

**Monthly ASAP Report** 

May 31, 2025



2018 2019 2020 2021 2022 2023 2024

ACG has been named a

Coalition Greenwich Best Investment Consultant
for seven consecutive years.

Methodology and Disclosure: Between February and September 2024, Coalition Greenwich conducted interviews with 699 individuals from 563 of the largest tax-exempt funds in the United States. These U.S.-based institutional investors are corporate, public, union, and endowment and foundation funds with either pension or investment pool assets greater than \$150 million. Study participants were asked to provide quantitative and qualitative evaluations of their asset management and investment consulting providers, including qualitative assessments of those firms soliciting their business and detailed information on important market trends. ACG is one of three firms recognized in the mid-size investment consultant category. The ratings may not be representative of any one client's experience with ACG; rather they are representative of those clients that chose to participate in the survey. The results are not indicative of ACG's future performance. ACG does not pay to have its clients participate in the survey.

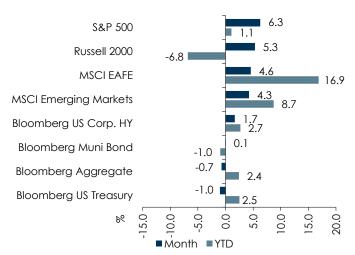
Market Snapshot May 31, 2025

#### **Economic Overview**

- A breakthrough in US-China trade talks led to a mutual 90 day pause in most tariffs and boosted global market sentiment
- The FOMC held rates steady at 4.25% 4.50% for the 3<sup>rd</sup> consecutive meeting and emphasized a patient approach given trade uncertainty
- Labor and inflation data have held firm despite policy volatility, with unemployment steady at 4.2% and Core CPI also unchanged at 2.8%

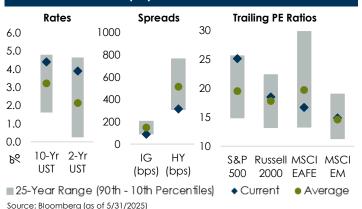
#### Market Returns (%)

- Equities rallied broadly on improved trade policy outlook
- Bonds declined as deficit concerns sent vields higher



Source: Bloomberg, ACG Research (as of 5/31/2025)

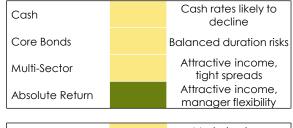
## Fixed Income and Equity Valuation Metrics



#### Asset Class Valuations - Rebalancing Rationale

- US Large Caps remain expensive despite recent underperformance
- Upside for duration limited with additional Fed cuts already discounted by markets
- Cash yields set to fall as Fed continues easing

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





Fairly Valued Overvalued Undervalued

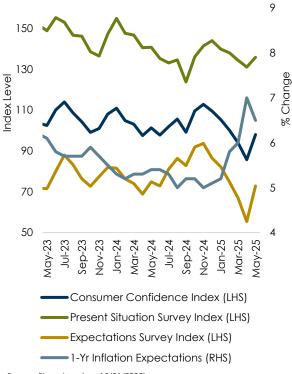
#### Recent Articles (click on links below)

- Why Private Infrastructure Matters Now
- What's Next for the US Dollar?
- Navigating Tariffs in 2025

#### **Key Risk Factors We Are Watching**

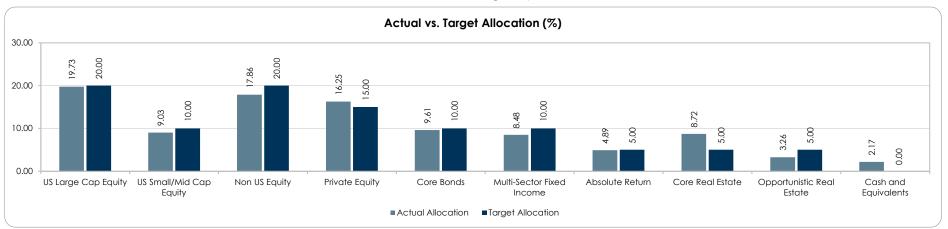
- US policy uncertainty, supply disruptions
- Potential short-term uptick in inflation
- Earnings pressure (tariffs, weaker demand)
- Consumer headwinds (higher prices, depleted savings)
- Potential Fed policy error
- Ripple effect of weaker China growth

#### Market Outlook Improved Following Trade Deals



Source: Bloomberg(as of 5/31/2025)

For the Periods Ending May 31, 2025



Asset Class	Market Value (\$000s)	Actual Allocation (%)	Target Allocation (%)	Over/ Under (%)	Min -	nge · Max %)
Total Portfolio	3,363,673	100.00	100.00			
Equity	2,114,660	62.87	65.00	-2.13	55.00	75.00
US Large Cap Equity	663,693	19.73	20.00	-0.27	15.00	25.00
US Small/Mid Cap Equity	303,663	9.03	10.00	-0.97	5.00	15.00
Non US Equity	600,618	17.86	20.00	-2.14	15.00	25.00
Private Equity	546,686	16.25	15.00	1.25	5.00	20.00
Fixed Income	773,209	22.99	25.00	-2.01	15.00	35.00
Core Bonds	323,362	9.61	10.00	-0.39	5.00	15.00
Multi-Sector Fixed Income	285,309	8.48	10.00	-1.52	5.00	15.00
Absolute Return	164,538	4.89	5.00	-0.11	0.00	10.00
Real Assets	402,933	11.98	10.00	1.98	5.00	15.00
Core Real Estate	293,385	8.72	5.00	3.72	0.00	10.00
Opportunistic Real Estate	109,547	3.26	5.00	-1.74	0.00	10.00
Cash and Equivalents	72,872	2.17	0.00	2.17		

For the Periods Ending May 31, 2025

	Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	YTD (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
Total Portfolio (08/85)	3,363,673	100.00	2.75	3.30	7.32	8.03	4.86	8.55	6.64	8.10
Total Portfolio Net of Fees (06/05) *			2.72	3.16	7.01	7.70	4.55	8.20	6.25	
Total Fund Policy <sup>1</sup>			3.32	4.01	8.26	9.84	7.43	8.56	6.71	
Equity (01/98)	2,114,660	62.87	4.24	4.41	9.83	10.71	7.49	12.37	9.04	7.46
MSCI ACWI NetDiv			5.75	5.32	11.18	13.65	12.30	13.37	9.25	
Fixed Income (01/98)	773,209	22.99	0.20	2.83	6.21	7.01	4.17	2.82	2.85	5.03
Bloomberg Universal			-0.51	2.50	4.88	5.84	2.06	-0.29	1.84	4.20
Real Assets (01/98)	402,933	11.98	0.48	-1.22	-2.19	-2.35	-5.09	2.30	3.36	4.89
Real Assets Blended Index <sup>2</sup>			0.00	0.84	1.83	1.16	-5.08	2.01	2.28	5.06
OK Invest (12/09)	10,648	0.32	0.31	1.47	3.23	3.50	2.75	2.19	2.14	2.35
Cash and Miscellaneous (01/98) <sup>3</sup>	50,139	1.49	0.36	1.76	4.28	4.72	4.20	2.53	2.40	2.89
Liquidating Strategies <sup>4</sup>	12,085	0.36								

<sup>1</sup> Total Fund Policy: Effective February 2024, the index consists of 60.00% MSCI ACWI NetDiv, 25.00% Bloomberg Universal, 15.00% NFI ODCE Net.

The Fiscal Year End is June.

<sup>&</sup>lt;sup>2</sup> Real Assets Blended Index: Effective September 2019, the index consists of 100.0% NFI ODCE Net.

<sup>&</sup>lt;sup>3</sup> Cash includes holdings in miscellaneous equity securities.

<sup>&</sup>lt;sup>4</sup> Includes Grosvenor, PAAMCO, and remaining K2 investments and holdbacks.

For the Periods Ending May 31, 2025

	Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	YTD (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
Equity (01/98)	2,114,660	62.87	4.24	4.41	9.83	10.71	7.49	12.37	9.04	7.46
MSCI ACWI NetDiv			5.75	5.32	11.18	13.65	12.30	13.37	9.25	
US Large Cap Equity	663,693	19.73								
Northern Trust Russell 1000 Index Fund (08/98) 1	663,693	19.73	6.38	0.99	10.05	13.70	14.26	15.67	12.58	8.56
Russell 1000			6.38	1.00	10.09	13.73	14.25	15.66	12.58	8.50
US Small/Mid Cap Equity	303,663	9.03								
Boston Partners (01/98)	179,691	5.34	6.10	-2.09	7.46	5.48	7.53	16.90	8.45	9.42
Russell 2500 Value			5.71	-3.34	5.69	3.56	4.94	13.37	7.15	8.43
Silvercrest (02/14)	123,972	3.69	7.40	-11.50	-1.78	-1.88	3.14	8.76	9.91	8.15
Russell 2000 Growth			6.42	-6.01	3.63	3.45	7.94	7.00	6.67	7.20
Non-US Equity	600,618	17.86								
Mondrian Int'l Value (05/04)	229,271	6.82	2.53	21.22	23.80	21.18	12.73	14.19	6.16	6.96
MSCI EAFE Value NetDiv			4.01	20.75	22.12	18.72	13.66	14.70	5.54	5.78
Chautauqua Int'l Growth (04/25)	213,779	6.36	5.28							6.98
MSCI ACWI ex US NetDiv			4.58	14.03	13.86	13.75	9.40	10.37	5.47	8.36
Wasatch EM Small Cap (09/12)	54,331	1.62	3.25	-2.41	-6.84	-2.27	3.29	8.01	5.90	6.17
MSCI EM SC NetDiv			7.91	4.75	2.55	5.83	7.65	14.56	4.89	5.92
Axiom Emerging Markets (08/22)	103,237	3.07	5.16	5.23	8.43	13.81				6.69
MSCI EM NetDiv			4.27	8.73	8.75	13.04	5.15	7.07	3.93	8.15
Private Equity (07/03) *	546,686	16.25	0.88	5.33	8.77	9.12	0.60	17.27	12.51	12.69

<sup>1</sup> Performance data prior to October 31, 2014 is reflective of the Mellon Capital Passive Index fund.

<sup>\*</sup> Net of fee return data.

For the Periods Ending May 31, 2025

	Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	YTD (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
Fixed Income (01/98)	773,209	22.99	0.20	2.83	6.21	7.01	4.17	2.82	2.85	5.03
Bloomberg Universal			-0.51	2.50	4.88	5.84	2.06	-0.29	1.84	4.20
Core Bonds	323,362	9.61								
Agincourt (10/99)	323,362	9.61	-0.57	2.42	4.51	5.68	1.91	-0.54	1.96	4.35
Bloomberg US Aggregate			-0.72	2.45	4.47	5.46	1.49	-0.90	1.49	3.93
Multi-Sector Fixed Income	285,309	8.48								
Oaktree Global Credit Fund (02/98) 1	193,180	5.74	1.32	2.56	8.68	9.61	8.45	8.04	5.05	6.59
Custom Blended Index <sup>2</sup>			1.44	3.20	7.90	8.36	7.84	6.36	3.62	4.72
Loomis Sayles (06/08)	89,662	2.67	-0.34	6.03	7.28	7.28	0.39	-1.51	1.23	2.09
FTSE World Govt Bond			-0.65	5.30	6.50	6.47	-0.02	-2.73	0.34	0.96
Private Credit (10/16) *	2,467	0.07	-3.98	-13.41	-7.84	-5.25	3.00	7.30		7.51
Absolute Return	164,538	4.89								
Wellington Global Total Return II (12/16)	81,622	2.43	1.02	1.80	5.97	5.80	4.66	3.83		3.95
Bloomberg US Aggregate			-0.72	2.45	4.47	5.46	1.49	-0.90	1.49	1.51
TCW MetWest Unconstrained Bond Fund (01/21)	82,916	2.47	0.58	3.25	7.17	8.04	5.32			2.81
Bloomberg US Aggregate			-0.72	2.45	4.47	5.46	1.49	-0.90	1.49	-1.45
Real Assets (01/98)	402,933	11.98	0.48	-1.22	-2.19	-2.35	-5.09	2.30	3.36	4.89
Real Assets Blended Index			0.00	0.84	1.83	1.16	-5.08	2.01	2.28	5.06
Core Real Estate	293,385	8.72								
JP Morgan (12/07)	132,111	3.93	0.58	1.92	4.57	4.99	-6.48	1.71	4.58	4.55
NFI ODCE Net			0.00	0.84	1.83	1.16	-5.08	2.01	4.71	3.72
Blackstone Property Partners (01/15)	161,274	4.79	0.30	-2.80	-5.93	-5.93	-3.67	2.49	6.71	6.75
NFI ODCE Net			0.00	0.84	1.83	1.16	-5.08	2.01	4.71	4.83
Opportunistic Real Estate	109,547	3.26					••	••		
Private Real Estate (08/11)	105,168	3.13	0.59	-2.88	-5.17	-6.40	-5.09	3.90	6.78	6.97
Columbus Square (01/98)	4,380	0.13	1.12	5.77	14.11	15.46	13.05	5.99	6.77	11.48
Cash and Miscellaneous Securities	72,872	2.17								
OK Invest (12/09)	10,648	0.32	0.31	1.47	3.23	3.50	2.75	2.19	2.14	2.35
Cash and Miscellaneous (01/98) <sup>3</sup>	50,139	1.49	0.36	1.76	4.28	4.72	4.20	2.53	2.40	2.89
Liquidating Strategies <sup>4</sup>	12,085	0.36								

<sup>&</sup>lt;sup>1</sup> On November 1, 2018 Oaktree's Portfolio transitioned to the Oaktree Global Credit Fund.

 $<sup>{\</sup>small 2\ Custom\ Blended\ Index:\ Effective\ November\ 2018,\ the\ index\ consists\ of\ 50.00\%\ ICE\ BofA\ Global\ HY\ Const,\ 50.00\%\ CS\ Leveraged\ Loan.}$ 

Custom Blended Index History: Prior to November 2018, the index consisted of the BloomBar US Aggregate Bond Index.

<sup>&</sup>lt;sup>3</sup> Cash includes holdings in miscellaneous equity securities.

<sup>&</sup>lt;sup>4</sup> Includes Grosvenor, PAAMCO, and remaining K2 investments and holdbacks.

<sup>\*</sup> Net of fee return data.

For the Period Ending May 31, 2025

## Summary of Cash Flows for 6 Months

Cash Outflows	Cash Inflows	Net Cash Flows
-25,908,027	48,467,803	22,559,776

	Inception		Drawn	Remaining	Distributions	Adjusted		Total Value to
	Date	Committed	to Date	Commitment	to Date	Ending Value	Total Value	Paid-in
Total Total	Feb-98	1,125,700,000	985,425,836	182,730,424	1,016,162,179	546,685,766	1,562,847,945	1.59x
Buyout	Apr-99	413,200,000	334,200,832	101,995,182	378,212,001	167,236,074	545,448,075	1.63x
Thompson Street Capital II	Dec-06	10,000,000	10,525,084	655,027	20,255,555	250,620	20,506,175	1.95x
Sun Capital Partners V	May-07	12,500,000	13,053,247	519,803	14,128,158	498,110	14,626,268	1.12x
Levine Leichtman IV	Sep-08	10,000,000	9,284,222	1,065,574	15,393,824	791,233	16,185,057	1.74x
Thompson Street Capital III	Oct-11	7,500,000	8,150,329	452,145	15,265,497	194,564	15,460,061	1.90x
Arsenal Capital Partners III	Apr-12	7,500,000	7,974,568	639,252	17,365,037	454,118	17,819,155	2.23x
Apollo Investment Fund VIII	Feb-14	7,500,000	7,995,027	752,063	9,160,674	1,927,519	11,088,193	1.39x
Francisco Partners IV	Apr-15	8,000,000	7,796,000	204,000	18,675,202	5,186,487	23,861,689	3.06x
CenterOak Equity Fund I	Dec-15	7,500,000	7,527,838	562,354	17,860,132	9,400	17,869,532	2.37x
Thompson Street Capital IV	Jan-16	7,500,000	8,149,347	360,094	14,643,138	5,679,996	20,323,134	2.49x
Green Equity Investors VII	May-17	7,500,000	7,943,410	1,072,903	11,358,874	4,909,431	16,268,305	2.05x
Francisco Partners V	Jul-18	10,000,000	9,705,000	295,000	8,874,385	12,447,586	21,321,971	2.20x
Thompson Street Capital V	Aug-18	12,700,000	11,194,045	2,994,183	9,653,620	10,850,998	20,504,618	1.83x
Apollo Investment Fund IX	Mar-19	13,000,000	12,973,449	3,112,319	7,237,619	12,522,824	19,760,443	1.52x
Jade Equity Investors I	Apr-20	10,000,000	10,349,084	1,632,998	6,615,748	9,092,230	15,707,978	1.52x
Francisco Partners Agility II	Sep-20	5,000,000	4,180,000	820,000	3,425,507	5,418,002	8,843,509	2.12x
Green Equity Investors VIII	Oct-20	15,000,000	14,240,541	2,357,199	3,064,319	17,997,001	21,061,320	1.48x
Francisco Partners VI	Jan-21	20,000,000	19,450,000	550,000	3,338,332	24,354,208	27,692,540	1.42x
Thompson Street Capital VI	Mar-22	25,000,000	19,131,837	5,868,163	540,924	17,688,447	18,229,371	0.95x
Green Equity Investors IX	Aug-23	15,000,000	8,128,514	7,082,350	210,864	8,888,176	9,099,040	1.12x
Saw Mill Capital Partners III	Nov-23	20,000,000	6,968,001	13,128,497	183,855	8,458,918	8,642,773	1.24x
Francisco Partners VII	Nov-23	20,000,000	6,220,000	13,780,000	-	6,368,572	6,368,572	1.02x
Clayton, Dubilier, & Rice Fund XII	Feb-24	20,000,000	7,922,048	12,882,597	804,645	9,044,178	9,848,823	1.24x
Jade Equity Investors II	Aug-24	10,000,000	3,686,339	6,313,661	-	4,096,233	4,096,233	1.11x
Francisco Partners Agility III	Mar-25	5,000,000	105,000	4,895,000	-	107,223	107,223	1.02x
Berkshire Fund XI	Jun-25	20,000,000	_	20,000,000	-	-	-	-

For the Period Ending May 31, 2025

	Inception		Drawn	Remaining	Distributions	Adjusted		Total Value to
	Date	Committed	to Date	Commitment	to Date	Ending Value	Total Value	Paid-in
Distressed	Feb-98	203,500,000	194,460,389	12,470,544	216,531,806	62,604,374	279,136,180	1.44x
Oaktree Opportunities VIII	Dec-09	7,500,000	7,500,000	-	10,980,878	11,988	10,992,866	1.47x
Oaktree Opportunities IX	Mar-13	7,500,000	7,500,000	-	9,251,594	4,500,340	13,751,934	1.83x
Oaktree European Dislocation Fund	Nov-13	7,500,000	4,345,500	697,500	4,570,399	6,693	4,577,092	1.05x
Oaktree Opportunities Fund X	Jul-15	7,500,000	6,975,000	1,275,000	7,190,099	3,385,627	10,575,726	1.52x
Apollo EPF III	Jan-18	10,000,000	14,138,025	2,248,044	11,784,285	3,759,729	15,544,014	1.10x
Oaktree Opportunities Fund Xb	Jun-18	7,500,000	5,625,000	1,875,000	2,787,113	6,660,486	9,447,599	1.68x
CarVal Credit Value Fund V	Jul-20	30,000,000	28,500,000	1,500,000	11,092,723	23,228,324	34,321,047	1.20x
Oaktree Opportunities XI	Aug-20	30,000,000	25,500,000	4,500,000	12,073,531	21,051,187	33,124,718	1.30x
Emerging Markets Focused	Mar-12	7,500,000	9,100,163	324,000	8,219,897	3,010,000	11,229,897	1.23x
Actis EM IV	Mar-12	7,500,000	9,100,163	324,000	8,219,897	3,010,000	11,229,897	1.23x
Mezzanine	Mar-99	49,500,000	51,446,479	2,804,931	74,550,342	-	74,550,342	1.45x
Newstone Capital Partners II	Dec-10	7,500,000	10,036,257	311,940	12,261,400	-	12,261,400	1.22x
Other	Feb-13	71,500,000	69,100,615	9,198,214	66,786,995	47,795,451	114,582,446	1.66x
EnCap Energy Fund IX	Feb-13	6,500,000	7,484,322	-	9,694,226	1,561,018	11,255,243	1.50x
EnCap Energy Fund X	Apr-15	7,500,000	7,855,351	290,222	11,952,272	3,391,695	15,343,967	1.95x
ArcLight Energy Partners VI, L.P.	Aug-15	7,500,000	7,807,282	1,050,714	6,687,073	2,497,085	9,184,158	1.18x
EnCap Energy Fund XI	Jul-17	10,000,000	10,017,586	949,738	11,744,048	6,373,852	18,117,901	1.81x
North Sky Clean Growth V	Sep-19	25,000,000	22,500,000	2,500,000	15,258,167	17,898,664	33,156,831	1.47x
ArcLight Energy Partners VII, L.P	Feb-20	15,000,000	13,436,074	4,407,540	11,451,209	16,073,137	27,524,346	2.05x
Secondary Fund of Funds	Dec-05	30,000,000	28,592,638	3,905,611	30,505,299	8,259,977	38,765,275	1.36x
Lexington VI	Dec-05	20,000,000	21,226,531	326,939	29,560,519	109,706	29,670,225	1.40x
TrueBridge Secondaries I	Oct-23	10,000,000	7,366,107	3,578,672	944,780	8,150,271	9,095,050	1.23x

For the Period Ending May 31, 2025

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	Date	Committed	to Date	Commitment	to Date	Ending Value	Total Value	Paid-in
Venture Capital	Jul-99	350,500,000	298,524,720	52,031,942	241,355,840	257,779,891	499,135,731	1.67x
Accel Europe	May-01	10,000,000	10,000,000	-	12,816,167	286,444	13,102,611	1.31x
Knightsbridge Fund VI	Dec-04	12,000,000	10,960,000	1,040,000	18,452,368	3,143,099	21,595,467	1.97x
Firstmark Capital Fund I	Nov-05	5,000,000	4,950,000	50,000	40,591,752	9,903,930	50,495,682	10.20x
Weathergage Venture Capital I	Mar-07	7,500,000	6,862,500	637,500	14,496,986	4,539,568	19,036,554	2.77x
Warburg Pincus X	Oct-07	15,000,000	15,000,000	-	26,391,858	304,859	26,696,717	1.78x
Weathergage Venture Capital II	Apr-11	7,500,000	6,975,000	525,000	19,571,227	7,304,344	26,875,571	3.85x
Firstmark Capital Fund II	Aug-11	5,000,000	5,022,365	-	3,826,219	4,979,430	8,805,648	1.75x
Warburg Pincus XI	Nov-12	7,500,000	7,500,000	-	11,219,171	1,626,251	12,845,422	1.71x
Firstmark Capital Fund III	Feb-14	5,000,000	5,050,000	-	3,158,750	11,317,196	14,475,947	2.87x
Firstmark Capital Opportunity Fund I	Jun-14	5,000,000	5,200,000	61,808	7,198,492	2,084,301	9,282,793	1.79x
Warburg Pincus XII	Dec-15	10,000,000	10,000,000	-	14,199,939	6,069,254	20,269,193	2.03x
Weathergage Venture Capital IV	Dec-16	10,000,000	7,200,000	2,800,000	2,207,109	14,807,254	17,014,363	2.36x
FirstMark Capital Fund IV	Apr-17	7,500,000	7,725,000	-	4,419,601	13,516,696	17,936,297	2.32x
FirstMark Capital Opportunity Fund II	Jan-18	7,500,000	7,687,500	-	5,009,587	12,705,028	17,714,616	2.30x
Warburg Pincus Global Growth	Mar-19	40,000,000	37,680,000	2,320,000	14,974,624	49,089,639	64,064,263	1.70x
TA Associates XIII	Dec-19	10,000,000	9,800,000	850,000	6,625,000	12,416,066	19,041,066	1.94x
FirstMark Capital Opportunity Fund III	Jun-20	12,500,000	12,815,308	-	315,308	10,098,547	10,413,855	0.81x
FirstMark Capital Fund V	Jul-20	12,500,000	11,937,500	562,500	426,988	16,666,472	17,093,461	1.43x
Stepstone VC Global Partners X	Feb-21	25,000,000	22,008,380	3,000,000	-	21,895,656	21,895,656	0.99x
Redmile Biopharma Investments III, L.P.	Oct-21	20,000,000	17,514,866	2,485,134	-	13,586,210	13,586,210	0.78x
TA Associates XIV	Dec-21	15,000,000	14,662,500	1,537,500	1,200,000	15,408,066	16,608,066	1.13x
Warburg Pincus Global Growth 14	Jun-22	25,000,000	15,687,500	9,312,500	802,250	18,958,889	19,761,139	1.26x
FirstMark Capital Opportunity Fund IV	Apr-23	12,500,000	2,562,500	9,937,500	-	2,322,479	2,322,479	0.91x
TrueBridge Capital Partners Fund VIII	Oct-23	10,000,000	1,400,000	8,600,000	-	1,182,309	1,182,309	0.84x
FirstMark Capital VI	Dec-23	12,500,000	4,187,500	8,312,500	407,755	3,567,905	3,975,660	0.95x

For the Period Ending May 31, 2025

Cash Flow Activity for 1 Month

- und Name	Date	Transaction Type	Cash Outflows	Cash Inflows	Net Cash Flows
Total Total			-3,557,076	9,035,231	5,478,156
Buyout			-1,270,000	4,117,131	2,847,131
Francisco Partners VII	5/13/2025	Capital Call	-1,270,000	-	
Francisco Partners Agility II	5/23/2025	Distribution	-	2,665,507	
Jade Equity Investors I	5/23/2025	Distribution	-	423,177	
Green Equity Investors VIII	5/29/2025	Distribution	-	1,028,447	
vistressed			-37,076	2,527,789	2,490,713
Oaktree Opportunities XI	5/15/2025	Distribution	-	956,250	
Oaktree Opportunities Fund Xb	5/16/2025	Interest/Expense Paid	-23,136	-	
Oaktree Opportunities Fund Xb	5/16/2025	Distribution	-	316,774	
Apollo EPF III	5/28/2025	Distribution	-	207,561	
Apollo EPF III	5/28/2025	Capital Call for Fees	-13,940	-	
CarVal Credit Value Fund V	5/29/2025	Distribution	-	1,047,204	
ther				188,301	188,301
EnCap Energy Fund X	5/12/2025	Distribution	-	54,909	
EnCap Energy Fund IX	5/13/2025	Distribution	-	3,375	
EnCap Energy Fund XI	5/15/2025	Distribution	-	130,018	
enture Capital			-2,250,000	2,202,010	-47,990
FirstMark Capital Fund IV	5/01/2025	Distribution	-	242,385	
Warburg Pincus XII	5/05/2025	Distribution	-	1,030,900	
TA Associates XIV	5/06/2025	Recallable Distribution	-	675,000	
Warburg Pincus Global Growth 14	5/07/2025	Capital Call	-1,000,000	-	
Weathergage Venture Capital I	5/16/2025	Distribution	-	253,725	
Stepstone VC Global Partners X	5/19/2025	Capital Call	-1,250,000	-	

## **Private Credit - Active Funds**

For the Period Ending May 31, 2025

## Summary of Cash Flows for 6 Months

Cash Outflows	Cash Inflows	Net Cash Flows
	4,745,268	4,745,268

	Inception		Drawn	Remaining	Distributions	Adjusted		Total Value to
	Date	Committed	to Date	Commitment	to Date	Ending Value	Total Value	Paid-in
Total	Sep-16	151,100,000	105,320,182	14,635,327	127,100,911	2,466,790	129,567,701	1.23x
Mezzanine	Jan-17	20,000,000	20,828,484	631,370	28,575,915	1,043,393	29,619,308	1.42x
Newstone Capital Partners III	Jan-17	20,000,000	20,828,484	631,370	28,575,915	1,043,393	29,619,308	1.42x
Other	Sep-16	131,100,000	84,491,698	14,003,957	98,524,996	1,423,397	99,948,393	1.18x
LBC Credit Partners Fund IV	Sep-16	40,000,000	36,000,000	4,000,000	43,992,175	1,423,397	45,415,572	1.26x

## Private Real Estate - Active Funds

For the Period Ending May 31, 2025

## Summary of Cash Flows for 6 Months

Cash Outflows	Cash Inflows	Net Cash Flows
-6,059,389	3,831,701	-2,227,688

	Inception		Drawn	Remaining	Distributions	Adjusted		Total Value to
	Date	Committed	to Date	Commitment	to Date	Ending Value	Total Value	Paid-in
Total	Aug-11	240,500,000	181,686,544	78,845,677	121,355,617	105,167,721	226,523,338	1.25x
Real Estate	Aug-11	240,500,000	181,686,544	78,845,677	121,355,617	105,167,721	226,523,338	1.25x
Siguler Guff Dist. Real Estate Opp.	Aug-11	10,000,000	9,250,000	750,000	14,594,124	1,149,782	15,743,906	1.70x
Cerberus Real Estate Fund III	Jul-13	20,000,000	25,185,319	3,048,861	34,822,571	5,530,508	40,353,079	1.60x
Hall Capital Fund III	Nov-14	7,500,000	7,297,797	202,203	5,517,536	595,471	6,113,007	0.84x
Siguler Guff Dist. Real Estate Opp. II	Dec-14	10,000,000	8,715,000	1,285,000	10,428,989	-	10,428,989	1.20x
Cerberus Institutional Real Estate Partners IV	Jun-16	15,000,000	13,158,522	3,404,928	1,563,559	7,641,153	9,204,712	0.70x
Siguler Guff Dist. Real Estate Opp. II B	Dec-17	10,000,000	8,938,000	1,062,000	1,621,949	7,144,531	8,766,480	0.98x
Angelo Gordon Realty Value Fund X, L.P.	Jun-19	20,000,000	19,000,000	4,774,000	12,204,621	11,493,811	23,698,432	1.25x
Blackstone Real Estate Partners Fund IX, L.P	Sep-19	18,000,000	20,087,127	2,740,078	7,147,743	18,088,737	25,236,480	1.26x
Starwood Distressed Opportunity Fund XII	Jan-22	40,000,000	28,000,000	12,000,000	-	32,089,332	32,089,332	1.15x
Angelo Gordon Realty Value Fund XI, L.P.	Oct-22	25,000,000	11,750,000	13,250,000	449,393	11,336,693	11,786,086	1.00x
Blackstone Real Estate Partners Fund X, L.P.	Mar-23	25,000,000	10,304,779	16,328,608	773,999	10,097,703	10,871,702	1.06x
Humphreys Fund V, L.P.		20,000,000	-	20,000,000	-	-	-	-

## Private Real Estate - Active Funds

For the Period Ending May 31, 2025

## Cash Flow Activity for 1 Month

Fund Name	Date	Transaction Type	Cash Outflows	Cash Inflows	Net Cash Flows
Total			-1,458,546	278,236	-1,180,311
Real Estate			-1,458,546	278,236	-1,180,311
Angelo Gordon Realty Value Fund XI, L.P.	5/14/2025	Distribution	-	59,758	
Angelo Gordon Realty Value Fund XI, L.P.	5/14/2025	Capital Call	-1,000,000	-	
Blackstone Real Estate Partners Fund IX, L.P	5/14/2025	Capital Call	-49,698	-	
Blackstone Real Estate Partners Fund X, L.P.	5/14/2025	Capital Call	-408,740	-	
Blackstone Real Estate Partners Fund X, L.P.	5/14/2025	Capital Call for Fees - No Commitment	-108	-	
Blackstone Real Estate Partners Fund IX, L.P	5/21/2025	Distribution	-	84,034	
Blackstone Real Estate Partners Fund X, L.P.	5/21/2025	Recallable Distribution	-	94,464	
Siguler Guff Dist. Real Estate Opp.	5/22/2025	Distribution	-	39,979	

**Market Overview**For the Periods Ending May 31, 2025

	1			1	3	5	10
	Month	YTD	FYTD	Year	Years	Years	Years
	(%)	(%)	(%)	(%)	(%)	(%)	(%)
Equity Markets - Core							
S&P 500	6.29	1.06	9.59	13.52	14.41	15.94	12.86
Russell 1000	6.38	1.00	10.09	13.73	14.25	15.66	12.58
Russell 2000	5.34	-6.85	2.13	1.19	5.03	9.64	6.64
Russell 2500	5.99	-3.99	5.06	3.49	6.04	11.07	7.82
Russell Mid Cap	5.72	1.06	11.06	10.32	9.05	12.69	9.26
Equity Markets - Growth							
Russell 1000 Growth	8.85	-0.27	10.19	17.62	19.85	17.69	16.08
Russell 2000 Growth	6.42	-6.01	3.63	3.45	7.94	7.00	6.67
Russell 2500 Growth	6.55	-5.26	3.82	3.26	7.70	7.27	7.98
Russell Mid Cap Growth	9.59	5.20	21.21	23.23	16.69	12.22	11.47
Equity Markets - Value							
Russell 1000 Value	3.51	2.50	9.94	8.91	8.16	13.02	8.60
Russell 2000 Value	4.20	-7.73	0.56	-1.14	2.13	12.03	6.22
Russell 2500 Value	5.71	-3.34	5.69	3.56	4.94	13.37	7.15
Russell Mid Cap Value	4.36	-0.37	7.75	6.03	5.87	13.18	7.74
International Markets							
MSCI EAFE NetDiv	4.58	16.87	15.19	13.33	11.45	11.42	5.97
MSCI EAFE Value NetDiv	4.01	20.75	22.12	18.72	13.66	14.70	5.54
MSCI EAFE Growth NetDiv	5.18	12.96	8.51	8.03	9.26	8.02	6.15
MSCI ACWI NetDiv	5.75	5.32	11.18	13.65	12.30	13.37	9.25
MSCI ACWI ex US NetDiv	4.58	14.03	13.86	13.75	9.40	10.37	5.47
MSCI EM NetDiv	4.27	8.73	8.75	13.04	5.15	7.07	3.93
Fixed Income							
ICE BofA High Yield Cash Pay	1.68	2.67	8.25	9.23	6.61	5.79	4.92
Bloomberg US Aggregate	-0.72	2.45	4.47	5.46	1.49	-0.90	1.49
FTSE World Govt Bond	-0.65	5.30	6.50	6.47	-0.02	-2.73	0.34
Bloomberg Universal	-0.51	2.50	4.88	5.84	2.06	-0.29	1.84

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