

Investment Performance Review
Period Ending September 30, 2019

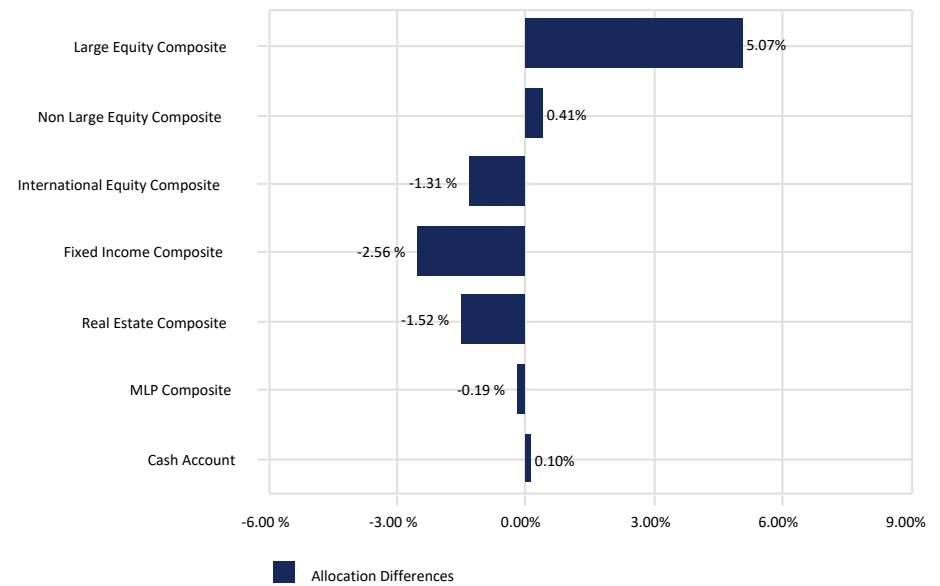
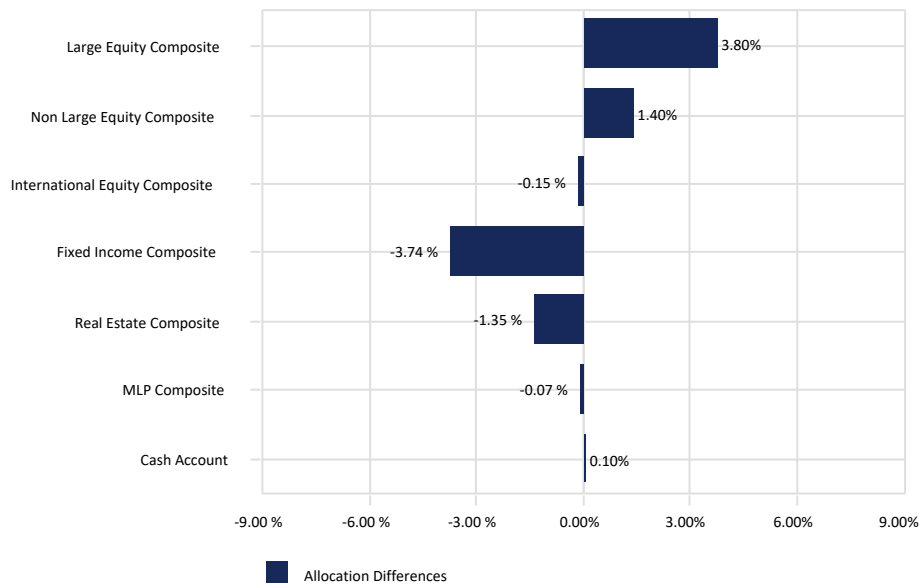
City of Gainesville General Employees' Pension Plan



City of Gainesville General Employees' Pension Plan

Asset Allocation vs. Target Allocation

September 30, 2019



September 30, 2019

	<u>Market Value</u> (\$)	<u>Allocation</u> (%)	<u>Target</u> (%)
Large Equity Composite	139,706,890	33.80	30.00
Non Large Equity Composite	76,062,179	18.40	17.00
International Equity Composite	115,128,884	27.85	28.00
Fixed Income Composite	17,588,586	4.26	8.00
Real Estate Composite	44,034,774	10.65	12.00
MLP Composite	20,377,119	4.93	5.00
Cash Account	417,800	0.10	0.00
Total Fund	413,316,232	100.00	100.00

August 31, 2019

	<u>Market Value</u> (\$)	<u>Allocation</u> (%)	<u>Target</u> (%)
Large Equity Composite	146,952,778	35.07	30.00
Non Large Equity Composite	72,944,370	17.41	17.00
International Equity Composite	111,850,383	26.69	28.00
Fixed Income Composite	22,775,408	5.44	8.00
Real Estate Composite	43,898,438	10.48	12.00
MLP Composite	20,167,059	4.81	5.00
Cash Account	417,697	0.10	0.00
Total Fund	419,006,134	100.00	100.00

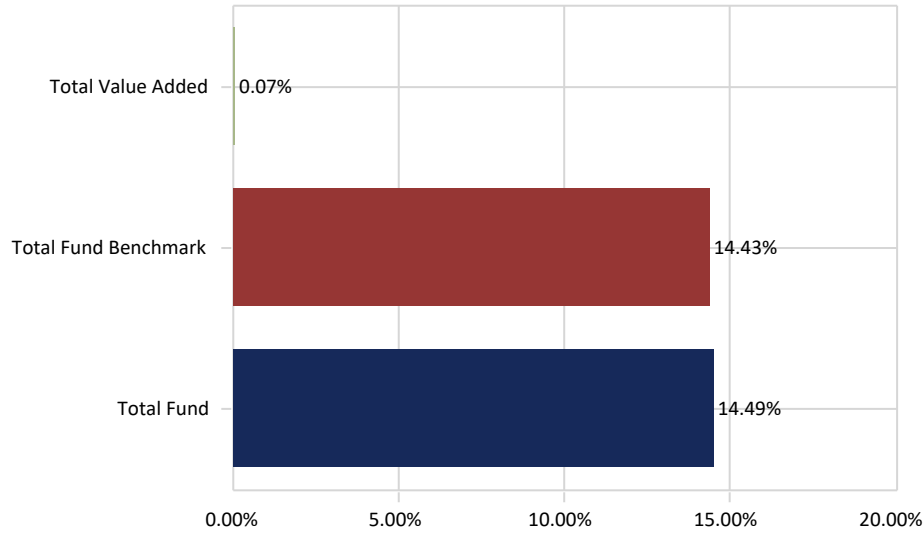


City of Gainesville General Employees' Pension Plan

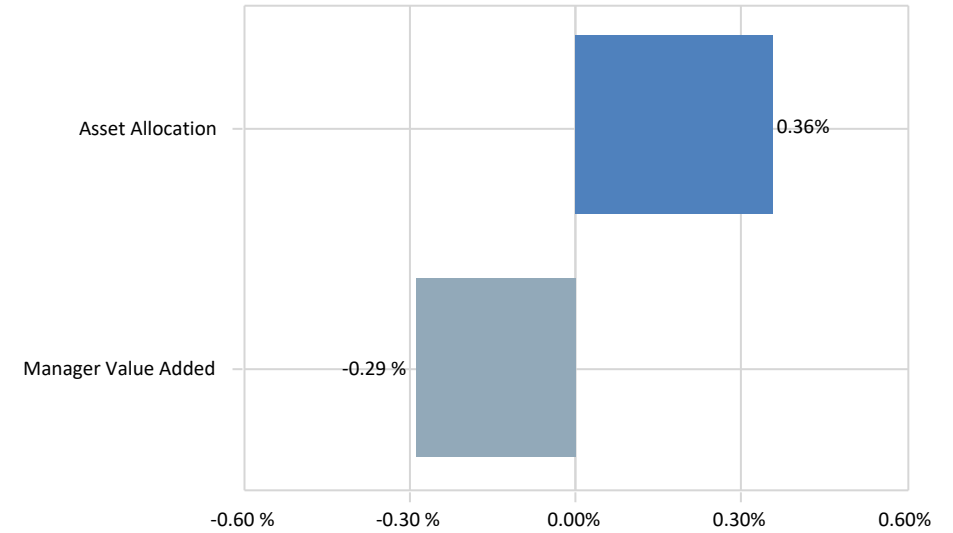
Total Fund Attribution

Year To Date Ending September 30, 2019

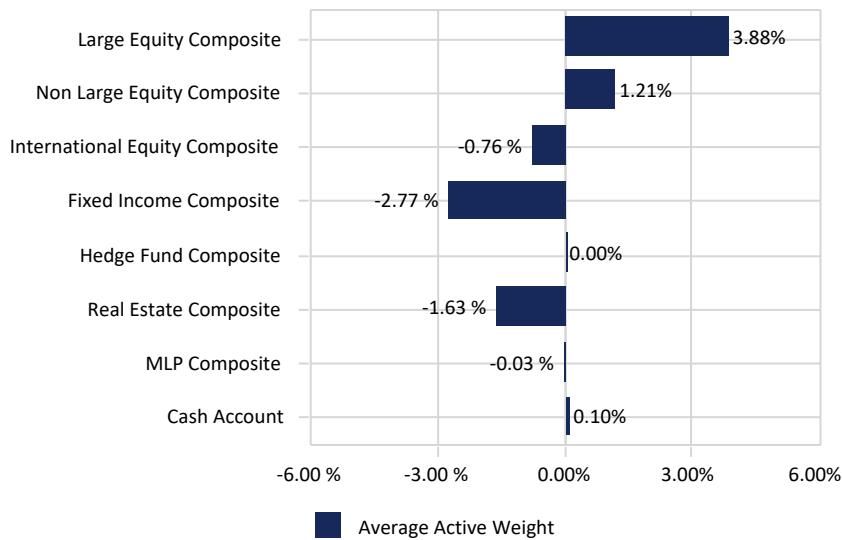
Total Fund Performance



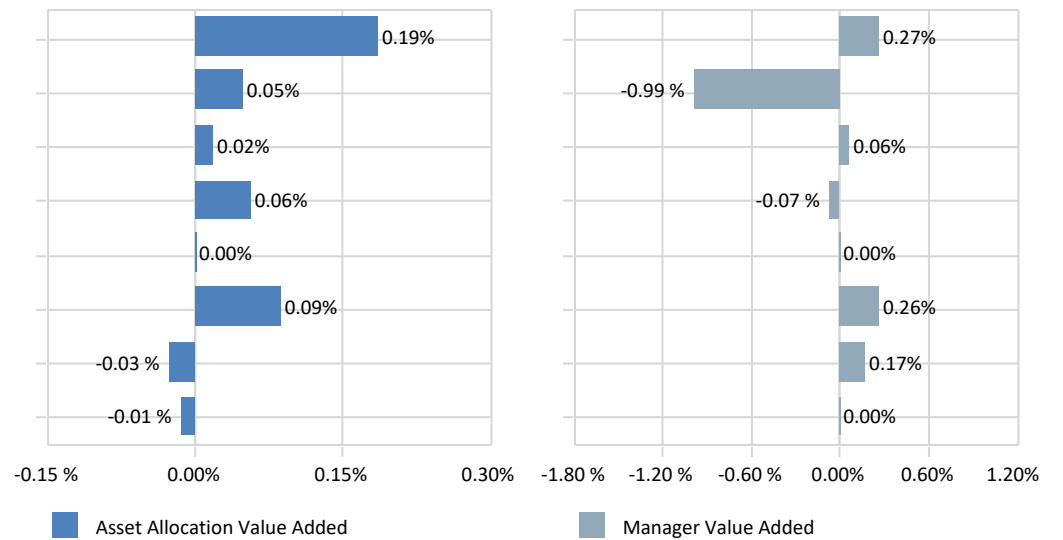
Total Value Added:0.07%



Total Asset Allocation:0.36%



Total Manager Value Added:-0.29%



Gross of fees.



City of Gainesville General Employees' Pension Plan

Composite Asset Allocation & Net of Fees Performance

September 30, 2019

	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	413,316,232	100.00	2.26	-0.17	2.17	14.06	14.06	-0.59	-0.59	9.22	7.67	10.09	10.04	8.89	Oct-1994
<i>Policy Index</i>			1.65	0.14	3.37	14.43	14.43	2.34	2.34	8.84	6.71	8.82	8.90	7.86	
Excess Return			0.61	-0.31	-1.20	-0.37	-0.37	-2.93	-2.93	0.38	0.96	1.27	1.14	1.03	
Total Equity Composite	330,897,953	80.06	2.80	-0.25	2.35	15.81	15.81	-1.40	-1.40	10.53	8.41	10.80	10.79	9.68	Dec-1994
US Equity Composite	215,769,069	52.20	2.73	0.56	3.24	18.19	18.19	-0.20	-0.20	11.92	10.05	12.41	12.72	7.96	Jan-2000
<i>Russell 3000 Index</i>			1.76	1.16	5.31	20.09	20.09	2.92	2.92	12.83	10.44	13.00	13.08	6.00	
Excess Return			0.97	-0.60	-2.07	-1.90	-1.90	-3.12	-3.12	-0.91	-0.39	-0.59	-0.36	1.96	
International Equity Composite	115,128,884	27.85	2.93	-1.80	0.66	11.42	11.42	-3.69	-3.69	7.71	5.17	7.65	7.14	6.40	Oct-1994
<i>International Equity Policy Index</i>			2.57	-1.80	1.13	11.56	11.56	-1.23	-1.23	6.33	2.90	5.01	4.46	4.63	
Excess Return			0.36	0.00	-0.47	-0.14	-0.14	-2.46	-2.46	1.38	2.27	2.64	2.68	1.77	
Fixed Income Composite	17,588,586	4.26	-0.94	1.85	4.99	8.30	8.30	9.96	9.96	3.06	3.56	2.96	4.25	5.66	Dec-1994
<i>Blmbg. Barc. U.S. Gov't/Credit</i>			-0.76	2.64	6.26	9.72	9.72	11.32	11.32	3.16	3.61	2.86	3.94	5.70	
Excess Return			-0.18	-0.79	-1.27	-1.42	-1.42	-1.36	-1.36	-0.10	-0.05	0.10	0.31	-0.04	
Real Estate Composite	44,034,774	10.65	0.31	1.63	2.95	4.65	4.65	5.96	5.96	7.82	9.56	10.18	10.80	6.32	Feb-2005
<i>NCREIF Fund Index-ODCE (Net)</i>			1.08	1.08	1.86	3.08	3.08	4.65	4.65	6.34	8.36	9.29	9.84	6.80	
Excess Return			-0.77	0.55	1.09	1.57	1.57	1.31	1.31	1.48	1.20	0.89	0.96	-0.48	
MLP Composite	20,377,119	4.93	1.04	-5.03	-5.26	14.55	14.55	-9.45	-9.45	-1.80	-6.53	-	-	-2.63	Mar-2014
<i>Alerian MLP Index</i>			0.71	-5.02	-4.91	11.08	11.08	-8.13	-8.13	-2.46	-8.65	-	-	-4.86	
Excess Return			0.33	-0.01	-0.35	3.47	3.47	-1.32	-1.32	0.66	2.12	-	-	2.23	
Cash Account	417,800	0.10													

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, 2019

	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	
US Equity															
Twin Capital	31,801,865	7.69	1.98	0.89	4.50	18.32	18.32	1.92	1.92	-	-	-	-	6.87	Jun-2018
Russell 1000 Index			1.73	1.42	5.73	20.53	20.53	3.87	3.87	-	-	-	-	9.09	
Excess Return			0.25	-0.53	-1.23	-2.21	-2.21	-1.95	-1.95	-	-	-	-	-2.22	
Barrow, Hanley, Mewhinney & Strauss	77,422,430	18.73	3.00	2.39	5.94	17.63	17.63	2.26	2.26	11.52	8.78	11.95	11.72	8.87	Apr-2000
Russell 1000 Value Index			3.57	1.36	5.25	17.81	17.81	4.00	4.00	9.43	7.79	11.30	11.46	6.80	
Excess Return			-0.57	1.03	0.69	-0.18	-0.18	-1.74	-1.74	2.09	0.99	0.65	0.26	2.07	
Brown Advisory	30,482,595	7.38	-0.77	2.36	8.14	29.46	29.46	11.11	11.11	19.29	14.23	14.18	-	14.43	Sep-2011
Russell 1000 Growth Index			0.01	1.49	6.20	23.30	23.30	3.71	3.71	16.89	13.39	15.02	-	15.42	
Excess Return			-0.78	0.87	1.94	6.16	6.16	7.40	7.40	2.40	0.84	-0.84	-	-0.99	
Pzena Investment Management	33,119,544	8.01	5.79	-4.10	-2.28	9.08	9.08	-12.85	-12.85	4.69	7.01	10.60	11.15	9.78	Nov-2001
Russell 2000 Value Index			5.13	-0.57	0.79	12.82	12.82	-8.24	-8.24	6.54	7.17	9.35	10.06	8.79	
Excess Return			0.66	-3.53	-3.07	-3.74	-3.74	-4.61	-4.61	-1.85	-0.16	1.25	1.09	0.99	
Disciplined Growth Investors	42,942,635	10.39	3.13	-1.04	-2.12	17.67	17.67	-3.82	-3.82	11.64	10.59	14.04	16.14	11.64	Oct-1994
DGI Benchmark			-1.14	-0.67	4.69	25.23	25.23	5.20	5.20	14.50	11.12	14.56	14.45	8.47	
Excess Return			4.27	-0.37	-6.81	-7.56	-7.56	-9.02	-9.02	-2.86	-0.53	-0.52	1.69	3.17	
International Equity															
Silchester International Investors	77,923,252	18.85	4.41	-1.42	0.59	7.45	7.45	-4.33	-4.33	6.20	4.16	8.03	7.71	10.03	May-2003
MSCI EAFE Value Index (Net)			4.83	-1.74	-0.23	7.67	7.67	-4.92	-4.92	5.10	0.99	4.70	3.23	6.65	
Excess Return			-0.42	0.32	0.82	-0.22	-0.22	0.59	0.59	1.10	3.17	3.33	4.48	3.38	
Baillie Gifford Overseas	37,205,632	9.00	-0.03	-2.60	0.79	20.42	20.42	-2.69	-2.69	10.61	6.95	8.96	-	8.29	Nov-2009
MSCI EAFE Growth Index (Net)			1.14	-0.45	5.26	17.94	17.94	2.21	2.21	7.77	5.49	7.47	-	6.59	
Excess Return			-1.17	-2.15	-4.47	2.48	2.48	-4.90	-4.90	2.84	1.46	1.49	-	1.70	
Fixed Income															
Loomis Sayles	17,588,586	4.26	-0.54	2.25	5.41	8.67	8.67	10.34	10.34	-	-	-	-	4.40	Jan-2017
Blmbg. Barc. U.S. Aggregate			-0.53	2.27	5.42	8.52	8.52	10.30	10.30	-	-	-	-	4.33	
Excess Return			-0.01	-0.02	-0.01	0.15	0.15	0.04	0.04	-	-	-	-	0.07	

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, 2019

	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	44,034,774	10.65	0.31	1.63	2.95	4.65	4.65	5.96	5.96	7.82	9.56	10.23	10.72	6.95	Feb-2005
NCREIF Fund Index-ODCE (Net)			1.08	1.08	1.86	3.08	3.08	4.65	4.65	6.34	8.36	9.29	9.84	6.80	
Excess Return			-0.77	0.55	1.09	1.57	1.57	1.31	1.31	1.48	1.20	0.94	0.88	0.15	
MLP															
Harvest Fund Advisors MLP	20,377,119	4.93	1.04	-5.03	-5.26	14.55	14.55	-9.45	-9.45	-1.80	-6.53	-	-	-2.63	Mar-2014
Alerian MLP Index			0.71	-5.02	-4.91	11.08	11.08	-8.13	-8.13	-2.46	-8.65	-	-	-4.86	
Excess Return			0.33	-0.01	-0.35	3.47	3.47	-1.32	-1.32	0.66	2.12	-	-	2.23	
Cash															
Cash Account	417,800	0.10													

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, 2019

	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	413,316,232	100.00	2.30	-0.05	2.45	14.49	14.49	-0.04	-0.04	9.84	8.29	10.74	10.68	9.34	Oct-1994
<i>Policy Index</i>			1.65	0.14	3.37	14.43	14.43	2.34	2.34	8.84	6.71	8.82	8.90	7.86	
Excess Return			0.65	-0.19	-0.92	0.06	0.06	-2.38	-2.38	1.00	1.58	1.92	1.78	1.48	
Total Equity Composite	330,897,953	80.06	2.83	-0.12	2.64	16.22	16.22	-0.92	-0.92	11.11	9.00	11.42	11.42	10.16	Dec-1994
US Equity Composite	215,769,069	52.20	2.76	0.69	3.55	18.64	18.64	0.35	0.35	12.55	10.70	13.10	13.40	8.57	Jan-2000
<i>Russell 3000 Index</i>			1.76	1.16	5.31	20.09	20.09	2.92	2.92	12.83	10.44	13.00	13.08	6.00	
Excess Return			1.00	-0.47	-1.76	-1.45	-1.45	-2.57	-2.57	-0.28	0.26	0.10	0.32	2.57	
International Equity Composite	115,128,884	27.85	2.97	-1.68	0.90	11.74	11.74	-3.33	-3.33	8.19	5.67	8.16	7.66	6.88	Oct-1994
<i>International Equity Policy Index</i>			2.57	-1.80	1.13	11.56	11.56	-1.23	-1.23	6.33	2.90	5.01	4.46	4.63	
Excess Return			0.40	0.12	-0.23	0.18	0.18	-2.10	-2.10	1.86	2.77	3.15	3.20	2.25	
Fixed Income Composite	17,588,586	4.26	-0.94	1.90	5.11	8.41	8.41	10.15	10.15	3.26	3.82	3.25	4.57	5.89	Dec-1994
<i>Blmbg. Barc. U.S. Gov't/Credit</i>			-0.76	2.64	6.26	9.72	9.72	11.32	11.32	3.16	3.61	2.86	3.94	5.70	
Excess Return			-0.18	-0.74	-1.15	-1.31	-1.31	-1.17	-1.17	0.10	0.21	0.39	0.63	0.19	
Real Estate Composite	44,034,774	10.65	0.39	1.87	3.44	5.40	5.40	6.96	6.96	8.84	10.59	11.20	11.87	7.28	Feb-2005
<i>NCREIF Fund Index-ODCE</i>			1.31	1.31	2.32	3.77	3.77	5.60	5.60	7.31	9.35	10.30	10.86	7.80	
Excess Return			-0.92	0.56	1.12	1.63	1.63	1.36	1.36	1.53	1.24	0.90	1.01	-0.52	
MLP Composite	20,377,119	4.93	1.04	-5.03	-5.26	14.55	14.55	-9.07	-9.07	-1.22	-6.19	-	-	-2.29	Mar-2014
<i>Alerian MLP Index</i>			0.71	-5.02	-4.91	11.08	11.08	-8.13	-8.13	-2.46	-8.65	-	-	-4.86	
Excess Return			0.33	-0.01	-0.35	3.47	3.47	-0.94	-0.94	1.24	2.46	-	-	2.57	
Cash Account	417,800	0.10													

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, 2019

	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
US Equity															
Twin Capital	31,801,865	7.69	1.98	0.89	4.50	18.32	18.32	1.92	1.92	-	-	-	-	6.87	Jun-2018
Russell 1000 Index			1.73	1.42	5.73	20.53	20.53	3.87	3.87	-	-	-	-	9.09	
Excess Return			0.25	-0.53	-1.23	-2.21	-2.21	-1.95	-1.95	-	-	-	-	-2.22	
Barrow, Hanley, Mewhinney & Strauss	77,422,430	18.73	3.09	2.48	6.13	17.95	17.95	2.73	2.73	11.94	9.21	12.41	12.18	9.35	Apr-2000
Russell 1000 Value Index			3.57	1.36	5.25	17.81	17.81	4.00	4.00	9.43	7.79	11.30	11.46	6.80	
Excess Return			-0.48	1.12	0.88	0.14	0.14	-1.27	-1.27	2.51	1.42	1.11	0.72	2.55	
Brown Advisory	30,482,595	7.38	-0.77	2.53	8.49	30.08	30.08	11.83	11.83	20.02	14.91	14.88	-	15.10	Sep-2011
Russell 1000 Growth Index			0.01	1.49	6.20	23.30	23.30	3.71	3.71	16.89	13.39	15.02	-	15.42	
Excess Return			-0.78	1.04	2.29	6.78	6.78	8.12	8.12	3.13	1.52	-0.14	-	-0.32	
Pzena Investment Management	33,119,544	8.01	5.79	-3.86	-1.44	10.02	10.02	-11.83	-11.83	5.79	8.11	11.70	12.26	10.85	Nov-2001
Russell 2000 Value Index			5.13	-0.57	0.79	12.82	12.82	-8.24	-8.24	6.54	7.17	9.35	10.06	8.79	
Excess Return			0.66	-3.29	-2.23	-2.80	-2.80	-3.59	-3.59	-0.75	0.94	2.35	2.20	2.06	
Disciplined Growth Investors	42,942,635	10.39	3.13	-0.88	-1.81	18.22	18.22	-3.22	-3.22	12.34	11.30	14.79	16.94	12.21	Oct-1994
DGI Benchmark			-1.14	-0.67	4.69	25.23	25.23	5.20	5.20	14.50	11.12	14.56	14.45	8.47	
Excess Return			4.27	-0.21	-6.50	-7.01	-7.01	-8.42	-8.42	-2.16	0.18	0.23	2.49	3.74	
International Equity															
Silchester International Investors	77,923,252	18.85	4.47	-1.24	0.96	8.04	8.04	-3.64	-3.64	6.97	4.94	8.85	8.55	10.95	May-2003
MSCI EAFE Value Index (Net)			4.83	-1.74	-0.23	7.67	7.67	-4.92	-4.92	5.10	0.99	4.70	3.23	6.65	
Excess Return			-0.36	0.50	1.19	0.37	0.37	1.28	1.28	1.87	3.95	4.15	5.32	4.30	
Baillie Gifford Overseas	37,205,632	9.00	-0.03	-2.60	0.79	20.42	20.42	-2.69	-2.69	10.61	6.95	8.96	-	8.29	Nov-2009
MSCI EAFE Growth Index (Net)			1.14	-0.45	5.26	17.94	17.94	2.21	2.21	7.77	5.49	7.47	-	6.59	
Excess Return			-1.17	-2.15	-4.47	2.48	2.48	-4.90	-4.90	2.84	1.46	1.49	-	1.70	
Fixed Income															
Loomis Sayles	17,588,586	4.26	-0.54	2.31	5.53	8.85	8.85	10.59	10.59	-	-	-	-	4.59	Jan-2017
Blmbg. Barc. U.S. Aggregate			-0.53	2.27	5.42	8.52	8.52	10.30	10.30	-	-	-	-	4.33	
Excess Return			-0.01	0.04	0.11	0.33	0.33	0.29	0.29	-	-	-	-	0.26	

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, 2019

	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	44,034,774	10.65	0.39	1.87	3.44	5.40	5.40	6.96	6.96	8.84	10.59	11.26	11.78	8.00	Feb-2005
NCREIF Fund Index-ODCE			1.31	1.31	2.32	3.77	3.77	5.60	5.60	7.31	9.35	10.30	10.86	7.80	
Excess Return			-0.92	0.56	1.12	1.63	1.63	1.36	1.36	1.53	1.24	0.96	0.92	0.20	
MLP															
Harvest Fund Advisors MLP	20,377,119	4.93	1.04	-5.03	-5.26	14.55	14.55	-9.07	-9.07	-1.22	-6.19	-	-	-2.29	Mar-2014
Alerian MLP Index			0.71	-5.02	-4.91	11.08	11.08	-8.13	-8.13	-2.46	-8.65	-	-	-4.86	
Excess Return			0.33	-0.01	-0.35	3.47	3.47	-0.94	-0.94	1.24	2.46	-	-	2.57	
Cash															
Cash Account	417,800	0.10													

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Benchmark Compositions

As of September 30, 2019

Total Fund Policy Index

Apr-2013

Russell 3000 Index	47.00
MSCI AC World ex USA (Net)	28.00
Blmbg. Barc. U.S. Gov't/Credit	8.00
NCREIF Fund Index-ODCE (VW) (Net)	12.00
Alerian MLP Index	5.00

Jul-2008

Russell 3000 Index	45.00
MSCI AC World ex USA (Net)	28.00
Blmbg. Barc. U.S. Gov't/Credit	5.00
NCREIF Fund Index - ODCE (Net)	10.00
90 Day T-Bill + 400 BPS	12.00

Apr-2005

Russell 3000 Index	50.00
MSCI EAFE Index (Net)	17.00
Blmbg. Barc. U.S. Gov't/Credit	18.00
NCREIF Fund Index - ODCE (Net)	10.00
90 Day T-Bill + 400 BPS	5.00

Jan-1979

Russell 3000 Index	50.00
MSCI EAFE Index (Net)	17.00
Blmbg. Barc. U.S. Gov't/Credit	11.50
Blmbg. Barc. U.S. Aggregate	11.50
NCREIF Fund Index - ODCE (Net)	10.00

International Equity Policy Index

Jul-2008

MSCI AC World ex USA (Net)	100.00
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Oct-1994

MSCI EAFE Index (Net)	100.00
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DGI Benchmark

(%)

Feb-2014

Russell Midcap Growth Index	100.00
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Jan-1979

Russell 2000 Growth Index	100.00
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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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