

District of Columbia Retirement Board

Quarterly Summary
March 31, 2022

Fund Evaluation Report

Allocation vs. Targets and Policy					
	Current Balance	Current Allocation	Policy	Policy Range	
US Equity	\$2,257,017,442	21%	20%	15% - 25%	
Developed Market Equity	\$1,910,783,681	17%	16%	12% - 20%	
Emerging Market Equity	\$1,143,017,488	10%	10%	7% - 13%	
Investment Grade Bonds	\$724,226,681	7%	7%	7% - 15%	
Long-Term Government Bonds	\$256,299,308	2%	3%	1% - 5%	
TIPS	\$715,415,461	7%	4%	4% - 8%	
Foreign Bonds	\$210,772,452	2%	2%	1% - 3%	
Emerging Market Bonds	\$439,199,985	4%	4%	2% - 6%	
High Yield Bonds	\$370,505,276	3%	2%	2% - 6%	
Bank Loans	\$402,371,180	4%	2%	2% - 5%	
Private Equity	\$1,030,055,391	9%	9%	5% - 13%	
Private Debt	\$46,928,529	0%	3%	1% - 5%	
Real Estate	\$816,958,848	7%	7%	4% - 8%	
Natural Resources	\$177,496,203	2%	2%	1% - 3%	
Infrastructure	\$95,562,641	1%	6%	1% - 7%	
Absolute Return	\$184,600,990	2%	2%	0% - 4%	
Cash	\$223,863,674	2%	1%	0% - 5%	
Total	\$11,005,075,230	100%	100%		

Market Value Summary				
	Market Value 12/31/21 (\$)	Market Value 3/31/22 (\$)	% of Sector	% of Portfolio
Total Fund Aggregate	11,380,303,550	11,005,075,230	--	100.0
Domestic Equity	2,465,472,746	2,257,017,442	20.5	20.5
Northern Trust Russell 3000 Index	2,103,501,025	1,843,139,631	81.7	16.7
Sands Large Cap Growth Equity	86,913,281	92,937,565	4.1	0.8
Channing Small Cap Value Equity	275,058,440	243,111,963	10.8	2.2
Earnest Partners SMID Cap Core	--	77,828,283	3.4	0.7
International Developed Market Equity	1,969,537,830	1,910,783,681	17.4	17.4
SSgA MSCI World (ex U.S.) Index	1,712,817,259	1,658,231,901	86.8	15.1
Altrinsic International Equity	256,720,571	252,551,780	13.2	2.3
International Emerging Market Equity	1,213,451,294	1,143,017,488	10.4	10.4
SSgA MSCI Emerging Markets Index	899,023,474	835,863,077	73.1	7.6
LSV Emerging Markets Value Equity	314,427,820	307,154,411	26.9	2.8
Fixed Income	3,451,902,248	3,118,790,343	28.3	28.3
BlackRock US Debt Index	847,710,407	724,226,681	23.2	6.6
Blackrock LT Govt Bond Index	367,215,018	256,299,308	8.2	2.3
BlackRock U.S. TIPS	760,555,834	715,415,461	22.9	6.5
Polen Capital Credit US Opportunistic High Yield	373,850,883	370,505,276	11.9	3.4

Fund Summary | As of March 31, 2022

	Market Value 12/31/21 (\$)	Market Value 3/31/22 (\$)	% of Sector	% of Portfolio
Stone Harbor Emerging Markets Local Currency Debt	232,959,976	215,913,909	6.9	2.0
Wellington Blended Opportunistic Emerging Markets Debt	243,543,116	223,286,076	7.2	2.0
Mondrian International Fixed Income	223,515,101	210,772,452	6.8	1.9
Beach Point Loan Fund	402,551,913	402,371,180	12.9	3.7
Absolute Return	169,653,393	184,600,990	1.7	1.7
Bridgewater Pure Alpha	169,653,393	184,600,990	100.0	1.7
Private Equity	926,110,179	1,030,055,391	9.4	9.4
Private Debt	40,105,585	46,928,529	0.4	0.4
Real Assets	1,009,819,304	1,090,017,692	9.9	9.9
Real Estate	765,910,199	816,958,848	74.9	7.4
Public Real Estate	323,257,556	336,065,020	41.1	3.1
Northern Trust Global Real Estate Index Fund	323,257,556	336,065,020	100.0	3.1
Private Real Estate	442,652,643	480,893,828	58.9	4.4
Infrastructure	79,273,344	95,562,641	8.8	0.9
Natural Resources	164,635,761	177,496,203	16.3	1.6
Cash	134,250,971	223,863,674	2.0	2.0
Northern Trust STIF	134,250,971	223,863,674	100.0	2.0

Asset Class Performance Summary												
	Market Value (\$)	% of Portfolio	QTD (%)	YTD (%)	Fiscal YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	20 Yrs (%)	Inception (%)	Inception Date
Total Fund Aggregate (Gross of Fees)	11,005,075,230	100.0	-2.8	-2.8	0.7	6.8	9.8	8.6	7.5	6.5	8.7	Oct-82
Total Fund Aggregate			-2.8	-2.8	0.6	6.7	9.7	8.5	7.4	6.3	--	
<i>Interim Policy Benchmark</i>			-3.6	-3.6	-0.1	5.9	10.2	8.9	7.7	6.9	9.7	Oct-82
<i>Long-Term Policy Benchmark</i>			-2.3	-2.3	-0.2	5.6	10.1	8.9	7.7	6.7	9.6	Oct-82
<i>60% MSCI ACWI / 40% Barclays Global Aggregate</i>			-5.6	-5.6	-2.1	1.7	8.7	7.8	6.5	6.5	--	Oct-82
Domestic Equity	2,257,017,442	20.5	-5.4	-5.4	2.3	9.5	18.3	15.4	14.2	9.2	11.2	Oct-82
<i>Russell 3000</i>			-5.3	-5.3	3.5	11.9	18.2	15.4	14.3	9.4	12.1	Oct-82
International Developed Market Equity	1,910,783,681	17.4	-4.3	-4.3	-1.4	3.1	9.0	7.7	6.9	6.4	6.0	Apr-87
<i>International Developed Equity Custom Benchmark</i>			-4.8	-4.8	-1.8	3.0	8.6	7.1	6.3	6.5	5.6	Apr-87
International Emerging Market Equity	1,143,017,488	10.4	-5.8	-5.8	-6.5	-8.3	5.4	6.0	3.3	--	3.3	Sep-11
<i>MSCI Emerging Markets</i>			-7.0	-7.0	-8.2	-11.4	4.9	6.0	3.4	8.6	3.3	Sep-11
Fixed Income	3,118,790,343	28.3	-4.7	-4.7	-4.1	-1.0	2.7	2.9	2.5	4.3	6.8	Dec-82
<i>DCRB Fixed Income Custom Benchmark</i>			-5.1	-5.1	-4.9	-2.7	2.7	2.8	2.5	4.2	6.8	Dec-82
Absolute Return	184,600,990	1.7	8.8	8.8	11.9	16.4	4.2	3.9	3.5	--	5.8	Jul-06
<i>HFRI Macro (Total) Index</i>			6.7	6.7	6.3	10.3	8.0	4.8	2.8	4.9	3.6	Jul-06
Private Equity	1,030,055,391	9.4	7.5	7.5	16.5	46.4	28.1	21.3	15.1	9.7	9.6	Jan-87
<i>Cambridge Spliced US/Global PE & VC Index</i>			5.0	5.0	10.8	37.7	29.6	23.7	17.7	13.4	15.3	Jan-87
<i>Long-Term Private Equity Benchmark</i>			6.7	6.7	5.5	19.4	20.2	16.7	14.5	10.2	--	Jan-87
Private Debt	46,928,529	0.4	5.3	5.3	5.9	14.7	--	--	--	--	14.7	Apr-21
<i>Bloomberg U.S. High Yield 1Q Lagged</i>			0.7	0.7	1.6	5.3	8.8	6.3	6.8	7.8	5.3	Apr-21

Note: Market values and performance for the Private Equity and Real Assets portfolios and benchmarks are reported one quarter lagged, adjusted for current quarter cash flows. The REIT portfolio is reported in real time.

	Market Value (\$)	% of Portfolio	QTD (%)	YTD (%)	Fiscal YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	20 Yrs (%)	Inception (%)	Inception Date
Real Assets	1,090,017,692	9.9	3.4	3.4	9.7	23.9	9.6	8.7	8.9	5.5	5.1	Mar-96
<i>Interim Real Assets Benchmark</i>			3.6	3.6	10.7	22.8	9.2	9.4	9.1	--	--	Mar-96
<i>Long Term Real Assets Benchmark</i>			6.6	6.6	5.4	17.4	10.6	9.4	8.1	8.1	8.1	Mar-96
Real Estate	816,958,848	7.4	3.6	3.6	10.7	20.4	9.7	9.4	8.8	5.1	3.2	Apr-88
<i>Interim Real Estate Benchmark</i>			2.8	2.8	10.9	21.7	9.5	9.7	9.9	--	--	Apr-88
<i>Long Term Real Estate Benchmark</i>			9.0	9.0	7.2	30.2	12.8	11.9	11.2	9.9	8.5	Apr-88
Public Real Estate	336,065,020	3.1	-3.6	-3.6	5.3	11.9	5.1	7.0	6.5	--	6.2	Apr-05
<i>Public Real Estate Benchmark</i>			-3.5	-3.5	5.1	11.4	4.2	6.1	5.8	--	6.6	Apr-05
Private Real Estate	480,893,828	4.4	9.0	9.0	14.5	24.3	12.4	10.8	10.5	5.6	3.4	Apr-88
<i>Cambridge Real Estate (1 Quarter Lagged)</i>			7.4	7.4	14.9	25.3	11.4	11.1	11.2	9.3	8.5	Apr-88
Infrastructure	95,562,641	0.9	-2.2	-2.2	11.8	27.0	16.1	11.4	10.5	--	9.5	Jun-08
<i>Cambridge Infrastructure (1 Quarter Lagged)</i>			5.3	5.3	8.0	13.8	11.5	12.4	10.6	9.1	7.7	Jun-08
<i>Infrastructure Long-Term Benchmark</i>			3.7	3.7	3.6	9.6	8.1	7.9	7.2	--	6.9	Jun-08
Natural Resources	177,496,203	1.6	5.9	5.9	5.5	44.9	5.7	5.6	--	--	9.0	Oct-12
<i>CA Energy Upstream, Royalties, and PE (1 Quarter Lagged)</i>			6.6	6.6	11.0	32.4	1.6	2.3	-2.2	9.7	-2.4	Oct-12
<i>S&P Global Natural Resources (1-Qtr Lag)</i>			7.3	7.3	4.4	25.2	13.9	9.6	4.6	--	5.1	Oct-12
Cash	223,863,674	2.0	0.0	0.0	0.0	0.0	0.7	1.1	0.7	1.4	3.5	Jul-89
<i>ICE BofA 91 Days T-Bills TR</i>			0.0	0.0	0.1	0.1	0.8	1.1	0.6	1.3	2.8	Jul-89

Note: Market values and performance for the Private Equity and Real Assets portfolios and benchmarks are reported one quarter lagged, adjusted for current quarter cash flows. The REIT portfolio is reported in real time.

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PERFORMANCE DATA CONTAINED HEREIN REPRESENT PAST PERFORMANCE. PAST PERFORMANCE IS NO GUARANTEE OF FUTURE RESULTS.

Credit Risk: Refers to the risk that the issuer of a fixed income security may default (i.e., the issuer will be unable to make timely principal and/or interest payments on the security.)

Duration: Measure of the sensitivity of the price of a bond to a change in its yield to maturity. Duration summarizes, in a single number, the characteristics that cause bond prices to change in response to a change in interest rates. For example, the price of a bond with a duration of three years will rise by approximately 3% for each 1% decrease in its yield to maturity. Conversely, the price will decrease 3% for each 1% increase in the bond's yield. Price changes for two different bonds can be compared using duration. A bond with a duration of six years will exhibit twice the percentage price change of a bond with a three-year duration. The actual calculation of a bond's duration is somewhat complicated, but the idea behind the calculation is straightforward. The first step is to measure the time interval until receipt for each cash flow (coupon and principal payments) from a bond. The second step is to compute a weighted average of these time intervals. Each time interval is measured by the present value of that cash flow. This weighted average is the duration of the bond measured in years.

Information Ratio: This statistic is a measure of the consistency of a portfolio's performance relative to a benchmark. It is calculated by subtracting the benchmark return from the portfolio return (excess return), and dividing the resulting excess return by the standard deviation (volatility) of this excess return. A positive information ratio indicates outperformance versus the benchmark, and the higher the information ratio, the more consistent the outperformance.

Jensen's Alpha: A measure of the average return of a portfolio or investment in excess of what is predicted by its beta or "market" risk. $\text{Portfolio Return} - [\text{Risk Free Rate} + \text{Beta} * (\text{market return} - \text{Risk Free Rate})]$.

Market Capitalization: For a firm, market capitalization is the total market value of outstanding common stock. For a portfolio, market capitalization is the sum of the capitalization of each company weighted by the ratio of holdings in that company to total portfolio holdings; thus it is a weighted-average capitalization. Meketa Investment Group considers the largest 65% of the broad domestic equity market as large capitalization, the next 25% of the market as medium capitalization, and the smallest 10% of stocks as small capitalization.

Market Weighted: Stocks in many indices are weighted based on the total market capitalization of the issue. Thus, the individual returns of higher market-capitalization issues will more heavily influence an index's return than the returns of the smaller market-capitalization issues in the index.

Maturity: The date on which a loan, bond, mortgage, or other debt/security becomes due and is to be paid off.

Prepayment Risk: The risk that prepayments will increase (homeowners will prepay all or part of their mortgage) when mortgage interest rates decline; hence, investors' monies will be returned to them in a lower interest rate environment. Also, the risk that prepayments will slow down when mortgage interest rates rise; hence, investors will not have as much money as previously anticipated in a higher interest rate environment. A prepayment is any payment in excess of the scheduled mortgage payment.

Price-Book Value (P/B) Ratio: The current market price of a stock divided by its book value per share. Meketa Investment Group calculates P/B as the current price divided by Compustat's quarterly common equity. Common equity includes common stock, capital surplus, retained earnings, and treasury stock adjusted for both common and nonredeemable preferred stock. Similar to high P/E stocks, stocks with high P/B's tend to be riskier investments.

Price-Earnings (P/E) Ratio: A stock's market price divided by its current or estimated future earnings. Lower P/E ratios often characterize stocks in low growth or mature industries, stocks in groups that have fallen out of favor, or stocks of established blue chip companies with long records of stable earnings and regular dividends. Sometimes a company that has good fundamentals may be viewed unfavorably by the market if it is an industry that is temporarily out of favor. Or a business may have experienced financial problems causing investors to be skeptical about its future. Either of these situations would result in lower relative P/E ratios. Some stocks exhibit above-average sales and earnings growth or expectations for above average growth. Consequently, investors are willing to pay more for these companies' earnings, which results in elevated P/E ratios. In other words, investors will pay more for shares of companies whose profits, in their opinion, are expected to increase faster than average. Because future events are in no way assured, high P/E stocks tend to be riskier and more volatile investments. Meketa Investment Group calculates P/E as the current price divided by the I/B/E/S consensus of twelve-month forecast earnings per share.

Quality Rating: The rank assigned a security by such rating services as Fitch, Moody's, and Standard & Poor's. The rating may be determined by such factors as (1) the likelihood of fulfillment of dividend, income, and principal payment of obligations; (2) the nature and provisions of the issue; and (3) the security's relative position in the event of liquidation of the company. Bonds assigned the top four grades (AAA, AA, A, BBB) are considered investment grade because they are eligible bank investments as determined by the controller of the currency.

Sharpe Ratio: A commonly used measure of risk-adjusted return. It is calculated by subtracting the risk free return (usually three-month Treasury bill) from the portfolio return and dividing the resulting excess return by the portfolio's total risk level (standard deviation). The result is a measure of return per unit of total risk taken. The higher the Sharpe ratio, the better the fund's historical risk adjusted performance.

STIF Account: Short-term investment fund at a custodian bank that invests in cash-equivalent instruments. It is generally used to safely invest the excess cash held by portfolio managers.

Standard Deviation: A measure of the total risk of an asset or a portfolio. Standard deviation measures the dispersion of a set of numbers around a central point (e.g., the average return). If the standard deviation is small, the distribution is concentrated within a narrow range of values. For a normal distribution, about two thirds of the observations will fall within one standard deviation of the mean, and 95% of the observations will fall within two standard deviations of the mean.

Style: The description of the type of approach and strategy utilized by an investment manager to manage funds. For example, the style for equities is determined by portfolio characteristics such as price-to-book value, price-to-earnings ratio, and dividend yield. Equity styles include growth, value, and core.

Tracking Error: A divergence between the price behavior of a position or a portfolio and the price behavior of a benchmark, as defined by the difference in standard deviation.

Yield to Maturity: The yield, or return, provided by a bond to its maturity date; determined by a mathematical process, usually requiring the use of a “basis book.” For example, a 5% bond pays \$5 a year interest on each \$100 par value. To figure its current yield, divide \$5 by \$95—the market price of the bond—and you get 5.26%. Assume that the same bond is due to mature in five years. On the maturity date, the issuer is pledged to pay \$100 for the bond that can be bought now for \$95. In other words, the bond is selling at a discount of 5% below par value. To figure yield to maturity, a simple and approximate method is to divide 5% by the five years to maturity, which equals 1% pro rata yearly. Add that 1% to the 5.26% current yield, and the yield to maturity is roughly 6.26%.

$$\frac{5\% \text{ (discount)}}{5 \text{ (yrs. to maturity)}} = 1\% \text{ pro rata, plus } 5.26\% \text{ (current yield)} = 6.26\% \text{ (yield to maturity)}$$

Yield to Worst: The lowest potential yield that can be received on a bond without the issuer actually defaulting. The yield to worst is calculated by making worst-case scenario assumptions on the issue by calculating the returns that would be received if provisions, including prepayment, call, or sinking fund, are used by the issuer.

NCREIF Property Index (NPI): Measures unleveraged investment performance of a very large pool of individual commercial real estate properties acquired in the private market by tax-exempt institutional investors for investment purposes only. The NPI index is capitalization-weighted for a quarterly time series composite total rate of return.

NCREIF Fund Index - Open End Diversified Core Equity (NFI-ODCE): Measures the investment performance of 28 open-end commingled funds pursuing a core investment strategy that reflects funds' leverage and cash positions. The NFI-ODCE index is equal-weighted and is reported gross and net of fees for a quarterly time series composite total rate of return.

Sources: Investment Terminology, International Foundation of Employee Benefit Plans, 1999.
The Handbook of Fixed Income Securities, Fabozzi, Frank J., 1991

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Throughout this report, numbers may not sum due to rounding.

Returns for periods greater than one year are annualized throughout this report.

Values shown are in millions of dollars, unless noted otherwise.

All peer group universes presented in this report are comprised of monthly composite data provided by investment managers through eVestment Alliance.

Custom Benchmarks:**DCRB Total Policy Interim**

May 31st, 2021, through Present: 11.0% MSCI Emerging Markets ND; 2.2% BC Global Agg ex USD; 6.8% BC (LB) US TIPS; 3.6% BC US Corporate High Yield; 3.6% Credit Suisse Leveraged Loan; 6.8% DCRB CA Glob PE & VC Idx (1QLag); 2.5% DCRB CA RE Idx (1QLag); 3.6% Total Public RE; 1.3% DCRB CA Energy & Royalties(1QL); 17.7% MSCI World ex USA ND; 1.5% HFR Fund Weighted Composite; 7.7% BC U.S. Aggregate; 4.4% 50% JPM GBI-EM Global Diversified / 50% JPMorgan EMBI Global Diversified; 22.1% Russell 3000; 0.6% DCRB CA Infra (1QLag); 3.3% BC U.S. Long Govt. Bond Index; 1.1% ICE BofA ML 90 Day T-Bills; 0.2% DCRB CA Private Debt (1QLag)

DCRB Total Policy Long Term

March 31st, 2021, through Present: 10% MSCI Emerging Markets ND; 15% DCRB Real Assets Long Term; 3% DCRB Private Debt Long Term; 1% ICE BofA 3 Month Treasury Bill; 16% MSCI World ex USA ND, 20% Russell 3000; 2% DCRB Hedge Fund Long Term; 9% DCRB Long Term Private Equity; 24% DCRB Fixed Income - Long Term

DCRB Fixed Income – Long Term

March 31st, 2021, through Present: 29.2% Barclays US Aggregate Index, 16.7% Barclays US TIPS Index, 8.3% Barclays US High Yield Index, 8.3% CSFB Leveraged Loan Index, 8.3% Barclays Global Aggregate ex US Index, 8.3% JPM GBI-EM Global Diversified Index; 8.3% JPM EMBI Global Diversified; 12.5% Barclays US Long Treasury Bond Index

DCRB Fixed Income Interim Blend

May 31st, 2021, through Present: 24.4% Barclays US Aggregate Index, 21.7% Barclays US TIPS Index, 11.3% Barclays US High Yield Index, 11.3% CSFB Leveraged Loan Index, 7.0% Barclays Global Aggregate ex US Index, 13.9% 50% JPM GBI-EM Global Diversified / 50% JPMorgan EMBI Global Diversified; 10.4% BC U.S. Long Govt. Bond Index

DCRB Public Equity Long Term

November 30th, 2015, through March 31st, 2017: 43.8% Russell 3000; 37.5% MSCI World ex USA ND; 18.8% MSCI Emerging Markets ND

March 31st, 2017, to Present: 43.5% Russell 3000; 34.8% MSCI World ex USA ND; 21.7% MSCI Emerging Markets ND

DCRB Custom MSCI Wld ex US Net

Inception through March 31st, 2006: 100% MSCI EAFE Net

March 31st, 2006, to August 31st, 2011: 100% MSCI ACWI ex US Net

August 31st, 2011, to Present: 100% MSCI World ex US Net

DCRB Hedge Fund Long Term

September 30th, 2013, through March 31st, 2021: ML 3mo LIBOR + 500 bps

March 31st, 2021, to Present: ICE BofA 3 Month Treasury Bill

DCRB PE Program Blend

December 31st, 2007, through Present: CA Global PE & VC Index (1Q lag)

DCRB Real Assets Long Term

March 31st, 1988, through March 31st, 2021: CPI+5.5% Qtr Lag

March 31st, 2021, to Present: 10% BB Barclays US TIPS Qtr Lag; 56.7% FTSE EPRA NAREIT Global Net Qtr Lag; 13.3% S&P Global Natural Resources Qtr Lag; 10% MSCI World ex USA ND Qtr Lag; 10% BBG Barclays US Aggregate Qtr Lag

DCRB Long Term Private Equity

Inception through December 31st, 2007: Russell 3000 + 3% Quarter Lag

December 31st, 2007, to March 31st, 2021: MSCI ACWI ND + 3% Quarter Lag

March 31st, 2021, to Present: 67% Russell 3000 Qtr Lag; 22% MSCI World ex USA ND Qtr Lag; 11% MSCI Emerging Markets ND Qtr Lag

DCRB Real Assets Interim

May 31st, 2021, to Present: 76.5% DCRB RE Interim, 7.7% DCRB CA Infra (1Q Lag), 15.8% DCRB CA Energy & Royalties (1Q Lag)

DCRB Real Estate Long Term

March 31st, 1988, to December 31st, 2013: 80% DCRB CA RE Idx (1Q Lag), 20% MSCI Real Estate (1Q Lag)

December 31st, 2013, to September 30th, 2020: 80% DCRB CA RE Idx (1Q Lag), 20% FTSE EPRA/NAREIT Global GR (1Q Lag)

September 30th, 2013, to March 31st, 2021: 80% DCRB CA RE Idx (1Q Lag), 20% FTSE EPRA/NAREIT Global GR (1Q Lag)

March 31st, 2021, to Present: 100% FTSE EPRA NAREIT Global Net Qtr Lag

Total Public Real Estate

March 31st, 2005, to December 31st, 2013: MSCI REIT Index

December 31st, 2013, to Present: FTSE EPRA/NAREIT Global Net

DCRB Real Estate Interim

April 30th, 2018, to March 31st, 2021: 64% FTSE EPRA/NAREIT Global GR, 36% DCRB CA RE Idx (1Q Lag)

March 31st, 2021, to Present: 64% FTSE EPRA/NAREIT Global Net, 36% DCRB CA RE Idx (1Q Lag)

DCRB Private Debt Long Term

March 31st, 2021, through Present: 100% BB Barclays US Corporate HY (1Q Lag)

DCRB Infrastructure Long Term

March 31st, 2021, through Present: 25% MSCI World ex-U.S. ND 25% FTSE EPRA NAREIT Global Index (net) 25% Bloomberg U.S. Aggregate 25% Bloomberg U.S. TIPS (1Q Lag)