



Memorandum

Date: August 20, 2025

To: CCCERA Board of Retirement Trustees

From: Timothy Price, Chief Investment Officer

Subject: Investment Staff Report – Q2 2025

Overview

On a quarterly basis CCCERA's Board receives a report which details critical elements of CCCERA's Functionally Focused Portfolio's sub-portfolios. The purpose of the report is to highlight elements of the sub-portfolios which are good indicators to the Board of the program's efficient and effective operation.

Summary

CCCERA's Total Fund is largely performing as expected, exhibiting returns near expectations for the amount of risk taken over the long term. This is measured by the Sharpe Ratio (risk-adjusted return), and a comparison to the Simple Target Index. The Simple Target Index is the most basic index which could replicate CCCERA's Total Fund, and is made up of 73% MSCI ACWI, 17% Bloomberg 1-3 Year Gov/Credit, and 10% 3-Month Treasury Bills (please see the Total Fund pages in the appendix for additional details). CCCERA's portfolio is much more complex, especially as it relates to allocations to private equity, private credit, and real estate. Over shorter periods, there are aspects of the implementation that have fallen short of expectations, which are discussed in the Growth and Risk Diversifying sub-portfolio reviews.

CCCERA has experienced lower risk and return levels than the Simple Target Index over trailing periods. This has led to underperformance vs the STI over more recent periods, but has exceeded the STI on a risk-adjusted basis over past ten years. Details on performance relative to this index are included in the appendix. It is worth noting that CCCERA's Total Fund return is an aggregate of the performance of the Liquidity, Growth, and Risk Diversifying sub-portfolios.

The Board adopted a new long-term asset allocation in late 2024 that have led to several allocation changes over the past year, including eliminating risk parity and high yield while adding multi-asset credit and real estate debt. Implementation of the new targets began in the first quarter of 2025 and will continue throughout 2025.

1) Liquidity

The purpose of the liquidity program is to match three years of benefit payments with high credit quality, low duration assets. The liquidity sub-portfolio is made up of three fixed income managers, all of whom pursue a high quality, low duration investment approach. In the fourth quarter of 2025, all managers held high quality (as measured by credit ratings), low duration portfolios. The average credit quality for the entire liquidity program is AA (AAA is the highest rating), and the duration is 1.6 years, which is considered short. Importantly, the current yield of the Liquidity Sub-portfolio is 6%.

2) Growth

The Growth portfolio is designed to take advantage of capital appreciation and income opportunities globally. To achieve this, the Growth portfolio includes a variety of assets, from stocks and growth-oriented bonds to private equity, real estate, and private credit.

For the trailing five-year period June 30, 2025, the Growth portfolio returned 9.7% relative to the index return of 13.7%, for a relative underperformance of -4%. Over this period, the Growth program produced a Sharpe Ratio of 0.74, equivalent to MSCI ACWI. During the second quarter of 2025, CCCERA's Growth sub-portfolio returned 5.6% relative to MSCI ACWI Index return of 11.5%.

The past five years have been exceptionally strong for public equities, both on the basis of earnings growth and mostly benign monetary policy. This growth has been concentrated in the US tech sector and even more so in the "Magnificent 7" mega cap stocks. Given this environment, underperformance of a diversified portfolio should be expected.

3) Risk Diversifying

The Risk Diversifying mandate holds assets that are expected to diversify the growth portfolio's volatility while offering moderate growth. The mandate as a whole seeks to be highly liquid, have a low beta to the growth market, and produce positive real returns. In the fourth quarter, the Risk Diversifying mandate fulfilled two of these goals. The entire mandate can be liquidated within 90 days, meeting the requirement of high liquidity. The 5-year correlation of the mandate to growth markets is 0.5, improving from 0.6 last quarter. The trailing real (net of inflation) return over the past five years is -4.3%, hovering around the -4% mark, though remaining below expectations.

CCCERA's Total Fund in aggregate is performing in line with expectations over the past ten years, having a similar or higher risk-adjusted return but a lower level of volatility compared to the Simple Target Index. Enclosed are additional details on CCCERA's Total Fund, sub-portfolios, and individual investment strategies.

CCCERA Portfolio Report Card

Below we have itemized those elements of each of CCCERA's sub-portfolios and Total Fund which we believe the Board should pay particular attention to. Additional details on each of the sub-portfolios are available in the appendix. All CCCERA performance is stated on a net of fees basis.

Liquidity

Objective	Measurement	Current Period Data	Status
High Quality	Credit Quality	AA	Meeting Expectations
Low Risk	Duration	1.6 years	Meeting Expectations
Appropriately Sized	Months of Benefit Payments Invested	25 Months	Meeting Expectations

Growth

Objective	Measurement	Current Period Data	Status
Growth of Plan Assets	Absolute Returns	Trailing 5 yr return: 9.7%	Meeting Expectations
	Benchmark Relative Returns	-4% relative to ACWI over trailing 5 years	Below Expectations
Efficient Capital Deployment	Sharpe Ratio	CCCERA: 0.74 MSCI ACWI: 0.74 over trailing 5 years	Meeting Expectations

Risk Diversifying

Objective	Measurement	Current Period Data	Status
Offset Volatility in Growth Portfolio	Correlation	0.5 over trailing 5 years	Below Expectations
Positive Real Returns	Returns	5 yr real return: -4.3% 5 yr nominal return: 0.3%	Below Expectations
High Liquidity	% of Portfolio that can be liquidated within 90 days	100%	Meeting Expectations

Total Fund

Objective	Component/Measurement	Status
Store 3 Years of Benefit Payments	Liquidity Sub-portfolio	Meeting Expectations
Participate in Growth Opportunities	Growth Sub-portfolio	Meeting Expectations
Provide an offset to Growth volatility	Risk Diversifying Sub-portfolio	Below Expectations
Produce superior risk adjusted returns	Total Fund Sharpe Ratio	Meeting Expectations

Appendix – Liquidity Sub-Portfolio

Manager Reviews

Organizational Stability

	Portfolio Management Assessment	1 Year Product Asset Growth	1 Year Firm Asset Growth	Regulatory Action in Last Year?
Insight	Good	8%	2%	N
Sit	Good	-6%	10%	N
DFA	Good	17%	15%	N

Performance

	Portfolio Average Credit Quality	Portfolio Average Duration	Portfolio Average Yield	1 Year Total Return
Insight	A+	1.0	4.4	5.8%
Sit	AAA	2.9	5.7	7.1%
DFA	AA-	0.4	4.6	5.4%

Manager Notes:

Fixed income yields have moderated on the growing consensus that the Federal Reserve is done raising rates for this cycle and has priced in a “higher for longer” baseline with 1-2 rate cuts in 2025. The shorter duration of CCCERA’s mandates have provided relative protection during the rate hikes, as has the buy and maintain bias of the portfolio.

Manager Theses:

The Liquidity Portfolio is a combination of three managers which work together to match three years of CCCERA’s liabilities. The portfolio is refreshed every year during the annual funding plan.

Insight: Insight plays a completion role in the liquidity program, matching out liabilities with short duration government and corporate fixed income securities.

DFA: Dimensional Fund Advisors runs a strategy that focuses on obtaining fixed income exposures via the most liquid securities available. DFA contributes to the Liquidity Program by selling securities at regular intervals to pay a portion of CCCERA’s monthly benefit payment.

Sit: Sit invests in higher yielding government backed mortgages. The cash flow from these securities is harvested monthly to make up a portion of CCCERA’s monthly benefit payment.

Appendix – Growth Sub-Portfolio

Manager Reviews

Organizational Stability

	Portfolio Management Assessment	1 Year Product Asset Growth	1 Year Firm Asset Growth	Regulatory Action in Last Year?
Boston Partners	Good	20%	16%	N
BlackRock Index Fund	Good	12%	18%	N
Emerald Advisors	Good	0%	1%	N
Ceredex	Good	6%	-13%	N
Pyrford	Good	1%	2%	N
William Blair	Good	-6%	-6%	N
First Eagle	Good	19%	16%	N
Artisan Global	Good	-3%	10%	N
PIMCO/RAE EM	Good	22%	12%	N
TT EM	Good	-1%	1%	N
Adelante	Good	1%	0%	N
Invesco REIT	Good	33%	17%	N
Voya	Good	4%	7%	N
Private Equity	Good	--	--	N
Private Credit	Good	--	--	N
Real Estate	Good	--	--	N

Performance

	Trailing 1-Yr Return	Trailing 5-yr Return	Trailing 10-yr Return	Performance in Line with Expectations?	Inception Date
MSCI ACWI-ND	16%	14%	10%		
Boston Partners	12%	17%	10%	Y	04/30/1995
BlackRock Index Fund	15%	16%	13%	Y	03/31/2017
Emerald Advisors	16%	10%	9%	Y	03/31/2003
Ceredex	1%	13%	7%	Y	09/30/2011
Total Domestic Equity	13%	14%	11%	Y	
Pyrford	18%	9%	6%	Y	03/31/2014
William Blair	11%	7%	7%	Y	09/30/2010
PIMCO/RAE EM	11%	15%	8%	Y	01/31/2017
TT EM	15%	7%	6%	Y	06/30/2017
Total International Equity	14%	9%	6%	Y	
First Eagle	19%	12%	8%	Y	12/31/2010
Artisan Global	9%	9%	11%	Y	11/30/2012
Total Global Equity	14%	11%	10%	Y	
Adelante	10%	9%	7%	Y	07/31/2001
Invesco REIT	7%	N/A	N/A	Y	02/28/2022
Voya	8%	5%	4%	N	04/30/2000
Private Equity	6%	13%	10%	Y	
Private Credit	11%	11%	9%	Y	
Real Estate	-6%	-5%	1%	N	

For periods longer than inception date within CCCERA's Total Fund, the return is from a representative composite account.

Manager Notes:

Stephanie Braming, Global Head of William Blair Investment Management, has announced her plans to retire at the end of 2025. Ken McAtamney has also announced his plans to retire in early 2026. Ken is one of the Portfolio Managers on our International Growth strategy, though Simon Fennell and Andrew Siepker remain in place. We have met with both Simon and Andrew and will monitor these transitions closely in the coming months.

Manager Theses:

The growth portfolio includes all managers in public and private equity, real estate, and private credit. These managers grow CCCERA's assets for future benefit payments (beyond the three years already covered by the Liquidity program).

Boston Partners: Large cap domestic equity which follows a value discipline. Boston Partners will buy out of favor companies and sell them when their intrinsic values are reflected in the market. Expected to outperform in flat to falling markets.

BlackRock Index Fund: Large cap domestic equity portfolio which should follow the Russell 1000 Index.

Emerald Advisors: Small cap growth equity seeking companies with high growth rates. Expected to produce strong returns in rising markets, and weak returns in falling markets.

Ceredex: Domestic equity small cap value portfolio of companies with dividend yields and low valuations. This portfolio should outperform flat markets.

Pyrford (Columbia): International equity value portfolio of non-US companies with low valuations at the country and stock level. This portfolio should outperform in flat markets.

William Blair: International equity growth portfolio of non-US companies with high growth rates constructed from the security level. This portfolio should outperform in rapidly rising markets.

First Eagle: Global equity portfolio that is benchmark agnostic comprised of companies with low valuations.

Artisan Global Opportunities: Global equity portfolio of companies that is benchmark agnostic with accelerating profit cycles and a focus on capital allocation.

PIMCO/RAE Emerging Markets: Quantitative equity with a value orientation. This portfolio follows the fundamental indexing approach (ranking companies by metrics other than market capitalization), resulting in a diversified, low turnover portfolio. This portfolio underperforms in momentum driven markets.

TT International Emerging Markets: Concentrated, growth-oriented manager which invests in small and mid-cap emerging market companies. TT employs both a top-down and a bottom-up research approach and seeks to outperform by identifying companies that have a catalyst to drive future growth.

Adelante: Diversified portfolio of U.S. REITs with a focus on the underlying real estate assets. Adelante is a public market proxy of the core real estate market.

INVESCO Fundamental Beta REIT: Invesco invests in US REITs following a sector neutral strategy that allocates to the securities that INVESCO believes have the strongest financial conditions.

Voya High Yield Fixed Income: Domestic high yield fixed income portfolio with a focus on security selection. Voya will focus on the higher quality segment of the high yield universe. Voya should provide a steady income stream and provide downside protection in falling markets.

Private Equity: CCCERA invests in private equity to generate returns above those available in the public equity markets.

Private Credit: CCCERA invests in private credit to generate cash flow streams above those available in the public debt markets.

Real Estate: CCCERA invests in value-add, distressed, and opportunistic real estate to generate returns from the capital appreciation and cash flow associated with commercial real estate investment.

Appendix – Risk Diversifying Sub-Portfolio

Organizational Stability

	Portfolio Management Assessment	1 Year Product Asset Growth	1 Year Firm Asset Growth	Regulatory Action in Last Year?
AFL-CIO	Good	10%	10%	N
BH-DG	Good	14%	-24%	N
Sit LLCAR	Good	28%	10%	N

Performance

	Trailing 1 Year Correlation to Growth	Trailing 3 Year Correlation to Growth	1 Year Return	5 Year Return	% of Portfolio Liquid in 90 Days
AFL-CIO	0.3	0.7	6%	-1%	100%
BH-DG	0.6	-0.3	-17%	6%	100%
Sit LLCAR	0.5	0.5	8%	N/A	100%

Manager Notes:

After the close of the second quarter, we added a DFA Treasury and TIPS strategy to complement AFL-CIO. We expect to gradually build into this position over the remainder of the year.

Manager Theses:

Managers in the risk diversifying allocation seek to have a low correlation with the growth portfolio, positive returns in flat and falling equity markets, and a high degree of liquidity. These managers work together to offset some of the risks in the growth portfolio.

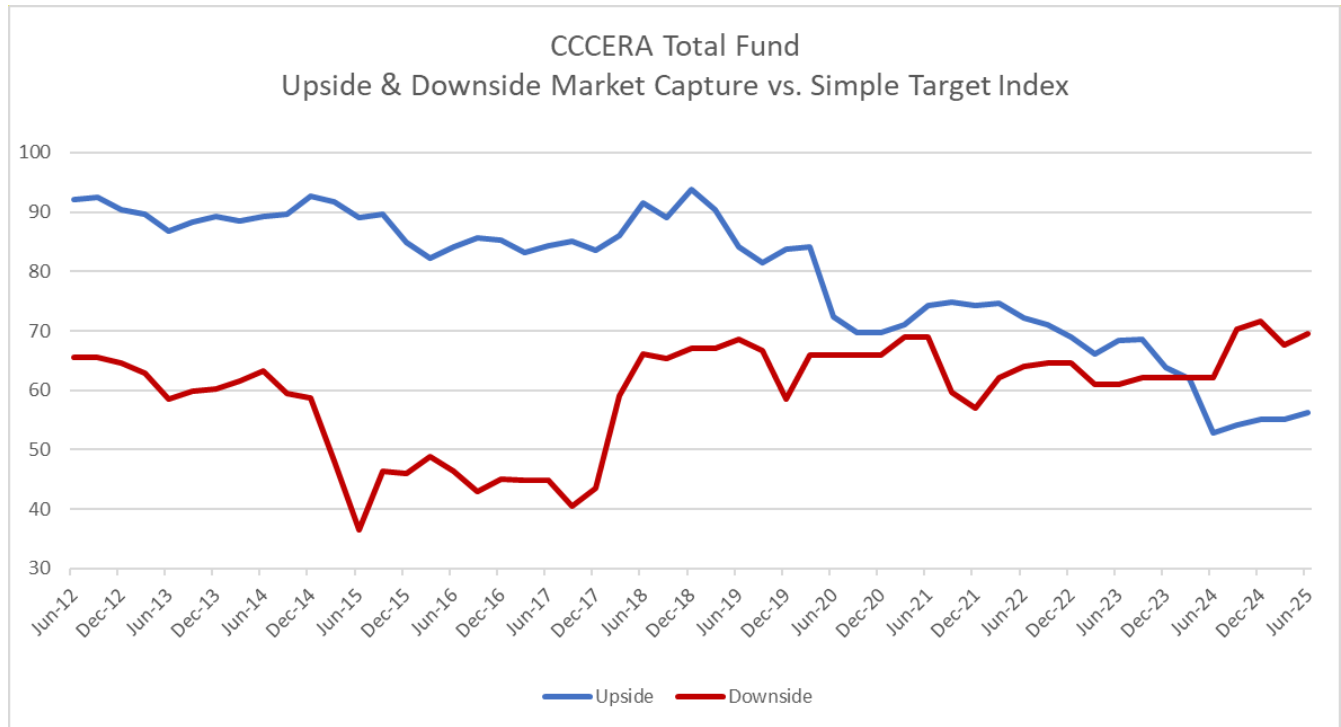
AFL-CIO: Portfolio of domestic, high quality fixed income securities which are backed by commercial and residential mortgages.

BH-DG: Quantitative multi-asset strategy that uses various models to capture both increasing and decreasing price trends across markets and timelines.

Sit LLCAR: Multiple fixed income strategies (closed end funds, mortgages, Treasuries) actively managed to target a modest positive return in most market environments.

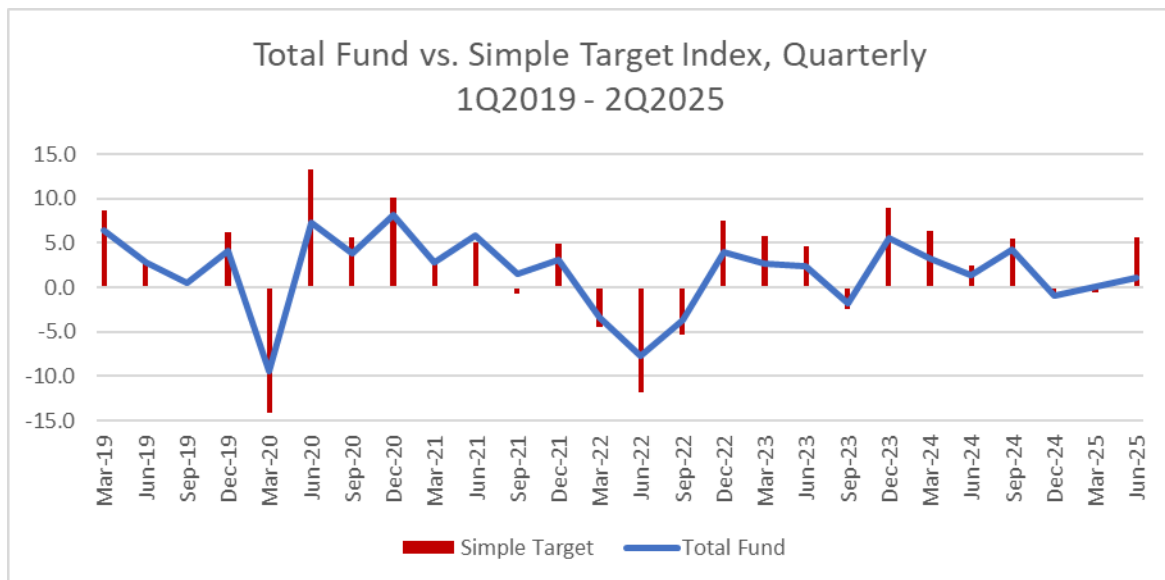
Appendix Data – Total Fund

Rolling 3-Year Total Fund Upside/Downside Market Capture



*The composition of the Simple Target Index has mirrored changes in CCCERA's asset allocation over time: from 2008 to 2012 the benchmark was 73% MSCI ACWI, 23% Bloomberg 1-3 Year Gov/Credit, and 4% 3-Month Treasury Bills. From 2012 to 2016 the composition was 74% MSCI ACWI, 18% Bloomberg 1-3 Year Gov/Credit, and 9% 3-Month Treasury Bills. From 2016 to 2017 the composition was 63% MSCI ACWI, 25% Bloomberg 1-3 Year Gov/Credit, and 12% 3-Month Treasury Bills, from 2017 to June 2018 the composition was 61% MSCI ACWI, 27% Bloomberg 1-3 Year Gov/Credit, and 12% 3-Month Treasury Bills, from July 2018 to June 2019 the composition is 69% MSCI ACWI, 23% Bloomberg 1-3 Year Gov/Credit, and 8% 3-Month Treasury Bills, from July 2019 to June 2020 the composition is 68% MSCI ACWI, 24% Bloomberg 1-3 Year Gov/Credit, and 8% 3-Month Treasury Bills, from July 2020 to June 2021 the composition is 68.5% MSCI ACWI, 25% Bloomberg 1-3 Year Gov/Credit, and 6.5% 3-Month Treasury Bills; from July 2021 to June 2022 the composition is 75% MSCI ACWI, 18% Bloomberg 1-3 Year Gov/Credit, and 7% 3-Month Treasury Bills; from July 2022 to present the composition is 75.5% MSCI ACWI, 17% Bloomberg 1-3 Year Gov/Credit, and 7.5% 3-Month Treasury Bills; from July 2023 to present the composition is 76% MSCI ACWI, 17% Bloomberg 1-3 Year Gov/Credit, and 7% 3-Month Treasury Bills; from July 2024 to present the composition is 73% MSCI ACWI, 17% Bloomberg 1-3 Year Gov/Credit, and 10% 3-Month Treasury Bills

To represent better how the Total Fund behaves in real time, below is a chart showing its quarterly returns in relation to the Simple Target Index since 2019:



Total Fund Quarterly Attribution

	CCCERA Total Fund			Simple Target Index			Analysis		
	Allocation	Return	Return Contribution	Allocation	Return	Return Contribution	Allocation Difference	Return Difference	Total Effect
Liquidity	18.5%	1.4%	0.3%	17.0%	1.3%	0.2%	1.5%	0.1%	0.0%
Growth	72.0%	6.9%	4.9%	73.0%	11.5%	8.4%	-1.0%	-4.7%	-3.5%
Risk Diversification	8.4%	0.8%	0.1%	10.0%	1.0%	0.1%	-1.6%	-0.3%	0.0%
Overlay	1.1%	35.7%	0.4%	0%	0%	0%	1.1%	35.7%	0.4%
Total Fund	100%		5.6%	100%		8.7%	-0.1%		-3.1%

CCCERA Total Fund Performance vs. Simple Target Index

	One Year		Three Years		Five Years		Ten Years	
	CCCERA	STI	CCCERA	STI	CCCERA	STI	CCCERA	STI
Return	9.3	13.3	7.8	14.0	7.4	10.4	6.3	7.6
Volatility	6.4	9.3	5.9	9.4	7.6	11.2	7.6	11.4
Sharpe	0.7	0.9	0.6	1.0	0.6	0.7	0.6	0.5

The Simple Target Index is made up of 73% MSCI ACWI, 17% Bloomberg 1-3 Year Gov/Credit, and 10% 3-Month Treasury Bill. The purpose of this index is to examine whether CCCERA is being rewarded for pursuing a more nuanced portfolio versus a very simple representative portfolio.

CCCERA's Total Fund has produced good risk adjusted returns over longer trailing time periods, but has lagged the absolute return of the Simple Target Index. This primarily reflects the exceptionally strong performance of the global equity markets in recent years relative to more modest private equity returns and significant challenges in real estate.

The Sharpe ratio is a measure of risk adjusted returns which shows the amount of return a portfolio earns above the risk-free rate per unit of volatility. The Total Fund has matched or exceeded the Sharpe ratio relative to the Simple Target Index over the past ten years, indicating that CCCERA was rewarded over that time period for the level of risk taken in the portfolio.