

Investment Performance Review
Period Ending September 30, 2020

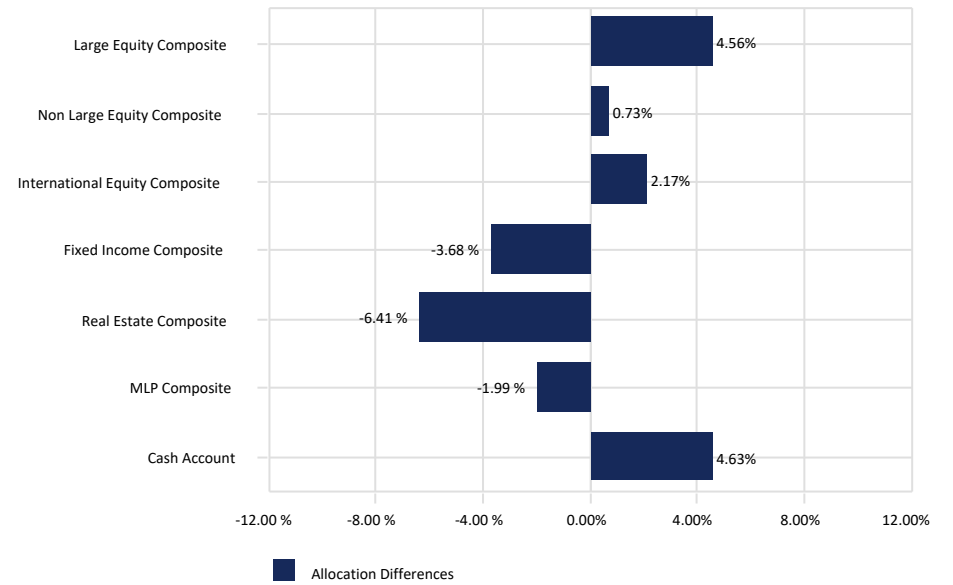
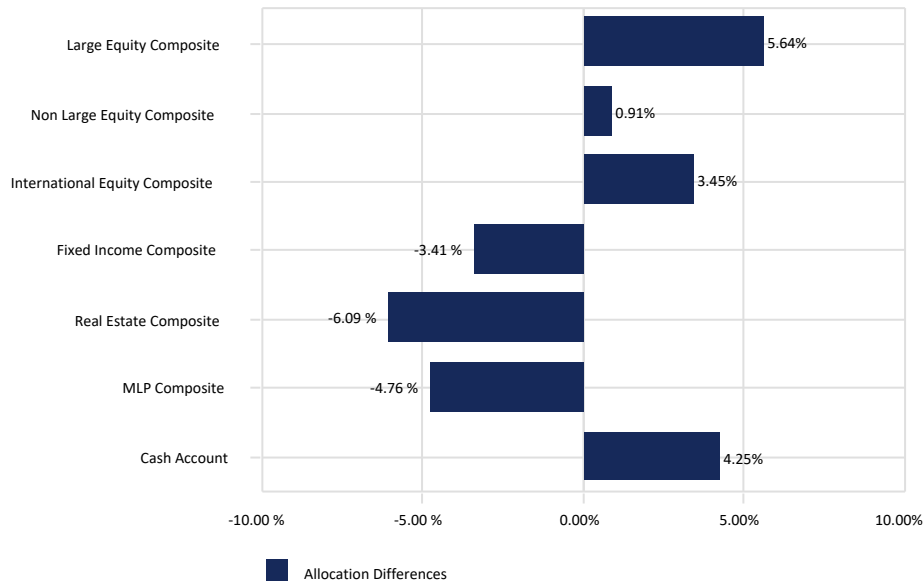
City of Gainesville General Employees' Pension Plan



City of Gainesville General Employees' Pension Plan

Asset Allocation vs. Target Allocation

September 30, 2020



September 30, 2020

	<u>Market Value</u> (\$)	<u>Allocation</u> (%)	<u>Target</u> (%)
Large Equity Composite	148,038,895	35.64	30.00
Non Large Equity Composite	74,398,780	17.91	17.00
International Equity Composite	130,624,312	31.45	28.00
Fixed Income Composite	19,053,393	4.59	8.00
Real Estate Composite	24,540,989	5.91	12.00
MLP Composite	1,000,008	0.24	5.00
Cash Account	17,666,324	4.25	0.00
Total Fund	415,322,703	100.00	100.00

August 31, 2020

	<u>Market Value</u> (\$)	<u>Allocation</u> (%)	<u>Target</u> (%)
Large Equity Composite	152,415,958	34.56	30.00
Non Large Equity Composite	78,168,377	17.73	17.00
International Equity Composite	133,028,570	30.17	28.00
Fixed Income Composite	19,053,393	4.32	8.00
Real Estate Composite	24,635,280	5.59	12.00
MLP Composite	13,253,396	3.01	5.00
Cash Account	20,412,938	4.63	0.00
Total Fund	440,967,912	100.00	100.00



City of Gainesville General Employees' Pension Plan

Composite Asset Allocation & Net of Fees Performance

September 30, 2020

	Asset \$	Asset %	Performance (%)											Inception Date	
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year		Since Inception
Total Fund Composite	415,322,703	100.00	-2.44	5.34	24.56	-3.66	-3.66	4.07	4.07	5.15	8.70	7.55	9.31	8.70	Oct-1994
<i>Policy Index</i>			-2.59	6.60	25.20	0.97	0.97	7.75	7.75	6.57	9.25	7.69	8.78	7.86	
Excess Return			0.15	-1.26	-0.64	-4.63	-4.63	-3.68	-3.68	-1.42	-0.55	-0.14	0.53	0.84	
Total Equity Composite	353,061,988	85.01	-2.90	6.60	29.94	-2.92	-2.92	6.70	6.70	6.22	10.10	8.30	10.12	9.56	Dec-1994
US Equity Composite	222,437,676	53.56	-3.53	5.82	30.24	-5.85	-5.85	3.10	3.10	7.42	10.32	9.31	11.60	7.72	Jan-2000
<i>Russell 3000 Index</i>			-3.64	9.21	33.26	5.41	5.41	15.00	15.00	11.65	13.69	12.11	13.48	6.42	
Excess Return			0.11	-3.39	-3.02	-11.26	-11.26	-11.90	-11.90	-4.23	-3.37	-2.80	-1.88	1.30	
International Equity Composite	130,624,312	31.45	-1.81	7.95	29.44	2.51	2.51	13.46	13.46	3.88	9.45	6.23	7.22	6.66	Oct-1994
<i>International Equity Policy Index</i>			-2.46	6.25	23.38	-5.44	-5.44	3.00	3.00	1.16	6.23	3.18	4.00	4.57	
Excess Return			0.65	1.70	6.06	7.95	7.95	10.46	10.46	2.72	3.22	3.05	3.22	2.09	
Fixed Income Composite	19,053,393	4.59	0.00	0.78	5.05	8.11	8.11	8.33	8.33	5.59	4.57	4.34	4.04	5.76	Dec-1994
<i>Blmbg. Barc. U.S. Gov't/Credit</i>			-0.05	0.78	4.52	8.04	8.04	8.03	8.03	5.86	4.66	4.30	3.87	5.79	
Excess Return			0.05	0.00	0.53	0.07	0.07	0.30	0.30	-0.27	-0.09	0.04	0.17	-0.03	
Real Estate Composite	24,540,989	5.91	-0.38	0.05	-1.43	-0.79	-0.79	0.49	0.49	5.00	6.60	8.49	10.26	5.94	Feb-2005
<i>NCREIF Fund Index-ODCE (Net)</i>			0.27	0.27	-1.49	-0.75	-0.75	0.52	0.52	4.25	5.69	7.62	9.26	6.39	
Excess Return			-0.65	-0.22	0.06	-0.04	-0.04	-0.03	-0.03	0.75	0.91	0.87	1.00	-0.45	
MLP Composite	1,000,008	0.24													
<i>Alerian MLP Index</i>			-13.62	-16.26	25.76	-46.16	-46.16	-48.35	-48.35	-20.75	-11.58	-	-	-13.16	
Excess Return			-	-	-	-	-	-	-	-	-	-	-	-	
Cash Account	17,666,324	4.25													

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Manager Asset Allocation & Net of Fees Performance

September 30, 2020

	Asset \$	Asset %	Performance (%)											Since Inception	Inception Date
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year		
US Equity															
Twin Capital	35,658,330	8.59	-4.14	7.65	29.84	2.53	2.53	12.14	12.14	-	-	-	-	9.10	Jun-2018
Russell 1000 Index			-3.65	9.47	33.36	6.40	6.40	16.01	16.01	-	-	-	-	12.01	
Excess Return			-0.49	-1.82	-3.52	-3.87	-3.87	-3.87	-3.87	-	-	-	-	-2.91	
Barrow, Hanley, Mewhinney & Strauss	71,678,624	17.26	-2.09	4.87	23.97	-13.47	-13.47	-7.41	-7.41	3.03	7.45	7.37	10.00	8.02	Apr-2000
Russell 1000 Value Index			-2.46	5.59	20.68	-11.58	-11.58	-5.03	-5.03	2.63	7.66	7.35	9.95	6.19	
Excess Return			0.37	-0.72	3.29	-1.89	-1.89	-2.38	-2.38	0.40	-0.21	0.02	0.05	1.83	
Brown Advisory	40,701,941	9.80	-3.11	11.20	40.76	22.88	22.88	33.54	33.54	25.20	19.95	16.13	-	16.40	Sep-2011
Russell 1000 Growth Index			-4.71	13.22	44.73	24.33	24.33	37.53	37.53	21.67	20.10	17.39	-	17.67	
Excess Return			1.60	-2.02	-3.97	-1.45	-1.45	-3.99	-3.99	3.53	-0.15	-1.26	-	-1.27	
Pzena Investment Management	27,433,368	6.61	-6.42	-0.18	26.41	-27.76	-27.76	-17.16	-17.16	-7.85	2.33	3.38	7.75	8.16	Nov-2001
Russell 2000 Value Index			-4.65	2.56	21.94	-21.54	-21.54	-14.88	-14.88	-5.13	4.11	3.27	7.09	7.39	
Excess Return			-1.77	-2.74	4.47	-6.22	-6.22	-2.28	-2.28	-2.72	-1.78	0.11	0.66	0.77	
Disciplined Growth Investors	46,965,413	11.31	-3.87	5.19	34.61	-1.22	-1.22	9.37	9.37	10.18	12.08	10.67	14.36	11.55	Oct-1994
DGI Benchmark			-1.40	9.37	42.47	13.92	13.92	23.23	23.23	16.23	15.53	13.31	15.27	9.00	
Excess Return			-2.47	-4.18	-7.86	-15.14	-15.14	-13.86	-13.86	-6.05	-3.45	-2.64	-0.91	2.55	
International Equity															
Silchester International Investors	73,392,087	17.67	-2.71	3.18	13.90	-13.65	-13.65	-5.81	-5.81	-2.92	4.09	3.16	6.07	9.05	May-2003
MSCI EAFE Value Index (Net)			-4.59	1.19	13.76	-18.31	-18.31	-11.93	-11.93	-5.86	1.14	-0.33	2.10	5.48	
Excess Return			1.88	1.99	0.14	4.66	4.66	6.12	6.12	2.94	2.95	3.49	3.97	3.57	
Baillie Gifford Overseas	57,232,225	13.78	-0.62	14.75	56.88	34.87	34.87	53.83	53.83	16.37	19.30	11.87	11.28	11.83	Nov-2009
MSCI EAFE Growth Index (Net)			-0.65	8.43	26.80	4.60	4.60	13.44	13.44	7.07	9.22	6.21	7.00	7.20	
Excess Return			0.03	6.32	30.08	30.27	30.27	40.39	40.39	9.30	10.08	5.66	4.28	4.63	
Fixed Income															
Loomis Sayles	19,053,393	4.59	0.00	0.78	5.05	8.11	8.11	8.33	8.33	5.73	-	-	-	5.43	Jan-2017
Blmbg. Barc. U.S. Aggregate			-0.05	0.62	3.53	6.79	6.79	6.98	6.98	5.24	-	-	-	5.04	
Excess Return			0.05	0.16	1.52	1.32	1.32	1.35	1.35	0.49	-	-	-	0.39	

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Manager Asset Allocation & Net of Fees Performance

September 30, 2020

	Asset \$	Asset %	Performance (%)											Inception Date	
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year		Since Inception
Real Estate															
Principal Global Investors	24,540,989	5.91	-0.38	0.05	-1.43	-1.05	-1.05	0.22	0.22	4.91	6.54	8.45	10.13	6.51	Feb-2005
NCREIF Fund Index-ODCE (Net)			0.27	0.27	-1.49	-0.75	-0.75	0.52	0.52	4.25	5.69	7.62	9.26	6.39	
Excess Return			-0.65	-0.22	0.06	-0.30	-0.30	-0.30	-0.30	0.66	0.85	0.83	0.87	0.12	
MLP															
Harvest Fund Advisors MLP	1,000,008	0.24													
Alerian MLP Index			-13.62	-16.26	25.76	-46.16	-46.16	-48.35	-48.35	-20.75	-11.58	-	-	-13.16	
Excess Return			-	-	-	-	-	-	-	-	-	-	-	-	
Cash															
Cash Account	17,666,324	4.25													

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Composite Asset Allocation & Gross of Fees Performance

September 30, 2020

	Asset \$	Asset %	Performance (%)											Inception Date	
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year		Since Inception
Total Fund Composite	415,322,703	100.00	-2.42	5.51	24.88	-3.29	-3.29	4.61	4.61	5.74	9.32	8.17	9.94	9.15	Oct-1994
<i>Policy Index</i>			-2.59	6.60	25.20	0.97	0.97	7.75	7.75	6.57	9.25	7.69	8.78	7.86	
Excess Return			0.17	-1.09	-0.32	-4.26	-4.26	-3.14	-3.14	-0.83	0.07	0.48	1.16	1.29	
Total Equity Composite	353,061,988	85.01	-2.89	6.75	30.26	-2.58	-2.58	7.21	7.21	6.79	10.69	8.90	10.73	10.04	Dec-1994
US Equity Composite	222,437,676	53.56	-3.53	6.00	30.58	-5.51	-5.51	3.60	3.60	8.03	10.95	9.95	12.26	8.33	Jan-2000
<i>Russell 3000 Index</i>			-3.64	9.21	33.26	5.41	5.41	15.00	15.00	11.65	13.69	12.11	13.48	6.42	
Excess Return			0.11	-3.21	-2.68	-10.92	-10.92	-11.40	-11.40	-3.62	-2.74	-2.16	-1.22	1.91	
International Equity Composite	130,624,312	31.45	-1.77	8.06	29.72	2.86	2.86	13.98	13.98	4.38	9.99	6.75	7.74	7.14	Oct-1994
<i>International Equity Policy Index</i>			-2.46	6.25	23.38	-5.44	-5.44	3.00	3.00	1.16	6.23	3.18	4.00	4.57	
Excess Return			0.69	1.81	6.34	8.30	8.30	10.98	10.98	3.22	3.76	3.57	3.74	2.57	
Fixed Income Composite	19,053,393	4.59	0.00	0.84	5.16	8.29	8.29	8.58	8.58	5.83	4.82	4.62	4.35	5.99	Dec-1994
<i>Blmbg. Barc. U.S. Gov't/Credit</i>			-0.05	0.78	4.52	8.04	8.04	8.03	8.03	5.86	4.66	4.30	3.87	5.79	
Excess Return			0.05	0.06	0.64	0.25	0.25	0.55	0.55	-0.03	0.16	0.32	0.48	0.20	
Real Estate Composite	24,540,989	5.91	-0.30	0.28	-0.96	-0.07	-0.07	1.46	1.46	6.00	7.61	9.52	11.30	6.90	Feb-2005
<i>NCREIF Fund Index-ODCE</i>			0.48	0.48	-1.09	-0.12	-0.12	1.39	1.39	5.18	6.64	8.60	10.27	7.37	
Excess Return			-0.78	-0.20	0.13	0.05	0.05	0.07	0.07	0.82	0.97	0.92	1.03	-0.47	
MLP Composite	1,000,008	0.24													
<i>Alerian MLP Index</i>			-13.62	-16.26	25.76	-46.16	-46.16	-48.35	-48.35	-20.75	-11.58	-	-	-13.16	
Excess Return			-	-	-	-	-	-	-	-	-	-	-	-	
Cash Account	17,666,324	4.25													

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Manager Asset Allocation & Gross of Fees Performance

September 30, 2020

	Asset \$	Asset %	Performance (%)											Since Inception	Inception Date
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year		
US Equity															
Twin Capital	35,658,330	8.59	-4.14	7.65	29.84	2.53	2.53	12.14	12.14	-	-	-	-	9.10	Jun-2018
Russell 1000 Index			-3.65	9.47	33.36	6.40	6.40	16.01	16.01	-	-	-	-	12.01	
Excess Return			-0.49	-1.82	-3.52	-3.87	-3.87	-3.87	-3.87	-	-	-	-	-2.91	
Barrow, Hanley, Mewhinney & Strauss	71,678,624	17.26	-2.09	5.05	24.33	-13.23	-13.23	-7.07	-7.07	3.45	7.86	7.79	10.44	8.49	Apr-2000
Russell 1000 Value Index			-2.46	5.59	20.68	-11.58	-11.58	-5.03	-5.03	2.63	7.66	7.35	9.95	6.19	
Excess Return			0.37	-0.54	3.65	-1.65	-1.65	-2.04	-2.04	0.82	0.20	0.44	0.49	2.30	
Brown Advisory	40,701,941	9.80	-3.11	11.37	41.20	23.46	23.46	34.40	34.40	26.05	20.69	16.84	-	17.08	Sep-2011
Russell 1000 Growth Index			-4.71	13.22	44.73	24.33	24.33	37.53	37.53	21.67	20.10	17.39	-	17.67	
Excess Return			1.60	-1.85	-3.53	-0.87	-0.87	-3.13	-3.13	4.38	0.59	-0.55	-	-0.59	
Pzena Investment Management	27,433,368	6.61	-6.42	0.26	26.97	-27.25	-27.25	-16.37	-16.37	-6.82	3.37	4.43	8.82	9.21	Nov-2001
Russell 2000 Value Index			-4.65	2.56	21.94	-21.54	-21.54	-14.88	-14.88	-5.13	4.11	3.27	7.09	7.39	
Excess Return			-1.77	-2.30	5.03	-5.71	-5.71	-1.49	-1.49	-1.69	-0.74	1.16	1.73	1.82	
Disciplined Growth Investors	46,965,413	11.31	-3.87	5.35	34.99	-0.79	-0.79	10.03	10.03	10.86	12.79	11.38	15.13	12.12	Oct-1994
DGI Benchmark			-1.40	9.37	42.47	13.92	13.92	23.23	23.23	16.23	15.53	13.31	15.27	9.00	
Excess Return			-2.47	-4.02	-7.48	-14.71	-14.71	-13.20	-13.20	-5.37	-2.74	-1.93	-0.14	3.12	
International Equity															
Silchester International Investors	73,392,087	17.67	-2.65	3.37	14.32	-13.17	-13.17	-5.12	-5.12	-2.22	4.86	3.93	6.89	9.96	May-2003
MSCI EAFE Value Index (Net)			-4.59	1.19	13.76	-18.31	-18.31	-11.93	-11.93	-5.86	1.14	-0.33	2.10	5.48	
Excess Return			1.94	2.18	0.56	5.14	5.14	6.81	6.81	3.64	3.72	4.26	4.79	4.48	
Baillie Gifford Overseas	57,232,225	13.78	-0.62	14.75	56.88	34.87	34.87	53.83	53.83	16.37	19.30	11.87	11.28	11.83	Nov-2009
MSCI EAFE Growth Index (Net)			-0.65	8.43	26.80	4.60	4.60	13.44	13.44	7.07	9.22	6.21	7.00	7.20	
Excess Return			0.03	6.32	30.08	30.27	30.27	40.39	40.39	9.30	10.08	5.66	4.28	4.63	
Fixed Income															
Loomis Sayles	19,053,393	4.59	0.00	0.84	5.16	8.29	8.29	8.58	8.58	5.97	-	-	-	5.64	Jan-2017
Blmbg. Barc. U.S. Aggregate			-0.05	0.62	3.53	6.79	6.79	6.98	6.98	5.24	-	-	-	5.04	
Excess Return			0.05	0.22	1.63	1.50	1.50	1.60	1.60	0.73	-	-	-	0.60	

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Manager Asset Allocation & Gross of Fees Performance

September 30, 2020

	Asset \$	Asset %	Performance (%)											Inception Date	
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year		Since Inception
Real Estate															
Principal Global Investors	24,540,989	5.91	-0.30	0.28	-0.96	-0.29	-0.29	1.24	1.24	5.92	7.56	9.48	11.19	7.55	Feb-2005
NCREIF Fund Index-ODCE			0.48	0.48	-1.09	-0.12	-0.12	1.39	1.39	5.18	6.64	8.60	10.27	7.37	
Excess Return			-0.78	-0.20	0.13	-0.17	-0.17	-0.15	-0.15	0.74	0.92	0.88	0.92	0.18	
MLP															
Harvest Fund Advisors MLP	1,000,008	0.24													
Alerian MLP Index			-13.62	-16.26	25.76	-46.16	-46.16	-48.35	-48.35	-20.75	-11.58	-	-	-13.16	
Excess Return			-	-	-	-	-	-	-	-	-	-	-	-	
Cash															
Cash Account	17,666,324	4.25													

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Benchmark Compositions

As of September 30, 2020

Total Fund Policy Index

Jul-2020

Russell 3000 Index
 MSCI AC World ex USA (Net)
 Blmbg. Barc. U.S. Aggregate
 NCREIF Fund Index-Open End Diversified Core E
 Russell 3000 Index

Apr-2013

Russell 3000 Index
 MSCI AC World ex USA (Net)
 Blmbg. Barc. U.S. Gov't/Credit
 NCREIF Fund Index-ODCE (VW) (Net)
 Alerian MLP Index

Jul-2008

Russell 3000 Index
 MSCI AC World ex USA (Net)
 Blmbg. Barc. U.S. Gov't/Credit
 NCREIF Fund Index - ODCE (Net)
 90 Day T-Bill + 400 BPS

Apr-2005

Russell 3000 Index
 MSCI EAFE Index (Net)
 Blmbg. Barc. U.S. Gov't/Credit
 NCREIF Fund Index - ODCE (Net)
 90 Day T-Bill + 400 BPS

Jan-1979

Russell 3000 Index
 MSCI EAFE Index (Net)
 Blmbg. Barc. U.S. Gov't/Credit
 Blmbg. Barc. U.S. Aggregate
 NCREIF Fund Index - ODCE (Net)

International Equity Policy Index

Jul-2008

MSCI AC World ex USA (Net) 100.00

Oct-1994

MSCI EAFE Index (Net) 100.00

DGI Benchmark

(%)

Feb-2014

Russell Midcap Growth Index 100.00

Jan-1979

Russell 2000 Growth Index 100.00



Active Return	- Arithmetic difference between the manager's performance and the designated benchmark return over a specified time period.
Alpha	- A measure of the difference between a portfolio's actual performance and its expected return based on its level of risk as determined by beta. It determines the portfolio's non-systemic return, or its historical performance not explained by movements of the market.
Beta	- A measure of the sensitivity of a portfolio to the movements in the market. It is a measure of the portfolio's systematic risk.
Consistency	- The percentage of quarters that a product achieved a rate of return higher than that of its benchmark. Higher consistency indicates the manager has contributed more to the product's performance.
Distributed to Paid In (DPI)	- The ratio of money distributed to Limited Partners by the fund, relative to contributions. It is calculated by dividing cumulative distributions by paid in capital. This multiple shows the investor how much money they got back. It is a good measure for evaluating a fund later in its life because there are more distributions to measure against.
Down Market Capture	- The ratio of average portfolio performance over the designated benchmark during periods of negative returns. A lower value indicates better product performance
Downside Risk	- A measure similar to standard deviation that utilizes only the negative movements of the return series. It is calculated by taking the standard deviation of the negative quarterly set of returns. A higher factor is indicative of a riskier product.
Excess Return	- Arithmetic difference between the manager's performance and the risk-free return over a specified time period.
Excess Risk	- A measure of the standard deviation of a portfolio's performance relative to the risk free return.
Information Ratio	- This calculates the value-added contribution of the manager and is derived by dividing the active rate of return of the portfolio by the tracking error. The higher the Information Ratio, the more the manager has added value to the portfolio.
Public Market Equivalent (PME)	- Designs a set of analyses used in the Private Equity Industry to evaluate the performance of a Private Equity Fund against a public benchmark or index.
R-Squared	- The percentage of a portfolio's performance that can be explained by the behavior of the appropriate benchmark. A high R-Squared means the portfolio's performance has historically moved in the same direction as the appropriate benchmark.
Return	- Compounded rate of return for the period.
Sharpe Ratio	- Represents the excess rate of return over the risk free return divided by the standard deviation of the excess return. The result is an absolute rate of return per unit of risk. A higher value demonstrates better historical risk-adjusted performance.
Standard Deviation	- A statistical measure of the range of a portfolio's performance. It represents the variability of returns around the average return over a specified time period.
Total Value to Paid In (TVPI)	- The ratio of the current value of remaining investments within a fund, plus the total value of all distributions to date, relative to the total amount of capital paid into the fund to date. It is a good measure of performance before the end of a fund's life
Tracking Error	- This is a measure of the standard deviation of a portfolio's returns in relation to the performance of its designated market benchmark.
Treynor Ratio	- Similar to Sharpe ratio but utilizes beta rather than excess risk as determined by standard deviation. It is calculated by taking the excess rate of return above the risk free rate divided by beta to derive the absolute rate of return per unit of risk. A higher value indicates a product has achieved better historical risk-adjusted performance.
Up Market Capture	- The ratio of average portfolio performance over the designated benchmark during periods of positive returns. A higher value indicates better product performance.



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