19.3        | -18.2        | 13.1        | 10.8        | 28.5        | 23.0        | 1.8         | 1.9         | 10.6        | 8.5         | 2.3         | 1.9        |             |             |             |            |
| Lion Properties Fund                                      | 103,101,600        | 2.1              | 1.7         | -2.3         | -3.1         | -15.0        | -15.7        | 9.6         | 8.7         | 23.4        | 22.4        | 2.2         | 1.4         | 7.3         | 6.4         | 2.0         | 1.8        |             |             |             |            |
| MetLife Core Property Fund                                | 70,449,586         | 0.8              | 0.6         | -1.6         | -2.1         | -13.9        | -14.4        | 9.7         | 9.1         | 27.8        | 27.2        | 1.0         | 0.5         | 8.6         | 8.1         | 7.8         | 7.3        | 8.4         | 7.9         | 9.3         | 8.8        |
| Principal U.S. Property Account                           | 54,414,277         | 1.4              | 0.9         | -1.1         | -2.1         | -10.0        | -10.9        | 5.1         | 4.1         | 23.7        | 22.6        | 1.6         | 0.6         | 7.0         | 6.0         | 9.1         | 8.1        | 9.1         | 8.1         | 10.0        | 9.0        |
| Prologis European Logistics Fund <sup>1,3</sup>           | 56,924,329         | -1.0             | -1.5        | -0.6         | -1.6         | -3.7         | -4.6         | -10.2       | -11.6       | 22.7        | 18.0        | 20.2        | 18.7        | 13.5        | 11.1        | 13.6        | 10.8       | 30.4        | 28.5        | 2.8         | 2.4        |
| Prologis Targeted U.S. Logistics Fund                     | 75,401,506         | 3.4              | 3.1         | 7.2          | 6.4          | -12.7        | -11.0        | 13.9        | 12.2        | 59.3        | 48.7        | 11.1        | 9.8         | 19.4        | 16.8        | 18.5        | 16.1       | 24.2        | 20.3        | 16.1        | 14.2       |
| Townsend Core Real Estate Fund – US, LP <sup>3</sup>      | 92,698,796         | 0.7              | 0.7         | 0.7          | 0.7          |              |              |             |             |             |             |             |             |             |             |             |            |             |             |             |            |
| Townsend Real Estate Fund, L.P. <sup>3</sup>              | 37,801,749         | 5.0              | 4.9         | 2.0          | 1.7          | -11.8        | -12.0        | 10.7        | 10.4        | 28.4        | 28.1        | 2.6         | 2.3         | 7.6         | 7.3         | 9.0         | 8.8        | 11.0        | 10.8        | 8.4         | 8.2        |
| <b>Core Commingled Funds</b>                              | <b>583,403,722</b> | <b>1.6</b>       | <b>1.2</b>  | <b>-1.2</b>  | <b>-1.9</b>  | <b>-13.0</b> | <b>-12.9</b> | <b>8.8</b>  | <b>7.7</b>  | <b>30.6</b> | <b>27.4</b> | <b>4.6</b>  | <b>4.0</b>  | <b>9.5</b>  | <b>8.3</b>  | <b>10.9</b> | <b>9.7</b> | <b>14.2</b> | <b>12.8</b> | <b>9.8</b>  | <b>8.9</b> |
| <b>Value Added Portfolio</b>                              |                    |                  |             |              |              |              |              |             |             |             |             |             |             |             |             |             |            |             |             |             |            |
| Asana Partners Fund II <sup>3</sup>                       | 33,430,235         | -2.6             | -3.1        | -7.8         | -8.8         | -3.4         | 0.3          | 1.8         | 0.7         | 63.7        | 49.9        | -36.4       | -45.7       | 11.1        | 1.5         |             |            |             |             |             |            |
| Asana Partners Fund III <sup>3</sup>                      | 20,187,719         | 2.0              | 0.6         | 1.9          | -1.0         | -7.2         | -13.3        | 13.9        | -5.4        |             |             |             |             |             |             |             |            |             |             |             |            |
| DRC European Real Estate Debt Fund II <sup>3</sup>        | 5,914,834          | -1.0             | -1.0        | -1.7         | -1.7         | 5.2          | 5.2          | 52.5        | 52.3        | -11.0       | -12.4       | -47.1       | -47.7       | 12.0        | 11.1        | -0.6        | -1.7       | 23.8        | 22.3        | -7.8        | -8.9       |
| ECE European Prime Shopping Centre Fund II C <sup>3</sup> | 33,176,775         | -1.2             | -3.0        | -2.0         | -4.5         | 10.8         | 8.0          | 3.5         | 0.9         | -0.2        | -3.0        | 0.7         | -1.8        | 2.2         | 0.0         | 15.1        | 12.8       | 24.7        | 21.5        | 22.1        | 19.7       |
| Hammes Partners II <sup>3</sup>                           | 3,107,902          | 5.2              | 3.7         | 9.5          | 6.7          | 14.8         | 10.8         | 10.9        | 8.2         | 28.6        | 21.3        | 61.5        | 46.9        | 59.2        | 55.9        | 27.9        | 19.6       | 12.7        | 10.0        | 16.2        | 10.4       |
| Hammes Partners III <sup>3</sup>                          | 22,185,202         | 4.1              | 3.6         | 9.0          | 7.6          | 6.4          | 4.1          | 13.2        | 9.0         | 29.1        | 18.3        | 43.5        | 24.5        | 23.9        | -24.4       |             |            |             |             |             |            |
| Hammes Partners IV <sup>3</sup>                           | 4,327,559          | 37.0             | 14.9        | 30.5         | -33.8        | -285.7       | -649.7       |             |             |             |             |             |             |             |             |             |            |             |             |             |            |
| NREP Nordic Strategies Fund II                            | 12,187,203         | -19.8            | -18.5       | -22.3        | -20.8        | -16.1        | -9.3         | 7.8         | -1.9        | 81.6        | 57.7        | 35.1        | 26.6        | 20.9        | 9.8         | 17.0        | 12.3       | 44.9        | 34.4        | 8.6         | -3.8       |
| NREP Nordic Strategies Fund III <sup>3</sup>              | 29,501,215         | -0.3             | -1.1        | -3.8         | -5.1         | -12.0        | -6.1         | 0.3         | -3.3        | 35.9        | 22.8        | 42.3        | 28.1        | 19.0        | -5.5        | -2.8        | -14.4      |             |             |             |            |
| NREP Nordic Strategies Fund IV                            | 23,865,540         | 2.7              | 1.6         | -0.8         | -2.9         | -13.7        | -13.1        | 0.6         | -6.4        | 30.7        | 10.0        | 22.1        | -121.4      |             |             |             |            |             |             |             |            |
| NREP Nordic Strategies Fund V                             | 22,937,973         | 2.7              | 1.0         | -3           | -6           | 85.5         | 68.3         |             |             |             |             |             |             |             |             |             |            |             |             |             |            |
| <b>Value Added Portfolio</b>                              | <b>210,822,157</b> | <b>-2.0</b>      | <b>-3.0</b> | <b>-4.2</b>  | <b>-6.0</b>  | <b>-0.1</b>  | <b>0.6</b>   | <b>7.3</b>  | <b>2.5</b>  | <b>37.9</b> | <b>25.6</b> | <b>19.0</b> | <b>10.6</b> | <b>22.1</b> | <b>11.5</b> | <b>10.5</b> | <b>6.3</b> | <b>24.9</b> | <b>22.3</b> | <b>9.5</b>  | <b>7.0</b> |
| <b>Opportunistic Portfolio</b>                            |                    |                  |             |              |              |              |              |             |             |             |             |             |             |             |             |             |            |             |             |             |            |
| Carlyle China Project Rome Co-Investment <sup>2</sup>     | 17,084,362         | -11.4            | -12.2       | -18.1        | -19.6        | -41.8        | -42.6        | -3.3        | -4.3        | 2.4         | 1.3         | -0.9        | -2.0        | 7.2         | 5.8         | -2.5        | -7.1       | 4.7         | 3.6         |             |            |
| Carlyle China Realty <sup>3</sup>                         | 3,801,459          | -11.5            | -12.5       | -18.4        | -20.3        | -41.9        | -43.0        | -3.4        | -4.8        | 2.2         | 0.8         | -0.3        | -2.1        | 18.1        | 15.7        | 1.6         | -1.4       | 2.7         | 0.2         |             |            |
| CIM Fund VIII   | 10,332,010         | -11.0            | -12.1       | -50.0        | -51.3        | -15.8        | -17.2        | -13.1       | -14.3       | -3.7        | -4.9        | -16.7       | -17.9       | 2.0         | 0.9         | 9.4         | 8.0        | 8.4         | 6.7         | 6.4         | 4.0        |
| KKR Real Estate Partners Americas                         | 319,393            | -22.2            | -17.7       | -19.9        | -15.7        | -27.9        | -22.2        | -25.1       | -21.8       | 27.9        | 19.1        | -45.1       | -37.4       | 8.4         | 8.0         | 6.9         | 7.1        | 12.3        | 10.6        | 6.8         | 5.8        |
| LaSalle China Logistics Venture                           | 9,857,151          | -10.9            | -11.6       | -13.2        | -14.7        | -12.9        | -18.1        | 4.2         | -9.6        | 188.6       | -6.2        |             |             |             |             |             |            |             |             |             |            |
| Sculptor Real Estate Fund III <sup>2,3</sup>              | 3,058,927          | 14.1             | 13.7        | 23.8         | 22.7         | 15.4         | 14.0         | 82.4        | 80.0        | 28.5        | 24.1        | 12.4        | 10.8        | 15.9        | 13.6        | 29.7        | 25.7       | 43.3        | 38.2        | 30.0        | 22.2       |
| Sculptor Real Estate Fund IV <sup>3</sup>                 | 18,169,062         | 3.1              | 2.3         | 10.3         | 8.4          | 14.2         | 11.0         | 6.9         | 0.8         | 40.3        | 25.9        | 19.6        | 3.9         |             |             |             |            |             |             |             |            |
| Seven Seas Japan Opportunity Fund <sup>3</sup>            | 15,256,903         | 6.9              | 5.5         | 10.5         | 5.3          | 6.3          | 2.2          | -37.5       | -41.0       |             |             |             |             |             |             |             |            |             |             |             |            |
| WCP NewCold III, LP                                       | 31,785,949         | 0.0              | 0.0         |              |              |              |              |             |             |             |             |             |             |             |             |             |            |             |             |             |            |
| <b>Opportunistic Portfolio</b>                            | <b>109,665,216</b> | <b>-0.5</b>      | <b>-2.1</b> | <b>-10.4</b> | <b>-13.1</b> | <b>-19.2</b> | <b>-20.9</b> | <b>-2.3</b> | <b>-5.0</b> | <b>6.2</b>  | <b>2.8</b>  | <b>-7.0</b> | <b>-8.2</b> | <b>8.6</b>  | <b>7.1</b>  | <b>11.0</b> | <b>8.7</b> | <b>17.0</b> | <b>14.2</b> | <b>10.2</b> | <b>7.7</b> |
| <b>Total Non-Core Portfolio 1Q 2007 Forward</b>           | <b>320,487,373</b> | <b>-1.5</b>      | <b>-2.7</b> | <b>-6.1</b>  | <b>-8.2</b>  | <b>-7.0</b>  | <b>-7.2</b>  | <b>3.5</b>  | <b>-0.5</b> | <b>25.3</b> | <b>16.7</b> | <b>6.6</b>  | <b>1.7</b>  | <b>15.8</b> | <b>9.9</b>  | <b>10.7</b> | <b>7.5</b> | <b>21.1</b> | <b>18.4</b> | <b>9.9</b>  | <b>7.4</b> |
| <b>Total Private Portfolio</b>                            |                    |                  |             |              |              |              |              |             |             |             |             |             |             |             |             |             |            |             |             |             |            |
| <b>SCERS</b>  | <b>903,891,095</b> | <b>0.5</b>       | <b>-0.2</b> | <b>-2.9</b>  | <b>-4.1</b>  | <b>-11.3</b> | <b>-11.3</b> | <b>7.4</b>  | <b>5.5</b>  | <b>29.2</b> | <b>24.4</b> | <b>5.2</b>  | <b>3.5</b>  | <b>11.0</b> | <b>8.7</b>  | <b>9.2</b>  | <b>7.5</b> | <b>15.0</b> | <b>13.5</b> | <b>8.9</b>  | <b>7.7</b> |
| <b>Indices</b>  |                    |                  |             |              |              |              |              |             |             |             |             |             |             |             |             |             |            |             |             |             |            |
| NFI-ODCE + 35 bps   |                    | 1.6              | 1.2         | -1.1         | -1.9         | -11.7        | -12.4        | 7.8         | 6.9         | 22.5        | 21.4        | 1.5         | 0.7         | 5.7         | 4.7         | 8.7         | 7.7        | 8.0         | 7.0         | 9.1         | 8.1        |
| NFI-ODCE  |                    | 1.4              | 1.0         | -1.4         | -2.3         | -12.0        | -12.7        | 7.5         | 6.5         | 22.2        | 21.0        | 1.2         | 0.3         | 5.3         | 4.4         | 8.3         | 7.4        | 7.6         | 6.7         | 8.8         | 7.8        |
| NFI-ODCE + 100 bps  |                    | 1.9              | 1.5         | -1.4         | -2.3         | -11.0        | -11.7        | 8.5         | 7.5         | 23.2        | 22.0        | 2.2         | 1.3         | 6.3         | 5.4         | 9.3         | 8.4        | 8.6         | 7.7         | 9.8         | 8.8        |
| CPI + 500 bps   |                    | 4.0              |             | 8.0          |              | 8.5          |              | 11.8        |             | 12.6        |             | 6.4         |             | 7.4         |             | 7.1         |            | 7.2         |             | 7.2         |            |

<sup>1</sup> Represent composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

<sup>2</sup> Previously Och-Ziff Real Estate Fund III.

<sup>3</sup> Preliminary data.



| Returns (%)   | Market Value (\$)  | 2015        |             | 2014        |             | 2013        |             | 2012        |             | 2011         |             | 2010        |             | 2009         |              | 2008         |              | 2007        |             | 2006        |             |
|---|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|-------------|
|   |                    | TGRS        | TNET        | TGRS        | TNET        | TGRS        | TNET        | TGRS        | TNET        | TGRS         | TNET        | TGRS        | TNET        | TGRS         | TNET         | TGRS         | TNET         | TGRS        | TNET        | TGRS        | TNET        |
| <b>Core Commingled Funds</b>                              |                    |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Brookfield Premier Real Estate Partners                   | 92,611,879         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Lion Properties Fund                                      | 103,101,600        |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| MetLife Core Property Fund                                | 70,449,586         | 16.9        | 16.3        | 17.4        | 16.9        |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Principal U.S. Property Account                           | 54,414,277         | 3.0         | 2.8         |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Prologis European Logistics Fund <sup>1,3</sup>           | 56,924,329         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Prologis Targeted U.S. Logistics Fund                     | 75,401,506         | 9.1         | 7.9         |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Townsend Core Real Estate Fund – US, LP <sup>3</sup>      | 92,698,796         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Townsend Real Estate Fund, L.P. <sup>3</sup>              | 37,801,749         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| <b>Core Commingled Funds</b>                              | <b>583,403,722</b> | <b>15.7</b> | <b>14.1</b> | <b>13.5</b> | <b>12.4</b> | <b>10.2</b> | <b>9.3</b>  | <b>11.1</b> | <b>10.1</b> | <b>16.4</b>  | <b>15.5</b> | <b>14.1</b> | <b>13.3</b> | <b>-33.0</b> | <b>-33.6</b> | <b>-13.8</b> | <b>-14.6</b> | <b>15.5</b> | <b>14.5</b> | <b>16.9</b> | <b>15.8</b> |
| <b>Value Added Portfolio</b>                              |                    |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Asana Partners Fund II <sup>3</sup>                       | 33,430,235         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Asana Partners Fund III <sup>3</sup>                      | 20,187,719         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| DRC European Real Estate Debt Fund II <sup>3</sup>        | 5,914,834          | 5.0         | 3.0         | 1.4         | -2.1        |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| ECE European Prime Shopping Centre Fund II C <sup>2</sup> | 33,176,775         | 12.1        | 11.0        |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Hammes Partners II <sup>3</sup>                           | 3,107,902          | 19.4        | 12.9        |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Hammes Partners III <sup>3</sup>                          | 22,185,202         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Hammes Partners IV <sup>3</sup>                           | 4,327,559          |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| NREP Nordic Strategies Fund II                            | 12,187,203         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| NREP Nordic Strategies Fund III <sup>3</sup>              | 29,501,215         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| NREP Nordic Strategies Fund IV                            | 23,865,540         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| NREP Nordic Strategies Fund V                             | 22,937,973         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| <b>Value Added Portfolio</b>                              | <b>210,822,157</b> | <b>19.1</b> | <b>17.0</b> | <b>15.7</b> | <b>13.7</b> | <b>13.3</b> | <b>10.8</b> | <b>19.6</b> | <b>18.1</b> | <b>16.7</b>  | <b>14.7</b> | <b>23.2</b> | <b>20.3</b> | <b>-56.4</b> | <b>-57.6</b> | <b>-31.2</b> | <b>-33.5</b> | <b>18.2</b> | <b>5.6</b>  | <b>0.8</b>  | <b>0.5</b>  |
| <b>Opportunistic Portfolio</b>                            |                    |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Carlyle China Project Rome Co-Investment <sup>3</sup>     | 17,084,362         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Carlyle China Realty <sup>3</sup>                         | 3,801,459          |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| CIM Fund VIII   | 10,332,010         | 16.9        | 13.8        |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| KKR Real Estate Partners Americas                         | 319,393            | 17.1        | 12.4        | 8.1         | 6.6         |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| LaSalle China Logistics Venture                           | 9,857,151          |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Sculptor Real Estate Fund III <sup>2,3</sup>              | 3,058,927          | 33.7        | 6.9         | 9.4         | -28.3       |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Sculptor Real Estate Fund IV <sup>3</sup>                 | 18,169,062         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| Seven Seas Japan Opportunity Fund <sup>3</sup>            | 15,256,903         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| WCP NewCold III, LP                                       | 31,785,949         |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| <b>Opportunistic Portfolio</b>                            | <b>109,665,216</b> | <b>23.8</b> | <b>13.0</b> | <b>89.6</b> | <b>72.1</b> | <b>11.7</b> | <b>9.4</b>  | <b>54.2</b> | <b>38.5</b> | <b>-10.1</b> | <b>-8.0</b> | <b>42.4</b> | <b>34.2</b> | <b>54.0</b>  | <b>43.5</b>  | <b>-44.5</b> | <b>-45.4</b> | <b>3.4</b>  | <b>2.6</b>  | <b>0.0</b>  | <b>0.0</b>  |
| <b>Total Non-Core Portfolio 1Q 2007 Forward</b>           | <b>320,487,373</b> | <b>20.0</b> | <b>15.6</b> | <b>20.1</b> | <b>16.9</b> | <b>16.7</b> | <b>13.5</b> | <b>34.6</b> | <b>26.9</b> | <b>-0.3</b>  | <b>0.4</b>  | <b>37.0</b> | <b>30.4</b> | <b>-13.5</b> | <b>-17.8</b> | <b>-33.7</b> | <b>-35.7</b> | <b>18.2</b> | <b>5.6</b>  |             |             |
| <b>Total Private Portfolio</b>                            |                    |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| <b>SCERS</b>  | <b>903,891,095</b> | <b>9.8</b>  | <b>8.3</b>  | <b>16.4</b> | <b>14.5</b> | <b>12.0</b> | <b>10.7</b> | <b>19.2</b> | <b>17.8</b> | <b>9.8</b>   | <b>9.4</b>  | <b>20.6</b> | <b>19.2</b> | <b>-16.0</b> | <b>-16.7</b> | <b>-14.1</b> | <b>-14.7</b> | <b>10.7</b> | <b>8.7</b>  | <b>16.9</b> | <b>14.2</b> |
| <b>Indices</b>  |                    |             |             |             |             |             |             |             |             |              |             |             |             |              |              |              |              |             |             |             |             |
| NFI-ODCE + 35 bps   |                    | 15.4        | 14.3        | 12.8        | 11.8        | 14.3        | 13.3        | 11.3        | 10.1        | 16.3         | 15.3        | 16.7        | 15.6        | -29.4        | -30.0        | -9.7         | -10.3        | 16.3        | 15.2        | 16.7        | 15.6        |
| NFI-ODCE  |                    | 15.0        | 14.0        | 12.5        | 11.5        | 13.9        | 12.9        | 10.9        | 9.8         | 16.0         | 15.0        | 16.4        | 15.3        | -29.8        | -30.4        | -10.0        | -10.7        | 16.0        | 14.8        | 16.3        | 15.3        |
| NFI-ODCE + 100 bps  |                    | 16.0        | 15.0        | 13.5        | 12.5        | 14.9        | 13.9        | 11.9        | 10.8        | 17.0         | 16.0        | 17.4        | 16.3        | -28.8        | -29.4        | -9.0         | -9.7         | 17.0        | 15.8        | 17.3        | 16.3        |
| CPI + 500 bps   |                    | 5.7         |             | 5.7         |             | 6.6         |             | 6.8         |             | 8.2          |             | 6.5         |             | 8.0          |              | 5.0          |              | 9.3         |             | 7.7         |             |

<sup>1</sup> Represent composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

<sup>2</sup> Previously Och-Ziff Real Estate Fund III.

<sup>3</sup> Preliminary data.

| Quarterly Cash Flow Activity (\$)               | Beginning Market Value | Contributions      | Distributions    | Withdrawals       | Gross Income      | Manager Fees     | Appreciation      | Ending Market Value | LTV (%)     |
|---|------------------------|--------------------|------------------|-------------------|-------------------|------------------|-------------------|---------------------|-------------|
| <b>Core Commingled Funds</b>                    |                        |                    |                  |                   |                   |                  |                   |                     |             |
| Brookfield Premier Real Estate Partners         | 91,956,862             | 0                  | 506,603          | 0                 | 559,096           | 232,111          | 834,636           | 92,611,879          | 49.2        |
| Lion Properties Fund                            | 102,141,719            | 215,536            | 974,305          | 0                 | 919,720           | 211,929          | 1,010,860         | 103,101,600         | 26.7        |
| MetLife Core Property Fund                      | 69,764,630             | 0                  | 623,694          | 0                 | 848,813           | 83,673           | 543,510           | 70,449,586          | 33.2        |
| Principal U.S. Property Account                 | 53,842,071             | 0                  | 0                | 0                 | 588,424           | 129,120          | 112,902           | 54,414,277          | 26.8        |
| Prologis European Logistics Fund                | 60,602,732             | 0                  | 446,690          | 0                 | 746,429           | 148,680          | -3,829,462        | 56,924,329          | 26.7        |
| Prologis Targeted U.S. Logistics Fund           | 74,667,945             | 0                  | 464,126          | 0                 | 818,422           | 138,559          | 517,823           | 75,401,506          | 21.0        |
| Townsend Core Real Estate Fund – US, LP         | 0                      | 92,064,200         | 0                | 0                 | 404,622           | 52,626           | 282,600           | 92,698,796          | 42.0        |
| Townsend Real Estate Fund, L.P.                 | 128,052,490            | 0                  | 0                | 92,064,200        | 280,488           | 23,641           | 1,556,613         | 37,801,749          | 40.3        |
| <b>Core Commingled Funds</b>                    | <b>581,028,449</b>     | <b>92,279,736</b>  | <b>3,015,418</b> | <b>92,064,200</b> | <b>5,166,014</b>  | <b>1,020,339</b> | <b>1,029,482</b>  | <b>583,403,722</b>  | <b>35.1</b> |
| <b>Value Added Portfolio</b>                    |                        |                    |                  |                   |                   |                  |                   |                     |             |
| Asana Partners Fund II                          | 33,500,586             | 0                  | 0                | 0                 | -164,739          | 94,878           | 189,267           | 33,430,235          | 45.9        |
| Asana Partners Fund III                         | 17,936,602             | 2,266,667          | 0                | 0                 | 17,725            | 125,000          | 91,725            | 20,187,719          | 32.4        |
| DRC European Real Estate Debt Fund II           | 6,320,654              | 0                  | 0                | 0                 | 0                 | 0                | -405,819          | 5,914,834           | 0.0         |
| ECE European Prime Shopping Centre Fund II      | 36,233,870             | 0                  | 494,632          | 0                 | 417,890           | 356,161          | -2,624,193        | 33,176,775          | 54.7        |
| Hammes Partners II                              | 3,051,847              | 7,246              | 21,217           | 2,093             | 16,381            | 25,356           | 81,096            | 3,107,902           | 59.0        |
| Hammes Partners III                             | 22,245,535             | 0                  | 220,858          | 159,861           | 166,815           | -21,494          | 132,077           | 22,185,202          | 65.9        |
| Hammes Partners IV                              | 4,485,904              | 0                  | 81,202           | 39,645            | 32,298            | 150,000          | 80,205            | 4,327,559           | 76.0        |
| NREP Nordic Strategies Fund II                  | 15,588,179             | 0                  | 0                | 0                 | 421,102           | -179,028         | -4,001,107        | 12,187,203          | 61.0        |
| NREP Nordic Strategies Fund III                 | 32,588,757             | 0                  | 2,230,627        | 0                 | -216,307          | 158,627          | -481,981          | 29,501,215          | 48.0        |
| NREP Nordic Strategies Fund IV                  | 23,049,148             | 1,127,718          | 0                | 0                 | -376,690          | 113,725          | 179,090           | 23,865,540          | 54.0        |
| NREP Nordic Strategies Fund V                   | 19,815,242             | 3,149,128          | 0                | 0                 | -343,284          | 129,922          | 446,808           | 22,937,973          | 48.0        |
| <b>Value Added Portfolio</b>                    | <b>214,816,324</b>     | <b>6,550,759</b>   | <b>3,048,536</b> | <b>201,599</b>    | <b>-28,809</b>    | <b>953,147</b>   | <b>-6,312,832</b> | <b>210,822,157</b>  | <b>52.7</b> |
| <b>Opportunistic Portfolio</b>                  |                        |                    |                  |                   |                   |                  |                   |                     |             |
| Carlyle China Project Rome (Co-Investment)      | 19,282,656             | 0                  | 0                | 0                 | -1,928,234        | 55,586           | -214,474          | 17,084,362          | 33.0        |
| Carlyle China Realty                            | 4,296,335              | 0                  | 0                | 0                 | -428,768          | 17,839           | -48,269           | 3,801,459           | 33.0        |
| CIM Fund VIII                                   | 10,629,294             | 99,183             | 0                | 127,244           | -25,390           | 33,217           | -210,616          | 10,332,010          | 56.8        |
| KKR Real Estate Partners Americas               | 310,951                | 0                  | 0                | 0                 | 10,553            | 2,111            | 0                 | 319,393             | 0.0         |
| LaSalle China Logistics Venture                 | 11,094,717             | 0                  | 0                | 0                 | -78,003           | 38,197           | -1,121,366        | 9,857,151           | 53.9        |
| Sculptor Real Estate Fund III <sup>1</sup>      | 3,577,516              | 6,646              | 534,699          | 287,898           | 4,950             | 7,668            | 300,080           | 3,058,927           | 42.5        |
| Sculptor Real Estate Fund IV                    | 21,244,293             | 774,463            | 992,423          | 2,767,642         | 835,200           | 49,329           | -875,500          | 18,169,062          | 41.3        |
| Seven Seas Japan Opportunity Fund               | 16,726,750             | 0                  | 274,746          | 0                 | 46,993            | 98,132           | -1,143,963        | 15,256,903          | 51.0        |
| WCP NewCold III, LP                             | 0                      | 31,000,000         | 0                | 1,125,000         | -110,323          | 711,200          | 2,732,471         | 31,785,949          | 23.9        |
| <b>Opportunistic Portfolio</b>                  | <b>87,162,512</b>      | <b>31,880,292</b>  | <b>1,801,868</b> | <b>4,307,784</b>  | <b>-1,673,022</b> | <b>1,013,279</b> | <b>-581,637</b>   | <b>109,665,216</b>  | <b>41.0</b> |
| <b>Total Non-Core Portfolio 1Q 2007 Forward</b> | <b>301,978,836</b>     | <b>38,431,051</b>  | <b>4,850,404</b> | <b>4,509,383</b>  | <b>-1,701,831</b> | <b>1,966,426</b> | <b>-6,894,469</b> | <b>320,487,373</b>  | <b>49.2</b> |
| <b>Total Private Portfolio</b>                  |                        |                    |                  |                   |                   |                  |                   |                     |             |
| <b>SCERS</b>                                    | <b>883,007,285</b>     | <b>130,710,787</b> | <b>7,865,822</b> | <b>96,573,583</b> | <b>3,464,183</b>  | <b>2,986,765</b> | <b>-5,864,987</b> | <b>903,891,095</b>  | <b>40.9</b> |

<sup>1</sup> Previously Och-Ziff Real Estate Fund III.

| Property Type Diversification (%)                    | Apartment   | Office      | Industrial  | Retail      | Hotel      | Other       |
|--|-------------|-------------|-------------|-------------|------------|-------------|
| <b>Core Commingled Funds</b>                         |             |             |             |             |            |             |
| Brookfield Premier Real Estate Partners              | 32.2        | 11.1        | 49.9        | -           | -          | 6.7         |
| Lion Properties Fund                                 | 25.2        | 11.3        | 39.1        | 6.0         | -          | 18.4        |
| MetLife Core Property Fund                           | 28.0        | 20.3        | 29.8        | 10.2        | 1.6        | 10.1        |
| Principal U.S. Property Account                      | 26.8        | 15.2        | 38.6        | 10.7        | -          | 8.6         |
| Prologis European Logistics Fund                     | -           | -           | 100.0       | -           | -          | -           |
| Prologis Targeted U.S. Logistics Fund                | -           | -           | 100.0       | -           | -          | -           |
| Townsend Core Real Estate Fund – US, LP <sup>1</sup> | 32.1        | 3.9         | 43.4        | 2.1         | 0.1        | 18.4        |
| Townsend Real Estate Fund, L.P. <sup>1</sup>         | 32.1        | 3.9         | 43.4        | 2.1         | 0.1        | 18.4        |
| <b>Core Commingled Funds</b>                         | <b>22.6</b> | <b>8.5</b>  | <b>54.4</b> | <b>3.8</b>  | <b>0.2</b> | <b>10.5</b> |
| <b>Value Added Portfolio</b>                         |             |             |             |             |            |             |
| Asana Partners Fund II                               | 0.7         | 37.4        | -           | 59.3        | -          | 2.6         |
| Asana Partners Fund III                              | 0.3         | 36.7        | -           | 62.6        | -          | 0.4         |
| DRC European Real Estate Debt Fund II                | -           | 50.0        | -           | 50.0        | -          | -           |
| ECE European Prime Shopping Centre Fund II           | -           | -           | -           | 100.0       | -          | -           |
| Hammes Partners II                                   | -           | -           | -           | -           | -          | 100.0       |
| Hammes Partners III                                  | -           | -           | -           | -           | -          | 100.0       |
| Hammes Partners IV                                   | -           | -           | -           | -           | -          | 100.0       |
| NREP Nordic Strategies Fund II                       | -           | -           | -           | 27.8        | -          | 72.2        |
| NREP Nordic Strategies Fund III                      | 46.5        | 15.4        | 18.3        | 5.4         | -          | 14.4        |
| NREP Nordic Strategies Fund IV                       | 38.2        | 3.9         | 30.9        | 3.6         | 5.1        | 18.3        |
| NREP Nordic Strategies Fund V                        | 33.0        | 12.9        | 26.4        | 3.2         | 6.9        | 17.6        |
| <b>Value Added Portfolio</b>                         | <b>14.6</b> | <b>14.8</b> | <b>8.9</b>  | <b>35.7</b> | <b>1.3</b> | <b>24.7</b> |

<sup>1</sup>Property diversification numbers used are from 3Q24.

| Property Type Diversification (%)               | Apartment   | Office      | Industrial  | Retail      | Hotel      | Other       |
|---|-------------|-------------|-------------|-------------|------------|-------------|
| <b>Opportunistic Portfolio</b>                  |             |             |             |             |            |             |
| Carlyle China Project Rome (Co-Investment)      | -           | -           | 100.0       | -           | -          | -           |
| Carlyle China Realty                            | -           | -           | 100.0       | -           | -          | -           |
| CIM Fund VIII                                   | 40.4        | 35.0        | -           | 14.9        | 4.0        | 5.6         |
| KKR Real Estate Partners Americas               | -           | -           | -           | 0.3         | -          | 99.7        |
| LaSalle China Logistics Venture                 | -           | -           | 100.0       | -           | -          | -           |
| Sculptor Real Estate Fund III                   | -           | -           | -           | -           | -          | 100.0       |
| Sculptor Real Estate Fund IV                    | 2.1         | 1.6         | 1.6         | -           | 6.4        | 88.3        |
| Seven Seas Japan Opportunity Fund               | -           | 30.4        | -           | -           | 51.5       | 18.1        |
| WCP NewCold III, LP                             | -           | -           | 100.0       | -           | -          | -           |
| <b>Opportunistic Portfolio</b>                  | <b>4.2</b>  | <b>7.8</b>  | <b>57.3</b> | <b>1.4</b>  | <b>8.6</b> | <b>20.7</b> |
| <b>Total Non-Core Portfolio 1Q 2007 Forward</b> | <b>11.0</b> | <b>12.4</b> | <b>25.5</b> | <b>23.9</b> | <b>3.8</b> | <b>23.3</b> |
| <b>Total Private Portfolio</b>                  |             |             |             |             |            |             |
| <b>SCERS</b>                                    | <b>18.5</b> | <b>9.9</b>  | <b>44.2</b> | <b>10.9</b> | <b>1.5</b> | <b>15.0</b> |
| <b>Indices</b>                                  |             |             |             |             |            |             |
| <b>NFI-ODCE</b>                                 | <b>29.4</b> | <b>16.4</b> | <b>34.1</b> | <b>11.0</b> | <b>0.2</b> | <b>8.8</b>  |

<sup>1</sup>Property diversification numbers used are from 3Q24.

| Geographic Diversification (%)                       | North East  | Mid East   | East North Central | West North Central | South East  | South West | Mountain   | Pacific     | Var-US     | Ex-US       |
|--|-------------|------------|--------------------|--------------------|-------------|------------|------------|-------------|------------|-------------|
| <b>Core Commingled Funds</b>                         |             |            |                    |                    |             |            |            |             |            |             |
| Brookfield Premier Real Estate Partners              | 24.0        | 9.4        | 3.0                | -                  | 14.4        | 7.5        | 1.1        | 40.7        | -          | -           |
| Lion Properties Fund                                 | 19.8        | 10.0       | 2.3                | 0.2                | 11.5        | 9.2        | 9.2        | 37.8        | -          | -           |
| MetLife Core Property Fund                           | 15.6        | 13.3       | 7.9                | 2.0                | 10.6        | 6.4        | 9.3        | 35.0        | -          | -           |
| Principal U.S. Property Account                      | 9.4         | 9.8        | 1.8                | 1.6                | 12.1        | 17.3       | 15.2       | 32.8        | -          | -           |
| Prologis European Logistics Fund                     | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| Prologis Targeted U.S. Logistics Fund                | 17.1        | 5.9        | 10.3               | -                  | 14.5        | 9.5        | 7.0        | 35.8        | -          | -           |
| Townsend Core Real Estate Fund – US, LP <sup>1</sup> | 15.9        | 7.2        | 10.2               | 1.3                | 17.8        | 12.2       | 9.4        | 25.4        | 0.5        | -           |
| Townsend Real Estate Fund, L.P. <sup>1</sup>         | 15.9        | 7.2        | 10.2               | 1.3                | 17.8        | 12.2       | 9.4        | 25.4        | 0.5        | -           |
| <b>Core Commingled Funds</b>                         | <b>15.8</b> | <b>8.1</b> | <b>5.6</b>         | <b>0.7</b>         | <b>12.6</b> | <b>9.2</b> | <b>7.4</b> | <b>30.8</b> | <b>0.1</b> | <b>9.8</b>  |
| <b>Value Added Portfolio</b>                         |             |            |                    |                    |             |            |            |             |            |             |
| Asana Partners Fund II                               | 18.9        | 17.2       | -                  | 7.7                | 18.3        | 7.3        | 21.8       | 8.9         | -          | -           |
| Asana Partners Fund III                              | 2.2         | 12.8       | 5.2                | 1.6                | 41.1        | 23.9       | 13.1       | -           | -          | -           |
| DRC European Real Estate Debt Fund II                | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| ECE European Prime Shopping Centre Fund II           | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| Hammes Partners II                                   | -           | 50.7       | 5.8                | -                  | -           | 20.9       | 22.7       | -           | -          | -           |
| Hammes Partners III                                  | 44.6        | 1.9        | 15.0               | 1.7                | 6.1         | 19.7       | 9.7        | 1.4         | -          | -           |
| Hammes Partners IV                                   | 4.1         | 7.7        | 12.1               | 35.8               | 5.7         | 28.0       | 6.6        | -           | -          | -           |
| NREP Nordic Strategies Fund II                       | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| NREP Nordic Strategies Fund III                      | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| NREP Nordic Strategies Fund IV                       | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| NREP Nordic Strategies Fund V                        | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| <b>Value Added Portfolio</b>                         | <b>8.0</b>  | <b>5.0</b> | <b>2.4</b>         | <b>2.3</b>         | <b>7.6</b>  | <b>6.4</b> | <b>6.2</b> | <b>1.6</b>  | <b>0.0</b> | <b>60.5</b> |

<sup>1</sup>Geographic diversification numbers used are from 3Q24.

| Geographic Diversification (%)                  | North East  | Mid East   | East North Central | West North Central | South East  | South West | Mountain   | Pacific     | Var-US     | Ex-US       |
|---|-------------|------------|--------------------|--------------------|-------------|------------|------------|-------------|------------|-------------|
| <b>Opportunistic Portfolio</b>                  |             |            |                    |                    |             |            |            |             |            |             |
| Carlyle China Project Rome Co-Investment        | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| Carlyle China Realty                            | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| CIM Fund VIII                                   | 53.5        | -          | 6.1                | -                  | -           | -          | 2.6        | 37.8        | -          | -           |
| KKR Real Estate Partners Americas               | -           | -          | -                  | -                  | -           | 70.0       | -          | 30.0        | -          | -           |
| LaSalle China Logistics                         | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| Sculptor Real Estate Fund III                   | 66.9        | -          | -                  | -                  | -           | 0.2        | 0.8        | 3.6         | -          | 28.4        |
| Sculptor Real Estate Fund IV                    | 12.8        | 9.5        | 10.5               | 6.0                | 11.5        | 7.4        | 5.3        | 6.9         | 16.1       | 14.0        |
| Seven Seas Japan Opportunity Fund               | -           | -          | -                  | -                  | -           | -          | -          | -           | -          | 100.0       |
| WCP NewCold III, LP                             | 0.0         | -          | 12.2               | 0.1                | 3.6         | 0.6        | 7.5        | 6.4         | -          | 69.7        |
| <b>Opportunistic Portfolio</b>                  | <b>9.0</b>  | <b>1.6</b> | <b>5.9</b>         | <b>1.0</b>         | <b>3.0</b>  | <b>1.6</b> | <b>3.3</b> | <b>6.7</b>  | <b>2.7</b> | <b>65.3</b> |
| <b>Total Non-Core Portfolio 1Q 2007 Forward</b> | <b>8.3</b>  | <b>3.9</b> | <b>3.6</b>         | <b>1.8</b>         | <b>6.0</b>  | <b>4.8</b> | <b>5.2</b> | <b>3.3</b>  | <b>0.9</b> | <b>62.1</b> |
| <b>Total Private Portfolio</b>                  |             |            |                    |                    |             |            |            |             |            |             |
| <b>SCERS</b>                                    | <b>13.2</b> | <b>6.6</b> | <b>4.9</b>         | <b>1.1</b>         | <b>10.2</b> | <b>7.6</b> | <b>6.6</b> | <b>21.0</b> | <b>0.4</b> | <b>28.3</b> |
| <b>Indices</b>                                  |             |            |                    |                    |             |            |            |             |            |             |
| <b>NFI-ODCE</b>                                 | <b>20.9</b> | <b>8.2</b> | <b>4.9</b>         | <b>0.8</b>         | <b>12.8</b> | <b>8.9</b> | <b>7.7</b> | <b>35.9</b> | <b>-</b>   | <b>-</b>    |

<sup>1</sup>Geographic diversification numbers used are from 3Q24.

## Advisory Disclosures and Definitions

### Disclosure

Trade Secret and Confidential.

Past performance is not indicative of future results.

Investing involves risk, including the possible loss of principal.

Returns are presented on a time weighted basis and shown both gross and net of underlying third party fees and expenses and may include income, appreciation and/or other earnings. In addition, investment level Net IRR's and equity multiples are reported.

Townsend Group, on behalf of its client base, collects quarterly limited partner/client level performance data based upon inputs from the underlying investment managers. Data collection is for purposes of calculating investment level performance as well as aggregating and reporting client level total portfolio performance. Quarterly limited partner/client level performance data is collected directly from the investment managers via a secure data collection site.

<sup>1</sup>In select instances where underlying investment managers have ceased reporting limited partner/client level performance data directly to Townsend Group via a secure data collection site, Townsend Group may choose to input performance data on behalf of its client based upon the investment managers quarterly capital account statements which are supplied to Townsend Group and the client alike.

### Benchmarks

The potential universe of available real asset benchmarks are infinite. Any one benchmark, or combination thereof, may be utilized on a gross or net of fees basis with or without basis point premiums attached. These benchmarks may also utilize a blended composition with varying weighting methodologies, including market weighted and static weighted approaches.

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02

# Real Estate Market Update 4Q24

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# The U.S. Administration, Early Observations

Policies are nominally pro-U.S. growth, deregulatory, anti-immigration, and net inflationary. But the impact is uncertain

## Overall

- The new administration's policies are nominally pro-U.S. growth, deregulatory, anti-immigration, and net inflationary.
- Many factors - including but not limited to the competence of policy implementation, domestic responses, international business and government reactions / retaliation, non-US economic performance - will determine the path of U.S. GDP growth, inflation, and interest rates.
- Currently, U.S. economists are predicting a slight increase in U.S. GDP in 2025, then steady growth with declining government bond yields. However, it is possibly too early to identify if any individual factors will drive the outcomes away from the middling consensus.

## Tariffs

- The significant increase in tariffs will increase the cost of imported goods and likely change the structure of the domestic supply chain.
- Logistics assets catering to international trade may be adversely affected while those with a more domestic focus may benefit.
- The inflationary impact of tariffs will drive up development costs while supporting the value of standing assets.
- If tariffs are used primarily as a bargaining tool rather than for revenue generation the impacts are more unpredictable, but the overall effect will be increased uncertainty and reduced confidence.

## Pro-Business, Small Government

- Opportunity Zones were a favored strategy in the first term and are likely to be used again. If extended, this will support activity in the identified areas.
- Contemplating privatization of government sponsored enterprises. Privatizing Fannie Mae and Freddie Mac could remove the implicit government guarantee that comes with their loans. This could lead to higher and more volatile mortgage rates for single family homes.
- Downsizing the Federal Government workforce will reduce government demand for office space, partially offset by mandatory 5 days in-office.

## Immigration

- Tightening immigration policy will reduce labor availability and increase construction costs. This should support the value of standing assets at the expense of development assets.
- Lower immigration and related policies should reduce housing demand. The impact in the short term is likely to be concentrated in less expensive rental units in some larger cities.

## Deregulation

- Trump previously abolished many regulations impeding development and sought to reduce bureaucratic hurdles for businesses.
- For CRE, regulatory rollbacks and streamlining the permitting process have facilitated faster project approvals and reduced development costs.
- Zoning and permitting is mostly a local and state matter, but federal policy can impact through regulatory oversight and imposition of environmental standards. A general loosening may reduce development timelines and costs.
- Rollbacks of environmental regulations, including those related to wetlands and air quality, have reduced compliance costs for developers, encouraging more development.

Source: Townsend Group (February 2025)

# Global Economic Conditions

## Growth Outlook Remains Positive

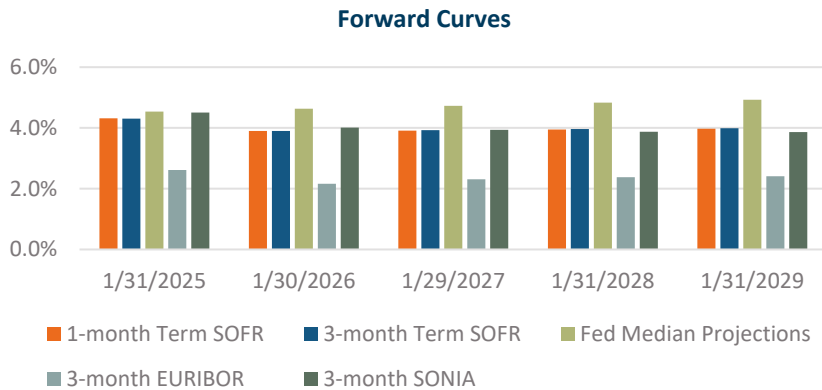
### Economic Growth Outlook

GDP growth remains positive

| Real GDP Forecasts (YoY%) |      |      |      |      |
|---------------------------|------|------|------|------|
| Major Regions             | 2023 | 2024 | 2025 | 2026 |
| North America             | 2.8  | 2.7  | 2.2  | 2.0  |
| European Union            | 0.4  | 0.9  | 1.3  | 1.5  |
| Asia Pacific              | 4.4  | 4.6  | 4.0  | 3.9  |
| Selected Markets          | 2023 | 2024 | 2025 | 2026 |
| United States             | 2.9  | 2.8  | 2.3  | 2.0  |
| United Kingdom            | 0.4  | 0.9  | 1.1  | 1.4  |
| Germany                   | -0.3 | -0.2 | 0.3  | 1.0  |
| China                     | 5.4  | 5.0  | 4.5  | 4.2  |
| Japan                     | 1.5  | 0.1  | 1.2  | 0.9  |
| Australia                 | 2.1  | 1.0  | 1.9  | 2.3  |

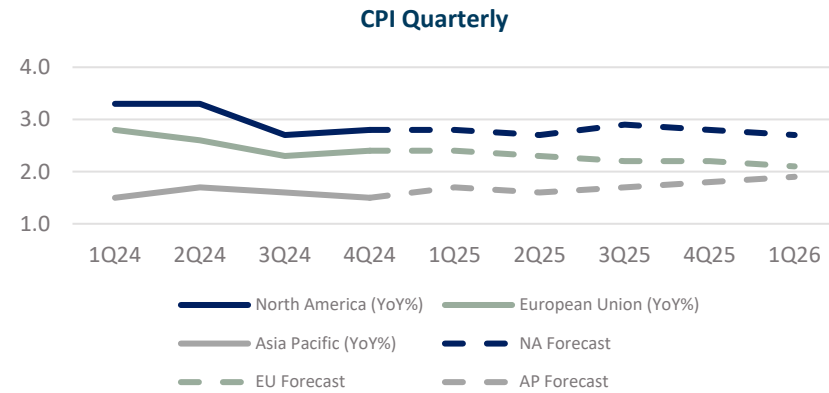
### Forward Curves

Curves indicating decline in rates



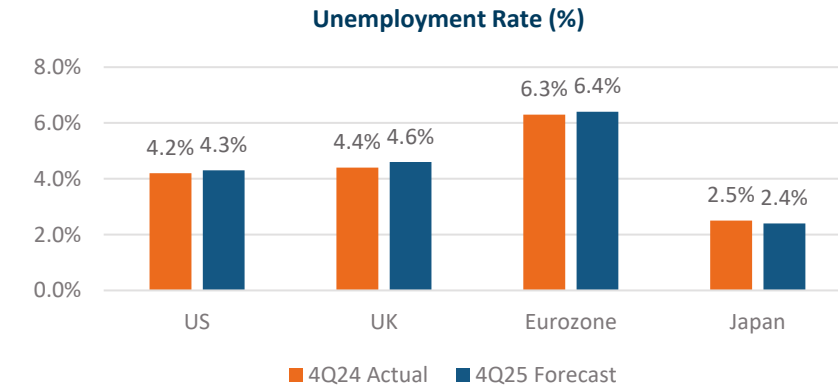
### Consumer Price Index

Inflation is projected to stabilize



### Unemployment

Unemployment rates remains low



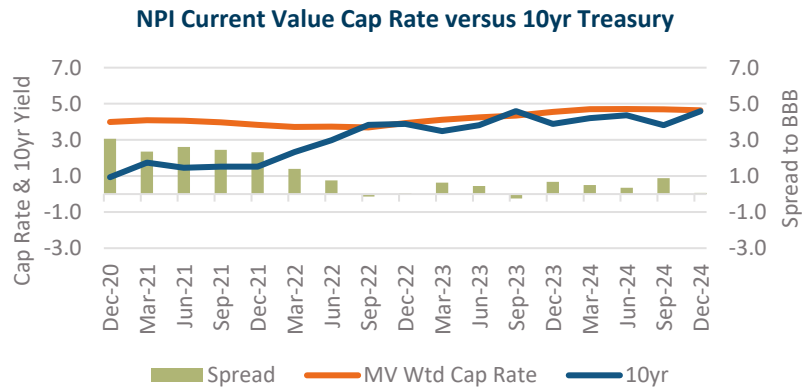
Source: Bloomberg, Chatham Financial (February 2025).

# US Real Estate Market Conditions

## Real Estate Spreads and Supply Declining

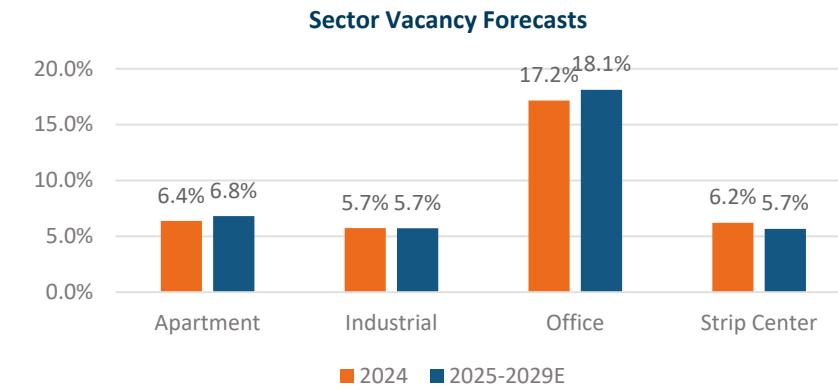
### Private Real Estate Spreads

Private real estate valuations have narrowed the spread towards 10yr Treasury



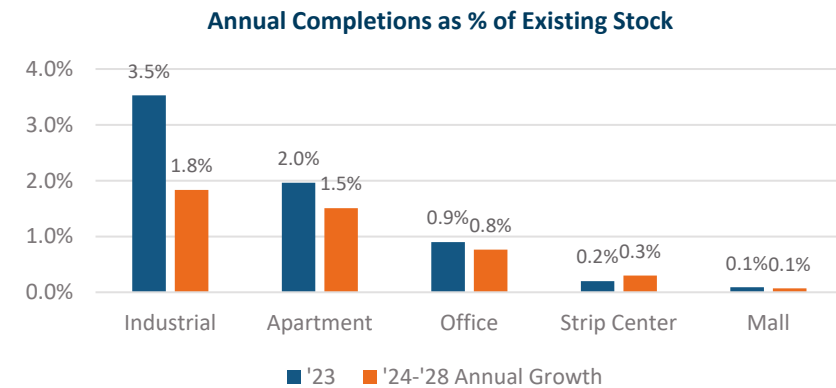
### Real Estate Vacancy

Vacancy remains elevated in Office



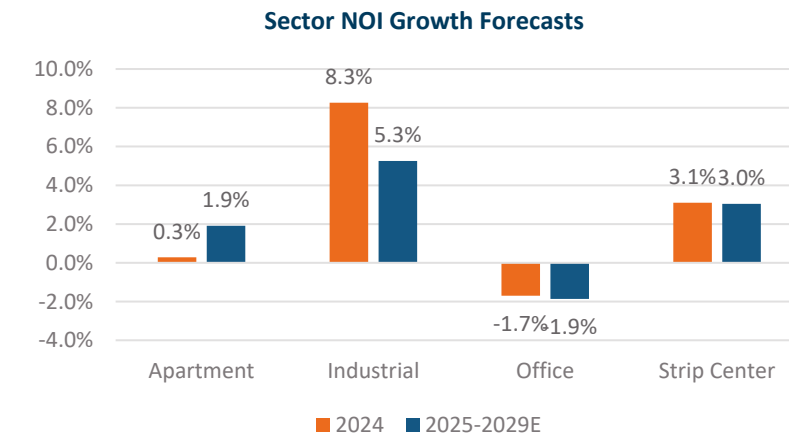
### Supply Growth

Supply is forecasted to moderate across major property types



### NOI Growth

NOI growth remains strong in Industrial, while Apartment is forecasted to increase with supply decline



Source: NCREIF, St. Louis Fed, Green Street (December 2024).

# Global Real Estate Market Conditions

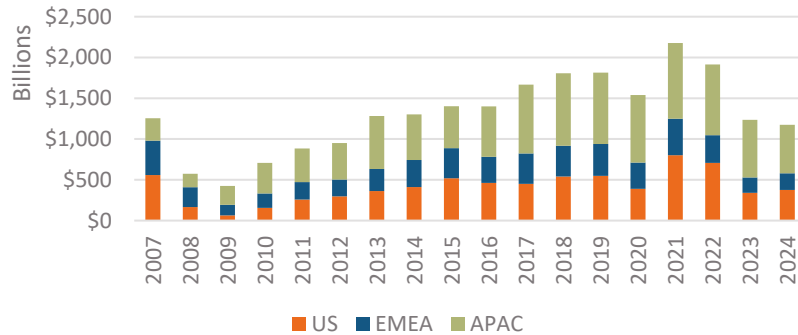
## Valuations Nearing Bottom



### Global Commercial Real Estate Transactions

Transaction volume muted in 2024 as interest rates remain elevated

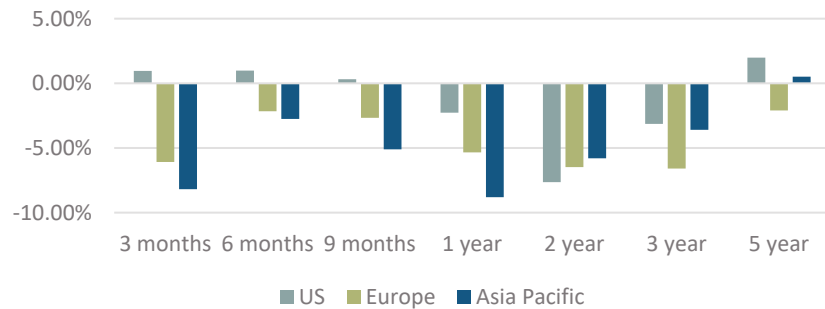
Global Commercial Real Estate Transaction Volume



### Real Estate Performance

Real estate valuations nearing bottom as mid-2024 performance flat to slightly positive

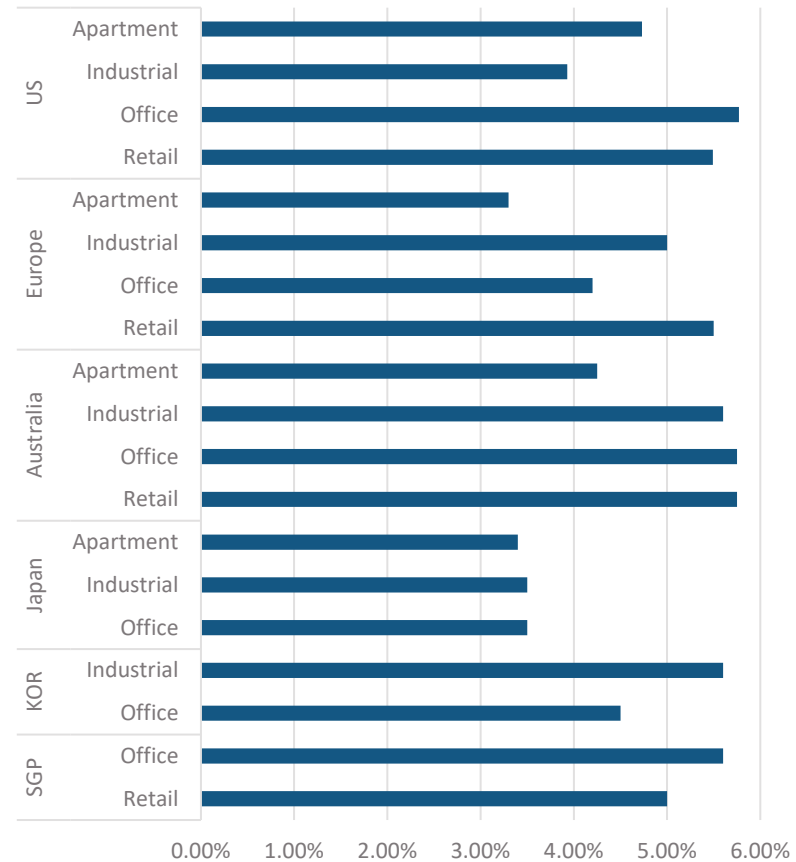
Regional Net Returns Annualized  
As of 9/30/24



### Real Estate Valuations

Global valuations (December 2024)

Regional/Sector Going-In Yields



Source: MSCI Real Assets (February 2025). NCREIF, INREV Global Real Estate Fund Index (GREFI), Townsend Group (December 2024).

