



Real Estate Portfolio

Performance Measurement Report

Third Quarter 2025



Townsend Group

Cleveland • San Francisco • London • Hong Kong

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SCERS Real Estate Portfolio Overview



- SCERS has a target real estate allocation of 8% with an allowable range of 6.0%-10.0%. As of the end of the third quarter of 2025 (the “Quarter”), the Real Estate Portfolio was 6.1%; below the real estate target but within the allowable exposure range. The unfunded equity commitments total 1.4%, but as noted in prior reports, it is unlikely all outstanding unfunded capital will be drawn and SCERS is constantly evaluating new investment opportunities to deploy capital. Core Real Estate currently makes up 53.8% of the portfolio, with the remaining 46.2% in Non-Core Real Estate.

SCERS' Real Estate Portfolio Construction:

	Minimum	Target	Maximum	Policy Index Benchmark
Total Real Estate Program	6%	8%	10%	Custom blend of benchmarks below:
Core Real Estate	50%	60%	80%	60% NFI-ODCE
Non-Core Real Estate	30%	40%	50%	40% NFI-ODCE + 1%
U.S. Real Estate	60%	65%	80%	
Non-U.S. Real Estate	0%	35%	35%	

- Performance of the Core Portfolio is evaluated over rolling 10-year time periods relative to the NCREIF Fund Index of Open-End Diversified Core Equity funds (“NFI-ODCE”), net of fees. The NFI-ODCE represents the aggregation of twenty-five Diversified Core open-end commingled funds invested across the United States.
- In July of 2017, Staff and Townsend recommended revising the Real Estate IPS to reflect transition away from IMAs, including removal of the Core vehicle constraints of 0-60% (30% target) for funds and 40-100% (70% target) for IMAs, which was subsequently approved by the Board.
- In 2022, SCERS amended the risk sector allocation policy to 60% Core investments and 40% Non-Core investments. The geographic allocation policy was simultaneously amended to allow up to 35% ex-US investments. In August of 2025, SCERS updated its investment policy to limit exposure to each property type to the greater of 40% or NFI-ODCE + 10%, except the “Other” sector which has a maximum limit of 25%.
- The loan-to-value ratio of the Private Real Estate Portfolio was 41.0% at the end of the third quarter of 2025. The loan-to-value ratio of the Core Portfolio was 35.5%, below the 40.0% leverage constraint for Core as approved by the Board. As a point of reference, the loan-to-value ratio of the NFI-ODCE was 26.3% as of the third quarter. The Non-Core Portfolio reported a loan-to-value ratio of 48.7%.

Portfolio Funding Status



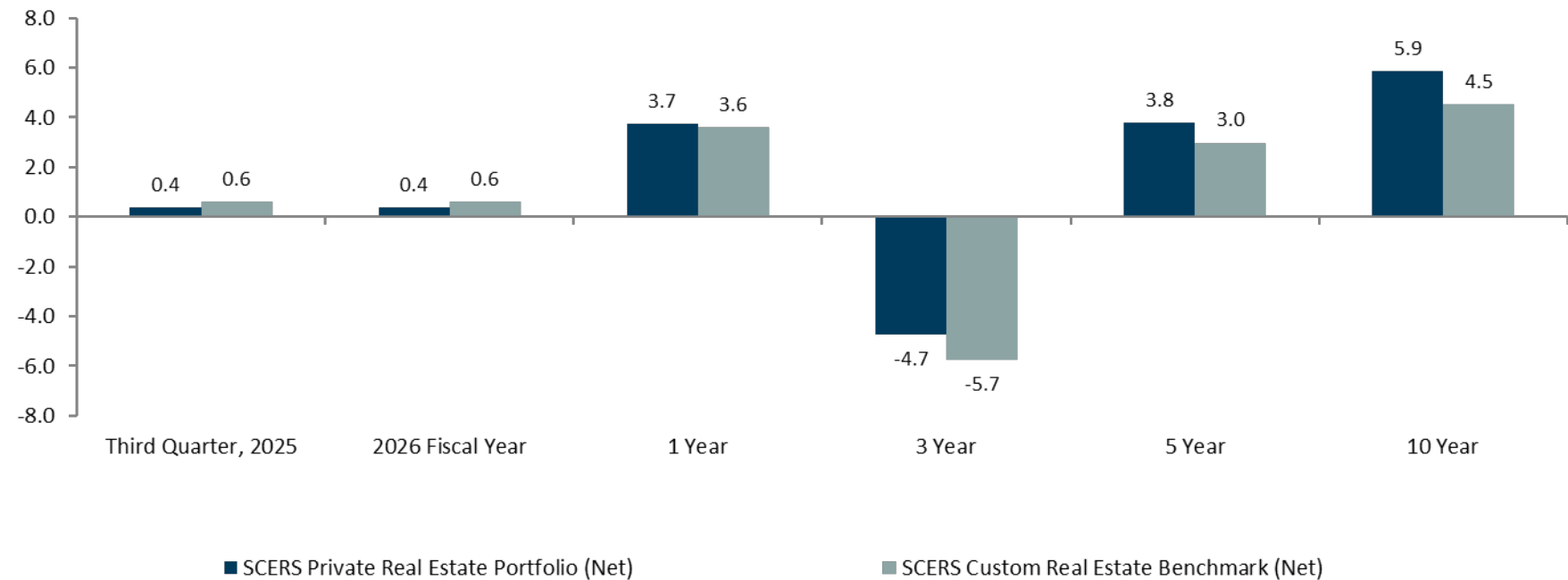
- This report outlines key components of the SCERS Real Estate Portfolio (the “Portfolio”) through September 30, 2025.
- A detailed performance report is also provided in Exhibit A.
- Figures exclude commitments / redemptions / dispositions approved subsequent to quarter-end and future distributions.
- Unfunded commitments total 1.4% of plan assets; some of those commitments may never be fully drawn.
- Over the past 12 months, SCERS has made two commitments with the same manager: a) a Core Plus fund focused on domestic multifamily properties and b) an Opportunistic fund focused on domestic multifamily properties. Furthermore, a commitment to a US net lease fund has been recommended and should be completed by year end.

SCERS Portfolio Snapshot <i>As of September 30, 2025</i>	Market Value (in millions of dollars)*	% of SCERS Plan	% of Real Estate
SCERS Total Plan Assets	15,406	100.0%	
Private Portfolio Target	1,232	8.0%**	
Private Portfolio Permissible Range		6.0-10.0%**	
Private Real Estate			
Core Portfolio	598	3.9%	53.8%
Non-Core Portfolio	339	2.2%	46.2%
Total SCERS Private Real Estate Market Value	937	6.1%	
Total SCERS Private Real Estate Unfunded Commitments	220	1.4%	

* Figures may not add due to rounding

** The 8% Private Portfolio (RE) target and permissible range were approved as part of the March 2025 Asset Liability Study, which reduced the target from 9% to 8%

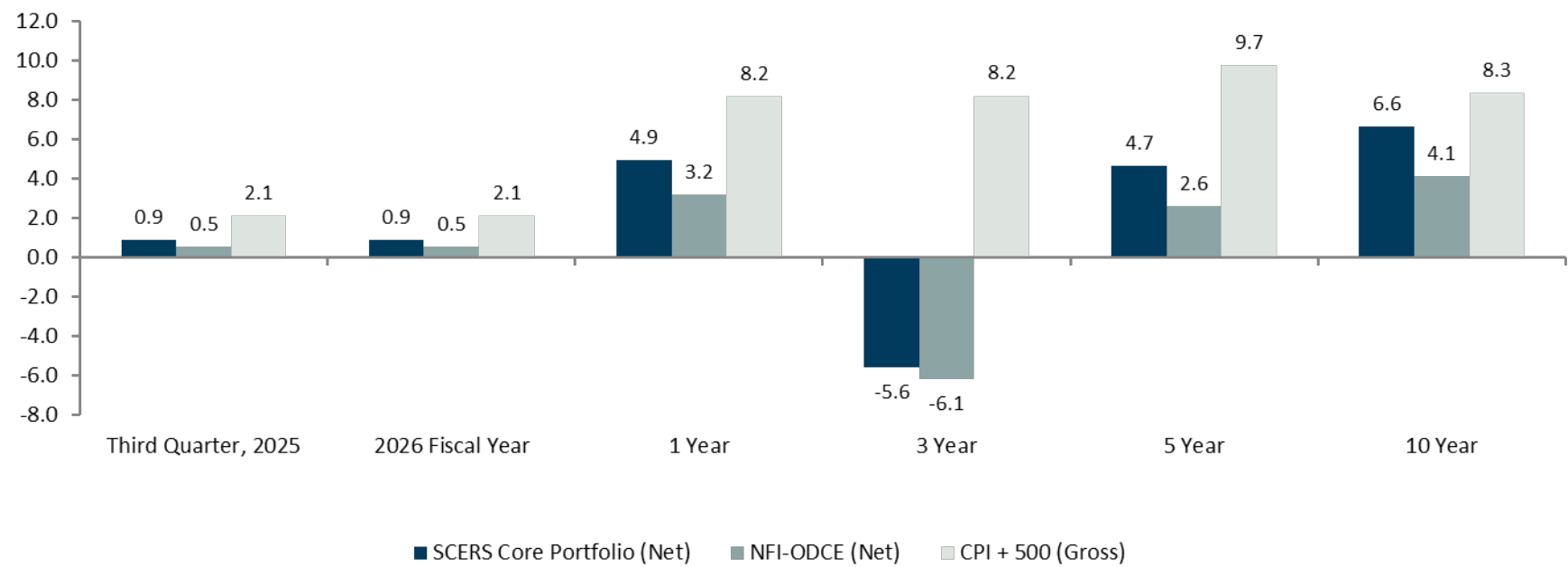
Private Real Estate Performance



- The SCERS Private Real Estate Portfolio includes: (1) Core Real Estate and (2) Non-Core Real Estate.
- Today, the SCERS Private Real Estate Benchmark is NFI-ODCE + 40bps (net), comprised of 60% NFI-ODCE (Core Benchmark, net) and 40% NFI-ODCE + 100bps (Non-Core Benchmark, net).
- Until March 31st, 2022, the Private Real Estate Benchmark was NFI-ODCE + 35bps. This reflects the change in Core and Non-Core weightings adopted by the Plan in 2022.
- The SCERS Private Real Estate Portfolio generated positive returns in the third quarter of 2025 but slightly underperformed the benchmark by 26 basis points. Underperformance was driven by the Non-Core Portfolio. Within the Non-Core investments, underperformance was driven by dilutive currency movements in Europe and Japan, weak fundamentals in the Chinese industrial market, and adjustments to underwriting assumptions for US retail.
- The SCERS Total Real Estate Portfolio outperformed the benchmark over the 1-, 3-, 5-, and 10-Year time periods.

Note: FPA Core Plus Fund VI and NREP Nordic Strategies Fund IV did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder in this report, unless stated otherwise.

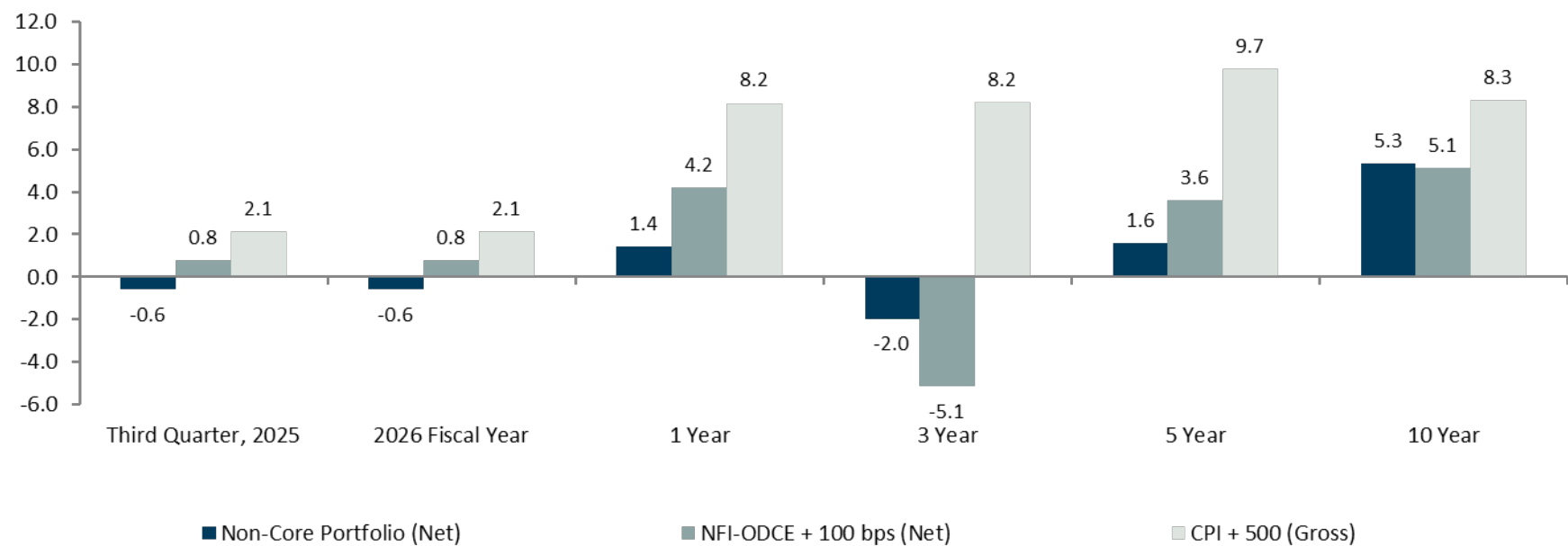
Core Portfolio Performance



- The SCERS Core Portfolio consists of eight open-end commingled funds and one closed-end commingled fund. These include several diversified Core and Core Plus funds, as well as three sector-specific funds: two industrial and one multifamily.
- Performance of the Core Portfolio is evaluated relative to the NFI-ODCE, net of fees. In aggregate, the Core Portfolio outperforms the NFI-ODCE, net of fees, over all time periods.
- During the quarter, the Core portfolio generated a 0.9% net return - all nine funds produced positive returns during this period.
- The strongest absolute performers were Townsend Real Estate Fund and Principal U.S. Property Account, returning 2.9% and 1.2%, respectively. The weakest performing fund during the quarter was Prologis European Logistics Fund (0.4% net). As noted below, Prologis European Logistics Fund delivered positive returns in its local currency (Euro), but these gains were offset by adverse currency movements.

Note: EX-US funds produced the following 3Q25 net returns in local currency: Prologis European Logistics Fund (Euro) 0.9%.

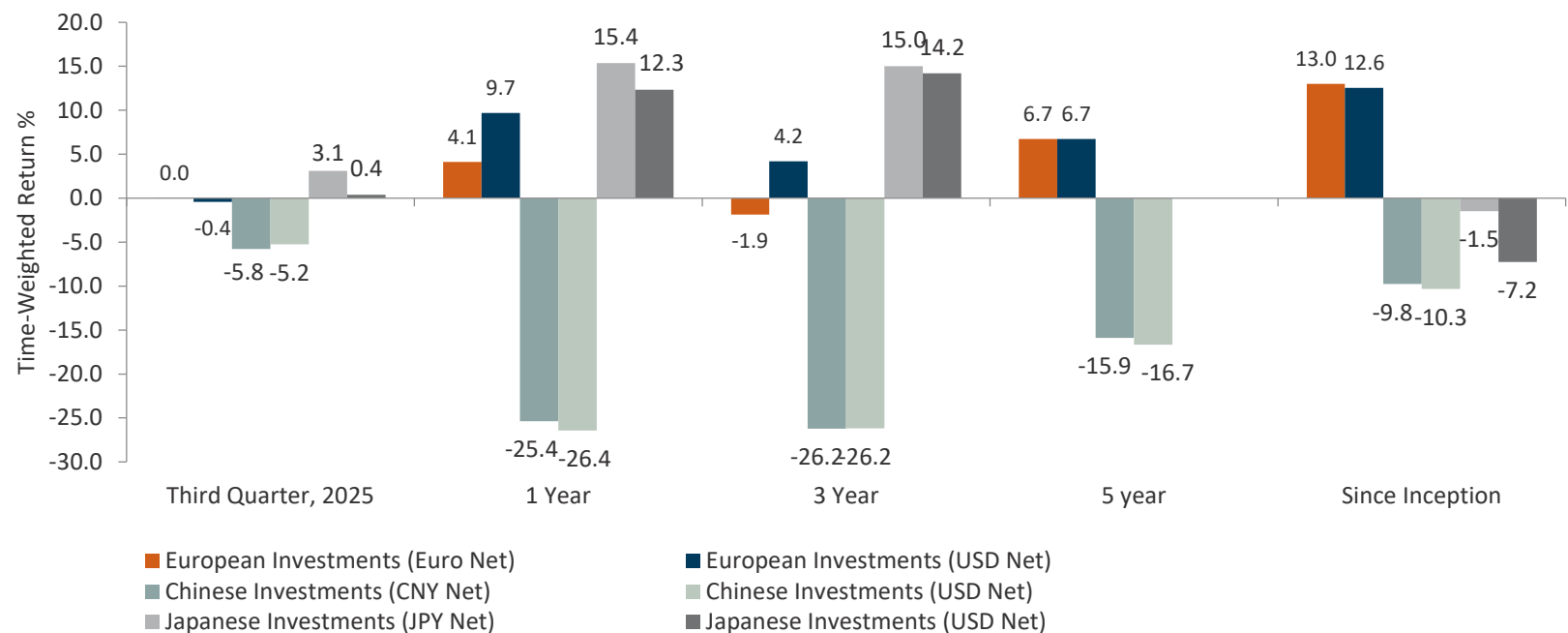
Non-Core Portfolio Performance



- The SCERS Non-Core Real Estate Portfolio includes both Value Added and Opportunistic Real Estate strategies, which are defined in SCERS’ Investment Policy Statement.
- The Non-Core Portfolio’s performance has been mixed – outperforming over the 3- and 10-Year time periods but underperforming over other time periods.
- During the quarter, the Non-Core Portfolio underperformed the benchmark by 137 basis points, producing a -0.6% net return. Underperformance is attributed to both Value Added and Opportunistic investments, including Carlyle China Project Rome (-6.8% net), NREP Nordic Strategies Fund III (-2.6% net), Asana Partners Fund II (-1.9% net), Carlyle China Realty (-6.8% net), and CIM Fund VIII (-2.1% net). The underperformance was driven by negative currency movements in European and Japanese investments, weak fundamentals in the Chinese industrial market, and adjustments to underwriting assumptions for US retail.

Note: EX-US funds produced the following 3Q25 net returns in local currency: DRC European Real Estate Debt Fund II (Pound Sterling) 0.0%, ECE European Prime Shopping Centre Fund II (Euro) 0.7%, NREP Nordic Strategies Fund II (Euro) -0.6%, NREP Nordic Strategies Fund III (Euro) -2.2%, NREP Nordic Strategies Fund V (Euro) 0.1%, Seven Seas Japan Opportunity Fund 3.1% (Japanese Yen), LaSalle China Logistics Venture (Chinese Yuan) -2.3%, Carlyle China Realty Fund (Chinese Yuan) -7.3%, and Carlyle’s Project Rome (Chinese Yuan) -7.3%.

Ex-US Portfolio Performance

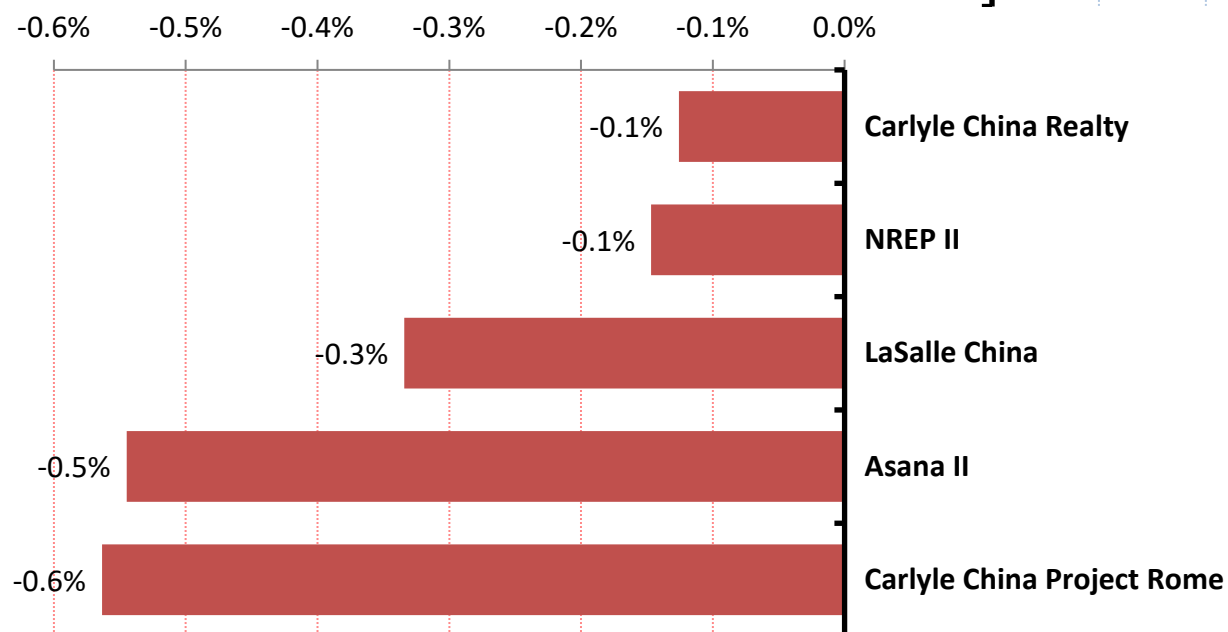
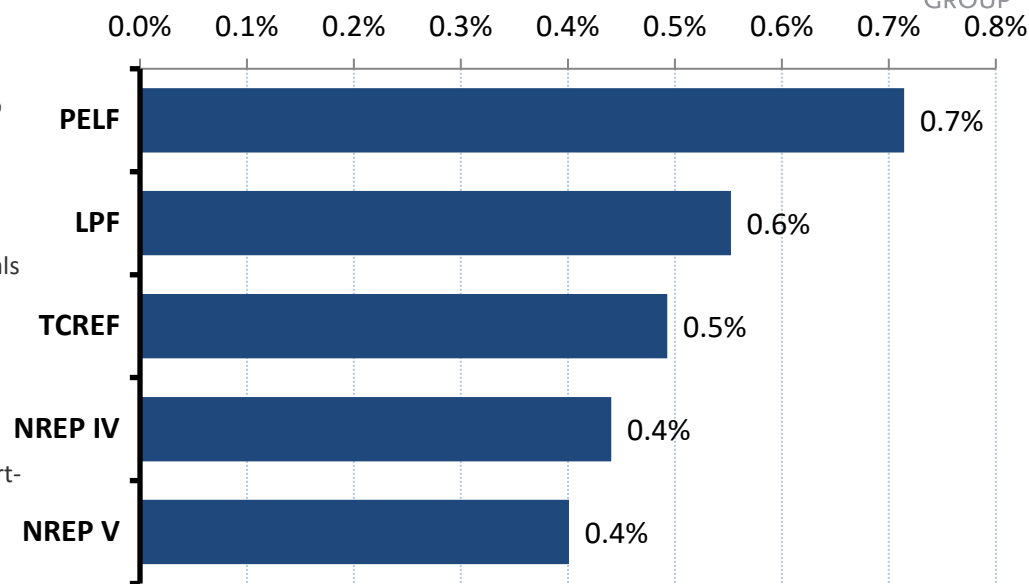


- 29.6% of the Real Estate Portfolio is comprised of ex-US investments. SCERS does not separately hedge foreign currency exposures and pays liabilities in US dollars, so FX movement will impact performance of unhedged investments. The chart above isolates investments in Europe, China, and Japan and displays performance both before and after currency conversion.
- During the quarter, currency movements benefitted Chinese investments, but detracted from European and Japanese investments. Currency impacts tend to be cyclical in nature.
- The SCERS Euro Denominated Composite includes: ECE European Prime Shopping Center Fund II, NREP Nordic Strategies Funds II-V, and Prologis European Logistics Fund (PELF). NREP Nordic Strategies Fund IV was excluded this quarter because its performance data was not provided. For the purposes of this composite, DRC has been excluded since it is a British Pound denominated fund. Performance calculation begins 1Q15.
- The SCERS Chinese Yuan Composite includes: Carlyle China Realty Fund, Carlyle’s Project Rome, and LaSalle China Logistics Venture. Carlyle and LaSalle investments are USD denominated at the fund level, but property values are exposed to currency translation. Performance calculation begins 3Q17. The SCERS Japanese Yen Composite includes Seven Seas Japan Opportunity Fund and performance calculation begins 2Q22.

Performance Attribution - One Year Period

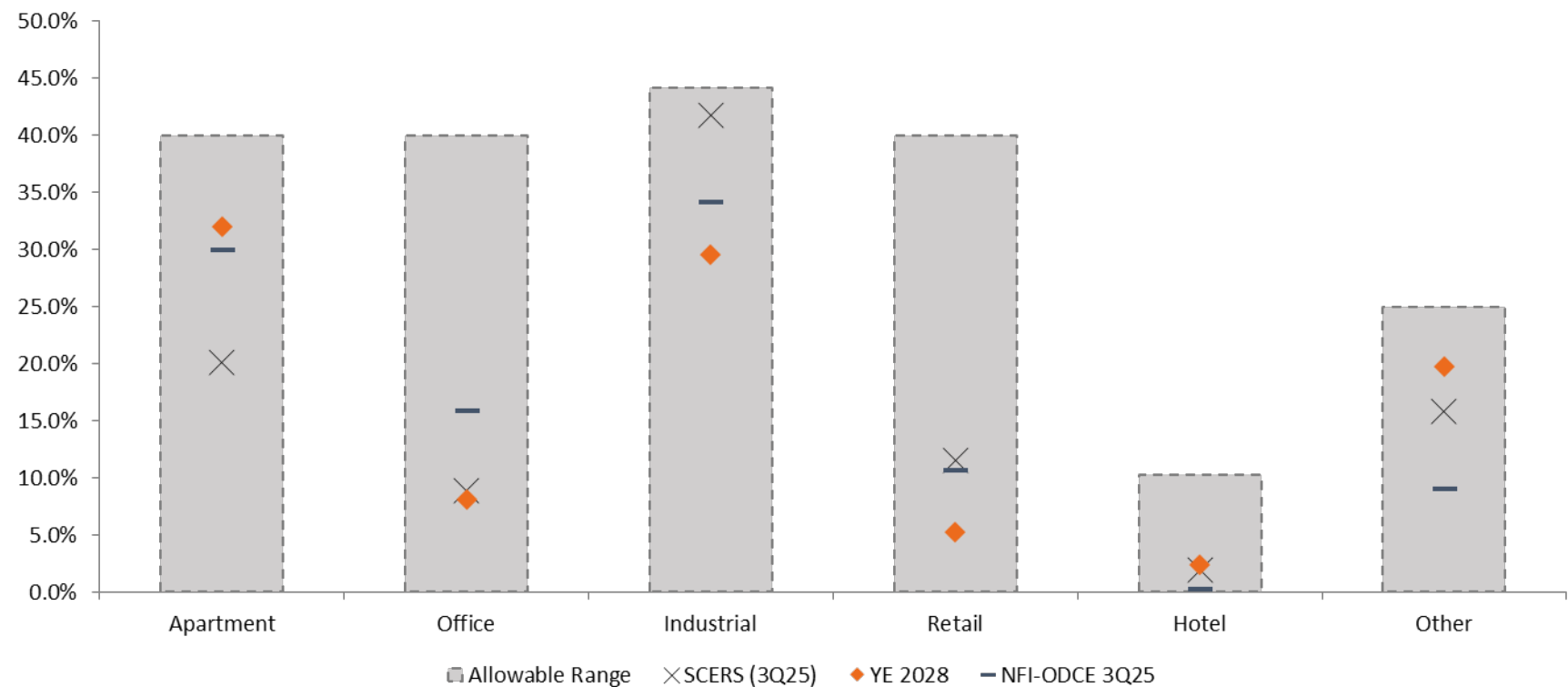


- Over the trailing twelve-month period, the top five performers were three Core funds and two Value Added funds.
- The largest detractors were Value Added and Opportunistic funds.
- Carlyle China Project Rome was the largest detractor over the period due to weak fundamentals in the Chinese industrial market.
- Asana II was the second largest detractor impacted by adjustments to underwriting, including changes to cap rates and discount rates.
- Finally, LaSalle China was impacted due to a drop in occupancy following the expiration of short-term leases and additional time required to stabilize recently completed development assets.



Note: FPA Core Plus Fund VI and NREP Nordic Strategies Fund IV did not submit 3Q25 data by the requested deadline, so a value of 0 was used in place of their 3Q25 data for the analysis on this page.
Sacramento County Employees' Retirement System – Third Quarter 2025

Real Estate Portfolio Diversification – Property Type

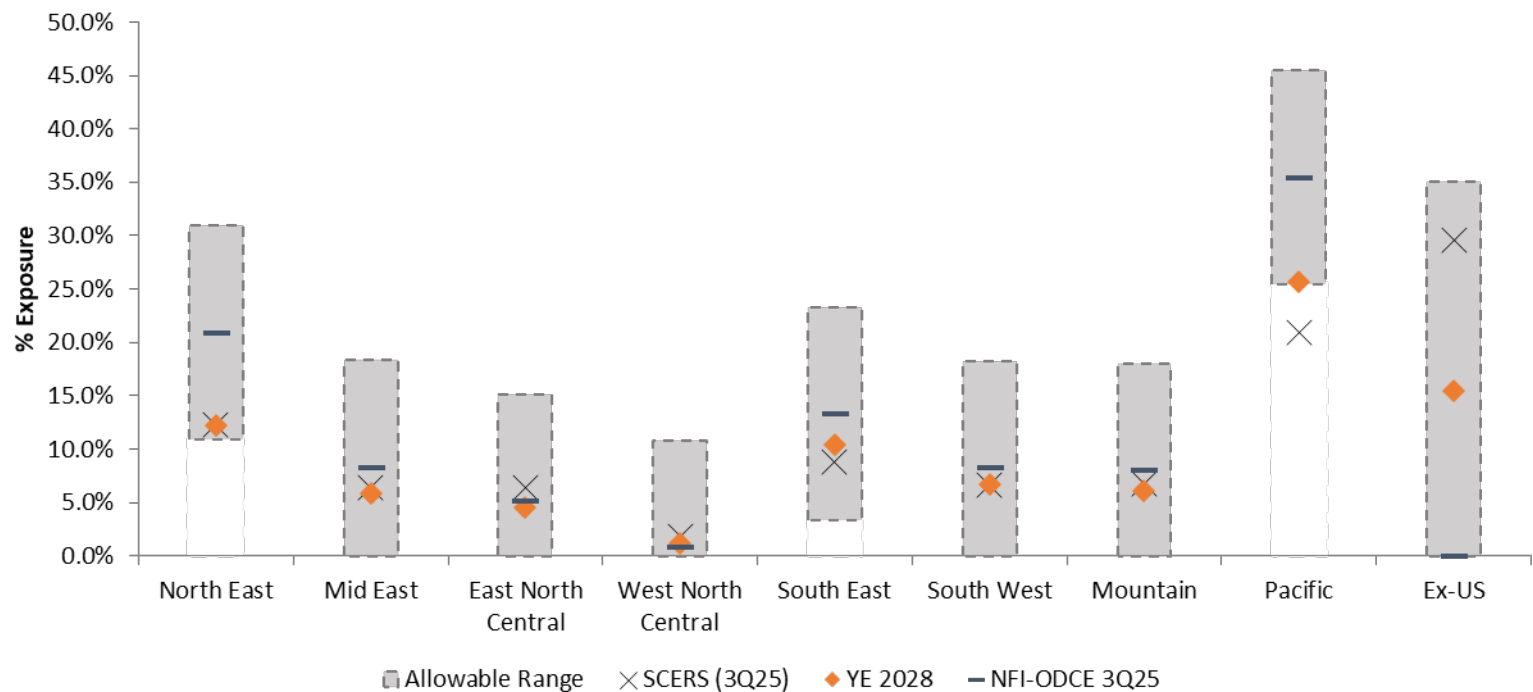


- Diversification of the Real Estate Portfolio is compared to that of NFI-ODCE. In August of 2025, SCERS updated its investment policy to limit exposure to each property type to the greater of 40% or NFI-ODCE + 10%, except the “Other” sector which has a maximum limit of 25%*. SCERS’ Real Estate Policy also allows for temporary deviations for added flexibility, taking advantage of opportunities during different parts of the market cycle.
- As of the third quarter, all property types were in compliance. Industrial exposure is anticipated to decrease as new non-industrial investments continue to call capital and SCERS continues diversifying its portfolio.
- “Other” property type exposure includes Sculptor Real Estate Fund III** (for-sale residential, parking, and senior living), Sculptor Real Estate Fund IV (senior living, entertainment, and student housing), Sculptor Real Estate Fund V (for-sale residential), CIM Fund VIII (land), KKR Real Estate Partners Americas (land), Hammes Partners II, III and IV (medical office), NREP Nordic Strategies Fund II (student housing), NREP Nordic Strategies Fund III (senior living), NREP Nordic Strategies Fund IV (senior living and student housing), and NREP Nordic Strategies Fund V (senior living).

* The 25% limit is for “Other” property type exposure including hotels. However, our chart currently separates the “Hotel” property sector from “Other” due to align with the NFI-ODCE classifications.

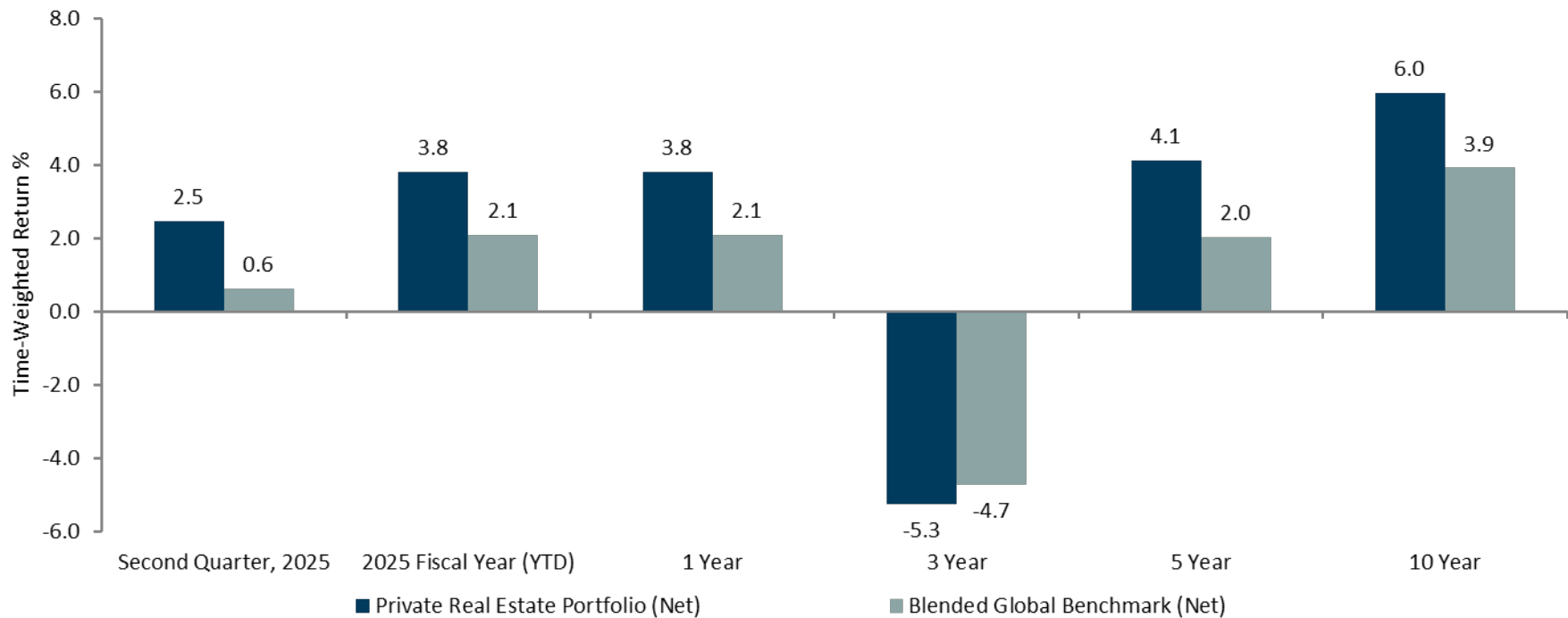
** Sculptor Real Estate Fund III was previously known as Och-Ziff Real Estate Fund III.

Real Estate Portfolio Diversification – Geographic Region



- Private Portfolio diversification is compared to the diversification of the NFI-ODCE above, with a permissible deviation of $\pm 10.0\%$ for each region. Ex-US exposure is limited to 35.0% of the Total Real Estate Portfolio. As of the third quarter, the Real Estate Portfolio was in compliance across all regions, excluding the US Pacific.
- Several funds report exposure as “Various-US,” comprised of investments across multiple regions that are not easily separated. As of quarter-end, Various-US exposure made up 0.4% of the Real Estate Portfolio.
- The Real Estate Portfolio’s international exposure is 29.6%, well within the 35% limit, and will remain similar as newer funds such as NREP Nordic Strategies Fund V, LaSalle China Logistics, WCP NewCold III, Sculptor V, and Seven Seas Japan continue to call capital and purchase assets in Europe and Asia, while older vintage funds liquidate.
- Ex-US exposure consists of Germany (3.7%), China (3.1%), Sweden (2.8%), United Kingdom (2.6%), Denmark (2.5%), Poland (2.2%), Finland (1.6%), Netherlands (1.6%), France (1.4%), Japan (1.4%), Italy (1.2%), Spain (1.0%), and other countries (3.0%).

Private Real Estate Performance – Global Ancillary Benchmark (2Q25)



- The Global Ancillary Benchmark is made-up of the NFI-ODCE (Core), NFI-ODCE + 100bps (Non-Core), GREFI Europe Core, GREFI Europe Non-Core, and GREFI Non-Core Asia Pacific to create a global blended benchmark based on weighted average invested capital for each strategy.
 - GREFI reports on a 12 week lag. As a result, the ancillary benchmark is reported to SCERS on a quarterly lag.
- The Real Estate Portfolio's international exposure was 30.0% in 2Q25, well within its 35% maximum constraint. International exposure within the portfolio is Non-Core in nature, with one exception (Prologis Targeted Europe Logistics Fund).
- The SCERS Private Real Estate Portfolio outperformed its secondary benchmark over the quarter, fiscal year, 1-, 5-, and 10-Year time periods, but underperformed over the trailing 3-Years.

01 Performance Flash Report

Portfolio Composition (\$)							
Total Plan Assets	Allocation		Market Value		Unfunded Commitments		Remaining Allocation
15,405,615,910	Core	4.8%	597,986,895	3.9%	25,000,000	0.2%	116,482,669 0.8%
	Non-Core	3.2%	339,410,023	2.2%	195,013,156	1.3%	-187,796,821 -1.2%
	Total	8.0%	937,396,918	6.1%	220,013,156	1.4%	-71,314,152 -0.5%

Performance Summary	Quarter (%)		1 Year (%)		3 Year (%)		5 Year (%)	
	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET
Core Portfolio (Commingled Funds & Separate Accounts)	1.1	0.9	5.7	4.9	-5.3	-5.6	5.7	4.7
Non-Core Portfolio (Value Added & Opportunistic, 1Q2007 Forward)	0.0	-0.6	3.9	1.4	-0.2	-2.0	5.2	1.6
Private Real Estate Portfolio	0.7	0.4	5.1	3.7	-4.0	-4.7	5.6	3.8
NFI-ODCE (Core)	0.7	0.5	4.0	3.2	-5.4	-6.1	3.5	2.6
NFI-ODCE + 100 bps (Non-Core)	1.0	0.8	5.0	4.2	-4.4	-5.1	4.5	3.6
SCERS Custom Real Estate Benchmark ^a	0.8	0.6	4.4	3.6	-5.0	-5.7	3.9	3.0

Funding Status (\$)	Investment Vintage Year	Commitment Amount	Funded Amount	Unfunded Commitments	Capital Returned	Market Value	Market Value (%)	Market Value + Unfunded Commitments (%)
Core Commingled Funds								
Brookfield Premier Real Estate Partners	2018	100,000,000	100,000,000	0	27,702,192	91,953,931	9.8	7.9
FPA Core Plus Fund VI ⁵	2025	50,000,000	25,000,000	25,000,000	609,638	25,622,680	2.7	4.4
Lion Properties Fund	2018	152,400,000	159,522,770	0	84,161,429	104,165,371	11.1	9.0
MetLife Core Property Fund	2013	35,000,000	55,099,893	0	27,107,778	69,784,942	7.4	6.0
Principal U.S. Property Account	2015	35,000,000	35,000,000	0	0	56,030,124	6.0	4.8
Prologis European Logistics Fund ^{1,3}	2016	78,037,070	80,543,205	0	51,610,707	65,193,234	7.0	5.6
Prologis Targeted U.S. Logistics Fund	2015	50,000,000	50,507,519	0	68,821,480	75,131,206	8.0	6.5
Townsend Core Real Estate Fund – US, LP ³	2024	96,064,202	92,064,200	0	3,206,412	93,248,672	9.9	8.1
Townsend Real Estate Fund, L.P. ³	2016	90,000,000	120,975,151	0	164,755,587	16,856,735	1.8	1.5
Core Commingled Funds	1986	686,501,272	718,712,738	25,000,000	427,975,223	597,986,895	63.8	53.8
Value Added Portfolio								
Asana Partners Fund II ³	2019	35,000,000	31,587,500	3,412,500	0	29,260,304	3.1	2.8
Asana Partners Fund III ³	2022	40,000,000	21,733,333	18,266,667	0	21,130,675	2.3	3.4
DRC European Real Estate Debt Fund II ³	2013	50,007,963	47,627,074	4,342,114	43,498,683	6,354,649	0.7	0.9
ECE European Prime Shopping Centre Fund II C ³	2015	33,611,623	34,613,419	0	8,399,671	37,394,524	4.0	3.2
Hammes Partners II	2015	25,000,000	27,844,761	928,642	44,377,120	3,385,264	0.4	0.4
Hammes Partners III	2018	25,000,000	32,116,307	2,846,599	16,814,845	23,612,332	2.5	2.3
Hammes Partners IV	2023	40,000,000	8,009,246	0	809,296	6,381,642	0.7	0.6
NREP Nordic Strategies Fund II	2016	35,176,432	35,664,816	515,740	55,351,664	14,340,536	1.5	1.3
NREP Nordic Strategies Fund III ³	2018	39,019,632	34,309,672	1,688,913	15,056,423	30,541,121	3.3	2.8

¹ Represents composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

² Previously Och-Ziff Real Estate Fund III.

³ Preliminary data.

⁴ SCERS used NFI-ODCE + 35bps as its benchmark until 3/31/2022, and switched to NFI-ODCE + 40bps starting 4/01/2022.

⁵ Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Funding Status (\$)	Investment Vintage Year	Commitment Amount	Funded Amount	Unfunded Commitments	Capital Returned	Market Value	Market Value (%)	Market Value + Unfunded Commitments (%)
NREP Nordic Strategies Fund IV ⁵	2019	35,449,208	27,270,869	9,280,267	0	29,513,112	3.1	3.4
NREP Nordic Strategies Fund V ³	2022	41,710,115	16,837,386	22,232,368	0	26,961,977	2.9	4.3
Value Added Portfolio	1986	399,974,973	317,614,383	63,513,810	184,307,702	228,876,136	24.4	25.3
Opportunistic Portfolio								
Carlyle China Project Rome Co-Investment	2017	40,000,000	38,745,488	4,405,916	0	14,249,012	1.5	1.6
Carlyle China Realty	2017	10,000,000	10,783,995	695,409	2,342,232	3,174,116	0.3	0.3
CIM Fund VIII	2015	35,000,000	40,303,114	0	8,722,924	9,582,490	1.0	0.8
FPA Apartment Opportunity Fund IX	2025	30,000,000	3,600,000	26,400,000	0	3,307,552	0.4	2.6
KKR Real Estate Partners Americas	2014	22,720,638	30,477,571	3,842,263	38,636,854	180,284	0.0	0.3
LaSalle China Logistics Venture	2021	30,000,000	12,857,823	5,111,877	0	8,081,342	0.9	1.1
Sculptor Real Estate Fund III ²	2014	35,000,000	27,283,592	12,207,576	46,541,163	2,431,260	0.3	1.3
Sculptor Real Estate Fund IV	2020	30,000,000	30,776,176	5,381,386	14,986,804	21,027,547	2.2	2.3
Sculptor Real Estate Fund V	2025	50,000,000	2,021,720	48,525,288	547,008	1,272,750	0.1	4.3
Seven Seas Japan Opportunity Fund ³	2022	20,492,375	19,084,277	3,754,631	4,663,572	15,140,092	1.6	1.6
WCP NewCold III, LP	2024	50,000,000	34,626,319	21,175,000	5,647,966	32,087,442	3.4	4.6
Opportunistic Portfolio	1991	353,213,013	250,560,075	131,499,346	122,088,523	110,533,887	11.8	20.9
Total Non-Core Portfolio 1Q 2007 Forward	2007	753,187,986	568,174,458	195,013,156	306,396,225	339,410,023	36.2	46.2
Total Private Portfolio								
SCERS	1986	1,439,689,258	2,139,664,260	220,013,156	1,954,702,499	937,396,918	100.0	100.0

¹ Represents composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

² Previously Och-Ziff Real Estate Fund III.

³ Preliminary data.

⁴ SCERS used NFI-ODCE + 35bps as its benchmark until 3/31/2022, and switched to NFI-ODCE + 40bps starting 4/01/2022.

⁵ Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Returns (%)	Market Value (\$)	Quarter				Fiscal Year 2026				1 Year				3 Year			
		INC	APP	TGRS	TNET	INC	APP	TGRS	TNET	INC	APP	TGRS	TNET	INC	APP	TGRS	TNET
Brookfield Premier Real Estate Partners	91,953,931	0.4	0.6	1.1	0.8	0.4	0.6	1.1	0.8	1.9	2.0	3.9	2.9	1.6	-11.8	-10.3	-10.3
FPA Core Plus Fund VI ⁵	25,622,680	0.7	0.0	0.8	0.7												
Lion Properties Fund	104,165,371	0.9	0.2	1.1	0.9	0.9	0.2	1.1	0.9	3.7	2.0	5.8	4.9	3.8	-10.0	-6.5	-7.3
MetLife Core Property Fund	69,784,942	1.3	-0.4	0.9	0.8	1.3	-0.4	0.9	0.8	5.2	-1.0	4.2	3.7	4.8	-10.9	-6.5	-6.9
Principal U.S. Property Account	56,030,124	1.1	0.3	1.4	1.2	1.1	0.3	1.4	1.2	4.7	0.4	5.1	4.1	4.4	-8.7	-4.6	-5.5
Prologis European Logistics Fund ^{1,3}	65,193,234	1.3	-0.6	0.7	0.4	1.3	-0.6	0.7	0.4	5.3	6.5	12.1	11.0	5.0	-2.6	2.3	1.3
Prologis Targeted U.S. Logistics Fund	75,131,206	1.1	-0.2	0.9	0.7	1.1	-0.2	0.9	0.7	4.5	-0.6	3.9	3.2	4.0	-7.5	-3.7	-3.1
Townsend Core Real Estate Fund – US, LP ³	93,248,672	0.8	0.3	1.0	1.0	0.8	0.3	1.0	1.0	3.0	2.1	5.1	4.8				
Townsend Real Estate Fund, L.P. ³	16,856,735	1.4	1.6	3.0	2.9	1.4	1.6	3.0	2.9	4.0	2.8	6.8	6.6	3.2	-7.1	-4.1	-4.3
Core Commingled Funds	597,986,895	1.0	0.1	1.1	0.9	1.0	0.1	1.1	0.9	3.9	1.8	5.7	4.9	3.6	-8.6	-5.3	-5.6
Value Added Portfolio																	
Asana Partners Fund II ³	29,260,304	0.5	-2.1	-1.6	-1.9	0.5	-2.1	-1.6	-1.9	-1.1	-12.6	-13.6	-14.6	-1.2	-5.2	-6.4	-6.4
Asana Partners Fund III ³	21,130,675	-0.2	2.9	2.7	2.3	-0.2	2.9	2.7	2.3	-1.0	7.7	6.7	4.6	-3.7	9.5	5.8	-0.3
DRC European Real Estate Debt Fund II ³	6,354,649	0.0	-2.1	-2.1	-2.1	0.0	-2.1	-2.1	-2.1	0.0	0.5	0.5	0.5	11.9	6.2	18.0	18.1
ECE European Prime Shopping Centre Fund II C ³	37,394,524	1.1	-0.1	1.0	0.2	1.1	-0.1	1.0	0.2	4.1	5.5	9.9	7.0	0.7	11.4	12.4	9.5
Hammes Partners II	3,385,264	1.3	2.2	3.5	2.6	1.3	2.2	3.5	2.6	3.9	11.5	15.8	11.7	5.3	7.6	13.3	9.8
Hammes Partners III	23,612,332	0.8	1.1	1.9	1.1	0.8	1.1	1.9	1.1	3.3	3.2	6.5	5.8	4.6	2.6	7.3	5.6
Hammes Partners IV	6,381,642	0.9	2.6	3.5	1.2	0.9	2.6	3.5	1.2	2.8	12.5	15.7	2.3				
NREP Nordic Strategies Fund II	14,340,536	-4.2	5.4	1.2	-1.0	-4.2	5.4	1.2	-1.0	-1.4	-4.8	-5.1	-8.0	-1.6	-1.3	-2.1	-1.4
NREP Nordic Strategies Fund III ³	30,541,121	-2.2	-0.4	-2.6	-2.6	-2.2	-0.4	-2.6	-2.6	-1.9	14.5	12.4	11.0	0.9	0.3	1.2	2.6
NREP Nordic Strategies Fund IV ⁵	29,513,112	-1.5	11.2	9.7	9.3	0.7	20.7	21.6	19.3	0.7	20.7	21.6	19.3	-1.3	1.4	0.0	-1.0
NREP Nordic Strategies Fund V ³	26,961,977	0.1	0.3	0.4	-0.4	0.1	0.3	0.4	-0.4	-0.7	19.3	18.7	15.6				
Value Added Portfolio	228,876,136	-0.2	0.5	0.3	-0.4	-0.2	0.5	0.3	-0.4	0.5	6.1	6.6	4.4	1.8	3.6	5.5	4.0
Opportunistic Portfolio																	
Carlyle China Project Rome (Co-Investment)	14,249,012	-11.2	5.1	-6.1	-6.8	-11.2	5.1	-6.1	-6.8	-51.9	33.4	-24.4	-26.1	-21.8	-11.1	-26.5	-27.9
Carlyle China Realty	3,174,116	-11.6	5.2	-6.4	-6.8	-11.6	5.2	-6.4	-6.8	-52.5	33.7	-24.8	-26.1	-22.2	-11.0	-26.8	-28.2
CIM Fund VIII	9,582,490	-0.2	-1.6	-1.8	-2.1	-0.2	-1.6	-1.8	-2.1	-1.1	-7.4	-8.4	-9.6	-0.5	-28.9	-29.2	-30.6
FPA Apartment Opportunity Fund IX	3,307,552																
KKR Real Estate Partners Americas	180,284	1.5	0.0	1.5	1.2	1.5	0.0	1.5	1.2	-90.3	100.3	14.3	11.3	-71.5	36.8	-18.4	-14.4
LaSalle China Logistics Venture	8,081,342	-2.6	1.3	-1.3	-1.7	-2.6	1.3	-1.3	-1.7	-3.6	-23.2	-26.0	-27.2	-2.7	-10.1	-12.6	-15.8
Sculptor Real Estate Fund III ²	2,431,260	-1.7	-1.1	-2.8	-2.8	-1.7	-1.1	-2.8	-2.8	-1.8	5.3	3.3	2.9	2.5	10.6	13.3	12.4
Sculptor Real Estate Fund IV	21,027,547	0.5	1.6	2.1	1.8	0.5	1.6	2.1	1.8	7.3	-2.4	5.0	3.8	5.3	5.4	10.9	8.6
Sculptor Real Estate Fund V	1,272,750																
Seven Seas Japan Opportunity Fund ³	15,140,092	0.8	0.4	1.3	0.4	0.8	0.4	1.3	0.4	3.8	11.8	17.0	12.3	10.1	8.2	19.9	14.2
WCP NewCold III, LP	32,087,442	0.1	1.5	1.5	1.3	0.1	1.5	1.5	1.3								
Opportunistic Portfolio	110,533,887	-1.9	1.6	-0.4	-1.0	-1.9	1.6	-0.4	-1.0	-10.7	9.7	-1.4	-4.3	-2.8	-7.9	-10.3	-12.6
Total Non-Core Portfolio 1Q 2007 Forward	339,410,023	-0.8	0.9	0.0	-0.6	-0.8	0.9	0.0	-0.6	-3.2	7.2	3.9	1.4	0.3	-0.5	-0.2	-2.0
Total Private Portfolio																	
SCERS	937,396,918	0.3	0.4	0.7	0.4	0.3	0.4	0.7	0.4	1.4	3.7	5.1	3.7	2.4	-6.3	-4.0	-4.7

¹ Represents composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

² Previously Och-Ziff Real Estate Fund III.

³ Preliminary data.

⁴ SCERS used NFI-ODCE + 35bps as its benchmark until 3/31/2022, and switched to NFI-ODCE + 40bps starting 4/01/2022.

⁵ Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Returns (%)	Market Value (\$)	Quarter				Fiscal Year 2026				1 Year				3 Year			
		INC	APP	TGRS	TNET	INC	APP	TGRS	TNET	INC	APP	TGRS	TNET	INC	APP	TGRS	TNET
Ex-US Dollar Denominated Investments (In Local Currency)																	
Prologis Targeted Europe Logistics Fund (Euro) ^{1,3}	€ 55,564,193	1.3	-0.2	1.1	0.9	1.3	-0.2	1.1	0.9	5.3	1.0	6.4	5.3	5.0	-8.3	-3.7	-4.6
DRC European Real Estate Debt Fund II (Pound Sterling) ³	£4,725,953	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.0	0.0	11.0	11.0
ECE European Prime Shopping Centre Fund II (Euro) ³	€ 31,871,352	1.1	0.3	1.5	0.7	1.1	0.3	1.5	0.7	4.1	0.1	4.3	1.5	0.8	4.9	5.8	3.1
NREP Nordic Strategies Fund II (Euro)	€ 12,222,439	-4.2	5.9	1.7	-0.6	-4.2	5.9	1.7	-0.6	-1.3	-9.6	-10.0	-12.7	-1.5	-7.1	-7.9	-7.2
NREP Nordic Strategies Fund III (Euro) ³	€ 26,030,197	-2.2	0.0	-2.2	-2.2	-2.2	0.0	-2.2	-2.2	-1.9	8.7	6.8	5.4	0.8	-5.5	-4.7	-3.3
NREP Nordic Strategies Fund IV (Euro) ⁵	€ 25,038,924	-1.4	2.1	0.7	0.3	0.7	9.6	10.6	8.5	0.7	9.6	10.6	8.5	-1.4	-2.6	-3.9	-4.8
NREP Nordic Strategies Fund V (Euro) ³	€ 22,979,693	0.1	0.7	0.8	0.1	0.1	0.7	0.8	0.1	-0.7	13.1	12.6	9.7				
Seven Seas Japan Opportunity Fund ³	¥2,239,219,547	0.9	3.1	4.0	3.1	0.9	3.1	4.0	3.1	3.7	14.8	20.2	15.4	9.3	8.6	20.8	15.0
Indices																	
SCERS Custom Real Estate Benchmark ⁴				0.8	0.6			0.8	0.6			4.4	3.6			-5.0	-5.7
NFI-ODCE		1.0	-0.3	0.7	0.5	1.0	-0.3	0.7	0.5	4.1	-0.1	4.0	3.2	3.9	-9.0	-5.4	-6.1
NFI-ODCE + 100 bps				1.0	0.8			1.0	0.8			5.0	4.2			-4.4	-5.1
CPI + 500 bps				2.1				2.1				8.2				8.2	

¹ Represents composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

² Previously Och-Ziff Real Estate Fund III.

³ Preliminary data.

⁴ SCERS used NFI-ODCE + 35bps as its benchmark until 3/31/2022, and switched to NFI-ODCE + 40bps starting 4/01/2022.

⁵ Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Returns (%)	Market Value (\$)	5 Year				10 Year				Inception				TWR Calculation Inception	Net IRR	Equity Multiple
		INC	APP	TGRS	TNET	INC	APP	TGRS	TNET	INC	APP	TGRS	TNET			
Brookfield Premier Real Estate Partners	91,953,931	2.3	0.6	2.9	1.4					2.4	1.4	3.8	2.4	4Q18	3.0	1.2
FPA Core Plus Fund VI ⁵	25,622,680									3.3	14.4	17.9	15.5	1Q25	5.0	1.0
Lion Properties Fund	104,165,371	3.7	-0.2	3.6	2.7					3.7	0.1	3.9	3.0	4Q18	3.6	1.2
MetLife Core Property Fund	69,784,942	4.7	-0.5	4.2	3.7	4.8	1.1	5.9	5.4	4.9	2.5	7.5	7.0	1Q14	7.1	1.8
Principal U.S. Property Account	56,030,124	4.2	-0.1	4.1	3.1	4.4	1.4	5.8	4.8	4.4	1.4	5.8	4.8	4Q15	4.8	1.6
Prologis European Logistics Fund ^{1,3}	65,193,234	4.8	1.7	6.6	4.7					4.9	5.2	10.3	8.5	1Q16	7.9	1.5
Prologis Targeted U.S. Logistics Fund	75,131,206	3.9	8.9	13.1	11.2					4.6	10.3	15.3	13.1	3Q15	14.6	2.9
Townsend Core Real Estate Fund – US, LP ³	93,248,672									3.0	2.1	5.1	4.8	4Q24	4.8	1.0
Townsend Real Estate Fund, L.P. ³	16,856,735	3.2	2.5	5.8	5.6					3.7	3.1	6.9	6.6	2Q16	6.6	1.5
Core Commingled Funds	597,986,895	3.6	2.0	5.7	4.7	4.0	3.6	7.7	6.6	4.4	3.2	7.6	6.7	4Q86	6.1	1.4
Value Added Portfolio																
Asana Partners Fund II ³	29,260,304	-0.7	7.8	7.0	5.0					-2.5	1.2	-1.6	-6.9	4Q19	-2.0	0.9
Asana Partners Fund III ³	21,130,675									-3.4	7.5	4.2	-4.9	3Q22	-1.3	1.0
DRC European Real Estate Debt Fund II ³	6,354,649	-5.9	0.3	-4.8	-5.2	1.6	-1.9	0.1	-0.6	2.6	-2.3	0.6	-0.4	1Q14	1.4	1.0
ECE European Prime Shopping Centre Fund II C ³	37,394,524	1.2	4.6	5.9	3.2	1.4	8.6	10.2	7.6	1.4	8.6	10.2	7.6	4Q15	4.7	1.3
Hammes Partners II	3,385,264	6.0	17.4	24.1	18.3	8.5	15.5	24.9	19.3	8.2	16.5	25.6	19.8	3Q15	22.9	1.7
Hammes Partners III	23,612,332	6.9	10.7	18.0	13.0					7.1	11.1	18.6	5.3	1Q19	9.3	1.3
Hammes Partners IV	6,381,642									-4.9	25.4	20.3	-24.5	3Q23	-11.0	0.9
NREP Nordic Strategies Fund II	14,340,536	-2.3	14.4	12.9	8.2					-0.4	18.1	18.3	11.1	3Q16	18.5	2.0
NREP Nordic Strategies Fund III ³	30,541,121	-0.3	10.4	10.4	7.1					-2.1	13.7	11.8	3.3	4Q18	6.9	1.3
NREP Nordic Strategies Fund IV ⁵	29,513,112	-7.5	29.5	21.9	6.2					-11.9	22.0	9.2	N/A	1Q20	2.8	1.1
NREP Nordic Strategies Fund V ³	26,961,977									22.3	7.7	31.5	24.5	1Q23	29.3	1.6
Value Added Portfolio	228,876,136	0.2	11.3	11.6	7.1	2.9	10.6	13.8	9.2	1.8	5.2	7.0	5.1	4Q86	5.9	1.3
Opportunistic Portfolio																
Carlyle China Project Rome (Co-Investment)	14,249,012	-13.7	-6.3	-16.4	-17.7					-9.0	-2.6	-9.6	-11.3	3Q17	-13.2	0.4
Carlyle China Realty	3,174,116	-14.1	-6.2	-16.6	-18.1					-7.8	-2.6	-8.4	-10.3	3Q17	-12.5	0.5
CIM Fund VIII	9,582,490	-0.3	-20.1	-20.4	-21.7	-0.2	-9.2	-9.4	-10.9	-0.1	-7.9	-8.1	-9.6	2Q15	-12.3	0.5
FPA Apartment Opportunity Fund IX	3,307,552													2Q25	-8.2	0.9
KKR Real Estate Partners Americas	180,284	-64.8	43.3	-11.5	-9.7	-37.7	11.4	-6.8	-5.2	-31.9	8.2	-4.5	-3.4	2Q14	11.6	1.3
LaSalle China Logistics Venture	8,081,342									N/A	39.0	16.1	-15.6	3Q21	-17.8	0.6
Sculptor Real Estate Fund III ²	2,431,260	6.9	19.3	27.1	25.2	8.5	16.8	26.4	23.2	10.6	15.8	27.6	17.8	4Q14	23.8	1.8
Sculptor Real Estate Fund IV	21,027,547	9.8	9.0	19.5	13.4					9.0	8.4	18.0	10.1	3Q20	9.2	1.2
Sculptor Real Estate Fund V	1,272,750													3Q25	N/A	N/A
Seven Seas Japan Opportunity Fund ³	15,140,092									7.9	-9.9	-2.4	-7.2	2Q22	1.4	1.0
WCP NewCold III, LP	32,087,442									1.5	5.6	7.1	6.0	1Q25	11.1	1.1
Opportunistic Portfolio	110,533,887	-1.6	-3.9	-5.3	-7.8	0.9	0.5	1.5	-1.0	1.5	5.4	7.2	5.1	1Q91	0.1	1.0
Total Non-Core Portfolio 1Q 2007 Forward	339,410,023	-0.4	5.5	5.2	1.6	2.2	6.6	8.9	5.3	3.1	5.3	8.5	4.4	1Q07	4.6	1.2
Total Private Portfolio																
SCERS	937,396,918	2.4	3.1	5.6	3.8	3.4	4.1	7.5	5.9	4.0	4.7	8.9	7.8	4Q86	7.8	1.4

¹ Represents composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

² Previously Och-Ziff Real Estate Fund III.

³ Preliminary data.

⁴ SCERS used NFI-ODCE + 35bps as its benchmark until 3/31/2022, and switched to NFI-ODCE + 40bps starting 4/01/2022.

⁵ Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Returns (%)	Market Value (\$)	5 Year				10 Year				Inception				TWR Calculation Inception	Net IRR	Equity Multiple
		INC	APP	TGRS	TNET	INC	APP	TGRS	TNET	INC	APP	TGRS	TNET			
Ex-US Dollar Denominated Investments (In Local Currency)																
Prologis Targeted Europe Logistics Fund (Euro) ^{1,3}	€ 55,564,193	4.8	1.7	6.6	4.7					4.9	4.3	9.4	7.6	1Q16	7.6	1.4
DRC European Real Estate Debt Fund II (Pound Sterling) ³	£4,725,953	-5.6	0.0	-5.6	-6.0	1.8	-0.5	1.3	0.6	2.7	-0.3	2.4	1.3	1Q14	4.7	1.2
ECE European Prime Shopping Centre Fund II (Euro) ³	€ 31,871,352	1.2	4.5	5.9	3.2	1.4	8.1	9.7	7.1	1.4	8.1	9.7	7.1	4Q15	4.3	1.3
NREP Nordic Strategies Fund II (Euro)	€ 12,222,439	-2.3	14.4	12.9	8.2					-0.3	17.3	17.5	10.4	3Q16	19.2	2.0
NREP Nordic Strategies Fund III (Euro) ³	€ 26,030,197	-0.3	10.3	10.3	7.0					-2.1	13.7	11.7	3.2	4Q18	6.6	1.3
NREP Nordic Strategies Fund IV (Euro) ⁵	€ 25,038,924	-7.5	29.7	22.3	6.5					-12.0	22.2	9.5	N/A	1Q20	0.5	1.0
NREP Nordic Strategies Fund V (Euro) ³	€ 22,979,693									22.5	4.1	27.3	20.5	1Q23	23.3	1.5
Seven Seas Japan Opportunity Fund ³	¥2,239,219,547									7.2	-4.6	3.7	-1.5	2Q22	5.0	1.1
Indices																
SCERS Custom Real Estate Benchmark ⁴				3.9	3.0			5.4	4.5			7.0	6.0	4Q86		
NFI-ODCE		3.8	-0.4	3.5	2.6	4.0	1.0	5.0	4.1	6.3	0.3	6.6	5.6	4Q86		
NFI-ODCE + 100 bps				4.5	3.6			6.0	5.1			7.6	6.6	4Q86		
CPI + 500 bps				9.7				8.3				8.0		4Q86		

¹ Represents composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

² Previously Och-Ziff Real Estate Fund III.

³ Preliminary data.

⁴ SCERS used NFI-ODCE + 35bps as its benchmark until 3/31/2022, and switched to NFI-ODCE + 40bps starting 4/01/2022.

⁵ Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Returns (%)	Market Value (\$)	Fiscal Year 2026		2025		2024		2023		2022		2021		2020		2019		2018		2017		2016	
		TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET
Core Commingled Funds																							
Brookfield Premier Real Estate Partners	91,953,931	1.1	0.8	2.4	1.6	-6.3	-7.3	-19.3	-18.2	13.1	10.8	28.5	23.0	1.8	1.9	10.6	8.5	2.3	1.9				
FPA Core Plus Fund VI ⁵	25,622,680			17.9	15.5																		
Lion Properties Fund	104,165,371	1.1	0.9	3.8	3.2	-2.3	-3.1	-15.0	-15.7	9.6	8.7	23.4	22.4	2.2	1.4	7.3	6.4	2.0	1.8				
MetLife Core Property Fund	69,784,942	0.9	0.8	2.1	1.8	-1.6	-2.1	-13.9	-14.4	9.7	9.1	27.8	27.2	1.0	0.5	8.6	8.1	7.8	7.3	8.4	7.9	9.3	8.8
Principal U.S. Property Account	56,030,124	1.4	1.2	3.7	3.0	-1.1	-2.1	-10.0	-10.9	5.1	4.1	23.7	22.6	1.6	0.6	7.0	6.0	9.1	8.1	9.1	8.1	10.0	9.0
Prologis European Logistics Fund ^{1,3}	65,193,234	0.7	0.4	18.1	17.2	-0.6	-1.6	-3.7	-4.6	-10.2	-11.6	22.7	18.0	20.2	18.7	13.5	11.1	13.6	10.8	30.4	28.5	2.8	2.4
Prologis Targeted U.S. Logistics Fund	75,131,206	0.9	0.7	2.1	1.5	7.2	6.4	-12.7	-11.0	13.9	12.2	59.3	48.7	11.1	9.8	19.4	16.8	18.5	16.1	24.2	20.3	16.1	14.2
Townsend Core Real Estate Fund – US, LP ³	93,248,672	1.0	1.0	3.3	3.1	1.7	1.7																
Townsend Real Estate Fund, L.P. ³	16,856,735	3.0	2.9	5.8	5.6	-1.9	-2.1	-11.8	-12.0	10.7	10.4	28.4	28.1	2.6	2.3	7.6	7.3	9.0	8.8	11.0	10.8	8.4	8.2
Core Commingled Funds	597,986,895	1.1	0.9	4.7	4.1	-1.3	-2.0	-13.0	-12.9	8.8	7.7	30.6	27.4	4.6	4.0	9.5	8.3	10.9	9.7	14.2	12.8	9.8	8.9
Value Added Portfolio																							
Asana Partners Fund II ³	29,260,304	-1.6	-1.9	-13.6	-14.4	-7.8	-8.8	-3.4	0.3	1.8	0.7	63.7	49.9	-36.4	-45.7	11.1	1.5						
Asana Partners Fund III ³	21,130,675	2.7	2.3	6.1	4.7	1.9	-1.0	-7.2	-13.3	13.9	-5.4												
DRC European Real Estate Debt Fund II ³	6,354,649	-2.1	-2.1	7.4	7.4	-1.7	-1.7	5.2	5.2	52.5	52.3	-11.0	-12.4	-47.1	-47.7	12.0	11.1	-0.6	-1.7	23.8	22.3	-7.8	-8.9
ECE European Prime Shopping Centre Fund II C ³	37,394,524	1.0	0.2	17.0	15.1	-2.0	-4.5	10.8	8.0	3.5	0.9	-0.2	-3.0	0.7	-1.8	2.2	0.0	15.1	12.8	24.7	21.5	22.1	19.7
Hammes Partners II	3,385,264	3.5	2.6	12.2	9.1	9.5	6.7	14.8	10.8	10.9	8.2	28.6	21.3	61.5	46.9	59.2	55.9	27.9	19.6	12.7	10.0	16.2	10.4
Hammes Partners III	23,612,332	1.9	1.1	5.1	4.3	9.0	7.6	6.4	4.1	13.2	9.0	29.1	18.3	43.5	24.5	23.9	-24.4						
Hammes Partners IV	6,381,642	3.5	1.2	12.8	3.2	30.5	-33.8	-285.7	-649.7														
NREP Nordic Strategies Fund II	14,340,536	1.2	-1.0	23.1	17.7	-22.3	-20.8	-16.1	-9.3	7.8	-1.9	81.6	57.7	35.1	26.6	20.9	9.8	17.0	12.3	44.9	34.4	8.6	-3.8
NREP Nordic Strategies Fund III ³	30,541,121	-2.6	-2.6	14.9	14.0	-3.8	-5.1	-12.0	-6.1	0.3	-3.3	35.9	22.8	42.3	28.1	19.0	-5.5	-2.8	-14.4				
NREP Nordic Strategies Fund IV ⁵	29,513,112	21.6	19.3	18.5	17.4	-0.9	-2.9	-13.7	-13.1	0.6	-6.4	30.7	10.0	22.1	-121.4								
NREP Nordic Strategies Fund V ³	26,961,977	0.4	-0.4	18.1	15.8	-3	-6	85.5	68.3														
Value Added Portfolio	228,876,136	0.3	-0.4	9.9	8.0	-4.2	-6.0	-0.1	0.6	7.3	2.5	37.9	25.6	19.0	10.6	22.1	11.5	10.5	6.3	24.9	22.3	9.5	7.0
Opportunistic Portfolio																							
Carlyle China Project Rome Co-Investment	14,249,012	-6.1	-6.8	-15.0	-16.7	-18.0	-19.5	-41.8	-42.6	-3.3	-4.3	2.4	1.3	-0.9	-2.0	7.2	5.8	-2.5	-7.1	4.7	3.6		
Carlyle China Realty	3,174,116	-6.4	-6.8	-15.5	-16.6	-18.3	-20.2	-41.9	-43.0	-3.4	-4.8	2.2	0.8	-0.3	-2.1	18.1	15.7	1.6	-1.4	2.7	0.2		
CIM Fund VIII	9,582,490	-1.8	-2.1	-5.7	-6.6	-50.3	-51.6	-15.8	-17.2	-13.1	-14.3	-3.7	-4.9	-16.7	-17.9	2.0	0.9	9.4	8.0	8.4	6.7	6.4	4.0
FPA Apartment Opportunity Fund IX	3,307,552																						
KKR Real Estate Partners Americas	180,284	1.5	1.2	10.5	8.4	-19.9	-15.7	-27.9	-22.2	-25.1	-21.8	27.9	19.1	-45.1	-37.4	8.4	8.0	6.9	7.1	12.3	10.6	6.8	5.8
LaSalle China Logistics Venture	8,081,342	-1.3	-1.7	-17.0	-18.0	-13.2	-14.7	-12.9	-18.1	4.2	-9.6	188.6	-6.2										
Sculptor Real Estate Fund III ²	2,431,260	-2.8	-2.8	-5.0	-5.2	23.8	22.7	15.4	14.0	82.4	80.0	28.5	24.1	12.4	10.8	15.9	13.6	29.7	25.7	43.3	38.2	30.0	22.2
Sculptor Real Estate Fund IV	21,027,547	2.1	1.8	5.2	4.3	10.3	8.4	14.2	11.0	6.9	0.8	40.3	25.9	19.6	3.9								
Sculptor Real Estate Fund V	1,272,750																						
Seven Seas Japan Opportunity Fund ³	15,140,092	1.3	0.4	11.3	9.8	24.4	16.0	6.3	2.2	-37.5	-41.0												
WCP NewCold III, LP	32,087,442	1.5	1.3	7.1	6.0																		
Opportunistic Portfolio	110,533,887	-0.4	-1.0	-0.4	-1.9	-9.0	-12.2	-19.2	-20.9	-2.3	-5.0	6.2	2.8	-7.0	-8.2	8.6	7.1	11.0	8.7	17.0	14.2	10.2	7.7
Total Non-Core Portfolio 1Q 2007 Forward	339,410,023	0.0	-0.6	6.4	4.7	-5.7	-7.9	-7.0	-7.2	3.5	-0.5	25.3	16.7	6.6	1.7	15.8	9.9	10.7	7.5	21.1	18.4	9.9	7.4
Total Private Portfolio																							
SCERS	937,396,918	0.7	0.4	5.3	4.3	-2.8	-4.0	-11.3	-11.3	7.4	5.5	29.2	24.4	5.2	3.5	11.0	8.7	9.2	7.5	15.0	13.5	8.9	7.7
Indices																							
SCERS Custom Real Estate Benchmark ⁴		0.8	0.6	3.2	2.5	-1.0	-1.9	-11.7	-12.4	7.9	7.0	22.6	21.4	1.5	0.7	5.7	4.8	8.7	7.7	8.0	7.0	9.1	8.2
NFI-ODCE		0.7	0.5	2.8	2.2	-1.4	-2.3	-12.0	-12.7	7.5	6.5	22.2	21.0	1.2	0.3	5.3	4.4	8.3	7.4	7.6	6.7	8.8	7.8
NFI-ODCE + 100 bps		1.0	0.8	3.6	3.0	-0.4	-1.3	-11.0	-11.7	8.5	7.5	23.2	22.0	2.2	1.3	6.3	5.4	9.3	8.4	8.6	7.7	9.8	8.8
CPI + 500 bps		2.1		5.9		8.0		8.5		11.7		12.5		6.4		7.4		7.1		7.2		7.2	

¹ Represents composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

² Previously Och-Ziff Real Estate Fund III.

³ Preliminary data.

⁴ SCERS used NFI-ODCE + 35bps as its benchmark until 3/31/2022, and switched to NFI-ODCE + 40bps starting 4/01/2022.

⁵ Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Returns (%)	Market Value (\$)	2015		2014		2013		2012		2011		2010		2009		2008		2007		2006	
		TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET	TGRS	TNET
Core Commingled Funds																					
Brookfield Premier Real Estate Partners	91,953,931																				
FPA Core Plus Fund VI ⁵	25,622,680																				
Lion Properties Fund	104,165,371																				
MetLife Core Property Fund	69,784,942	16.9	16.3	17.4	16.9																
Principal U.S. Property Account	56,030,124	3.0	2.8																		
Prologis European Logistics Fund ^{1,3}	65,193,234																				
Prologis Targeted U.S. Logistics Fund	75,131,206	9.1	7.9																		
Townsend Core Real Estate Fund – US, LP ³	93,248,672																				
Townsend Real Estate Fund, L.P. ³	16,856,735																				
Core Commingled Funds	597,986,895	15.7	14.1	13.5	12.4	10.2	9.3	11.1	10.1	16.4	15.5	14.1	13.3	-33.0	-33.6	-13.8	-14.6	15.5	14.5	16.9	15.8
Value Added Portfolio																					
Asana Partners Fund II ³	29,260,304																				
Asana Partners Fund III ³	21,130,675																				
DRC European Real Estate Debt Fund II ³	6,354,649	5.0	3.0	1.4	-2.1																
ECE European Prime Shopping Centre Fund II C ³	37,394,524	12.1	11.0																		
Hammes Partners II	3,385,264	19.4	12.9																		
Hammes Partners III	23,612,332																				
Hammes Partners IV	6,381,642																				
NREP Nordic Strategies Fund II	14,340,536																				
NREP Nordic Strategies Fund III ³	30,541,121																				
NREP Nordic Strategies Fund IV ⁵	29,513,112																				
NREP Nordic Strategies Fund V ³	26,961,977																				
Value Added Portfolio	228,876,136	19.1	17.0	15.7	13.7	13.3	10.8	19.6	18.1	16.7	14.7	23.2	20.3	-56.4	-57.6	-31.2	-33.5	18.2	5.6	0.8	0.5
Opportunistic Portfolio																					
Carlyle China Project Rome Co-Investment	14,249,012																				
Carlyle China Realty	3,174,116																				
CIM Fund VIII	9,582,490	16.9	13.8																		
FPA Apartment Opportunity Fund IX	3,307,552																				
KKR Real Estate Partners Americas	180,284	17.1	12.4	8.1	6.6																
LaSalle China Logistics Venture	8,081,342																				
Sculptor Real Estate Fund III ²	2,431,260	33.7	6.9	9.4	-28.3																
Sculptor Real Estate Fund IV	21,027,547																				
Sculptor Real Estate Fund V	1,272,750																				
Seven Seas Japan Opportunity Fund ³	15,140,092																				
WCP NewCold III, LP	32,087,442																				
Opportunistic Portfolio	110,533,887	23.8	13.0	89.6	72.1	11.7	9.4	54.2	38.5	-10.1	-8.0	42.4	34.2	54.0	43.5	-44.5	-45.4	3.4	2.6	0.0	0.0
Total Non-Core Portfolio 1Q 2007 Forward	339,410,023	20.0	15.6	20.1	16.9	16.7	13.5	34.6	26.9	-0.3	0.4	37.0	30.4	-13.5	-17.8	-33.7	-35.7	18.2	5.6		
Total Private Portfolio																					
SCERS	937,396,918	9.8	8.3	16.4	14.5	12.0	10.7	19.2	17.8	9.8	9.4	20.6	19.2	-16.0	-16.7	-14.1	-14.7	10.7	8.7	16.9	14.2
Indices																					
SCERS Custom Real Estate Benchmark ⁴		15.4	14.3	12.9	11.9	14.3	13.3	11.3	10.2	16.4	15.4	16.8	15.7	-29.5	-30.2	-9.7	-10.4	16.4	15.2	16.7	15.7
NFI-ODCE		15.0	14.0	12.5	11.5	13.9	12.9	10.9	9.8	16.0	15.0	16.4	15.3	-29.8	-30.4	-10.0	-10.7	16.0	14.8	16.3	15.3
NFI-ODCE + 100 bps		16.0	15.0	13.5	12.5	14.9	13.9	11.9	10.8	17.0	16.0	17.4	16.3	-28.8	-29.4	-9.0	-9.7	17.0	15.8	17.3	16.3
CPI + 500 bps		5.7		5.7		6.6		6.8		8.2		6.5		8.0		5.0		9.3		7.7	

¹ Represents composite performance of Prologis Targeted Europe Logistics Fund and Prologis European Logistics Fund.

² Previously Och-Ziff Real Estate Fund III.

³ Preliminary data.

⁴ SCERS used NFI-ODCE + 35bps as its benchmark until 3/31/2022, and switched to NFI-ODCE + 40bps starting 4/01/2022.

⁵ Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Quarterly Cash Flow Activity (\$)	Beginning Market Value	Contributions	Distributions	Withdrawals	Gross Income	Manager Fees	Appreciation	Ending Market Value	LTV (%)
Core Commingled Funds									
Brookfield Premier Real Estate Partners	92,291,884	0	1,082,830	0	394,860	231,889	581,907	91,953,931	49.9
FPA Core Plus Fund VI ²	25,655,864	0	204,127	0	181,139	22,329	12,133	25,622,680	50.5
Lion Properties Fund	103,939,317	214,766	936,482	0	955,801	216,110	208,079	104,165,371	26.6
MetLife Core Property Fund	69,893,395	0	655,922	0	887,585	82,891	-257,225	69,784,942	32.5
Principal U.S. Property Account	55,383,677	0	0	0	612,667	133,335	167,114	56,030,124	26.3
Prologis European Logistics Fund	65,441,883	0	507,943	0	842,508	166,782	-416,433	65,193,234	25.6
Prologis Targeted U.S. Logistics Fund	75,078,838	0	480,129	0	850,212	141,140	-176,574	75,131,206	20.8
Townsend Core Real Estate Fund – US, LP	92,974,470	0	638,077	0	729,358	53,220	236,140	93,248,672	41.6
Townsend Real Estate Fund, L.P.	17,797,942	0	0	1,414,635	222,434	10,542	261,536	16,856,735	40.0
Core Commingled Funds	598,457,270	214,766	4,505,510	1,414,635	5,676,564	1,058,238	616,677	597,986,895	35.5
Value Added Portfolio									
Asana Partners Fund II	29,174,879	656,250	0	0	131,943	92,198	-610,570	29,260,304	51.4
Asana Partners Fund III	20,650,489	0	0	0	-36,545	82,428	599,159	21,130,675	41.3
DRC European Real Estate Debt Fund II	6,489,910	0	0	0	0	0	-135,261	6,354,649	0.0
ECE European Prime Shopping Centre Fund II C	37,511,408	0	192,559	0	422,966	301,365	-45,928	37,394,524	55.5
Hammes Partners II	3,315,344	27,558	44,053	568	44,041	29,429	72,372	3,385,264	56.0
Hammes Partners III	23,590,906	0	210,266	36,388	197,064	185,164	256,180	23,612,332	66.3
Hammes Partners IV	6,394,806	0	84,925	2,003	59,289	150,000	164,475	6,381,642	74.0
NREP Nordic Strategies Fund II	14,487,894	0	0	0	-603,502	326,386	782,530	14,340,536	40.0
NREP Nordic Strategies Fund III	33,286,653	0	1,880,948	0	-721,466	124	-142,994	30,541,121	52.0
NREP Nordic Strategies Fund IV ²	27,002,964	0	0	0	-400,419	119,321	3,029,887	29,513,112	52.0
NREP Nordic Strategies Fund V	27,057,643	0	0	0	22,162	192,310	74,482	26,961,977	39.0
Value Added Portfolio	228,962,896	683,808	2,412,751	38,959	-884,467	1,478,725	4,044,332	228,876,136	52.5
Opportunistic Portfolio									
Carlyle China Project Rome (Co-Investment)	15,284,259	0	0	0	-1,719,352	100,822	784,928	14,249,012	29.0
Carlyle China Realty	3,405,775	0	0	0	-395,747	12,565	176,653	3,174,116	29.0
CIM Fund VIII	9,786,110	0	0	0	-18,192	30,584	-154,844	9,582,490	54.1
FPA Apartment Opportunity Fund IX	-149,050	3,600,000	0	0	-34,085	109,313	0	3,307,552	78.0
KKR Real Estate Partners Americas	178,126	0	0	0	2,697	539	0	180,284	0.0
LaSalle China Logistics Venture	8,224,188	0	0	0	-213,262	34,614	105,030	8,081,342	61.3
Sculptor Real Estate Fund III ¹	2,424,127	77,233	0	0	-43,132	0	-26,968	2,431,260	39.8
Sculptor Real Estate Fund IV	19,719,897	1,059,959	117,618	0	102,505	61,010	323,814	21,027,547	38.9
Sculptor Real Estate Fund V	-173,613	2,021,720	74,649	472,359	63,431	68,188	-23,592	1,272,750	16.6
Seven Seas Japan Opportunity Fund	15,080,692	0	0	0	126,827	133,488	66,061	15,140,092	0.0
WCP NewCold III, LP	28,694,809	3,025,000	22,766	0	25,290	80,351	445,461	32,087,442	24.8
Opportunistic Portfolio	102,475,320	9,783,912	215,033	472,359	-2,103,020	631,474	1,696,543	110,533,887	38.4
Total Non-Core Portfolio 1Q 2007 Forward	331,438,216	10,467,720	2,627,784	511,318	-2,987,487	2,110,199	5,740,875	339,410,023	48.7
Total Private Portfolio									
SCERS	929,895,486	10,682,486	7,133,294	1,925,953	2,689,077	3,168,437	6,357,552	937,396,918	41.0

¹ Previously Och-Ziff Real Estate Fund III.

² Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Property Type Diversification (%)	Apartment	Office	Industrial	Retail	Hotel	Other
Core Commingled Funds						
Brookfield Premier Real Estate Partners	33.4	11.1	48.6	-	-	6.9
FPA Core Plus Fund VI ²	100.0	-	-	-	-	-
Lion Properties Fund	25.3	10.9	38.6	6.6	-	18.7
MetLife Core Property Fund	26.2	27.6	18.1	13.0	1.6	13.5
Principal U.S. Property Account	27.3	14.0	38.3	10.2	-	10.2
Prologis European Logistics Fund	-	-	100.0	-	-	-
Prologis Targeted U.S. Logistics Fund	-	-	100.0	-	-	-
Townsend Core Real Estate Fund – US, LP ¹	23.7	3.6	46.7	2.0	0.1	24.0
Townsend Real Estate Fund, L.P. ¹	29.0	3.6	41.9	2.8	0.1	22.7
Core Commingled Funds	24.0	8.8	51.8	4.0	0.2	11.2
Value Added Portfolio						
Asana Partners Fund II	0.6	34.0	-	55.3	-	10.2
Asana Partners Fund III	9.6	25.8	-	64.4	-	0.1
DRC European Real Estate Debt Fund II	-	50.0	-	50.0	-	-
ECE European Prime Shopping Centre Fund II C	-	-	-	100.0	-	-
Hammes Partners II	-	-	-	-	-	100.0
Hammes Partners III	-	-	-	-	-	100.0
Hammes Partners IV	-	-	-	-	-	100.0
NREP Nordic Strategies Fund II	-	-	-	55.8	-	44.2
NREP Nordic Strategies Fund III	49.9	15.5	18.1	5.5	-	10.9
NREP Nordic Strategies Fund IV ²	40.3	3.6	29.8	3.5	5.1	17.6
NREP Nordic Strategies Fund V	37.4	9.9	32.9	3.5	7.1	9.3
Value Added Portfolio	17.2	11.8	10.1	35.8	1.5	23.5

¹ Property diversification numbers used are from 2Q25.

² Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Property Type Diversification (%)	Apartment	Office	Industrial	Retail	Hotel	Other
Opportunistic Portfolio						
Carlyle China Project Rome (Co-Investment)	-	-	100.0	-	-	-
Carlyle China Realty	-	-	100.0	-	-	-
CIM Fund VIII	25.2	36.0	-	17.3	3.5	18.0
FPA Apartment Opportunity Fund IX	100.0	-	-	-	-	-
KKR Real Estate Partners Americas	-	-	-	13.5	-	86.5
LaSalle China Logistics Venture	-	-	100.0	-	-	-
Sculptor Real Estate Fund III	-	-	-	-	-	100.0
Sculptor Real Estate Fund IV	1.0	1.5	1.5	-	8.3	87.6
Sculptor Real Estate Fund V	-	-	-	-	51.7	48.3
Seven Seas Japan Opportunity Fund	-	1.3	-	-	73.5	25.2
WCP NewCold III, LP	-	-	100.0	-	-	-
Opportunistic Portfolio	5.4	3.6	52.4	1.5	12.5	24.6
Total Non-Core Portfolio 1Q 2007 Forward	13.4	9.1	23.9	24.7	5.1	23.8
Total Private Portfolio						
SCERS	20.1	8.9	41.7	11.5	2.0	15.8
Indices						
NFI-ODCE	30.0	15.8	34.2	10.7	0.2	9.1

¹ Property diversification numbers used are from 2Q25.
² Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Geographic Diversification (%)	North East	Mid East	East North Central	West North Central	South East	South West	Mountain	Pacific	Var-US	Ex-US
Core Commingled Funds										
Brookfield Premier Real Estate Partners	24.2	9.6	14.6	7.5	3.0	-	1.0	40.0	-	-
FPA Core Plus Fund VI ²	-	-	-	-	31.4	-	-	68.6	-	-
Lion Properties Fund	20.1	9.6	2.4	0.2	10.9	8.8	9.6	38.4	-	-
MetLife Core Property Fund	15.9	12.3	8.7	0.2	10.6	8.2	14.4	29.8	-	-
Principal U.S. Property Account	9.6	8.1	1.3	1.8	12.1	18.2	15.4	33.5	-	-
Prologis European Logistics Fund	-	-	-	-	-	-	-	-	-	100.0
Prologis Targeted U.S. Logistics Fund	17.0	5.8	10.7	-	14.7	9.6	6.9	35.2	-	-
Townsend Core Real Estate Fund – US, LP ¹	15.9	8.9	11.1	2.7	18.4	11.0	10.9	21.1	-	-
Townsend Real Estate Fund, L.P. ¹	16.5	8.2	11.5	1.4	19.5	13.2	9.9	19.6	0.0	-
Core Commingled Funds	15.1	7.7	7.2	1.8	11.3	7.5	7.8	30.7	0.0	10.9
Value Added Portfolio										
Asana Partners Fund II	15.6	17.8	12.5	6.8	-	9.4	29.3	8.6	-	-
Asana Partners Fund III	1.2	16.7	4.7	1.7	36.8	26.6	9.5	2.8	-	-
DRC European Real Estate Debt Fund II	-	-	-	-	-	-	-	-	-	100.0
ECE European Prime Shopping Centre Fund II	-	-	-	-	-	-	-	-	-	100.0
Hammes Partners II	-	52.4	5.7	-	-	20.0	21.9	-	-	-
Hammes Partners III	45.0	2.1	15.7	1.5	6.4	20.3	7.7	1.4	-	-
Hammes Partners IV	3.2	9.2	23.3	26.4	4.4	25.7	7.7	-	-	-
NREP Nordic Strategies Fund II	-	-	-	-	-	-	-	-	-	100.0
NREP Nordic Strategies Fund III	-	-	-	-	-	-	-	-	-	100.0
NREP Nordic Strategies Fund IV ²	-	-	-	-	-	-	-	-	-	100.0
NREP Nordic Strategies Fund V	-	-	-	-	-	-	-	-	-	100.0
Value Added Portfolio	6.8	5.1	4.4	1.9	4.2	6.8	6.0	1.5	0.0	63.4

¹ Geographic diversification numbers used are from 2Q25.

² Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Geographic Diversification (%)	North East	Mid East	East North Central	West North Central	South East	South West	Mountain	Pacific	Var-US	Ex-US
Opportunistic Portfolio										
Carlyle China Project Rome Co-Investment	-	-	-	-	-	-	-	-	-	100.0
Carlyle China Realty	-	-	-	-	-	-	-	-	-	100.0
CIM Fund VIII	55.7	-	4.6	-	-	-	0.7	38.9	-	-
FPA Apartment Opportunity Fund IX	29.4	11.8	24.1	1.7	9.7	-	-	23.3	-	-
KKR Real Estate Partners Americas	-	-	-	-	-	100.0	-	-	-	-
LaSalle China Logistics	-	-	-	-	-	-	-	-	-	100.0
Sculptor Real Estate Fund III	66.7	-	-	-	-	0.1	1.2	4.8	-	27.2
Sculptor Real Estate Fund IV	8.2	8.8	10.3	6.3	11.5	6.7	5.3	13.6	14.5	14.7
Sculptor Real Estate Fund V	0.0	-	-	-	15.7	-	-	32.8	51.4	-
Seven Seas Japan Opportunity Fund	-	-	-	-	-	-	-	-	-	100.0
WCP NewCold III, LP	0.6	-	9.7	-	7.6	0.5	6.0	5.2	-	70.5
Opportunistic Portfolio	8.9	2.0	5.9	1.2	4.9	1.6	2.8	8.6	3.4	60.6
Total Non-Core Portfolio 1Q 2007 Forward	7.5	4.1	4.9	1.7	4.4	5.1	4.9	3.8	1.1	62.5
Total Private Portfolio										
SCERS	12.3	6.4	6.4	1.8	8.8	6.6	6.8	20.9	0.4	29.6
Indices										
NFI-ODCE	20.9	8.3	5.1	0.8	13.3	8.2	8.0	35.4	-	-

¹ Geographic diversification numbers used are from 2Q25.

² Manager did not submit 3Q25 data by the requested deadline, so 2Q25 data has been used as a placeholder.

Advisory Disclosures and Definitions

Disclosure

Trade Secret and Confidential.

Past performance is not indicative of future results.

Investing involves risk, including the possible loss of principal.

Returns are presented on a time weighted basis and shown both gross and net of underlying third party fees and expenses and may include income, appreciation and/or other earnings. In addition, investment level Net IRR's and equity multiples are reported.

Townsend Group, on behalf of its client base, collects quarterly limited partner/client level performance data based upon inputs from the underlying investment managers. Data collection is for purposes of calculating investment level performance as well as aggregating and reporting client level total portfolio performance. Quarterly limited partner/client level performance data is collected directly from the investment managers via a secure data collection site.

¹In select instances where underlying investment managers have ceased reporting limited partner/client level performance data directly to Townsend Group via a secure data collection site, Townsend Group may choose to input performance data on behalf of its client based upon the investment managers quarterly capital account statements which are supplied to Townsend Group and the client alike.

Benchmarks

The potential universe of available real asset benchmarks are infinite. Any one benchmark, or combination thereof, may be utilized on a gross or net of fees basis with or without basis point premiums attached. These benchmarks may also utilize a blended composition with varying weighting methodologies, including market weighted and static weighted approaches.

02

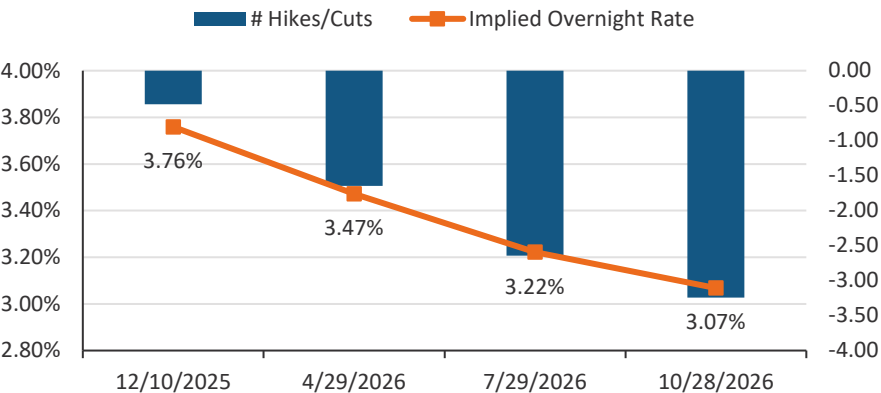
Real Estate Market Update 3Q25

Macro Factors Impacting Real Estate Cycle

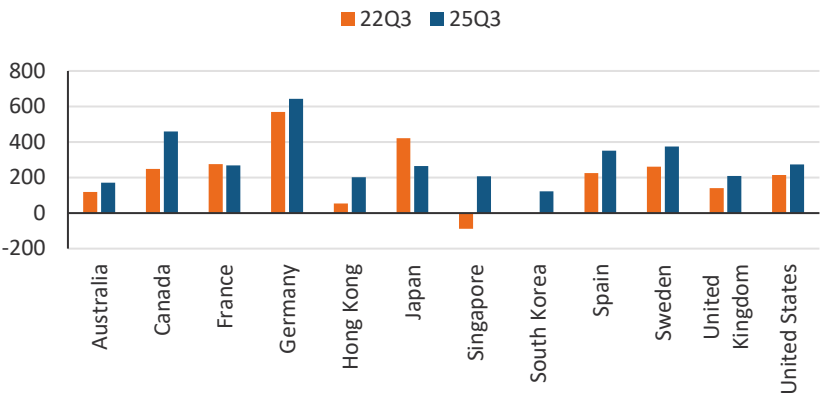
Lower interest rates and real estate implications



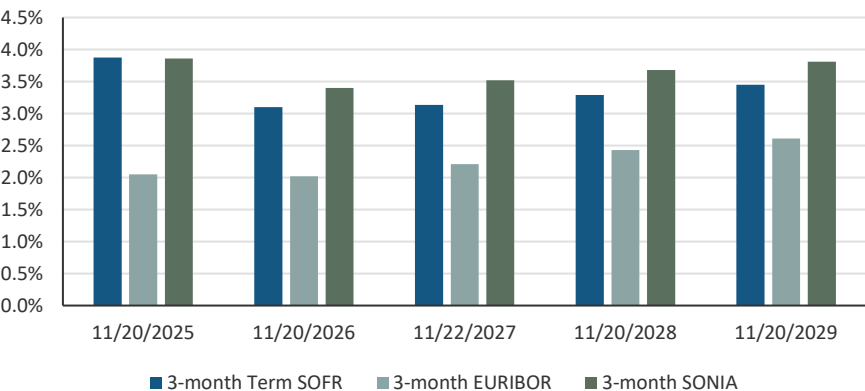
Interest Rates Forecasted To Decline...
U.S. Fed Funds Futures



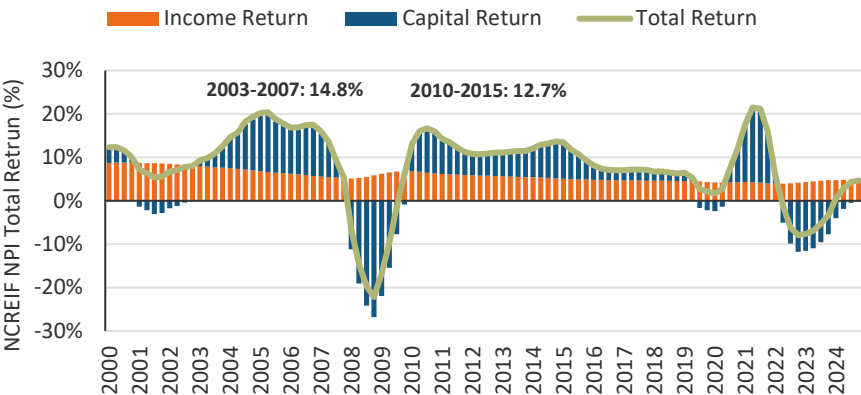
...And Wider Gap Between Real Estate Yields and Fixed Income
10-yr Government Bond Yields vs. Average Cap Rate (Office, Industrial, Retail) Spreads



...Driving Compression in Financing Spreads
Global Financing Forward Curves



Real Estate Has Outperformed During Past Rate-Cut Cycles
Rate Cut Cycles ('00-03, '07-08) and Corresponding RE Performance (NPI Total Return)



Source: Bloomberg (November 2025), Chatham Financial (November 2025), MSCI RCA (November 2025), NCREIF (October 2025), Townsend Group.
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Regional Macro Indicators

Global economic resilience despite tariff uncertainty



United States: The Fed Lends A Helping Hand

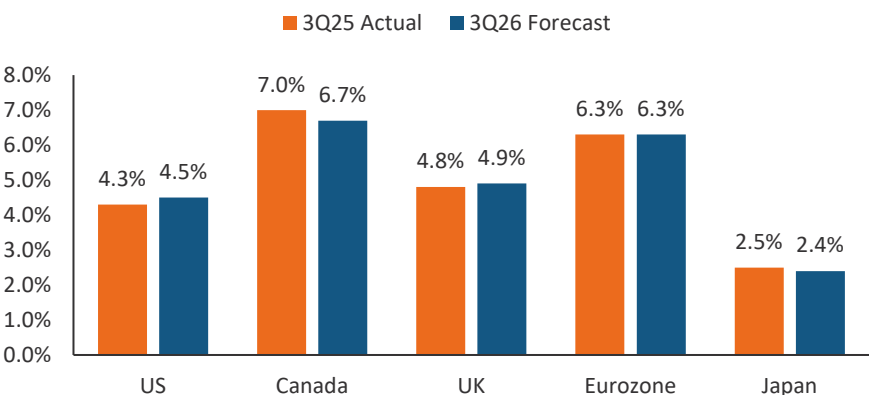
- Trade tariffs and softening labor market data forecasted to impact near-term GDP
- After the Fed cut rates by 25bps in September, US Fed Fund Futures imply further rate cuts and lower over night rates to boost economy
- The combination of tariffs and rate cuts is expected to moderately increase inflation

Global Economy: Showing Resilience

- Outside of the US and China, major global economies are projected to improve
- European Union funds established during the pandemic are expected to provide boost to infrastructure and local economic investment. Tariff negotiation outcomes have come in much lower than originally proposed, but may have impact on costs/labor
- ECB rate policies will likely remain on hold in near-term; BoJ forecasted to have +25bp increase

Softening Labor Figures Driving Projected Interest Rate Cuts

Unemployment Rate (%)



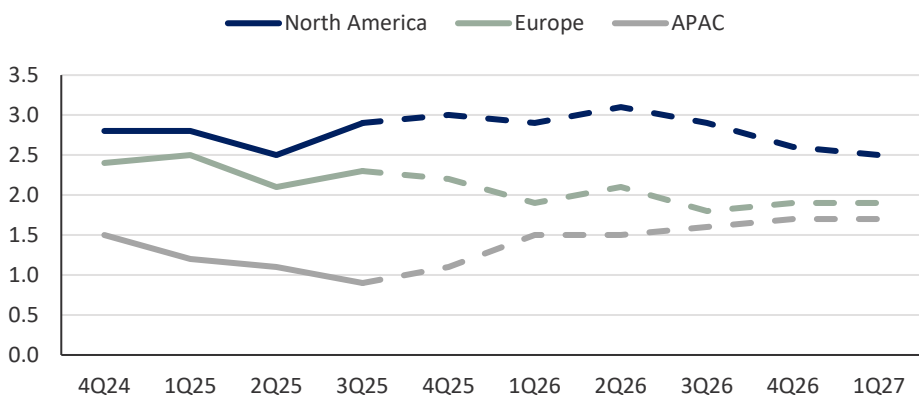
US GDP Outlook Declining Amidst Tariff Uncertainty

Real GDP Forecasts (YoY%)

Major Regions	November 2025 (2H25)				Change from July Forecast (1H25)			
	2024	2025	2026	2027	2024	2025	2026	2027
North America	2.6	1.8	1.7	2.0	0.0	0.5	0.3	0.0
European Union	1.1	1.5	1.4	1.7	0.1	0.4	-0.1	0.0
Asia Pacific	4.4	3.9	3.9	3.8	-0.1	0.1	0.2	0.0
Selected Markets	2024	2025	2026	2027	2024	2025	2026	2027
United States	2.8	1.9	1.8	2.0	0.0	0.5	0.3	0.0
United Kingdom	1.1	1.4	1.1	1.4	0.0	0.5	-0.1	-0.1
Germany	-0.5	0.3	1.0	1.5	-0.3	0.3	-0.1	-0.1
China	5.0	4.9	4.3	4.1	0.0	0.7	0.3	0.1
Japan	-0.2	1.1	0.7	0.8	-0.3	0.1	-0.1	0.0
Australia	1.1	1.8	2.2	2.3	0.0	-0.1	-0.1	-0.2

Inflation Forecasted to Increase in North America and APAC

CPI Forecasts



Source: Townsend Group, Bloomberg (November 2025).
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US Real Estate Market Conditions Improving

Most property sectors poised for growth

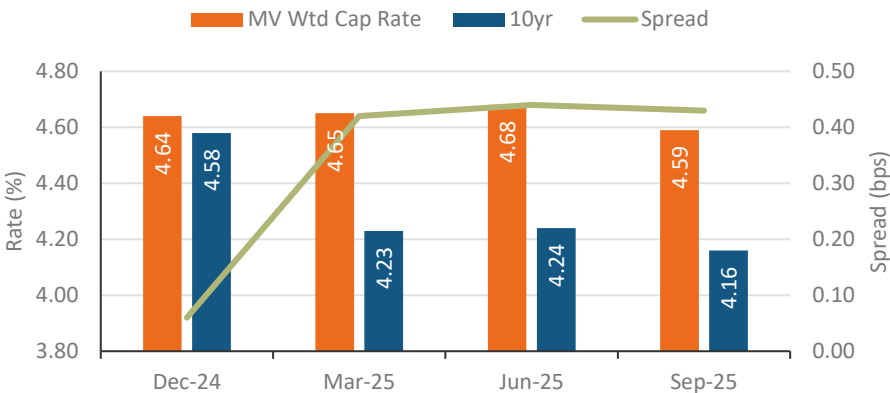
Returns Expected To Increase Through 2027

PREA Consensus Unlevered Gross Return Forecasts (Third Quarter 2025)

Sector	2025	2026	2027	25-29
NPI All Property	4.6%	6.3%	7.3%	6.7%
Office	2.8%	4.9%	6.2%	5.6%
Retail	7.3%	7.5%	7.8%	7.4%
Industrial	4.7%	6.1%	7.2%	6.5%
Residential	4.9%	6.9%	7.6%	6.9%
Seniors Housing	9.6%	9.7%	9.6%	9.4%
Self Storage	4.9%	5.8%	7.5%	6.7%

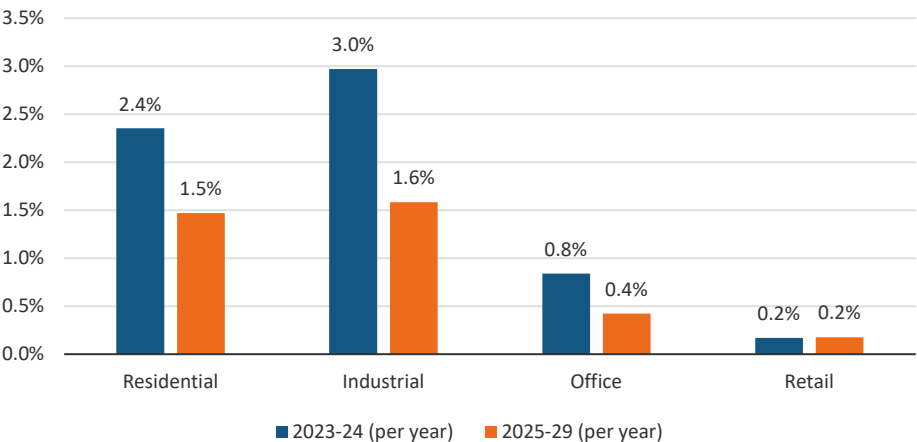
Spreads Widened in 2025 Between Private Real Estate Valuations & 10yr Treasury

NPI Current Value Cap Rate Versus 10yr Treasury



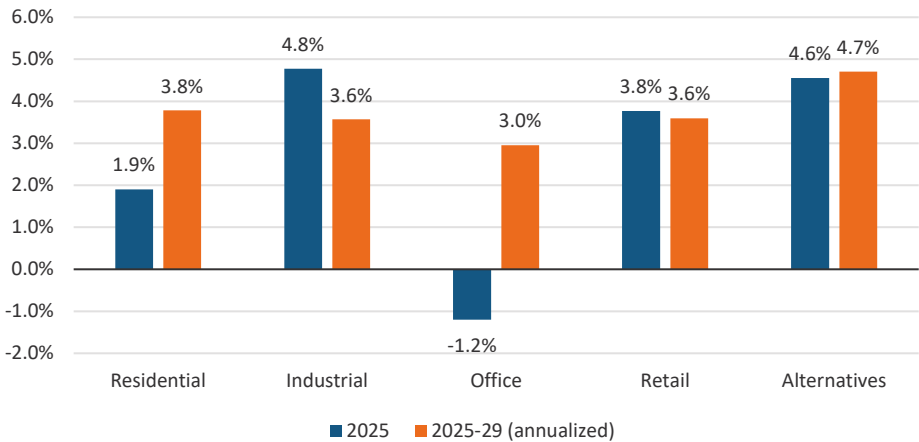
Supply growth is contracting meaningfully across sectors

Annual Completions as % of Existing Stock



Growth forecasts remain above long-term inflation

NOI Growth



Source: Pension Real Estate Association (Third Quarter 2025), NCREIF, St. Louis Fed (Third Quarter 2025), Green Street (August 2025). Alternatives NOI Growth is the average of Cold Storage, Health Care, Single Family Rental, Data Center, Manufactured Housing, and Self Storage. Townsend's views are as of the date of this publication and may be changed or modified at any time and without notice. Past performance is not indicative of future results. Actual results and developments may differ materially from those expressed or implied herein.

