

# MONTHLY PERFORMANCE REPORT

**MWRA EMPLOYEES' RETIREMENT  
SYSTEM**

SEPTEMBER 30, 2021



# GOALS & OBJECTIVES

## Investment Return Objective

**“Its primary goal is to provide promised benefits to participants and beneficiaries of the MWRA Employees’ Retirement system. Plan assets should be equal to or greater than the present value of the projected benefit obligations (“fully funded”). When Plan assets are less than the present value of projected benefit obligations, a schedule will be established and a plan will be in place to meet a fully funded status. When achieving return objectives required to fully fund the system, the Board is intent on controlling risk. Consistency of returns and risk of loss are primary considerations. The Board has also determined that the annual performance of plan assets should not vary substantially from returns achieved by other public pension funds with similar goals and objectives.”**

## Return Expectations

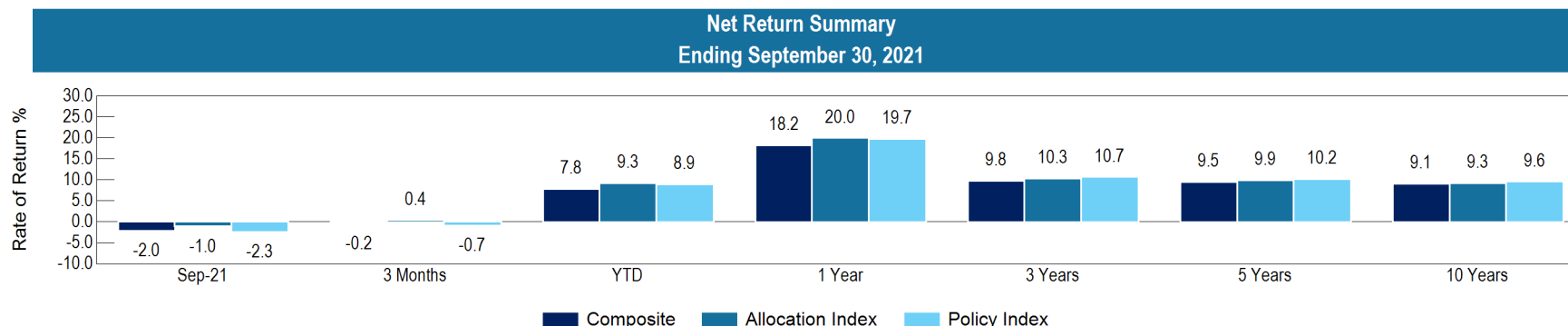
**The investment growth should be maintained in such a manner that the minimum nominal rate of return does not cause a negative real rate of return over a full market cycle:**

- **Time Horizon:** Return assumptions will be based on a ten year time horizon with a detailed review and analysis to be made at least annually to monitor allocations and assumptions. Should a manager deviate from proscribed mandate or expected risk and return profile by a consequential degree, that manager may be reevaluated at any time.
- **Liquidity Needs:** Presently contributions exceed plan withdrawals to provide benefits, payouts, and/or plan expenses. Portfolio liquidity will be managed based on the cash flow needs of the System.
- **Regulatory Considerations:** Assets of this Fund shall be invested in a manner consistent with the fiduciary standards established under Code of Massachusetts Regulations 840 (“840 CMR”). The Board shall also use as precedent the Employee Retirement Income Security Act (ERISA).

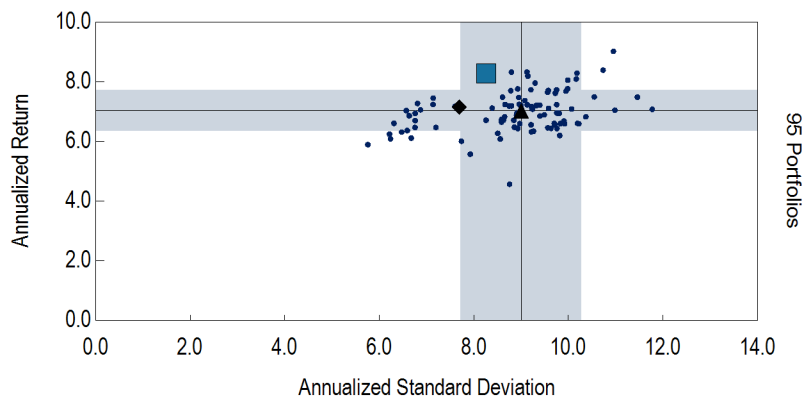


# MWRA Employees' Retirement System

## EXECUTIVE SUMMARY



### 20 Years Ending September 30, 2021



### Performance

- The Composite was down -2.0% (net) for the month, trailing the Allocation Index (-1.0%) and outperforming the Policy Index (-2.3%).
- Global equities sold off in September as inflationary concerns pushed yields higher. In the U.S., the S&P 500 Index fell 4.7% – marking the largest monthly decline since March 2020. International markets also lagged with both the MSCI EAFE and the Emerging Market indexes declining 2.9% and 4%, respectively. The portfolio's Domestic Equity composite fell -4.2% (net) while Non-US Equities declined -4.4% (net).
- In fixed income, global yields broadly moved higher. The yield curve shifted higher with the five- and 10-year yields increasing 22 and 23 basis points, respectively. The Fixed Income composite fell -0.6% (net) in September, while the BC Agg fell -0.9% and the BC US HY was unchanged.
- This brings the total plan return for the trailing one-year period to 18.2% (net), while the Allocation and Policy Index returned 20.0%(net) and 19.7% (net), respectively.

### Statistics Summary

|                                   | Anlzd Ret | Anlzd Std Dev | Rank |
|-----------------------------------|-----------|---------------|------|
| Composite                         | 8.0%      | 8.3%          | 11   |
| Allocation Index                  | 6.9%      | 7.8%          | 67   |
| Policy Index                      | 7.2%      | 8.4%          | 46   |
| InvMetrics Public DB Gross Median | 7.1%      | 9.2%          | --   |

20 years Risk/Return is as of 09/30/2021. Chart reflects universe data on quarter end months only.

Returns for 20 years Risk/Return and Statistics Summary are gross of fees.

Since inception return is 8.7% gross of fees. Prior to 1999, performance history does not capture separate net and gross returns.



# MWRA Employees' Retirement System

## TOTAL FUND PERFORMANCE DETAIL (NET)

|   | Market Value (\$)  | % of Portfolio | Policy %     | 1 Mo (%)    | 3 Mo (%)    | YTD (%)     | 1 Yr (%)    | 3 Yrs (%)   | 5 Yrs (%)   | 10 Yrs (%)  | Inception (%) | Inception Date |
|---|--------------------|----------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|----------------|
| <b>Composite</b>                                  | <b>697,618,357</b> | <b>100.0</b>   | <b>100.0</b> | <b>-2.0</b> | <b>-0.2</b> | <b>7.8</b>  | <b>18.2</b> | <b>9.8</b>  | <b>9.5</b>  | <b>9.1</b>  | <b>7.1</b>    | <b>Jan-86</b>  |
| Allocation Index                                  |                    |                |              | -1.0        | 0.4         | 9.3         | 20.0        | 10.3        | 9.9         | 9.3         | --            | Jan-86         |
| Policy Index                                      |                    |                |              | -2.3        | -0.7        | 8.9         | 19.7        | 10.7        | 10.2        | 9.6         | --            | Jan-86         |
| <b>Total Balanced</b>                             | <b>5,208,263</b>   | <b>0.7</b>     | <b>0.0</b>   | <b>0.3</b>  | <b>2.3</b>  | <b>13.8</b> | <b>24.8</b> | <b>10.5</b> | <b>8.2</b>  | <b>6.7</b>  | <b>5.6</b>    | <b>Dec-10</b>  |
| PRIT Core Fund                                    | 5,208,263          | 0.7            |              | 0.3         | 2.3         | 13.8        | 24.8        | 11.6        | 11.1        | 10.3        | 7.4           | Apr-99         |
| 60% S&P 500 / 40% Bloomberg Aggregate             |                    |                |              | -3.1        | 0.4         | 8.7         | 16.9        | 12.1        | 11.4        | 11.2        | 6.7           | Apr-99         |
| <b>Total Domestic Equity</b>                      | <b>221,566,792</b> | <b>31.8</b>    | <b>31.0</b>  | <b>-4.2</b> | <b>-0.2</b> | <b>14.2</b> | <b>31.0</b> | <b>15.3</b> | <b>16.8</b> | <b>16.0</b> | <b>8.2</b>    | <b>May-99</b>  |
| Russell 3000                                      |                    |                |              | -4.5        | -0.1        | 15.0        | 31.9        | 16.0        | 16.9        | 16.6        | 7.8           | May-99         |
| <b>Large Cap</b>                                  | <b>171,853,548</b> | <b>24.6</b>    | <b>24.0</b>  | <b>-4.6</b> | <b>0.5</b>  | <b>14.3</b> | <b>27.1</b> | <b>16.6</b> | <b>17.6</b> | <b>16.4</b> | <b>14.6</b>   | <b>Dec-10</b>  |
| Rhumblin Advisors S&P 500 Index Fund              | 68,611,781         | 9.8            | 10.0         | -4.7        | 0.6         | 15.9        | 29.9        | 15.9        | 16.8        | 16.5        | 9.4           | Apr-97         |
| S&P 500   |                    |                |              | -4.7        | 0.6         | 15.9        | 30.0        | 16.0        | 16.9        | 16.6        | 9.4           | Apr-97         |
| Coho Relative Value Equity                        | 50,633,247         | 7.3            | 7.0          | -3.2        | -1.7        | 7.8         | 19.1        | 10.3        | 11.8        | --          | 12.1          | Mar-16         |
| Russell 1000 Value                                |                    |                |              | -3.5        | -0.8        | 16.1        | 35.0        | 10.1        | 10.9        | 13.5        | 12.7          | Mar-16         |
| Polen Focused Growth                              | 52,608,521         | 7.5            | 7.0          | -5.7        | 2.6         | 17.8        | 29.5        | 23.8        | 24.3        | --          | 22.3          | Feb-16         |
| Russell 1000 Growth                               |                    |                |              | -5.6        | 1.2         | 14.3        | 27.3        | 22.0        | 22.8        | 19.7        | 22.4          | Feb-16         |
| <b>Small Cap</b>                                  | <b>49,713,244</b>  | <b>7.1</b>     | <b>7.0</b>   | <b>-3.2</b> | <b>-2.6</b> | <b>13.4</b> | <b>45.0</b> | <b>11.8</b> | <b>15.0</b> | <b>15.2</b> | <b>13.4</b>   | <b>Dec-10</b>  |
| Boston Partners Small Cap Value                   | 24,948,015         | 3.6            | 3.5          | -2.6        | -3.0        | 21.7        | 58.9        | 9.6         | 10.6        | 13.1        | 10.9          | Feb-97         |
| Russell 2000 Value                                |                    |                |              | -2.0        | -3.0        | 22.9        | 63.9        | 8.6         | 11.0        | 13.2        | 9.5           | Feb-97         |
| Loomis Sayles Small Cap Growth                    | 24,765,229         | 3.5            | 3.5          | -3.7        | -2.3        | 4.8         | 31.2        | 13.4        | 18.8        | 16.9        | 7.7           | Jan-97         |
| Russell 2000 Growth                               |                    |                |              | -3.8        | -5.7        | 2.8         | 33.3        | 11.7        | 15.3        | 15.7        | 8.0           | Jan-97         |
| <b>Total Non-US Equity</b>                        | <b>133,896,661</b> | <b>19.2</b>    | <b>19.0</b>  | <b>-4.4</b> | <b>-3.5</b> | <b>2.4</b>  | <b>20.3</b> | <b>8.2</b>  | <b>9.1</b>  | <b>7.2</b>  | <b>5.0</b>    | <b>Mar-99</b>  |
| <b>International Equity</b>                       | <b>114,982,139</b> | <b>16.5</b>    | <b>12.0</b>  | <b>-4.4</b> | <b>-2.7</b> | <b>3.7</b>  | <b>21.8</b> | <b>9.8</b>  | <b>10.2</b> | <b>8.2</b>  | <b>4.8</b>    | <b>Sep-05</b>  |
| SEG Baxter Street                                 | 42,659,182         | 6.1            | 5.0          | -4.0        | -2.0        | 4.1         | 18.2        | 12.0        | 11.6        | --          | 11.9          | May-16         |
| MSCI ACWI ex USA                                  |                    |                |              | -3.2        | -3.0        | 5.9         | 23.9        | 8.0         | 8.9         | 7.5         | 8.9           | May-16         |
| Schroder International Alpha Trust Class 1        | 52,281,359         | 7.5            | 4.0          | -3.3        | -1.0        | 7.8         | 27.9        | 13.1        | 12.5        | --          | 8.6           | Mar-12         |
| MSCI ACWI ex USA                                  |                    |                |              | -3.2        | -3.0        | 5.9         | 23.9        | 8.0         | 8.9         | 7.5         | 6.1           | Mar-12         |
| Baillie Gifford International Growth Fund Class K | 20,041,598         | 2.9            | 3.0          | -7.6        | -8.1        | -5.1        | 14.7        | --          | --          | --          | 14.7          | Oct-20         |
| MSCI ACWI ex USA                                  |                    |                |              | -3.2        | -3.0        | 5.9         | 23.9        | 8.0         | 8.9         | 7.5         | 23.9          | Oct-20         |

Since inception return is 8.7% gross of fees. Prior to 1999, performance history does not capture separate net and gross returns.

In November 2019, Loomis Sayles and Schroders transitioned from a mutual fund to a CIT structure. Performance prior to transitioning to the CIT investment vehicle is linked to mutual fund performance history.



# MWRA EMPLOYEES' RETIREMENT SYSTEM

## TOTAL FUND PERFORMANCE DETAIL (NET)

|  | Market Value (\$)  | % of Portfolio | Policy %    | 1 Mo (%)    | 3 Mo (%)    | YTD (%)    | 1 Yr (%)    | 3 Yrs (%)  | 5 Yrs (%)  | 10 Yrs (%) | Inception (%) | Inception Date |
|--|--------------------|----------------|-------------|-------------|-------------|------------|-------------|------------|------------|------------|---------------|----------------|
| <b>Emerging Markets Equity</b>   | <b>18,914,522</b>  | <b>2.7</b>     | <b>7.0</b>  | <b>-4.4</b> | <b>-8.3</b> | <b>--</b>  | <b>--</b>   | <b>--</b>  | <b>--</b>  | <b>--</b>  | <b>-5.5</b>   | <b>Mar-21</b>  |
| <i>MSCI Emerging Markets</i>   |                    |                |             | -4.0        | -8.1        | -1.2       | 18.2        | 8.6        | 9.2        | 6.1        | -4.9          | Mar-21         |
| Axiom Emerging Markets Trust Class 2                                   | 18,914,522         | 2.7            | 7.0         | -4.4        | -8.3        | --         | --          | --         | --         | --         | -5.5          | Mar-21         |
| <i>MSCI Emerging Markets</i>   |                    |                |             | -4.0        | -8.1        | -1.2       | 18.2        | 8.6        | 9.2        | 6.1        | -4.9          | Mar-21         |
| <b>Total Fixed Income</b>  | <b>164,267,797</b> | <b>23.5</b>    | <b>24.0</b> | <b>-0.6</b> | <b>0.4</b>  | <b>0.2</b> | <b>2.3</b>  | <b>6.1</b> | <b>4.3</b> | <b>5.1</b> | <b>6.5</b>    | <b>Mar-99</b>  |
| Garcia Hamilton Fixed Income Aggregate                                 | 38,874,392         | 5.6            | 6.0         | -0.9        | -0.2        | -2.4       | -1.7        | 4.5        | --         | --         | 3.9           | Apr-18         |
| <i>Bloomberg US Aggregate TR</i>                                       |                    |                |             | -0.9        | 0.1         | -1.6       | -0.9        | 5.4        | 2.9        | 3.0        | 4.5           | Apr-18         |
| Lord Abbett Core Fixed Income  | 33,342,033         | 4.8            | 4.0         | -0.8        | 0.1         | -0.8       | 0.3         | 5.6        | --         | --         | 4.8           | Apr-18         |
| <i>Bloomberg US Aggregate TR</i>                                       |                    |                |             | -0.9        | 0.1         | -1.6       | -0.9        | 5.4        | 2.9        | 3.0        | 4.5           | Apr-18         |
| Rhumbline TIPS   | 22,955,443         | 3.3            | 4.0         | -0.7        | 1.8         | 3.5        | 5.3         | 7.4        | 4.3        | --         | 4.6           | Jun-16         |
| <i>Bloomberg US TIPS TR</i>  |                    |                |             | -0.7        | 1.8         | 3.5        | 5.2         | 7.4        | 4.3        | 3.1        | 4.7           | Jun-16         |
| Loomis Sayles Multisector Full Discretion Trust                        | 56,912,049         | 8.2            | 8.0         | -0.5        | 0.3         | 0.3        | 4.3         | 7.2        | 6.0        | 6.3        | 7.8           | Mar-99         |
| <i>Bloomberg US Aggregate TR</i>                                       |                    |                |             | -0.9        | 0.1         | -1.6       | -0.9        | 5.4        | 2.9        | 3.0        | 4.7           | Mar-99         |
| <i>Bloomberg US High Yield TR</i>                                      |                    |                |             | 0.0         | 0.9         | 4.5        | 11.3        | 6.9        | 6.5        | 7.4        | 6.9           | Mar-99         |
| Octagon Senior Secured Credit Cayman Fund Ltd. - Class L Acc, Series 1 | 12,128,527         | 1.7            | 2.0         | 0.5         | 0.8         | 3.5        | 7.1         | --         | --         | --         | 4.4           | Aug-19         |
| <i>Credit Suisse Leveraged Loan</i>                                    |                    |                |             | 0.6         | 1.1         | 4.7        | 8.5         | 4.1        | 4.6        | 5.0        | 4.3           | Aug-19         |
| Invesco Mortgage Recovery Loans Feeder Fund                            | 55,353             | 0.0            |             | 0.0         | 0.0         | 0.9        | -0.3        | 0.5        | 0.4        | 6.4        | 11.2          | Apr-10         |
| <i>Bloomberg US Aggregate TR</i>                                       |                    |                |             | -0.9        | 0.1         | -1.6       | -0.9        | 5.4        | 2.9        | 3.0        | 3.6           | Apr-10         |
| <b>Total Hedge Fund</b>  | <b>42,844,080</b>  | <b>6.1</b>     | <b>6.0</b>  | <b>0.5</b>  | <b>1.4</b>  | <b>6.7</b> | <b>13.7</b> | <b>6.0</b> | <b>5.4</b> | <b>4.8</b> | <b>3.7</b>    | <b>Oct-06</b>  |
| PRIM Portfolio Completion Strategies                                   | 15,140,401         | 2.2            |             | -0.4        | 0.2         | 8.0        | 14.5        | 4.3        | 5.2        | 5.2        | 4.0           | Oct-06         |
| Corbin Pinehurst Partners  | 13,988,750         | 2.0            |             | 0.7         | 1.5         | 8.4        | 18.4        | --         | --         | --         | 10.0          | Nov-18         |
| <i>HFRI Fund of Funds Composite Index</i>                              |                    |                |             | 0.2         | 0.8         | 5.8        | 14.4        | 6.5        | 5.8        | 4.5        | 7.8           | Nov-18         |
| UBS Neutral Alpha Strategies   | 12,974,747         | 1.9            |             | 1.5         | 2.8         | 3.9        | 8.9         | --         | --         | --         | 6.7           | Nov-18         |
| <i>HFRI Fund of Funds Composite Index</i>                              |                    |                |             | 0.2         | 0.8         | 5.8        | 14.4        | 6.5        | 5.8        | 4.5        | 7.8           | Nov-18         |
| Entrust Peru Wind Down   | 740,182            | 0.1            |             | -0.1        | -0.5        | -1.9       | 0.4         | -3.8       | --         | --         | -3.8          | Dec-17         |
| <i>HFRI Fund of Funds Composite Index</i>                              |                    |                |             | 0.2         | 0.8         | 5.8        | 14.4        | 6.5        | 5.8        | 4.5        | 5.6           | Dec-17         |
| <b>Other</b>   | <b>11,535,749</b>  | <b>1.7</b>     | <b>0.0</b>  | <b>0.0</b>  | <b>0.0</b>  | <b>0.0</b> | <b>0.0</b>  | <b>1.3</b> | <b>1.3</b> | <b>0.7</b> | <b>0.6</b>    | <b>Dec-10</b>  |
| Cash Account   | 11,535,749         | 1.7            |             | 0.0         | 0.0         | 0.0        | 0.0         | 1.3        | 1.3        | 0.7        | 1.8           | Feb-00         |
| <i>91 Day T-Bills</i>  |                    |                |             | 0.0         | 0.0         | 0.0        | 0.0         | 1.0        | 1.1        | 0.6        | 1.5           | Feb-00         |

Importantly, all returns in this report, including those of the private real estate managers, are based on a time weighted return calculation and not based on IRRs, which can result in return differences. Corbin Pinehurst Partners, and Entrust Peru Wind Down are preliminary as of 09/30/2021 and are subject to change once finalized.



# MWRA EMPLOYEES' RETIREMENT SYSTEM

## TOTAL FUND PERFORMANCE DETAIL (NET)

|  | Market Value<br>(\$) | % of<br>Portfolio | Policy %    | 1 Mo<br>(%) | 3 Mo<br>(%) | YTD<br>(%)  | 1 Yr<br>(%) | 3 Yrs<br>(%) | 5 Yrs<br>(%) | 10 Yrs<br>(%) | Inception<br>(%) | Inception<br>Date |
|--|----------------------|-------------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|---------------|------------------|-------------------|
| <b>Total Real Estate</b>   | <b>52,574,294</b>    | <b>7.5</b>        | <b>10.0</b> | <b>2.4</b>  | <b>2.4</b>  | <b>8.3</b>  | <b>10.3</b> | <b>6.6</b>   | <b>7.5</b>   | <b>10.3</b>   | <b>7.8</b>       | <b>Apr-99</b>     |
| <i>NCREIF Property Index</i>   |                      |                   |             | 0.0         | 0.0         | 5.4         | 6.6         | 4.9          | 5.8          | 8.4           | 8.4              | Apr-99            |
| Morgan Stanley Prime Property (\$2.8m commitment in '95)                   | 22,333,673           | 3.2               |             | 5.8         | 5.8         | 10.8        | 12.5        | 6.7          | 7.4          | 10.4          | 8.6              | Sep-95            |
| TA Realty Core Property Fund, LP (\$15m commitment in '19)                 | 21,507,111           | 3.1               |             | 0.0         | 0.0         | 7.7         | 11.5        | --           | --           | --            | 7.6              | Jun-19            |
| Invesco Mortgage Recovery II (\$3M commitment in '15)                      | 956,909              | 0.1               |             | 0.0         | 0.0         | 7.2         | -43.3       | -14.2        | -2.9         | --            | -1.8             | Oct-15            |
| Landmark VI (\$2m commitment in '11)                                       | 79,556               | 0.0               |             | 0.0         | 0.0         | -2.9        | -8.3        | -13.5        | -8.2         | 2.4           | 2.6              | Jul-11            |
| Landmark VIII (\$4m commitment in '17)                                     | 1,269,659            | 0.2               |             | 0.0         | 0.0         | 3.0         | 11.2        | 6.8          | --           | --            | 13.5             | Nov-17            |
| Courtland/Mesirow MFire (\$2m commitment in '11)                           | 639,022              | 0.1               |             | 0.0         | 0.0         | 4.0         | 3.3         | -3.1         | 0.7          | --            | 2.5              | May-12            |
| Cerberus Institutional Real Estate Partners III (\$1.5m commitment in '12) | 570,376              | 0.1               |             | 0.0         | 0.0         | 4.1         | 19.4        | 9.7          | 7.7          | --            | 11.9             | May-13            |
| TA Realty Fund X LP (\$3.5m commitment in '12)                             | 183,863              | 0.0               |             | 0.0         | 0.0         | 1.7         | 2.0         | 4.7          | 6.1          | --            | 8.3              | May-13            |
| TerraCap Partners III, LP (\$2.6m commitment in '15)                       | 1,577,007            | 0.2               |             | 0.0         | 0.0         | 1.0         | 3.3         | 5.3          | 9.8          | --            | 9.7              | Jul-15            |
| TerraCap Partners IV, LP (\$4m commitment in '17)                          | 3,419,289            | 0.5               |             | 0.0         | 0.0         | 5.3         | 8.9         | 8.8          | --           | --            | 9.5              | Nov-17            |
| Cerberus Institutional Real Estate Partners III AIV, S.C.A. SICAV-RAIF     | 37,830               | 0.0               |             | 0.0         | 0.0         | --          | --          | --           | --           | --            | -2.1             | Mar-21            |
| <b>Total Private Equity</b>  | <b>65,724,720</b>    | <b>9.4</b>        | <b>10.0</b> | <b>2.0</b>  | <b>2.0</b>  | <b>24.6</b> | <b>37.6</b> | <b>14.9</b>  | <b>14.0</b>  | <b>13.2</b>   | <b>10.3</b>      | <b>Apr-99</b>     |
| <i>CJA US All PE</i>   |                      |                   |             | 0.0         | 0.0         | 25.1        | 39.5        | 19.3         | 18.6         | 15.8          | 13.5             | Apr-99            |
| <i>NASDAQ W/O Income</i>   |                      |                   |             | -5.3        | -0.4        | 12.1        | 29.4        | 21.5         | 22.2         | 19.6          | 8.2              | Apr-99            |
| PRIM Vintage Year 2008 (\$3m commitment in '08)                            | 1,063,426            | 0.2               |             | 12.1        | 11.8        | 28.3        | 46.2        | 16.0         | 20.5         | 19.5          | 10.2             | Jun-08            |
| PRIM Vintage Year 2009 (\$1m commitment in '09)                            | 151,101              | 0.0               |             | 15.4        | 15.3        | 57.4        | 76.6        | 47.0         | 36.2         | 26.9          | 15.8             | Nov-09            |
| PRIM Vintage Year 2010 (\$1m commitment in '10)                            | 811,105              | 0.1               |             | 24.1        | 23.7        | 87.0        | 104.4       | 34.7         | 32.0         | 23.1          | 15.6             | Jun-10            |
| PRIM Vintage Year 2011 (\$1.5m commitment in '11)                          | 1,116,667            | 0.2               |             | 23.4        | 26.0        | 92.3        | 112.3       | 34.9         | 30.4         | 17.3          | 10.9             | May-11            |
| PRIM Vintage Year 2012 (\$1m commitment in '12)                            | 895,899              | 0.1               |             | 10.4        | 10.2        | 44.3        | 56.3        | 29.9         | 27.0         | --            | -7.6             | Jun-12            |
| PRIM Vintage Year 2014 (\$2m commitment in '14)                            | 2,423,099            | 0.3               |             | 12.8        | 12.7        | 39.3        | 48.7        | 28.7         | 27.3         | --            | 8.4              | Jun-14            |
| PRIM Vintage Year 2017 (\$2m commitment in '17)                            | 2,269,715            | 0.3               |             | 16.7        | 16.3        | 48.0        | 63.3        | 25.1         | --           | --            | 18.4             | May-17            |
| PRIM Vintage Year 2020 (\$5m commitment in '20)                            | 1,508,969            | 0.2               |             | 5.9         | 5.1         | 26.5        | 37.1        | --           | --           | --            | 22.6             | Mar-20            |
| PRIM Vintage Year 2021 (\$5m commitment in '21)                            | 723,004              | 0.1               |             | 2.3         | 2.2         | -0.2        | --          | --           | --           | --            | -0.2             | Dec-20            |
| Alcentra European DLF (\$5m commitment in '14)                             | 139,763              | 0.0               |             | 0.0         | 0.0         | 7.2         | 9.2         | -0.1         | 3.4          | --            | 4.8              | Jan-15            |
| Ascent Fund IV (\$2m commitment in '04)                                    | 6,783                | 0.0               |             | 0.0         | 0.0         | -8.5        | -10.7       | -41.9        | -33.7        | -32.2         | -21.0            | Jul-04            |
| Ascent Fund IV-B (\$1m commitment in '16)                                  | 115,725              | 0.0               |             | 0.0         | 0.0         | -14.0       | -20.5       | -26.3        | -16.2        | --            | -15.5            | Jul-16            |
| Ascent Fund V (\$2m commitment in '08)                                     | 1,995,137            | 0.3               |             | 0.0         | 0.0         | 19.0        | 22.8        | 2.4          | 1.7          | 7.1           | 5.5              | Oct-08            |
| Ascent VI (\$3m commitment in '15)   | 3,061,939            | 0.4               |             | 0.0         | 0.0         | 2.8         | 3.3         | -2.1         | 5.1          | --            | 0.8              | Dec-15            |
| CVI Credit Value Fund IV A LP (\$6m commitment in '17)                     | 5,810,815            | 0.8               |             | 0.0         | 0.0         | 9.0         | 15.0        | 5.3          | --           | --            | 5.6              | Dec-17            |

Importantly, all returns in this report, including those of the private markets managers, are based on a time weighted return calculation and not based on IRRs, which can result in return differences.





# MWRA EMPLOYEES' RETIREMENT SYSTEM

## TOTAL FUND PERFORMANCE DETAIL (NET)

|   | Market Value<br>(\$) | % of<br>Portfolio | Policy % | 1 Mo<br>(%) | 3 Mo<br>(%) | YTD<br>(%) | 1 Yr<br>(%) | 3 Yrs<br>(%) | 5 Yrs<br>(%) | 10 Yrs<br>(%) | Inception<br>(%) | Inception<br>Date |
|---|----------------------|-------------------|----------|-------------|-------------|------------|-------------|--------------|--------------|---------------|------------------|-------------------|
| Invesco Fund IV (\$3m commitment in '03)                                  | 174                  | 0.0               |          | 0.0         | 0.0         | 0.0        | -3.6        | -17.2        | -12.0        | -0.6          | --               | Feb-04            |
| Invesco Fund VI (\$5m commitment in '13)                                  | 3,351,389            | 0.5               |          | 0.0         | 0.0         | 37.5       | 72.0        | 31.9         | 25.3         | --            | 20.7             | Jul-13            |
| Kayne Energy Fund VII (\$5m commitment in '15)                            | 1,839,625            | 0.3               |          | 0.0         | 0.0         | 48.2       | 23.1        | -36.4        | -17.7        | --            | -12.0            | Jan-16            |
| Foundry 2007 (\$3m commitment in '07)                                     | 500,263              | 0.1               |          | 0.0         | 0.0         | 55.9       | 141.9       | -9.2         | -2.4         | 8.6           | 21.5             | Dec-07            |
| Foundry 2010 (\$3m commitment in '10)                                     | 4,371,695            | 0.6               |          | 0.0         | 0.0         | 17.3       | 19.1        | 14.3         | 14.5         | 13.5          | 11.0             | Jan-11            |
| Foundry 2010 Annex (\$0.4m commitment in '15)                             | 396,262              | 0.1               |          | 0.0         | 0.0         | -0.1       | 16.9        | 43.2         | 38.7         | --            | 27.5             | Sep-15            |
| Pinebridge PEP V (\$6m commitment in '07)                                 | 865,936              | 0.1               |          | 0.0         | 0.0         | 1.4        | 16.5        | 6.7          | 5.1          | 9.5           | --               | Mar-08            |
| Landmark XV (\$3m commitment in '13)                                      | 1,431,074            | 0.2               |          | 0.0         | 0.0         | 4.9        | 39.3        | 9.9          | 13.4         | --            | 13.9             | Nov-13            |
| JFL Equity Investors IV, L.P. (\$6m commitment in '16)                    | 6,604,571            | 0.9               |          | 0.0         | 0.0         | 38.0       | 69.5        | 48.3         | --           | --            | 41.4             | Jan-17            |
| Private Advisors Small Co. Coinvestment Fund, LP (\$4m commitment in '17) | 5,226,644            | 0.7               |          | 0.0         | 0.0         | 20.8       | 32.1        | 27.2         | --           | --            | 22.5             | Feb-17            |
| Park Square Credit Opportunities III (\$3m commitment in '17)             | 2,617,632            | 0.4               |          | 0.0         | 0.0         | 4.0        | 6.4         | 8.4          | --           | --            | 6.6              | Feb-18            |
| Ironsides Constitution Opportunities (\$3m commitment in '18)             | 2,424,874            | 0.3               |          | 0.0         | 0.0         | 7.4        | 13.6        | 12.6         | --           | --            | 12.6             | Oct-18            |
| HarbourVest Dover Street X (\$9m commitment in '20)                       | 4,184,308            | 0.6               |          | 0.0         | 0.0         | 30.1       | 42.5        | --           | --           | --            | 105.6            | Jun-20            |
| Hamilton Lane Secondary Fund V LP (\$9m commitment in '20)                | 5,163,962            | 0.7               |          | 0.0         | 0.0         | 29.3       | 50.6        | --           | --           | --            | 50.6             | Jul-20            |
| JFL Equity Investors V, L.P. (\$9m commitment in '20)                     | 4,653,162            | 0.7               |          | 0.0         | 0.0         | -3.9       | -6.4        | --           | --           | --            | -12.8            | Sep-20            |
| <i>Private Equity Benchmark (1 Qtr. Lag)</i>                              |                      |                   |          | 13.5        | 13.5        | 39.5       | 53.9        | 20.8         | 19.5         | 15.3          | 61.8             | Sep-20            |

Importantly, all returns in this report, including those of the private markets managers, are based on a time weighted return calculation and not based on IRRs, which can result in return differences.



# MWRA Employees' Retirement System

## ESTIMATED FEE SCHEDULE

| Account  | Fee Schedule  | Market Value<br>As of 9/30/2021 | % of Portfolio | Estimated Annual<br>Fee (\$) | Estimated Annual<br>Fee (%) |
|--|---|---------------------------------|----------------|------------------------------|-----------------------------|
| PRIT Core Fund   | 0.49% of Assets   | \$5,208,263                     | 0.7%           | \$25,520                     | 0.49%                       |
| Rhumblin Advisors S&P 500 Index Fund                                   | 0.05% of Assets   | \$68,611,781                    | 9.8%           | \$34,306                     | 0.05%                       |
| Coho Relative Value Equity   | 0.50% of First 75.0 Mil,<br>0.40% of Next 75.0 Mil,<br>0.35% Thereafter | \$50,633,247                    | 7.3%           | \$253,166                    | 0.50%                       |
| Polen Focused Growth   | 0.65% of Assets   | \$52,608,521                    | 7.5%           | \$341,955                    | 0.65%                       |
| Boston Partners Small Cap Value  | 1.00% of Assets   | \$24,948,015                    | 3.6%           | \$249,480                    | 1.00%                       |
| Loomis Sayles Small Cap Growth   | 0.45% of Assets   | \$24,765,229                    | 3.5%           | \$111,444                    | 0.45%                       |
| SEG Baxter Street  | 1.00% of Assets   | \$42,659,182                    | 6.1%           | \$426,592                    | 1.00%                       |
| Schroder International Alpha Trust Class 1                             | 0.55% of Assets   | \$52,281,359                    | 7.5%           | \$287,547                    | 0.55%                       |
| Baillie Gifford International Growth Fund Class K                      | 0.60% of Assets   | \$20,041,598                    | 2.9%           | \$120,250                    | 0.60%                       |
| Axiom Emerging Markets Trust Class 2                                   | 0.73% of Assets   | \$18,914,522                    | 2.7%           | \$138,076                    | 0.73%                       |
| Garcia Hamilton Fixed Income Aggregate                                 | 0.25% of First 25.0 Mil,<br>0.20% Thereafter                            | \$38,874,392                    | 5.6%           | \$90,249                     | 0.23%                       |
| Lord Abbett Core Fixed Income  | 0.19% of Assets   | \$33,342,033                    | 4.8%           | \$63,350                     | 0.19%                       |
| Rhumblin TIPS Pooled Index Fund  | 0.04% of Assets   | \$22,955,443                    | 3.3%           | \$9,182                      | 0.04%                       |
| Loomis Sayles Multisector Full Discretion Trust                        | 0.50% of First 20.0 Mil,<br>0.40% of Next 20.0 Mil,<br>0.30% Thereafter | \$56,912,049                    | 8.2%           | \$230,736                    | 0.41%                       |
| Octagon Senior Secured Credit Cayman Fund Ltd. - Class L Acc, Series 1 | 0.40% of Assets   | \$12,128,527                    | 1.7%           | \$48,514                     | 0.40%                       |
| Invesco Mortgage Recovery Loans Feeder Fund                            | No Fee  | \$55,353                        | 0.0%           | --                           | --                          |
| PRIM Portfolio Completion Strategies                                   | No Fee  | \$15,140,401                    | 2.2%           | --                           | --                          |
| Corbin Pinehurst Partners  | 0.85% of Assets   | \$13,988,750                    | 2.0%           | \$118,904                    | 0.85%                       |
| UBS Neutral Alpha Strategies   | 0.90% of Assets   | \$12,974,747                    | 1.9%           | \$116,773                    | 0.90%                       |
| Entrust Peru Wind Down   | 0.50% of Assets   | \$740,182                       | 0.1%           | \$3,701                      | 0.50%                       |
| Cash Account   | No Fee  | \$11,535,749                    | 1.7%           | --                           | --                          |
| Morgan Stanley Prime Property (\$2.8m commitment in '95)               | No Fee  | \$22,333,673                    | 3.2%           | --                           | --                          |
| TA Realty Core Property Fund, LP (\$15m commitment in '19)             | No Fee  | \$21,507,111                    | 3.1%           | --                           | --                          |
| Invesco Mortgage Recovery II (\$3M commitment in '15)                  | No Fee  | \$956,909                       | 0.1%           | --                           | --                          |
| Landmark VI (\$2m commitment in '11)                                   | No Fee  | \$79,556                        | 0.0%           | --                           | --                          |





# MWRA Employees' Retirement System

## ESTIMATED FEE SCHEDULE

| Account  | Fee Schedule | Market Value<br>As of 9/30/2021 | % of Portfolio | Estimated Annual<br>Fee (\$) | Estimated Annual<br>Fee (%) |
|--|--------------|---------------------------------|----------------|------------------------------|-----------------------------|
| Landmark VIII (\$4m commitment in '17)                                     | No Fee       | \$1,269,659                     | 0.2%           | --                           | --                          |
| Courtland/Mesirow MFire (\$2m commitment in '11)                           | No Fee       | \$639,022                       | 0.1%           | --                           | --                          |
| Cerberus Institutional Real Estate Partners III (\$1.5m commitment in '12) | No Fee       | \$570,376                       | 0.1%           | --                           | --                          |
| TA Realty Fund X LP (\$3.5m commitment in '12)                             | No Fee       | \$183,863                       | 0.0%           | --                           | --                          |
| TerraCap Partners III, LP (\$2.6m commitment in '15)                       | No Fee       | \$1,577,007                     | 0.2%           | --                           | --                          |
| TerraCap Partners IV, LP (\$4m commitment in '17)                          | No Fee       | \$3,419,289                     | 0.5%           | --                           | --                          |
| Cerberus Institutional Real Estate Partners III AIV, S.C.A. SICAV-RAIF     | No Fee       | \$37,830                        | 0.0%           | --                           | --                          |
| PRIM Vintage Year 2008 (\$3m commitment in '08)                            | No Fee       | \$1,063,426                     | 0.2%           | --                           | --                          |
| PRIM Vintage Year 2009 (\$1m commitment in '09)                            | No Fee       | \$151,101                       | 0.0%           | --                           | --                          |
| PRIM Vintage Year 2010 (\$1m commitment in '10)                            | No Fee       | \$811,105                       | 0.1%           | --                           | --                          |
| PRIM Vintage Year 2011 (\$1.5m commitment in '11)                          | No Fee       | \$1,116,667                     | 0.2%           | --                           | --                          |
| PRIM Vintage Year 2012 (\$1m commitment in '12)                            | No Fee       | \$895,899                       | 0.1%           | --                           | --                          |
| PRIM Vintage Year 2014 (\$2m commitment in '14)                            | No Fee       | \$2,423,099                     | 0.3%           | --                           | --                          |
| PRIM Vintage Year 2017 (\$2m commitment in '17)                            | No Fee       | \$2,269,715                     | 0.3%           | --                           | --                          |
| PRIM Vintage Year 2020 (\$5m commitment in '20)                            | No Fee       | \$1,508,969                     | 0.2%           | --                           | --                          |
| PRIM Vintage Year 2021 (\$5m commitment in '21)                            | No Fee       | \$723,004                       | 0.1%           | --                           | --                          |
| Alcentra European DLF (\$5m commitment in '14)                             | No Fee       | \$139,763                       | 0.0%           | --                           | --                          |
| Ascent Fund IV (\$2m commitment in '04)                                    | No Fee       | \$6,783                         | 0.0%           | --                           | --                          |
| Ascent Fund IV-B (\$1m commitment in '16)                                  | No Fee       | \$115,725                       | 0.0%           | --                           | --                          |
| Ascent Fund V (\$2m commitment in '08)                                     | No Fee       | \$1,995,137                     | 0.3%           | --                           | --                          |
| Ascent VI (\$3m commitment in '15)   | No Fee       | \$3,061,939                     | 0.4%           | --                           | --                          |
| CVI Credit Value Fund IV A LP (\$6m commitment in '17)                     | No Fee       | \$5,810,815                     | 0.8%           | --                           | --                          |
| Invesco Partnership Fund IV (\$3m commitment in '03)                       | No Fee       | \$174                           | 0.0%           | --                           | --                          |
| Invesco Fund VI (\$5m commitment in '13)                                   | No Fee       | \$3,351,389                     | 0.5%           | --                           | --                          |
| Kayne Energy Fund VII (\$5m commitment in '15)                             | No Fee       | \$1,839,625                     | 0.3%           | --                           | --                          |
| Foundry 2007 (\$3m commitment in '07)                                      | No Fee       | \$500,263                       | 0.1%           | --                           | --                          |
| Foundry 2010 (\$3m commitment in '10)                                      | No Fee       | \$4,371,695                     | 0.6%           | --                           | --                          |
| Foundry 2010 Annex (\$0.4m commitment in '15)                              | No Fee       | \$396,262                       | 0.1%           | --                           | --                          |
| Pinebridge (AIG) PEP V Asia (\$6m commitment in '07)                       | No Fee       | \$55,816                        | 0.0%           | --                           | --                          |



# MWRA Employees' Retirement System

## ESTIMATED FEE SCHEDULE

| Account  | Fee Schedule | Market Value<br>As of 9/30/2021 | % of Portfolio | Estimated Annual<br>Fee (\$) | Estimated Annual<br>Fee (%) |
|--|--------------|---------------------------------|----------------|------------------------------|-----------------------------|
| Pinebridge (AIG) PEP V Co-Investment (\$6m commitment in '07)                | No Fee       | \$69,013                        | 0.0%           | --                           | --                          |
| Pinebridge (AIG) PEP V Europe (\$6m commitment in '07)                       | No Fee       | \$23,520                        | 0.0%           | --                           | --                          |
| Pinebridge (AIG) PEP V Large Market US Buyout (\$6m commitment in '07)       | No Fee       | \$156,195                       | 0.0%           | --                           | --                          |
| Pinebridge (AIG) PEP V Preferred Participation Fund (\$6m commitment in '07) | No Fee       | \$316,971                       | 0.0%           | --                           | --                          |
| Pinebridge (AIG) PEP V Secondary (\$6m commitment in '07)                    | No Fee       | \$34,446                        | 0.0%           | --                           | --                          |
| Pinebridge (AIG) PEP V Small-Mid Market US Buyout (\$6m commitment in '07)   | No Fee       | \$106,197                       | 0.0%           | --                           | --                          |
| Pinebridge (AIG) PEP V US Venture (\$6m commitment in '07)                   | No Fee       | \$103,778                       | 0.0%           | --                           | --                          |
| Landmark XV (\$3m commitment in '13)   | No Fee       | \$1,431,074                     | 0.2%           | --                           | --                          |
| JFL Equity Investors IV, L.P. (\$6m commitment in '16)                       | No Fee       | \$6,604,571                     | 0.9%           | --                           | --                          |
| Private Advisors Small Co. Coinvestment Fund, LP (\$4m commitment in '17)    | No Fee       | \$5,226,644                     | 0.7%           | --                           | --                          |
| Park Square Credit Opportunities III (\$3m commitment in '17)                | No Fee       | \$2,617,632                     | 0.4%           | --                           | --                          |
| Ironsides Constitution Opportunities (\$3m commitment in '18)                | No Fee       | \$2,424,874                     | 0.3%           | --                           | --                          |
| HarbourVest Dover Street X (\$9m commitment in '20)                          | No Fee       | \$4,184,308                     | 0.6%           | --                           | --                          |
| Hamilton Lane Secondary Fund V LP (\$9m commitment in '20)                   | No Fee       | \$5,163,962                     | 0.7%           | --                           | --                          |
| JFL Equity Investors V, L.P. (\$9m commitment in '20)                        | No Fee       | \$4,653,162                     | 0.7%           | --                           | --                          |
| <b>Investment Management Fee</b>   |              | <b>\$697,618,357</b>            | <b>100.0%</b>  | <b>\$2,669,746</b>           | <b>0.38%</b>                |

Note:

Estimate fee for privates are ~\$1,556,212 annually, which brings the total expense ratio for privates to ~18 bps. This brings the total estimated expense ratio for MWRA to ~56 bps.



# MWRA EMPLOYEES' RETIREMENT SYSTEM

## NOTES

- 1 - Results for periods longer than one year are annualized.
- 2 - Total Balances, Large Cap, Small Cap, and Other Composite performance starts 12/1/2010.
- 3 - Preliminary Total Composite net of fee since inception return is 7.1% for the current month.
- 4 - Preliminary Total Composite gross of fee since inception return is 8.7% for the current month.
- 5 - Targets, Allocation Index, and Policy Index have been updated to reflect new allocation of 06/01/2020.
- 6 - Policy Index changed from Nasdaq to Cambridge All PE to reflect as of 5/1/2012.
- 7 - Policy Index Consists of: 24% S&P 500, 7% Russell 2000, 12% MSCI ACWI IMI , 7% MSCI Emerging Markets, 10% Bloomberg US Aggregate TR, 4% Bloomberg US TIPS TR, 10% Bloomberg US Universal TR, 10% NCREIF Property Index, 10% CJA US All PE , 6% HFRI Fund of Funds Composite Index.
- 8 - Allocation index consists of: Weighted index of underlying managers to their respective benchmark.



# DISCLAIMERS & DISCLOSURES

Past performance is no guarantee of future results.

Returns for pooled funds, e.g. mutual funds and collective investment trusts, are collected from third parties; they are not generally calculated by NEPC. Returns for separate accounts, with some exceptions, are calculated by NEPC. Returns are reported net of manager fees unless otherwise noted.

A “since inception” return, if reported, begins with the first full month after funding, although actual inception dates (e.g. the middle of a month) and the timing of cash flows are taken into account in Composite return calculations.

NEPC’s preferred data source is the plan’s custodian bank or record-keeper. If data cannot be obtained from one of the preferred data sources, data provided by investment managers may be used. Information on market indices and security characteristics is received from additional providers. While NEPC has exercised reasonable professional care in preparing this report, we cannot guarantee the accuracy of all source information contained within. In addition, some index returns displayed in this report or used in calculation of a policy index, allocation index or other custom benchmark may be preliminary and subject to change.

All investments carry some level of risk. Diversification and other asset allocation techniques are not guaranteed to ensure profit or protect against losses.

The opinions presented herein represent the good faith views of NEPC as of the date of this presentation and are subject to change at any time. Neither fund performance nor universe rankings contained in this report should be considered a recommendation by NEPC.

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Source of private fund performance benchmark data: Cambridge Associates, via Refinitiv

