Public Pension Industry Investment Trends

AndCo Consulting

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Putting clients first.



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Investment Market Perspectives

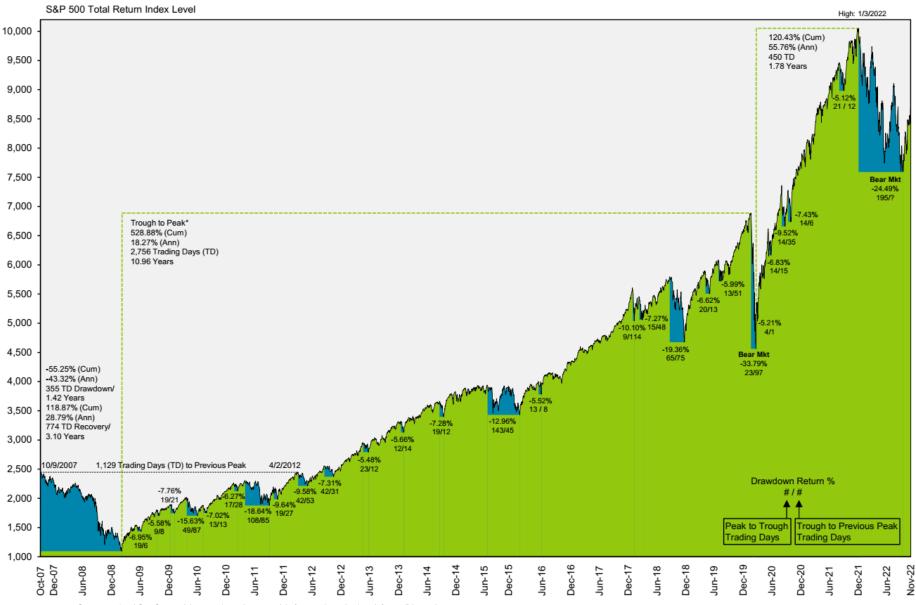
Current Challenges Facing Public Pensions

Investment Trends



Investment Market Perspectives

S&P 500 Total Return Index History (10/09/2007 to 11/30/2022)



Source: AndCo Consulting, using data and information derived from Bloomberg.

*Peak represents the start of a new bear market (>20% decline) period. Return data is provided for historical and informational purposes only. Past performance does not guarantee future results.

Trading Day Drawdowns of Greater Than 20% 1/1/1990–8/31/2022

Drawdown Start	Drawdown Trading Days	Cumulative Drawdown Return	Drawdown Conclusion	Recovery Trading Days
9/5/2000	529	-47.41%	10/23/2006	1017
10/10/2007	355	-55.25%	4/2/2012	774
2/20/2020	23	-33.79%	10/10/2020	97
1/4/2022	114	-22.79%		

Source: AndCo Consulting, using data and information derived from Bloomberg.

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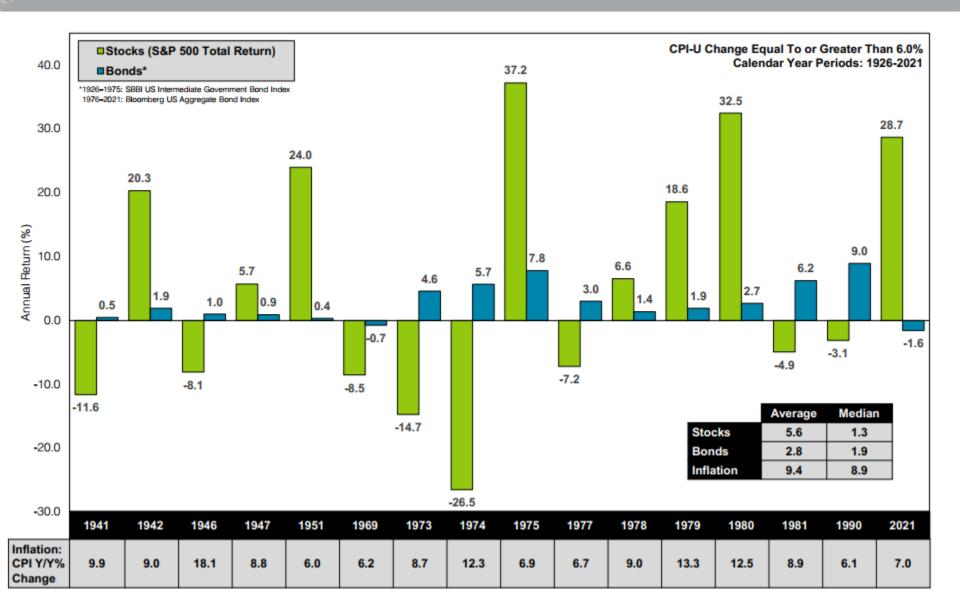
CPI-U & Core CPI

CPI Components	CPI Weight*	Y-Y % Change
Commodities (Level 2)	21.25%	7.2%
Services (Level 2)	56.66%	5.5%
Core CPI	77.91%	5.9%
Food (Level 1)	13.42%	10.4%
Energy (Level 1)	8.67%	41.6%
CPI-U	100.00%	9.1%

*CPI Relative Importance May 2022



Stock and Bond Returns During Periods of High Inflation

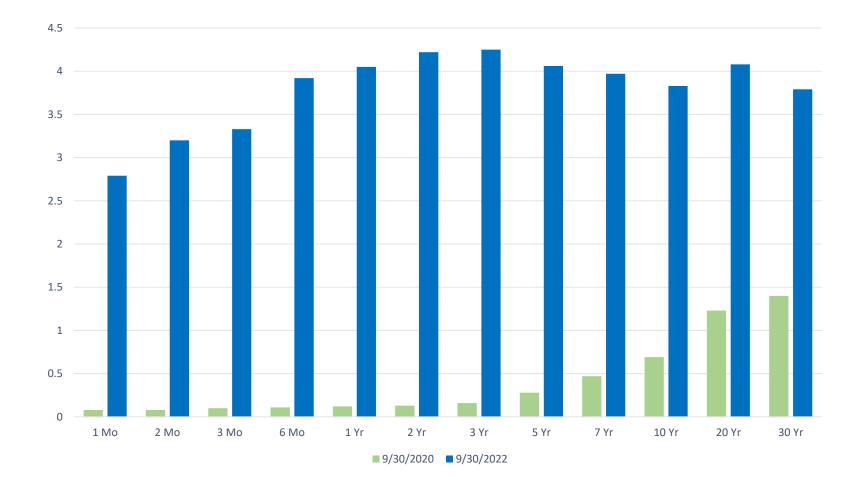


Source: Bureau of Labor Statistics & Morningstar Direct. Data as of December 31, 2021

Return data is provided for historical and informational purposes only. Past performance does not guarantee future results.

Treasury Yield Curve

Changes in Interest Rates from 9/30/2020-9/30/2022



Source: US Department of Treasury

Return data is provided for historical and informational purposes only. Past performance does not guarantee future results.

S&P 500 Histogram of Annual Returns (1926-2021)

						2020 2016 2014 2012	In 71	&P 500 has be of the last 96 c or 74% of the	alendar
						2010			
						2006	2021		
						2004	2017	2019	
				2018	2015	1993	2009	2013	
				2000	2011	1988	2003	1997	
				1990	2007	1986	1999	1995	
				1981	2005	1979	1998	1991	
				1977	1994	1972	1996	1989	
				1969	1992	1971	1983	1985	
				1962	1987	1968	1982	1980	
				1953	1984	1965	1976	1975	
				1946	1978	1964	1967	1955	
			2001	1940	1970	1959	1963	1950	1958
			1973	1939	1960	1952	1961	1945	1954
		2002	1966	1934	1956	1949	1951	1938	1935
	2008	1974	1957	1932	1948	1944	1943	1936	1933
1931	1937	1930	1941	1929	1947	1926	1942	1927	1928
< -40%	-40% to < -30%	-30% to > -20%	-20% to < -10%	-10% to 0%	0% to 10%	> 10% to 20%	> 20% to 30%	> 30% to 40%	> 40%
	Negative Returns					Positive Returns			

Source: Morningstar Direct. Data as of December 31, 2021

Bond Market Histogram of Annual Returns (1926-2021)

2019

	*Bond	Market
--	-------	--------

1926–1975: SBBI US Intermediate Government Bond Inde 1976–2021: Bloomberg US Aggregate Bond Index

		2018						
iate Government Bond Index gregate Bond Index		2015						
		2005	2017					
		1979	2016			The Bond Market has been		
		1978	2012			positive In 87 of the last 96 calendar years or 91% of		
		1967	2006			the time.	OF 91% OF	
		1965	2004					
		1963	2003					
		1961	1996	2014	2020			
		1952	1987	2010	2019			
		1951	1980	2009	2011			
		1950	1977	2008	2001			
		1949	1973	2007	1998			
		1948	1968	1992	1997			
	2021	1947	1966	1981	1993			
	2013	1946	1964	1974	1990		1995	
	1999	1945	1954	1972	1988		1991	
	1969	1944	1953	1962	1983		1986	
	1959	1942	1943	1938	1975		1985	
	1958	1941	1940	1935	1971	2002	1984	
	1956	1937	1939	1930	1957	2000	1982	
	1955	1933	1936	1929	1934	1989	1976	
1994	1931	1928	1927	1926	1932	1960	1970	
<2.5%	-2.5% to 0%	0% to 2.5%	> 2.5% to 5%	> 5% to 7.5%	> 7.5% to 10%	> 10% to 15%	> 15%	

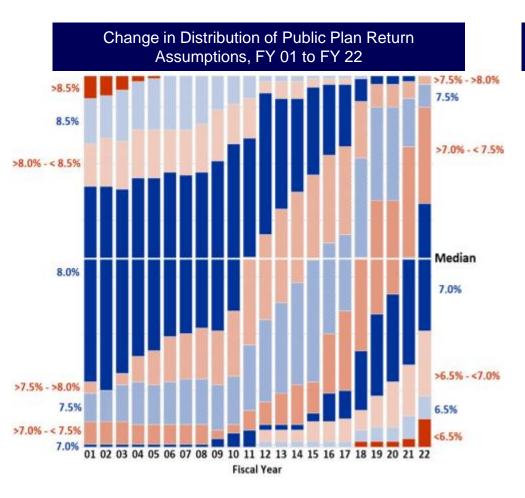
Negative Returns

Positive Returns

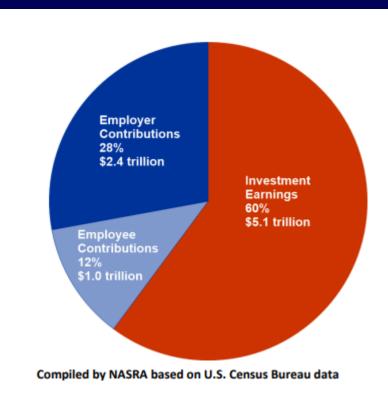
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Current Challenges Facing Public Pensions

Challenges Facing Governmental Plans

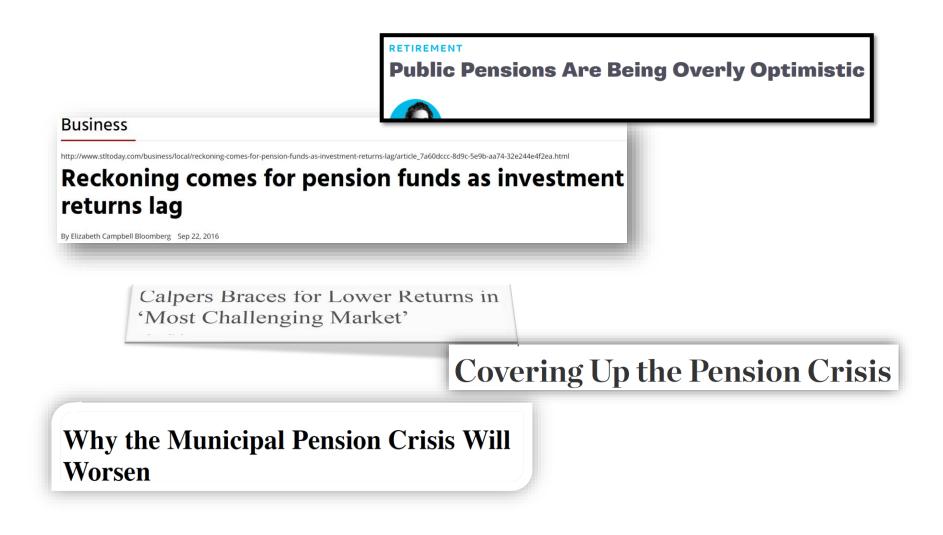


Public Pension Sources of Revenue, 1991-2022



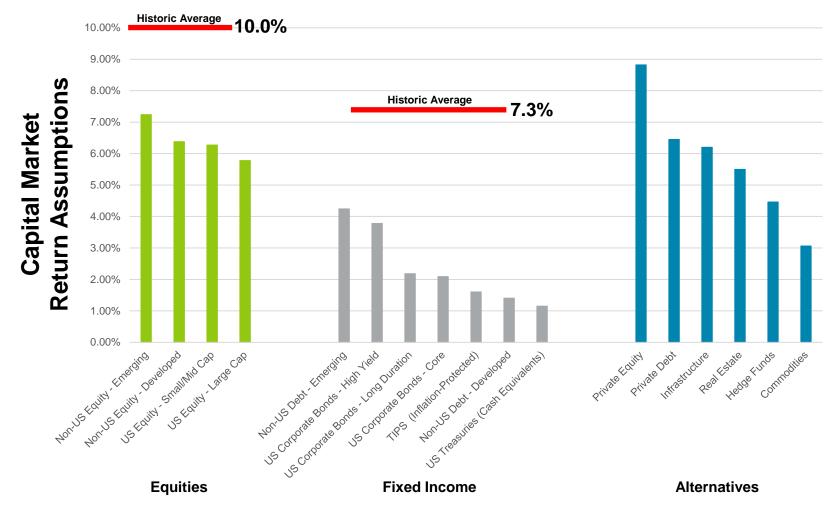
For illustrative purposes only.

Challenges Facing Governmental Plans



Sources: Pensions & Investments, Milliman, Investor's Business Daily, Bloomberg

Forward Looking Returns Expected to be Below Historic Average



Source: 2021 Horizon Actuarial Services - Capital Markets Survey, Average Expected Return - 10 year horizon

This contains forward-looking statements which may be subject to various uncertainties whereby the actual outcomes or results could differ from those indicated.

Investment Trends

Current Trends:

- Continued confidence in <u>Real Estate</u> and progression to more value -added real estate.
- New allocations to areas including <u>Infrastructure</u>.
- Reductions to US Public Equity Exposure / Increasing Exposure to <u>Private Equity Strategies</u>.
- Diversification of Fixed Income into <u>High Yield, Floating</u> <u>Rate, and Private Debt.</u>
- <u>Hedge Strategies</u> as potential diversification from traditional stock/bond portfolios.
- <u>Cash?</u>

A variety of asset classes that are outside of publicly traded stocks and bonds that are often associated with reduced liquidity.



Real Estate Overview

Real Estate:

Core

- Four primary property types (industrial, multifamily, office, and retail)
- Primary and top-tier secondary markets
- Trophy, "Class A" properties that are >80% leased
- Seven to 10-year hold periods with 70% to 80% of total return from income

Value-add

- Primary property types as well as specialty property types such as self-storage, senior housing, student housing
- Primary and secondary markets
- Increase value through leasing, repositioning, redevelopment, or preleased development
- Three to five-year hold periods with 40% or less of total return from income

Opportunistic

- Primary property types, specialty property types, and real estate operating companies
- Primary and secondary markets
- Increase value through repositioning, redevelopment, pre- leased development, or speculative development
- Distressed capital structures, markets or property sectors
- Three to five-year hold periods with minimal return from income

Risk

Infrastructure is defined as essential public services and facilities needed for the general economic operation of a region.

Characteristics include:

- Monopolistic or semi-monopolistic position, high barriers to entry
- Long useful life
- Operate in regulated environments
- Stable, relatively predictable cash flows
- Lower exposure to business cyclicality

Common types of Infrastructure assets:

Sectors	Transportation	Energy/Utilities	Communications	Social
Subsectors	Toll roads/bridges/tunnels Municipal Parking Airports Rail Mass Transit Networks Port Facilities	Oil and Gas Pipelines Regulated Utilities Renewable Energy Water Treatment/Distribution	Communication Towers Cable Networks Satellite Systems	Education Facilities Healthcare Facilities Correctional Facilities

Private Equity:

Style	Venture Capital	Growth Equity	Buyouts	Turnaround/ Distressed
Investment Strategy	 Investments are made in the early life of the company, seed stage, early stage and pre-revenue Typically companies have an innovative business idea for a proprietary product or service. 	 Provides expansion capital for small, growing businesses, that are generating cash flow and profits. Generally, these types of investments have minimal exposure to technology risk. 	 Investments in established, performing companies that may require capital to expand and or restructure. Company is often publicly held but transaction takes ownership private. 	 Investments in companies that have poorly organized capital structures or failing operations. Can include debt and equity positions.
Main Sectors	Technology, Communications, Software, Bio-tech, Healthcare, Clean Tech	Diversified, Business Services, Industrial, Consumer	Diversified, Business Services, Industrial, Consumer	Diversified, Business Services, Industrial, Consumer
Time Horizon (post investment)	8 to 12 years	5 to 7 years	5 to 7 years	3 to 4 years
IRR* Range/ MOIC**	25% to 30%/3x	20% to 25%/2.5x	15% to 20%/2x	15% to 20%/2x
Primary Return Drivers	Capital Appreciation	Capital Appreciation	Current Income and Capital Appreciation	Current Income and Capital Appreciation
Unique Features	 Highest risk and return potential. Typical to have a single investment drive entire portfolio performance, the "Unicorn" or "Decacorn" 	 Usually a minority investment, companies that seek growth capital will often do so to finance a transformational event. Usually can not take on additional debt. 	 Seek control positions. Leverage used at managers discretion. Ideally, performance is driven equally across portfolio investments. 	 May involve the purchase of distressed assets or debt Countercyclical nature, negatively correlated to economic growth. Shorter turnaround time

Alternatives Defined

➤ Venture Capital

- Investments in startup companies
- Distressed Debt
 - Purchases of the debt of financially troubled companies, often with the intent of gaining control in bankruptcy
- ➢ Mezzanine Debt
 - Investing in junior, unsecured, non-public debt
- ➤ Hedge Funds
 - Investments in a variety of asset classes, often using leverage, short selling, and derivative securities.

Engage in proactive discussion with your service providers, including:

Fund actuary

- Understand how market movement will likely impact the funding of the plan.
- Can market increases offset changes that could potentially increase funding cost (ie reduction in assumed rate of return).
- Funding status and risk tolerance

Investment Managers

- Opportunities they are seeing in the marketplace
- Issues they are facing (ie market illiquidity)
- Stability of their organizations

Investment Consultant

- If meetings normally take place quarterly, a special meeting may be required to address large market movements.
- Engage in discussions about the long term allocation that is in place.
- Engage the consultant to understand what are other clients doing/adding/removing from portfolios.

Investing During and After a Crisis

Summary:

- Recognize the history of market declines and subsequent recoveries.
- Identify how the Plan's investment policy statement acts as a roadmap in periods of dislocation.
- Describe how to engage investment professionals to evaluate the market environment.
- Identify how to evaluate the viability of market opportunities arising out of the market volatility.



Thank you!



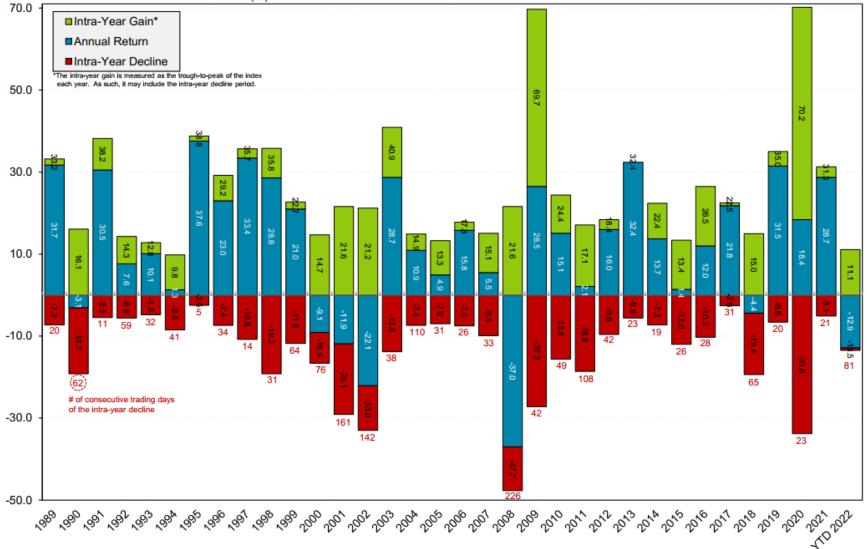


Annual Asset Class Returns (as of June 30, 2022)

Annual Asset Class Performance 2010 2012 2013 2016 2020 YTD 2008 2009 2011 2014 2015 2017 2018 2019 2021 MSCI Emerging Markets (Net) MSCI Emerging Markets (Net) MSCI Emero Markets (Net) Russell 2000 Russell 2000 S&P 500 Index 13.7 % S&P 500 Index 28.7 % Growth Index 43.3 % ggregate Inde 5.2 % Growth Index 29.1 % Index 78.5 % Index Index 37.3 % 18.2 % Best Bloomberg Global Aggregate Ex USD Blmbg. U.S. Aggregate Inde -10.3 % Russell 1000 Value Index Bimbg. U.S. ggregate Inde Russell 2000 Growth Index S&P 500 Index 31.5 % MSCI EAFE (Net) Index 25.0 % Russell 1000 Value Index -12.9 % Russell 1000 Value Index 17.5 % Russell 1000 Value Index 17.3 % Russell 2000 Growth Index 28.5 % S&P 500 Index 1.4 % Bloomberg Global MSCI Emerging Markets (Net) Russell 1000 Value Index 26.5 % Russell 1000 Value Index 25.2 % Russell 2000 MSCI EAFE Russell 2000 S&P 500 Index Aggregate Ex USD 4.4 % Growth Index 22.2 % Growth Index 34.5 % (Net) Index 17.3 % Index 18.9 % 18.4 % Bloomberg Global Bloomberg Global MSCI Emerging Markets (Net) MSCI EAFE Russell 1000 MSCI EAFE S&P 500 Index S&P 500 Index Aggregate Ex USD -2.1 % Aggregate Ex USD -16.5 % Value Index 32.5 % (Net) Index ggregate Inde 6.0 % (Net) Index 12.0 % 21.8 % Index 18.3 % 31.8 % -0.8 % Bloomberg Global Russell 1000 Value Index 15.5 % Russell 2000 Growth Index 5.6 % Russell 2000 Growth Index -1.4 % Russell 2000 Growth Index 11.3 % S&P 500 Index S&P 500 Index S&P 500 Index S&P 500 Index Aggregate Ex USD 2.1 % 16.0 % 32.4 % 4.4 % MSCI Emerging MSCI Emerging Markets (Net) Russell 1000 Value Index -36.8 % Russell 1000 Value Index 0.4 % Russell 1000 Value Index -3.8 % Russell 1000 Value Index 13.7 % Russell 1000 Value Index -8.3 % MSCI EAFE MSCI EAFE MSCI EAFE MSCI EAFE S&P 500 Index Markets (Net) (Net) Index 22.8 % (Net) Index 22.0 % (Net) Index 7.8 % (Net) Index 11.3 % 26.5 % Index 11.2 % Index -17.6 % Bloomberg Global MSCI Emerging Markets (Net) Russell 2000 Russell 2000 MSCI EAFE S&P 500 Index Aggregate Ex USD 10.5 % Growth Index -2.9 % Growth Index -9.3 % (Net) Index -19.6 % -37.0 % Index 18.4 % Russell 1000 Russell 2000 Russell 2000 S&P 500 Index Value Index 19.7 % S&P 500 Index Growth Index 14.6 % Growth Index 2.8 % -20.0 % 15.1 % Bloomberg Global MSCI Emerging Markets (Net) Index Russell 2000 Growth Index -38.5 % MSCI EAFE Aggregate Ex USD Aggregate Inde -2.0 % Aggregate Ex USD ggregate Inde 8.7 % (Net) Index 7.8 % ggregate Inde 2.6 % -2.2 % Bloomberg Global Bloomberg MSCI Emerging Markets (Net) MSCI Emerging Bimbg. U.S. Aggregate Ind 6.5 % MSCI EAFE (Net) Index -12.1 % Russell 1000 Value Index 2.8 % MSCI EAFE Bimbg. U.S. ggregate Inde 5.9 % Global MSCI EAFE Markets (Net) Index -2.6 % Aggregate Ex USD -3.1 % Aggregate Ex USD 1.5 % (Net) Index -43.4 % (Net) Index -13.8 % Index -2.5 % Bloomberg Global Aggregate Ex USD Bloomberg Global Aggregate Ex USD -7.1 % Worst Bloomberg Global Bloomberg Global VSCI Emerging Markets (Net) MSCI Emerging Markets (Net) MSCI Emerging Markets (Net) Global Aggregate Ex USD VISCI Emerging Markets (Net) MSCI EAFE MSCI EAFE Russell 2000 Growth Index Aggregate Ex USD Aggregate Ex USD (Net) Index (Net) Index Index -53.3 % Index -18.4 % Index -14.9 % -4.9 % 1.0 % -29.5 % -14.6 % 5.1 %

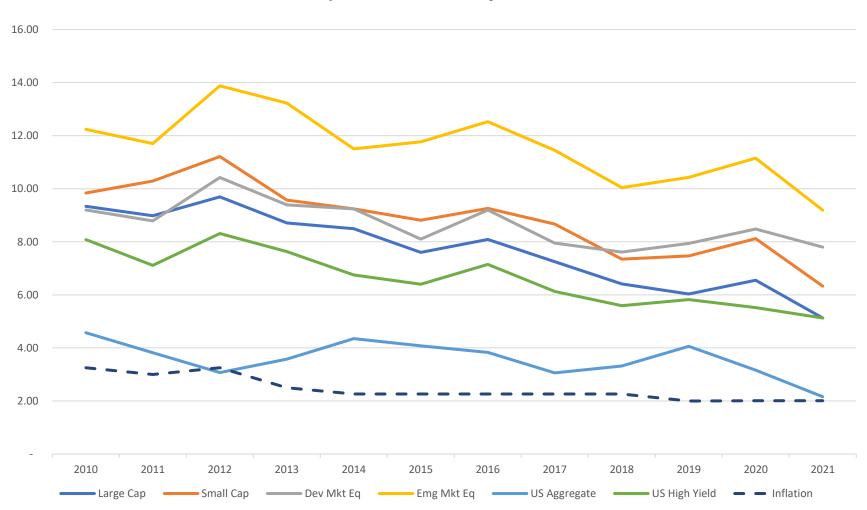
S&P 500 (Intra-Year Gains, Declines, and Annual Returns)

S&P 500 Calendar Year Total Returns (%)



Source: AndCo Consulting, using data and information derived from Morningstar Direct.

Return data is provided for historical and informational purposes only. Past performance does not guarantee future results.



10-15 Year Expected Return Projections Since 2010

Source: JP Morgan 2010 - 2021 Long-Term Capital Market Assumptions. This contains representations of future expectations and assumptions which are inherently speculative and actual results, performance or events may differ materially from those expressed or implied in this report.

Appendix

Passive vs Active Investment Management

PA	SSIVE	ACTIVE		
Strengths	Weaknesses	Strengths	Weaknesses	
 ✓ Low Cost ✓ Implementation Efficiency ✓ Predictability of Returns (you "get the market") ✓ Difficult to beat net of fees ✓ "Safer" choice for decision makers and plan sponsors 	 ✓ Aggregate of the market ✓ No potential for excess return ✓ Cap weighted benchmarks are inefficient ✓ Subject to market fads ✓ Net of fees, typically underperform index it is tracking 	 Potential for above market return Potentially more efficient portfolio than passive Opportunity to avoid market fads Can be critical in low-return environments Compounding positive relative returns can be powerful advantage over the long-term 	 ✓ Higher Cost ✓ Difficult to identify managers who can consistently outperform ✓ Potential for periods of large underperformance ✓ Requires patience and long-term perspective ✓ Requires additional due diligence 	

Appendix

Efficient Capital Markets	Inefficient Capital Markets
Investment Grade US Bonds Highly Traded US Stocks	High Yield and Intl Bonds Mid and Small Cap Stocks Developed & Emerging Intl Stocks Real Estate & Alternatives Assets
Widely researched Narrow investment universe Large volume of securities traded Highly liquid market Low transaction costs	Not as widely researched Broad Investment Universe Lower volume of securities traded Less liquid markets Higher transaction cost



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