Administration and Audit Committee Meeting Agenda

Monday, November 23, 2026, 10:00 a.m.*

I. Approval of the Minutes (Voting Item)

II. Executive Director/Chief Investment Officer Report

III. Draft Fiscal Year 2026 Annual Comprehensive Financial Report (Voting Item)

IV. Audit and Tax Services RFP Recommendation (Voting Item)

V. Proposed 2027 PRIM Board and Committee Meeting Schedule (Voting Item)

VI. Issuance of a Request for Proposals for Global Custody Services (Voting Item)

VII. Legislative Update

VIII. Other Matters

A. September 2026 PRIM Operating Budget
B. Travel Report
C. Client Service
D. Global Investment Performance Standards (GIPS)

IX. Fiscal Year 2026 Audit Results (Voting item)

Appendices

A. Minutes of the PRIM Administration and Audit Committee Meeting of August 6, 2026
B. PRIT Fund Performance Presentation (September 30, 2026)
C. PRIT Fund Performance Report (September 30, 2026)
D. Draft Fiscal Year 2026 Annual Comprehensive Financial Report
E. Audit and Tax Services RFP Evaluation Committee Report
F. Proposed 2027 PRIM Board and Committee Meeting Schedule
G. September 2026 PRIM Operating Budget
H. Travel Report
I. KPMG 2026 Audit Results Report

* "This meeting will be held in accordance with Massachusetts General Laws Chapter 30A, section 20, as amended by Chapter 2 of the Acts of 2025, and all members of the Committee will participate remotely via audio/video conferencing, and public access to the deliberations of the Committee will likewise be provided via telephone."

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I. Approval of the Minutes (Voting Item)

The minutes of the August 6, 2026, Administration and Audit Committee meeting are attached as **Appendix A.**

II. Executive Director/Chief Investment Officer Report

PRIT Core Fund Performance Reports include:

- The PRIT Fund Performance Presentation is attached as **Appendix B.**
- The PRIT Fund Performance Report is attached as **Appendix C.**

III. Draft Fiscal Year 2026 Annual Comprehensive Financial Report (Voting Item)

PRIM staff is recommending that the Administration and Audit Committee make a recommendation to the PRIM Board that it approve the draft Fiscal Year 2026 PRIT Fund Annual Comprehensive Financial Report, attached as **Appendix D.**

PRIM staff has completed its 22nd PRIT Fund Annual Comprehensive Financial Report. The primary purpose of this document is to provide a thorough, detailed, and transparent presentation of PRIT's financial position and results of operations.

The report has four sections – Introductory, Financial, Investment, and Statistical. PRIM submits its Annual Comprehensive Financial Report for a comprehensive review by the Government Finance Officers Association (GFOA) each year, and the GFOA determines if the report continues to qualify for the organization's prestigious Certificate of Achievement for Excellence in Financial Reporting, which recognizes and encourages excellence in financial reporting by state and local governments. PRIM staff, with KPMG's assistance, prepared this report based upon the GFOA's checklist, and is optimistic that its submission will result in a 22nd certificate.

IV. Audit and Tax Services Request for Proposals (RFP) Recommendation (Voting Item)

In May 2026, this Committee recommended and the Board Approved, the issuance of an RFP for audit and/or tax services. PRIM staff will present the audit and tax services recommendations. The Evaluation Committee is recommending the incumbent, KPMG, for PRIM and PRIT audit services, and also for Real Estate, Timber, and Agriculture audit services. Additionally, the Evaluation Committee is recommending the incumbent, Deloitte, for tax services. The Evaluation Committee Report is attached as **Appendix E**.

V. Proposed 2027 PRIM Board and Committee Meeting Schedule (Voting Item)

PRIM staff is recommending that the Administration and Audit Committee make a recommendation to the PRIM Board that it approve the proposed 2027 Board and Committee Meeting Schedule attached as **Appendix F**.

VI. Issuance of a Request for Proposals for Global Custody Services (Voting Item)

PRIM staff is recommending that the Administration and Audit Committee make a recommendation to the PRIM Board that it approve the issuance of an RFP for global custody services. PRIM's contract with BNY, the incumbent custodian, expires on June 30, 2028.

VII. Legislative Update

The Committee will receive an update on legislative matters.

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VIII. Other Matters

A. September 2026 PRIM Operating Budget (Appendix G)

Global Equity

Fee Type	Actual	Budget	Variance	Percent
Base Fees	19,315,570	22,349,000	3,033,430	14%
Performance Fees	11,340,546	-	(11,340,546)	N/A
Total:	30,656,116	22,349,000	(8,307,116)	-37%

Base fees variance is due to lower than projected assets. Performance fees variance is due to two managers who are earning a fee. Note, no performance fees are budgeted.

Core Fixed Income

Fee Type	Actual	Budget	Variance	Percent
Base Fees	3,316,147	3,435,000	118,853	3%
Performance Fees	(168,748)	-	168,748	N/A
Total:	3,147,399	3,435,000	287,601	8%

Base fees variance is within expectations. Performance fees variance is due to a claw-back for one manager. Note, no performance fees are budgeted.

Value Added Fixed Income

Fee Type	Actual	Budget	Variance	Percent
Base Fees	12,558,010	16,415,000	3,856,990	23%
Performance Fees	(214,337)	-	214,337	N/A
Total:	12,343,673	16,415,000	4,071,327	25%

Base fees variance is primarily due to timing of deployment of assets. Performance fees variance is due to a claw-back for one manager. Note, no performance fees are budgeted.

Real Estate

Fee Type	Actual	Budget	Variance	Percent
Base Fees	12,440,999	14,588,750	2,147,751	15%
Performance Fees	110,361	-	(110,361)	N/A
Total:	12,551,360	14,588,750	2,037,390	14%

Base fees variance is due to lower than projected assets and timing of acquisitions. Performance fees variance is due to one manager who is earning a fee. Note, no performance fees are budgeted.

Timberland

Fee Type	Actual	Budget	Variance	Percent
Base Fees	2,298,772	2,550,000	251,228	10%

Base fees variance is due to lower than projected assets.

Private Equity

Fee Type	Actual	Budget	Variance	Percent
Base Fees	52,108,739	57,087,500	4,978,761	9%

Base fees variance is primarily due to fee offsets and co-investments.

Portfolio Completion Strategies

Fee Type	Actual	Budget	Variance	Percent
Base Fees	27,174,667	27,762,500	587,833	2%

Base fees variance is within expectations.

Overlay & Foreign Currency

Fee Type	Actual	Budget	Variance	Percent
Transaction	273,115	366,250	93,135	25%

Variance is due to lower than budgeted foreign currency transactions.

Investment Service Providers

Fee Type	Actual	Budget	Variance	Percent
Contractual	5,272,241	6,898,250	1,626,009	24%

Variance is primarily due to lower than budgeted PE and Risk Measurement service providers fees.

Non-Investment Service Providers and Operations

Fee Type	Actual	Budget	Variance	Percent
Operations and Contractual	6,761,140	8,408,750	1,647,610	20%

Variance is due primarily to lower compensation expense due to open positions.

B. Travel Report

A detailed schedule of expenses associated with travel (including for due diligence and fiduciary education/professional development) that have been reimbursed for the past quarter is attached as **Appendix H**.

C. Client Services

Currently 100 entities, including the State Retiree Benefits Trust Fund (SRBTF – the Commonwealth's Other Post-Employment Benefits (OPEB) liability fund), invest in the PRIT Fund. PRIM serves as an investment manager for approximately 90% of all state and local retirement systems. PRIM clients are classified as "Participating Systems," or "Purchasing Systems," via our Segmentation Program. Segmentation allows systems to invest in individual asset classes, or "segments," of the PRIT Fund as an alternative to investing in the aggregate Fund.

Client and Other Meetings

The Client Services team continues to meet virtually and in person with many of PRIM's member retirement systems. The Client Services team also meets with professional organizations and government entities interested in learning more about the State Retiree Benefits Trust Fund (SRBTF). The following is a list of completed and upcoming meetings since we updated the Administration and Audit Committee on August 6, 2026.

Date	Name of Retirement System/Entity
8/11/2026	Westwood OPEB
8/24/2026	Marblehead Retirement Board
8/25/2026	Clinton Retirement Board
8/25/2026	Fitchburg Retirement Board
9/8/2026	Duke County Retirement Board
9/10/2026	SRBTF Board
9/15/2026	Saugus Retirement Board
9/16/2026	Needham Retirement Board
9/17/2026	PERAC Emerging Issues Forum

9/22/2026	Framingham Retirement Board
9/23/2026	Chicopee Retirement Board
9/23/2026	Longmeadow Retirement Board
9/23/2026	Taunton Retirement Board
9/24/2026	Amesbury Retirement Board
9/24/2026	Medfield Retirement Board
9/25/2026	Plymouth Retirement Board
9/28/2026	Belmont Retirement Board
9/28/2026	Essex Regional Retirement Board
9/29/2026	Worcester Regional Retirement Board
9/30/2026	Concord Retirement Board
9/30/2026	Woburn Retirement Board
10/6/2026	GL Tech OPEB
10/7/2026	Attleboro Retirement Board
10/7/2026	Hampden County Regional Retirement Board
10/7/2026	Springfield Retirement Board
10/15/2026	Falmouth Retirement Board
10/19/2026	Leominster Retirement Board
10/20/2026	Lynn Retirement Board
10/20/2026	Waltham Retirement Board
10/21/2026	Fall River OPEB
10/22/2026	Minuteman OPEB
10/26/2026	Adams Retirement Board
10/27/2026	Greenfield Retirement Board
10/28/2026	Berkshire County Retirement Board
10/28/2026	Peabody Retirement Board
10/29/2026	Andover Retirement Board
10/29/2026	Beverly Retirement Board
11/4/2026	MCTA Fall Conference
11/17/2026	Barnstable County Retirement Board
11/17/2026	Watertown Retirement Board
11/18/2026	Franklin Regional Retirement Board
11/19/2026	Braintree Retirement Board
11/19/2026	Newton Retirement Board
11/19/2026	Quincy Retirement Board
11/20/2026	MBTA Retirement Board
11/23/2026	Lawrence Retirement Board
11/24/2026	Clinton Retirement Board
12/1/2026	MACRS
12/9/2026	Town of Amherst OPEB
12/10/2026	Lowell Retirement Board
12/10/2026	SRBTF Board
12/17/2026	Methuen Retirement Board
12/17/2026	Middlesex Retirement Board

State Retiree Benefits Trust Fund (SRBTF)

As of September 30, 2026, the total market value of the SRBTF assets was $4.8 billion. There are currently 85 governmental units, including MA Retirees, that invest in the SRBTF.

Private Equity Vintage Year 2027

On October 14, 2026, eligible retirement systems were notified of the opportunity to commit to Private Equity Vintage Year 2027. Clients that wish to participate must provide a written response by December 10, 2026, informing PRIM of their Board's decision.

D. Global Investment Performance Standard (GIPS®)

The CFA Institute's Global Investment Performance Standards (GIPS®) are a set of ethical guidelines for calculating and presenting investment performance adopted by PRIM as voluntary standards for the PRIT Fund in Fiscal Year 2018. PRIM is one of the few public pension funds that have adopted these standards. PRIM has completed the CFA Institute's Global Investment Performance Standards (GIPS®) verification for the periods July 1, 2008, through June 30, 2026.

IX. Fiscal Year 2026 Audit Results (Voting Item)

PRIM staff is recommending that the Administration and Audit Committee make a recommendation to the PRIM Board that it accept the Fiscal Year 2026 PRIM and PRIT financial statements and the Agreed Upon Procedures reports on PRIM's Procurement Process for Investment Management and Other Professional Services and the PRIT Fund's Benchmark Calculations, attached as **Appendix I**.

KPMG will present the results of the Fiscal Year 2026 PRIM and PRIT audits and the Agreed Upon Procedures reviews (the AUP reviews). The PRIM and PRIT annual audits are expected to result in unmodified opinions.

KPMG's report is attached as **Appendix I** and includes an overview of the audit processes employed, copies of the draft audit opinion letters, KPMG's report on the AUP reviews, and PRIM and PRIT Audited Financial Statements.

The Committee will have an opportunity to meet with the KPMG auditors without PRIM staff present, consistent with audit committee best practices.

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Appendix A

Minutes of the PRIM Administration and Audit Committee Meeting of August 6, 2026

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Minutes of the PRIM Administration and Audit Committee Remote Meeting
Thursday, August 6, 2026

Committee members attending:

- Robert Brousseau, Chair
- Treasurer Deborah Goldberg
- Catherine D'Amato
- Dennis Naughton

Committee members not attending:

- Patrick Brock
- James Hearty
- Theresa McGoldrick, Esq.

The PRIM Administration and Audit Committee meeting was called to order at 10:08 a.m. Robert Brousseau, Chair, announced that the meeting was being held in accordance with Massachusetts General Laws Chapter 30A, section 20, as amended by Chapter 2 of the Acts of 2025, which permits remote participation by all Committee members via the use of adequate alternative means, such as audio or video conferencing, to ensure public access to the deliberations of the Committee. All members of the Committee who participated did so remotely via audio/video conferencing or telephone, and public access to the Committee's deliberations was provided by telephone. All documents referenced during the meeting were available for viewing on PRIM's website (www.mapension.com). At the start of the meeting, the names of the members who were participating remotely were announced.

I. Approval of the Minutes (Voting Item)

The PRIM Administration and Audit Committee approved the minutes of its May 7, 2026, meeting (unanimously) by roll call vote.

II. Executive Director/Chief Investment Officer Report

Michael G. Trotsky, CFA, Executive Director, and Chief Investment Officer, made comments to the Committee, including:

Mr. Trotsky began by reminding the Committee that fiscal year 2026 ended on June 30, 2026. He then began reviewing the investment and operational highlights of the past fiscal year, starting with performance. The PRIT Fund ended with a record balance of $129.5 billion, the largest fiscal year-end value in PRIM's history, with a return of 12.7% (net), a gain of $14.7 billion. This is the Fund's strongest fiscal-year return in five years and well above its 9% historical (since-inception) average. Global Public Equities remain the driver of returns, up 24.2% overall, and every major geography posted double-digit returns for the fiscal year: Domestic Equity up 24.0%, International Equity up 19.2%, and Emerging Markets up 38.8%. For the second consecutive fiscal year, all seven major asset classes posted positive returns, the first time in 20 years the Fund has produced back-to-back fiscal years with every major asset class positive. That combination had occurred only six times in the past two decades, and never in consecutive years before fiscal year 2026. Mr. Trotsky expressed feeling pleased about the strong performance results that occurred during a period of quick and dramatic market changes. Geopolitical tensions are at a historical highpoint, with ongoing wars in Ukraine and the Middle East, shifting trade and tariff policies, elevated interest rates, and persistent inflation concerns all adding to the uncertainty, yet

the PRIT Fund's diversified structure and disciplined approach continued to serve it well throughout the year, and investment productivity remains high, with staff successfully researching and deploying more than $3.4 billion into highly attractive new investments.

Mr. Trotsky then began discussing a few organizational highlights of FY 2026. Mr. Trotsky began by complimenting PRIM staff, noting their depth and talent. PRIM continues to benefit from extremely low turnover, with only one senior-level departure in fiscal year 2026, the first such departure in several years. PRIM hired one new full-time employee, welcomed four seasonal interns, and promoted five outstanding contributors. PRIM's workforce is 66% diverse, and 53% of the workforce is female, both slightly higher than fiscal year 2025.

Mr. Trotsky went on to discuss the local and national recognition PRIM staff receives for their work. PRIM's Private Equity Portfolio was ranked fourth in the country among 200 U.S. public pension funds based on 10-year performance by the AIC Public Pension Study. PRIM is the only fund that has been in the top five every year the study has been conducted, including #1 rankings in 2019, 2018, 2015, and 2013. Pensions and Investments ranked PRIM fifth among the largest 200 funds in the U.S. for assets managed by diverse managers, outpacing its rank in assets under management. This ranking reflects the continued success of the FUTURE Initiative. Institutional Investor honored Helen Huang, Senior Investment Officer and Director of Growth and Venture Capital, with an Alpha Edge recognition, as "one of the most influential women in private markets." The Alpha Edge program recognizes those "whose conviction, judgment, and impact set the standard for the industry." Jessica Murphy, Director of Performance Reporting, was awarded the Commonwealth Citation for Outstanding Performance. And last, Michael Trotsky was named to Markets Group's 2026 list of Elite Institutional Chief Investment Officers, and for the second consecutive year, to the CIO Power 100 List by the publication, Chief Investment Officer. The designation honors leaders "who continue to demonstrate the judgment, discipline, and leadership required to navigate uncertainty without losing sight of long-term objectives." Michael stated that this is exactly what PRIM strives to do every day and is grateful for the recognition on behalf of the whole team.

PRIM's financial controls and reporting remain industry-leading and irreproachable. PRIM earned the Certificate of Achievement for Excellence in Financial Reporting from the GFOA for the 21st consecutive year and successfully completed the CFA Institute's Global Investment Performance Standards, "GIPS", for the eighth consecutive year, a standard with which only a small handful of other pension funds comply. PRIM completed more than 33 separate audits, and all of them resulted in unmodified, clean opinions with no findings, including a clean opinion from the State Auditor on their audit.

The FUTURE Initiative, established to meet the objectives of the 2021 Investment Equity legislation, aims to ensure that at least 20% of PRIM's investment managers are women, minorities, or persons with disabilities. Currently, the PRIT Fund allocates approximately $17.7 billion, which is more than 13.7%, to diverse investment managers across all asset classes. Since the Initiative's inception, PRIM has more than doubled its commitment to diverse managers, allocating more than $9.0 billion to these managers since 2021. In FY 2026 alone, PRIM allocated $480 million to diverse managers.

Next, Mr. Trotsky moved on to discussing the PRIM Stewardship and Sustainability team's active and productive year. PRIM drafted its first-ever Stewardship Report, outlining efforts to improve transparency

with external stakeholders and interested parties, and enhanced PRIM's website to better communicate this work. The team comprehensively revised PRIM's Custom Proxy Voting Guidelines, voted 12,817 proxy ballots, and initiated PRIM's first-ever engagement with fifty publicly traded companies on the Fair Pay and Transparency Stewardship Priority. To advance PRIM's climate work, they partnered with Goldman Sachs to assess the climate transition readiness of PRIM's Public Markets portfolio. PRIM launched a physical climate risk assessment of PRIM's direct Real Estate properties. On the private markets side, PRIM developed and presented a Responsible Workforce Management Policy for Private Equity and implemented additional due diligence steps with our due diligence partner, Albourne, to operationalize the policy. PRIM supported the Treasurer by drafting a public comment letter to the SEC regarding reform of Regulation S-K, obtained Board approvals for two new partner memberships, and issued an RFP for proxy advisory services. Finally, Veena Ramani, PRIM's Director of Stewardship, was invited to serve as Vice Chair of the Council of Institutional Investors' Advisory Council, adding that this is a much-deserved recognition of the great work she has done on Stewardship over the past several years.

Mr. Trotsky then expressed his gratitude to the PRIM team for all their hard work, adding that he was extremely proud of the entire team and how they responded during the difficult and volatile environment of the last several years. He noted that the team is hard-working and dedicated, delivering not only strong investment performance, but also extraordinary non-investment innovation and responsiveness grounded in both their adherence to fiduciary duty and a steadfast pursuit of excellence. He added that he was also thankful to the Board and committee members for their support, dedication, and hard work. It was a great fiscal year in very difficult and trying times.

Mr. Trotsky then reminded Board and Committee members that they will receive a copy of his self-assessment, which is the first step in his annual performance evaluation. The Administration and Audit Committee is responsible for administering the process, and Chair Robert Brousseau will be collecting comments ahead of the meeting.

Markets and PRIT Fund Performance:

Mr. Trotsky then circled back to his earlier comments about the markets and PRIT Fund Performance, this time diving into greater detail. PRIM's 12.7% net one-year return far exceeded PRIM's most important goal, the 7% actuarial rate of return, by a wide margin, resulting in a record balance of $129.5 billion for the fiscal year ended June 30, 2026, the largest fiscal year-end value in PRIT's history. However, he noted that PRIM is not pleased with the 2% relative underperformance of the fund when compared to its capital fund benchmark. Nearly all the relative underperformance is due to Private Equity. Private Equity was 14.6% of the PRIT Fund at the end of the fiscal year.

PRIM staff understands the reasons for the Private Equity underperformance relative to their expectations and is working to address those problems. At any given time, PRIM should expect to have strong performing asset classes and weaker ones, and while Private Equity has not lived up to expectations in the short term, it remains PRIM's strongest asset class over the long term. The primary driver of the recent relative underperformance in Private Equity is the benchmark mismatch that has been discussed for several years: PRIM measures Private Equity compared to a Public Markets Index plus 3%, and Global Public Equity returns have been two or three times larger than the returns of all other asset classes,

including Private Equity, for three consecutive years, which Mr. Trotsky notes is unusual, recently calling this level of sustained outperformance a “Super Streak” in Global Equities.

Moreover, markets have been driven overwhelmingly by a narrow set of AI and AI-infrastructure companies: the S&P 500's ten largest holdings now represent roughly 37–40% of the index's total market capitalization, nearly double the 18–23% historical norm. At that level of concentration, the S&P 500 Index is no longer technically defined as a diversified portfolio by the SEC according to the 40 Act rule. A similar dynamic has emerged in emerging markets, where the MSCI Emerging Markets Index has become so concentrated in two South Korean semiconductor companies, Samsung and SK Hynix, that their share prices effectively drive the index's return, with Korea's overall country weight approaching a quarter of the Emerging Markets benchmark.

Mr. Trotsky then explained the main reason for Private Equity’s absolute underperformance, only returning 3.6% for the fiscal year, is related to the concentration in the S&P 500, and this has impacted the Venture, Growth, and Buyouts strategies, mostly because of what PRIM does and does not own in the portfolio. For example, the Venture Capital market, like the Global Equities market, has been extremely concentrated, with only a handful of AI Large Language Models, Space, and Defense Technology companies leading the way, such as OpenAI, SpaceX, Anthropic, Cursor, Databricks, Anduril, and others. This recent period has been the most concentrated Venture Capital market in history. Growth and Buyout strategies are likewise underweighted to the AI, Space, and Defense sector themes and likewise underperformed. For example, they are light on the outperforming semiconductor and large language model sectors but heavy on the software sector, which has sold off.

While PRIM’s Venture Capital portfolio generated a strong 1-year return of 13.6% (net), it has underperformed the Venture Capital sector, the strongest area of PE, which was up more than 20% in the last 12 months. Unfortunately, PRIM missed some of the largest price moves in Venture Capital. For example, PRIM missed the $1.7 trillion IPO of SpaceX, the rise of OpenAI, and many others. PRIM has had little to no exposure to the recent high-flyers mainly because Venture Capital managers in this space have historically been reluctant to accept Public Pension money. In other words, PRIM doesn’t easily have access to these managers. They mainly attract capital from endowments, foundations, family offices, and sovereign wealth funds. PRIM’s team has been focused on gaining access to higher performing VC partnerships. Helen Huang and the entire PE team have onboarded 13 new and exciting venture strategies over the last 5 years.

Lastly, PRIM’s Venture Capital exposure to Massachusetts based companies is roughly three times the national average, and Massachusetts has lower exposure to the current wave of AI, Space, and Defense Tech companies. Instead, PRIM’s Massachusetts Venture Capital exposure is overweight to the Biotechnology and Life Sciences sectors, which have significantly underperformed due to multiple headwinds including Federal Government research, regulatory, and budgetary targeting.

Mr. Trotsky concluded that, in an environment this concentrated, broadly diversified portfolios like PRIM's are structurally positioned to lag narrow, concentration-driven benchmarks, even when PRIM’s absolute returns are historically strong. In short, FY 2026's relative underperformance reflects a market backdrop where concentration, not diversification, has been rewarded; yet PRIM still believes maintaining

diversification remains the right long-term discipline for a fund of PRIT's size and liability profile, even when it is out of favor in the short run.

Mr. Trotsky then reiterated that Performance Super Streaks, like the one PRIM is in, do not last forever and leadership will change. The challenge is not to describe the past, but to predict the future. At PRIM, the core investment belief is that nobody can consistently predict the future; it is impossible to consistently predict which investment strategies will produce the highest returns in the future, and therefore PRIM believes the correct approach is to remain on the side of diversification for the long term.

III. Executive Director's Fiscal Year 2027 Goals and Objectives (Voting Item)

Mr. Trotsky discussed his Fiscal Year 2027 Goals and Objectives and how they are consistent with last year, including completing the annual plans, which were reviewed with each committee and the Board earlier in the year. The Goals and Objectives really reflect a continuation of the work PRIM is already doing. But Mr. Trotsky wanted to give a few updates:

First, one of Mr. Trotsky's most important perennial goals is to ensure that staffing levels, organizational structure, and core competencies are appropriate. PRIM had been adding staff quickly in the past but only hired one new full-time employee in FY 2026. This was by design; Mr. Trotsky believes staffing levels are appropriate for now. PRIM has 60 full-time employees and between 2 and 6 seasonal interns on staff throughout the year. PRIM doesn't anticipate growing headcount materially in FY 2027. Moreover, PRIM is proud to be the leanest pension fund in the country in terms of employees per assets under management.

The focus across all asset classes is to identify new sources of alpha, but as always, PRIM will continue its efforts to improve every aspect of its business. In Public Markets, PRIM announced an ambitious and well-thought-out plan to identify new sources of alpha in its public equities portfolio. In Private Equity, the commitment pacing remains brisk with a goal of identifying approximately $2.0 billion in new high-performing opportunities. The team will remain highly selective. PRIM is particularly proud of the PCS team's success in improving the performance of the Hedge Fund portfolio over the past few years. The team continues to identify attractive new investments in both Stable Value and Directional Funds, and performance has been outstanding. Risk continues to be embedded in each asset class group, monitoring and evaluating credit risk, liquidity, and portfolio construction with a keen eye towards controlling risk and improving diversification across all asset classes. In Finance and Operations, the main goal is always to ensure that PRIM's reporting and financial statements remain at the highest level of transparency, accuracy, and completeness. Legal and Communications prioritize transparency and documentation to ensure PRIM remains above reproach. Legal is also continuing to support the Attorney General's office in its suit against Exxon Mobil, which has increased legal expense and time commitment. In Stewardship, the team continues to execute its data-driven, Board-approved Stewardship Priorities while pursuing purposeful engagement of portfolio companies in line with these priorities.

And last, across all functional groups, PRIM will continue to deploy Artificial Intelligence (AI). Several tools across the organization are currently being used or tested. Enthusiasm for AI tools is very high across the organization, and PRIM is very methodical when rolling out this technology. They want to innovate, adhere to best practices, and continuously seek efficiencies while working within PRIM's established budget.

Cybersecurity is paramount in everything PRIM does, and a policy and framework were created to guide staff in using AI, and it is all very exciting. Mr. Trotsky believes AI can level the playing field by lowering the cost of expertise.

IV. Proposed 2027 PRIM Board and Committee Meeting Schedule

Anthony Falzone, PRIM's Deputy Executive Director and Chief Operating Officer, mentioned to the Committee that the proposed 2027 PRIM Board and committee meeting schedule was not a voting item and that a final draft would be included in the November Administration and Audit Committee meeting materials for a recommendation to the Board at its December meeting.

V. Legislative Update

Emily Kowtoniuk, Director of Policy & Legislative Affairs in Treasurer Goldberg's office, provided a legislative update. Ms. Kowtoniuk reported that Governor Maura Healey had signed the Fiscal Year 2027 budget, and she would keep the Committee updated on any PRIM-related proposed legislation or if the legislature makes the open meeting law allowing for remote meeting participation permanent.

Mr. Brousseau asked if there is a timeline for the enhanced COLA implementation?

Ms. Kowtoniuk said that the accounting for the enhanced COLA implementation was to begin immediately.

VI. Other Matters:

The Committee was made aware of the following informational items:

A. June 2026 PRIM Operating Budget
B. Travel Report
C. Client Service

List of documents and exhibits used during the meeting:

- Minutes of the PRIM Administration and Audit Committee Meeting of May 7, 2026
- PRIT Fund Performance Presentation (June 30, 2026)
- PRIT Fund Performance Report (June 30, 2026)
- Executive Director and Chief Investment Officer's Draft Fiscal Year 2027 Goals and Objectives
- Proposed 2027 PRIM Board and Committee Meeting Schedule
- PRIM Operating Budget (June 30, 2026)
- Travel Report

Appendix B

PRIT Fund Performance Presentation (September 30, 2026)

Mass PRIM Administration and Audit Committee
Monday, November 23, 2026

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PRIT FUND REVIEW

Michael G. Trotsky, CFA, Executive Director and Chief Investment Officer

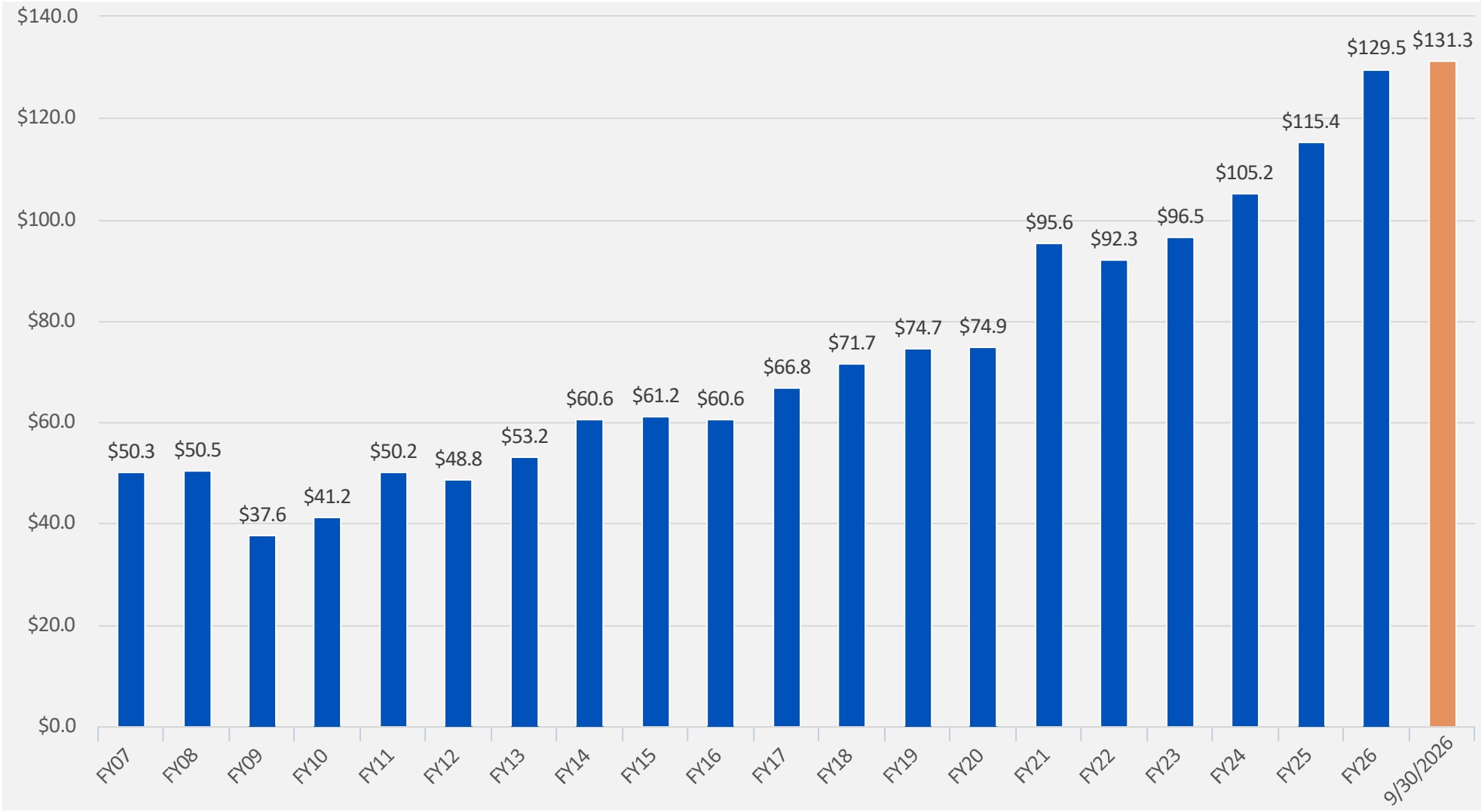
November 23, 2026

Deborah B. Goldberg, Treasurer and Receiver General, Chair
Michael G. Trotsky, CFA, Executive Director and Chief Investment Officer

All figures as of September 30, 2026 unless otherwise noted

Total PRIT Fund Fiscal Year Market Value

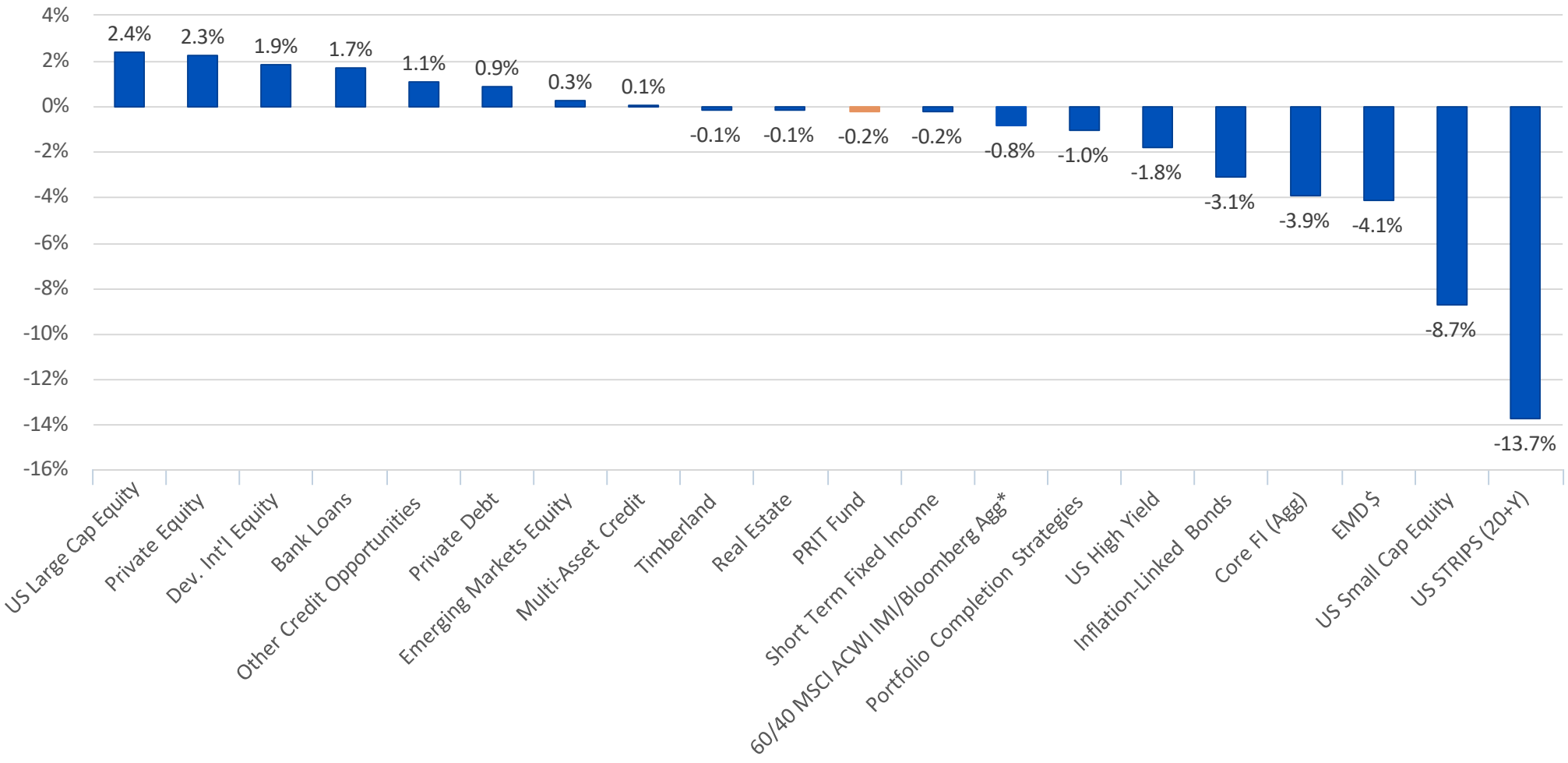
Value ($Billions)



Source: BNY. As of September 30, 2026

PRIT Performance By Strategy - Third Quarter 2026

Quarter Ended September 30, 2026 (Net of Fees)

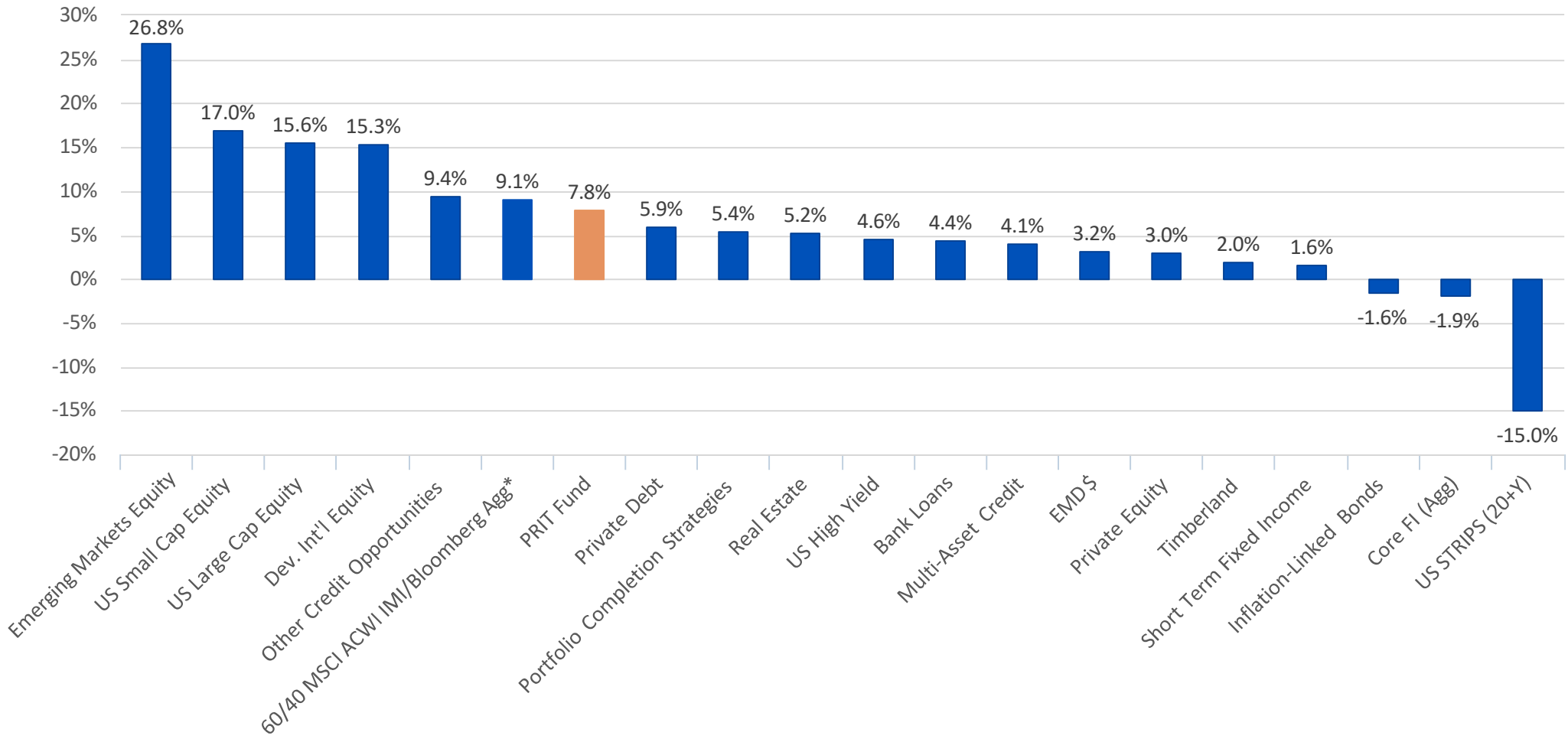


Source: BNY, Solovis. All performance figures reflected are PRIT Fund Asset Class returns. *MSCI ACWI/Bloomberg Aggregate is derived from a 60/40 combination of index returns.

MassPRIM

PRIT Performance By Strategy - One Year

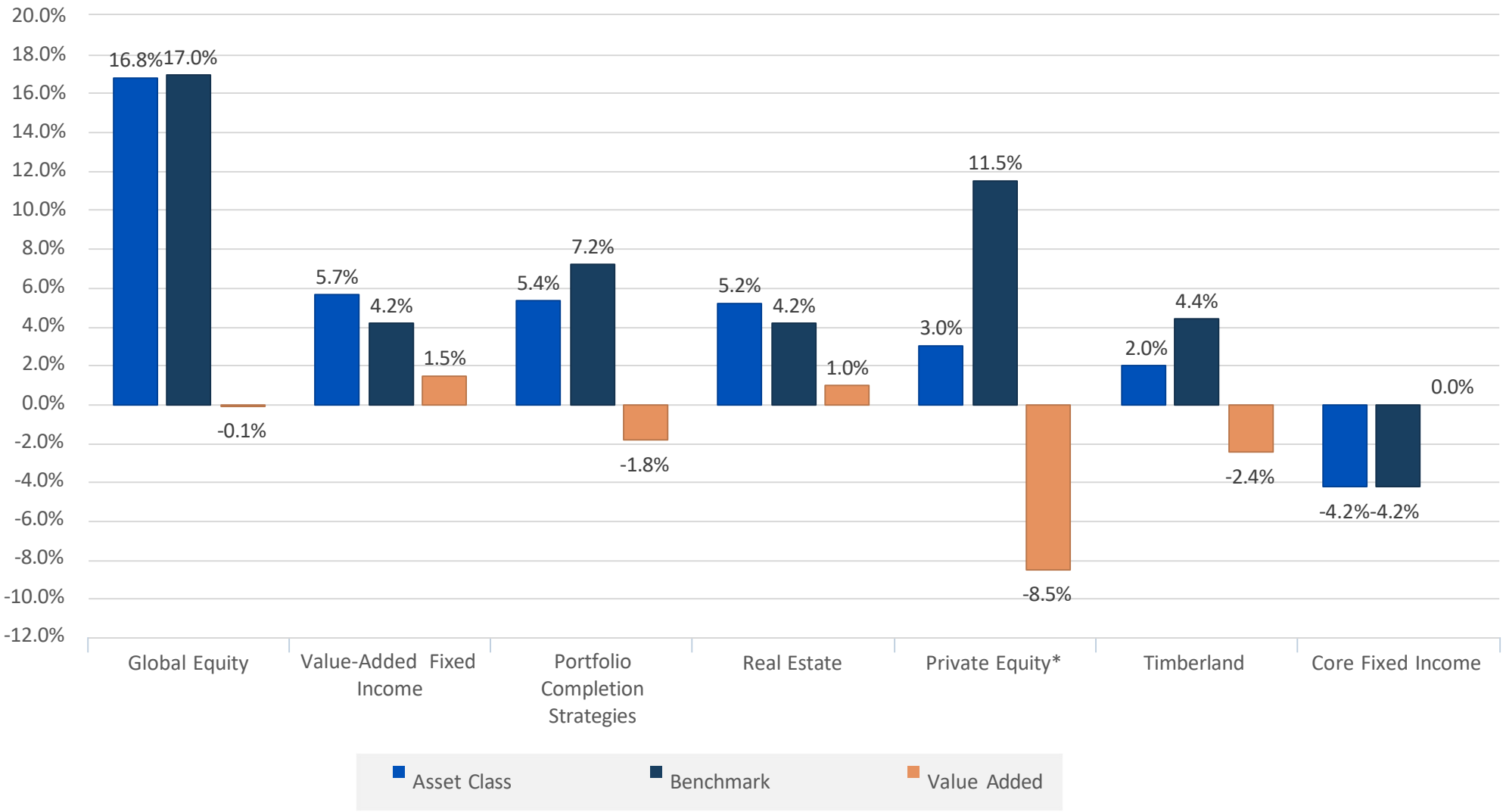
One-Year Ended September 30, 2026 (Net of Fees)



Source: BNY, Solovis. All performance figures reflected are PRIT Fund Asset Class returns. *MSCI ACWI/Bloomberg Aggregate is derived from a 60/40 combination of index returns.

PRIT Asset Class Performance Summary

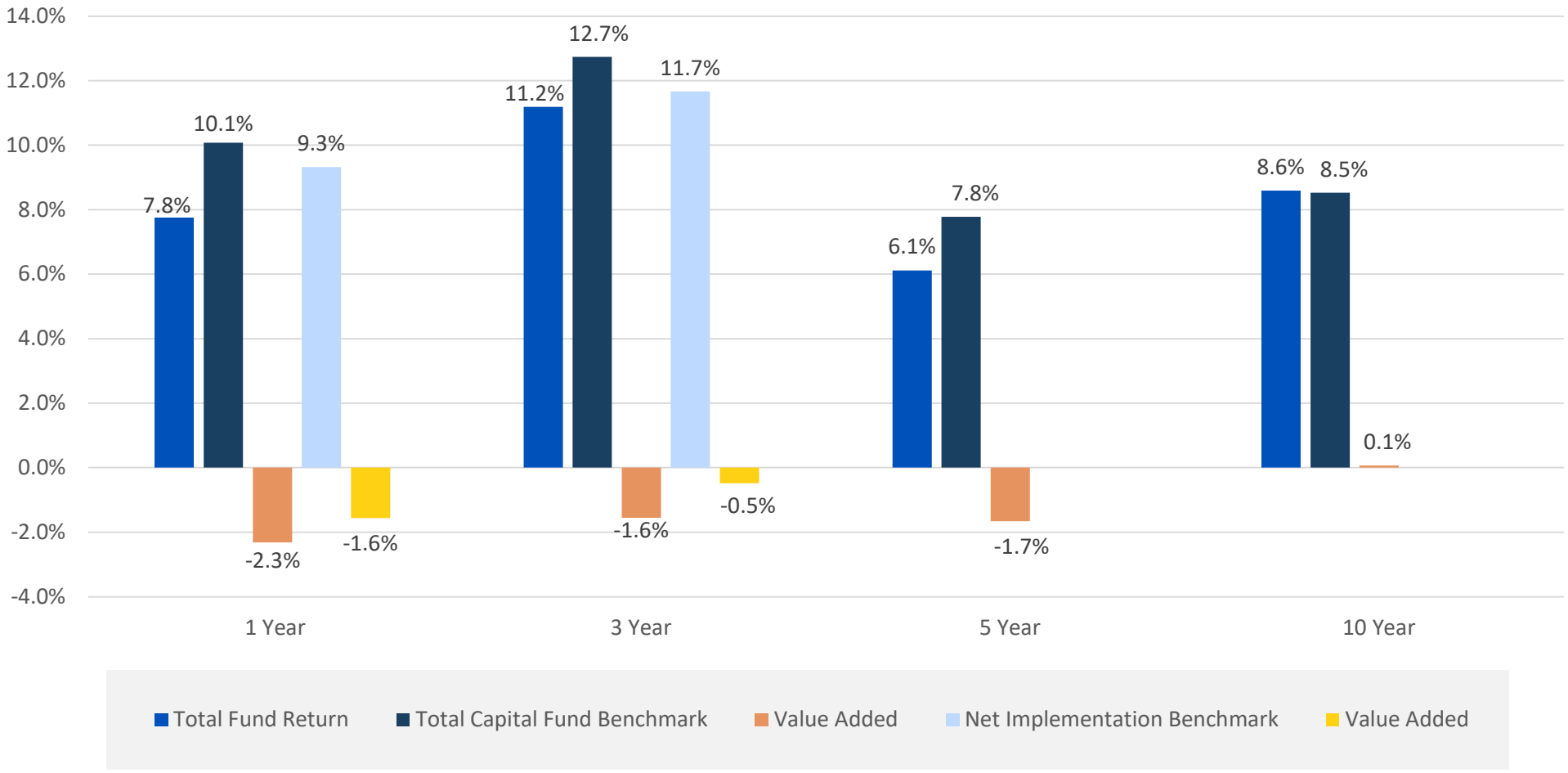
One-Year Ended September 30, 2026 (Net of Fees)



Source: BNY. Totals may not add due to rounding. *Benchmark is State Street PE Index.

PRIT Fund Total Returns

Annualized Returns as of September 30, 2026 (Net of Fees)



Source: BNY. Totals may not add due to rounding. Total Capital Fund Benchmark includes private equity benchmark. Net Implementation Benchmark includes short-term PE benchmark.

PRIT Fund Annualized Returns by Asset Class

As of September 30, 2026 (Net of Fees)

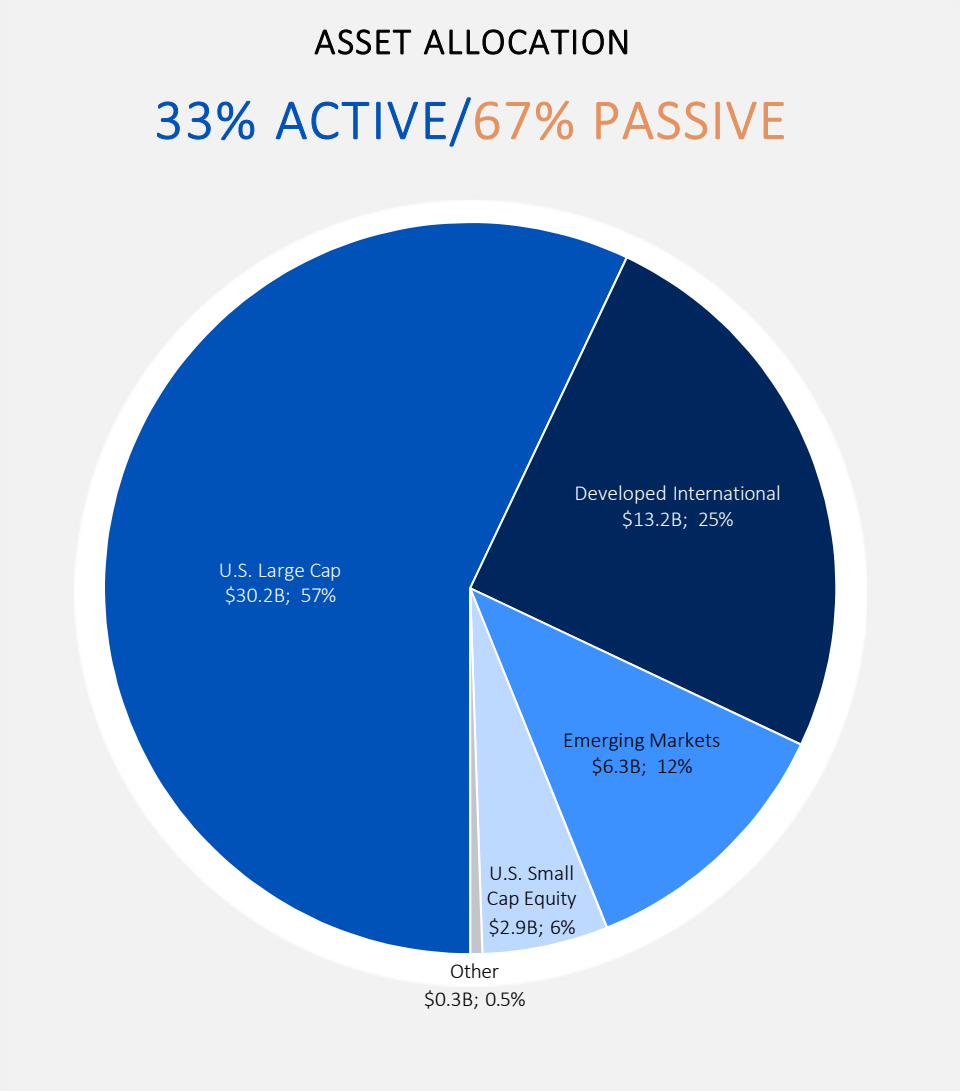
1 Year	3 Year	5 Year	10 Year
GLOBAL EQUITY 16.8%	GLOBAL EQUITY 21.1%	GLOBAL EQUITY 11.1%	PRIVATE EQUITY 15.3%
VALUE-ADDED FIXED INCOME 5.7%	PORTFOLIO COMPLETION STRATEGIES 9.5%	TIMBERLAND 6.9%	GLOBAL EQUITY 12.2%
PORTFOLIO COMPLETION STRATEGIES 5.4%	VALUE-ADDED FIXED INCOME 9.1%	PORTFOLIO COMPLETION STRATEGIES 6.3%	VALUE-ADDED FIXED INCOME 5.9%
REAL ESTATE 5.2%	PRIVATE EQUITY 6.2%	VALUE-ADDED FIXED INCOME 5.8%	TIMBERLAND 5.5%
PRIVATE EQUITY 3.0%	TIMBERLAND 5.5%	PRIVATE EQUITY 5.3%	PORTFOLIO COMPLETION STRATEGIES 5.5%
TIMBERLAND 2.0%	CORE FIXED INCOME 2.5%	REAL ESTATE 2.4%	REAL ESTATE 5.3%
CORE FIXED INCOME (4.2%)	REAL ESTATE 0.5%	CORE FIXED INCOME (2.8%)	CORE FIXED INCOME 0.2%

Source: BNY.

MassPRIM

Global Equity

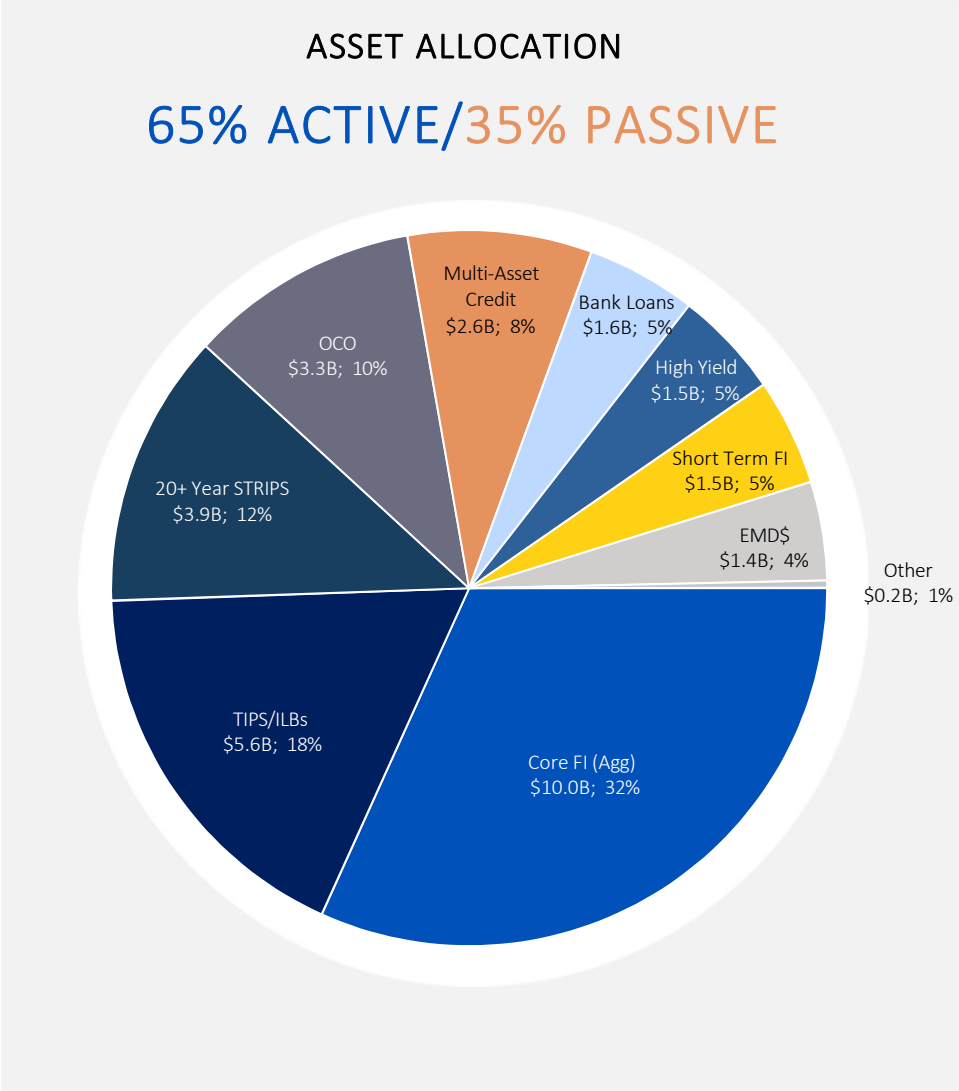
$52.9 Billion - 40.3% of PRIT Fund (Target 31%-41%)



Source: BNY, Solovis. As of September 30, 2026

Core & Value-Added FI

$31.6 Billion - 24.1% of PRIT Fund* (Target 18%-30%)

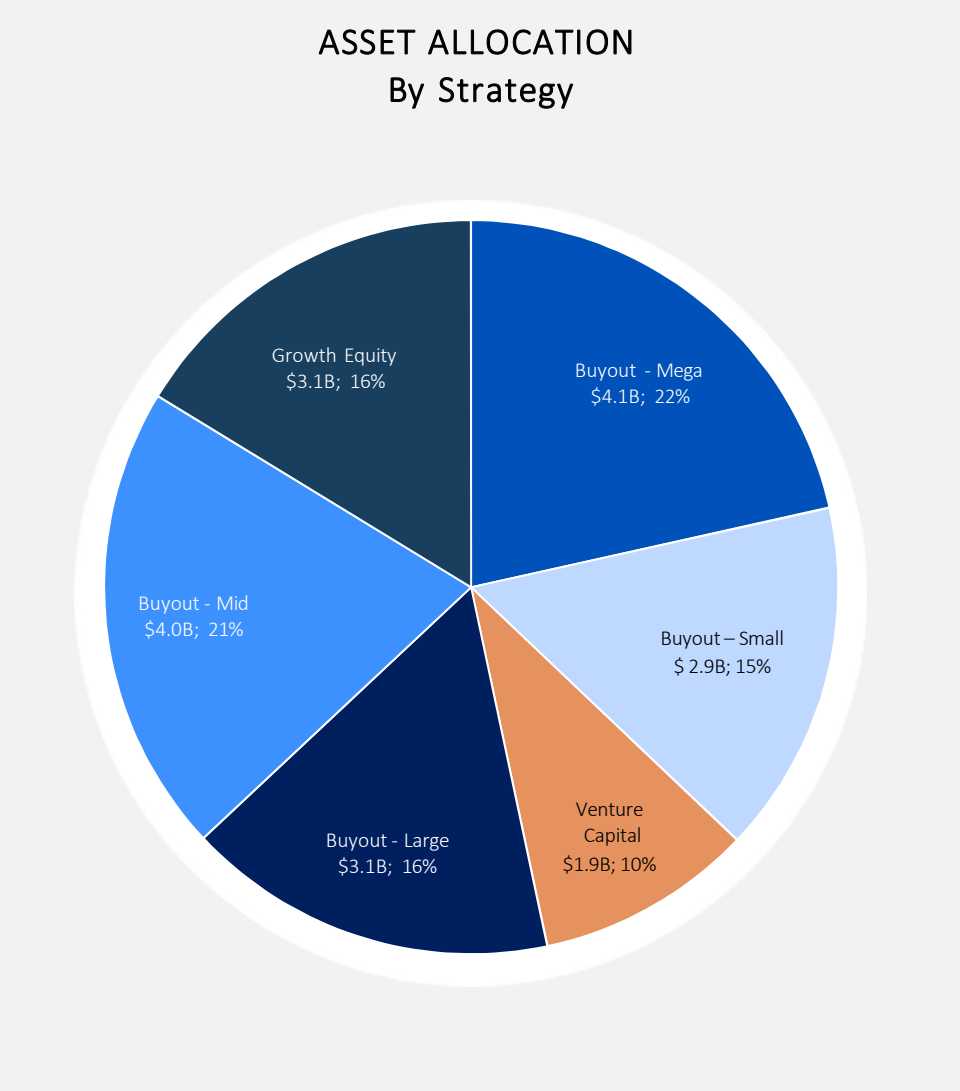


Source: BNY, Solovis. As of September 30, 2026 *Excludes Private Debt Allocation

MassPRIM

Private Equity

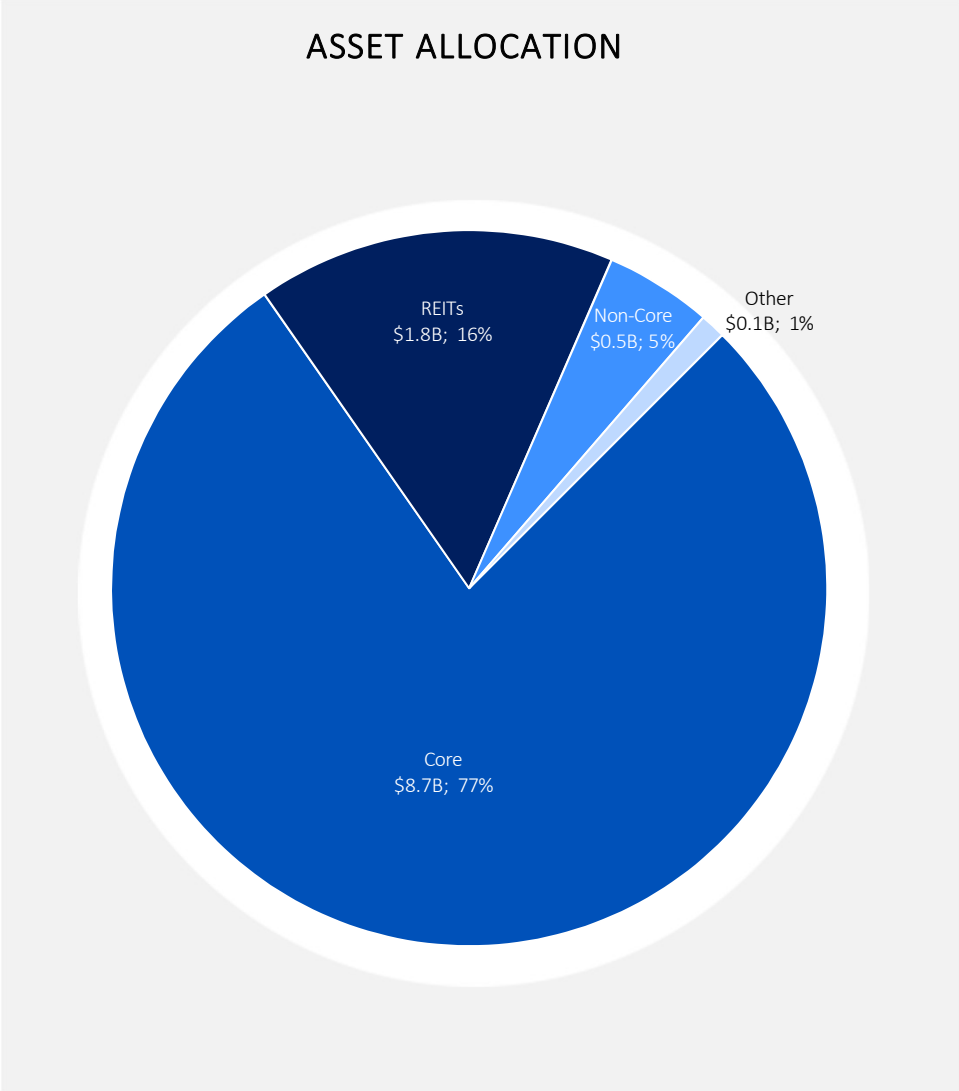
$19.4 Billion - 14.8% of PRIT Fund (Target 13%-19%)



Source: Solovis, as of June 30, 2026. BNY, as of September 30, 2026

Real Estate

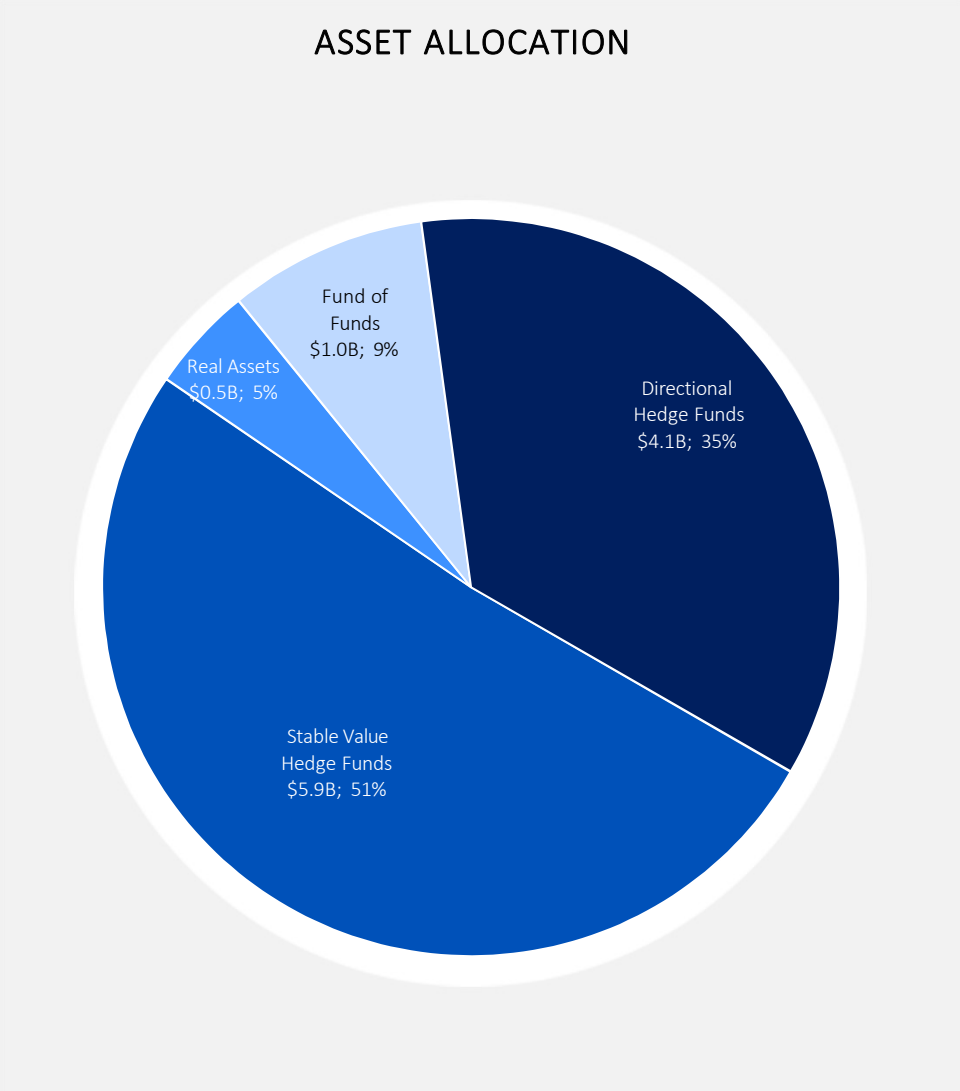
$11.3 Billion - 8.6% of PRIT Fund (Target 7%-13%)



Source: BNY. As of September 30, 2026

Portfolio Completion Strategies

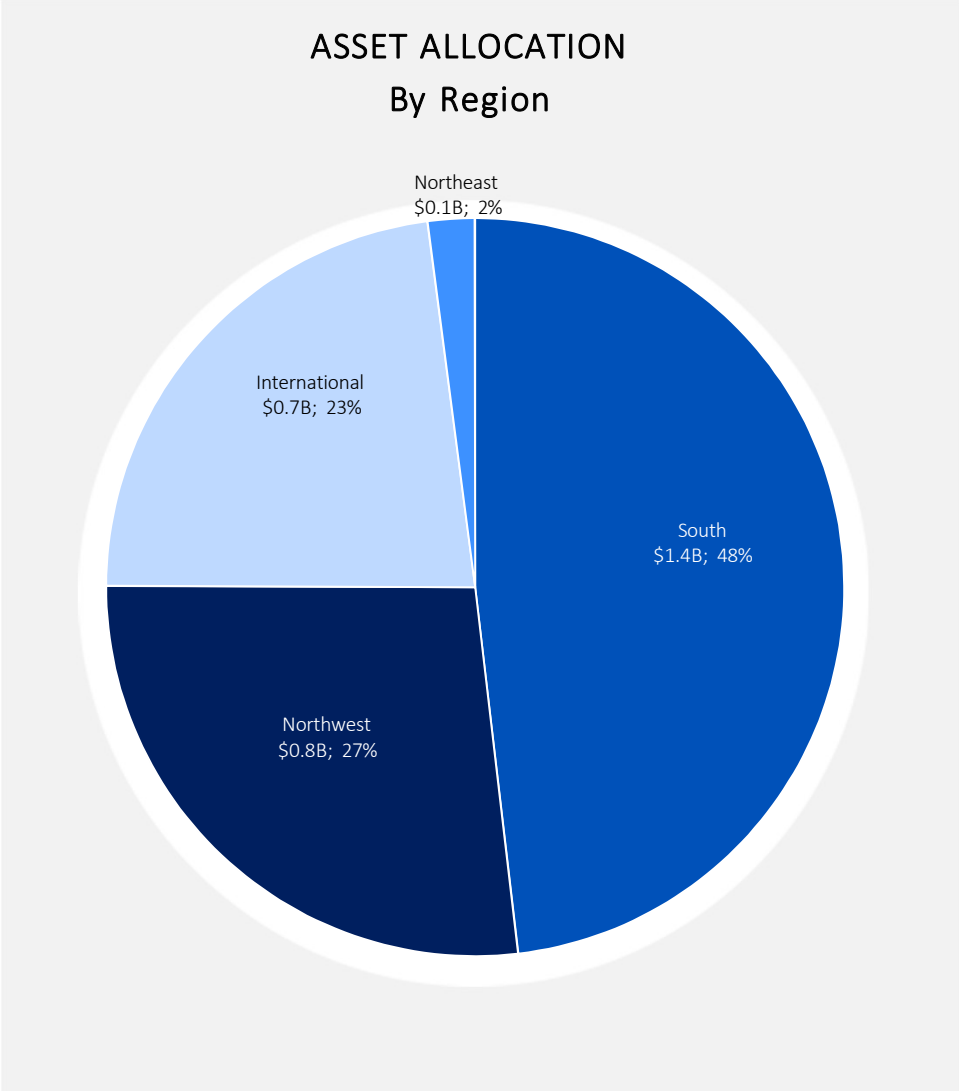
$11.7 Billion - 8.9% of PRIT Fund (Target 7%-13%)



Source: BNY. As of September 30, 2026

Timberland

$3.0 Billion - 2.3% of PRIT Fund (Target 1%-7%)



Source: BNY, PRIM Staff. As of September 30, 2026


RISK REVIEW
Mass
PRIM
AS OF SEPTEMBER 30, 2026

EQUITY RISK

Equity Risk Exposure

Beta (risk) Adjusted Weights – Total Fund

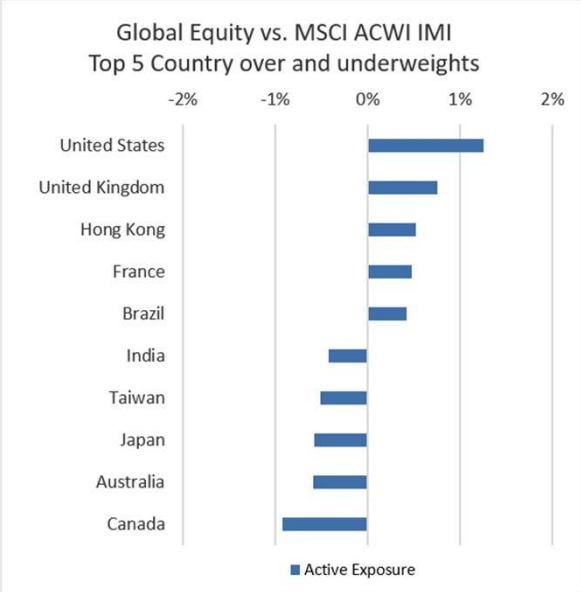
Equity Exposure – Beta (risk) adjusted weight

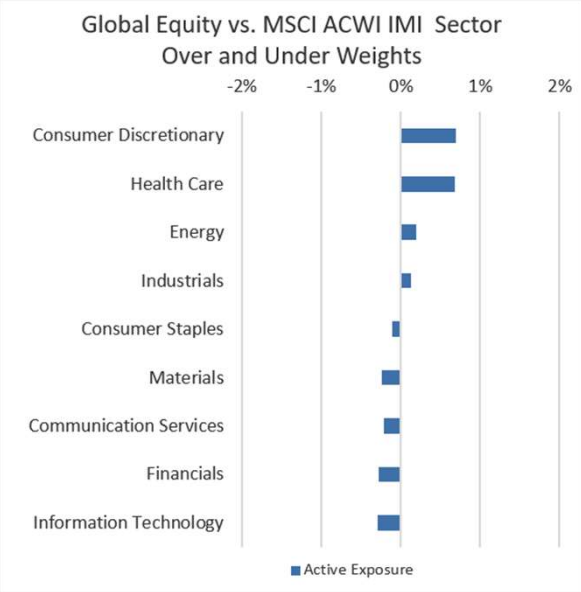
	Equity exposure		
Asset Class Name	**9/30/2026**	**Beta (risk) estimate***	**Beta adjusted (%)**
GLOBAL EQUITY	40.3%	1.00	40.3%
PRIVATE EQUITY	14.8%	1.10	16.2%
PRIVATE REAL ESTATE	7.0%	0.62	4.4%
REITS	1.4%	0.67	0.9%
DIRECTIONAL HEDGE FUNDS	3.1%	0.50	1.6%
PRIVATE DEBT (Equity Portion)	0.3%	1.00	0.3%
OVERLAY	0.3%	0.45	0.1%
TOTAL CAPITAL FUND	**67.1%**		**63.8%**

* Beta (risk) is an estimated risk measure. It is different from a returns-based beta or experience beta.

Summary Exposures

Global Equity vs. MSCI ACWI IMI as of 9/30/26





FactSet Risk Statistics

Portfolio	Active Risk (Predicted Tracking Error)	Factset (Predicted Beta)	Size Active Exposure	Value (bp,dp,ep) Active Exposure	Growth Active Exposure	Benchmark
GLOBAL EQUITY	0.55%	0.98	-0.10	0.02	-0.02	ACWI IMI

Source: FactSet

Market Values and Weights by Asset Class

Sub-Asset Class	Total Market Value ($000)	% of Global Equity	% ACWI IMI
DOMESTIC EQUITY	$33,119,519	62.93%	62.99%
INTERNATIONAL EQUITY	$13,219,253	25.12%	24.85%
EMERGING MARKETS	$6,286,525	11.95%	12.16%
Global Equity	$52,625,297	100.0%	100.0%

Source: BNY for Market Values, MSCI for ACWI weights

- Modest tracking error (55 bp)
- Tight risk exposures (beta and style); smaller capitalization
- Modest Country and Sector Bets (+/- 1.5%)
- Region weights managed to be in line with ACWI IMI
- Managers focus on security selection

Note: Analysis excludes Global Equity FUTURE Initiative. Country and Sector over and underweights are sourced from FactSet. Companies are assigned to countries based on where they are headquartered.

INTEREST RATE AND CREDIT RISK

Interest Rate Risk

Core Fixed Income & Value-Added Fixed Income as of 9/30/26

	PRIT Fund Exposure		Asset Class Weights		Interest Rate Risk		
Core Fixed Income	**Market Value ($000)**	**Weight in PRIT Fund**	**Weight in Asset Class**	**Benchmark Weight**	**Portfolio Effective Duration**	**Benchmark Effective Duration**	**Relative Effective Duration**
Total Investment Grade	$9,867,816	7.51%	47.3%	46.7%	6.16	5.72	0.45
STRIPS	$3,901,710	2.97%	18.7%	20.0%	24.15	24.15	0.00
1-3 Yr	$1,520,255	1.16%	7.3%	6.7%	1.84	1.85	0.00
ILBs	$1,390,237	1.06%	6.7%	6.7%	8.04	7.96	0.08
TIPS	$4,184,337	3.19%	20.1%	20.0%	6.18	6.18	0.00
Total Core FI	**$20,864,355**	**15.89%**	**100.0%**	**100.0%**	**9.34**	**9.13**	**0.22**
Public Value added FI							
Total High Yield	$1,529,945	1.16%	21.5%	40.0%	3.18	3.24	-0.06
Total Bank Loans	$1,565,026	1.19%	22.0%	40.0%	0.36	0.27	0.09
Total MAC (Multi-Asset Credit)	$2,623,802	2.00%	36.8%	0.0%	1.90	1.73	0.18
Total EM Debt	$1,408,238	1.07%	19.8%	20.0%	6.42	5.78	0.64
Total Public Value added FI	**$7,127,011**	**5.43%**	**100.0%**	**100.0%**	**2.73**	**2.53**	**0.20**
Other Credit Opportunities	**$3,278,808**	**2.50%**	**100.0%**	**100.0%**	**0.82**	**1.99**	**-1.17**
Private Debt	**$498,203**	**0.38%**	**100.0%**	**100.0%**	**2.60**	**2.60**	**0.00**

- Sub-asset class weights are managed to be in line with the benchmark in terms of asset allocation
- Interest rate risk is slightly higher than the benchmark in Core Fixed Income and Public Value-Added Fixed Income. Interest rate is lower than the benchmark in OCO.

Note: Source BNY for MVs (9/30/26). Total Public Value-Added Benchmark is 40% High Yield, 40% Bank Loans and 20% EM Debt. MAC and OCO benchmarks are 50% High Yield/50% Bank Loans. Analysis excludes the Core FI FUTURE Initiative and liquidating portfolios.
OCO risk data is one quarter lagged (as of 6/30/26). OCO target return is 8-12%. OCO Yield to Worst is the triangulation of Current Yield, Gross Expected IRR, YTM or Weighted Avg Spread + SOFR depending on data availability.
One of the Investment grade managers has a different methodology for spread duration and treats off-the-run Treasuries as "spread" product.
Private Debt and its benchmark are proxied using a multiple of the ICE CCC or Lower HY Index.

Credit Risk

Core Fixed Income & Public Value-Added FI as of 9/30/26

Credit Risk

	Portfolio				Benchmark				
Core Fixed Income	**Yield to Worst**	**Option adjusted Spread**	**Spread Duration**	**High Yield Equivalents**	**Yield to Worst**	**Option adjusted Spread**	**Spread Duration**	**High Yield Equivalents**	**Relative High Yield Equivalents**
Total Investment Grade	6.02%	56	4.58	0.26	5.56%	33	3.88	0.13	0.13
STRIPS	5.76%	-5	0.00	0.00	5.76%	-4	0.00	0.00	0.00
1-3 Yr	4.85%	-1	0.00	0.00	4.85%	-1	0.00	0.00	0.00
ILBs	4.96%	18	1.70	0.03	4.90%	10	1.34	0.01	0.02
TIPS	5.10%	-4	0.00	0.00	5.10%	-4	0.00	0.00	0.00
Total Core FI	**5.63%**	**26**	**2.28**	**0.12**	5.41%	**14**	**1.93**	**0.06**	**0.06**
Public Value added FI									
Total High Yield	8.07%	282	3.85	1.09	8.29%	311	3.19	0.99	0.09
Total Bank Loans	8.41%	398	2.68	1.07	9.09%	523	2.23	1.17	-0.10
Total MAC (Multi-Asset Credit)	8.78%	439	3.18	1.42	8.73%	374	3.19	1.19	0.23
Total EM Debt	7.85%	216	6.10	1.31	6.96%	175	5.85	1.02	0.29
Total Public Value added FI	**8.36%**	**352**	**3.79**	**1.25**	**8.36%**	**354**	**3.51**	**1.11**	**0.14**
Other Credit Opportunities	**12.23%**	**849**	**2.88**	**3.05**	**7.83%**	**360**	**3.12**	**1.40**	**1.65**
Private Debt	**25.13%**	**1769**	**2.54**	**4.48**	**25.13%**	**1769**	**2.54**	**4.48**	**0.00**

- Credit risk is modestly higher than the benchmark for Core and Public Value-Added Fixed Income
- Other Credit Opportunities and Private Debt are more opportunistic and have much higher credit risk.

Note: Source BNY for MVs (9/30/26). Total Public Value-Added Benchmark is 40% High Yield, 40% Bank Loans and 20% EM Debt. MAC and OCO benchmarks are 50% High Yield/50% Bank Loans. Analysis excludes the Core FI FUTURE Initiative and liquidating portfolios.
OCO risk data is one quarter lagged (as of 6/30/26). OCO target return is 8-12%. OCO Yield to Worst is the triangulation of Current Yield, Gross Expected IRR, YTM or Weighted Avg Spread + SOFR depending on data availability.
One of the Investment grade managers has a different methodology for spread duration and treats off-the-run Treasuries as "spread" product.
Private Debt and its benchmark are proxied using a multiple of the ICE CCC or Lower HY Index.

Fixed Income

Glossary of Terms

Interest rate risk

- Effective duration is a measure of interest rate risk
- Effective duration * change in interest rates = percentage change in price
- If interest rates rise 1% and the effective duration is 5 years, the percentage changes in price will be -5%

Credit risk

- "High Yield Equivalents" is a measure of credit risk that incorporates duration and credit spread. It is normalized relative to the high yield benchmark.

$$High\ yield\ equivalents = \frac{Duration_{portfolio} * Spread_{portfolio}}{Duration_{HY\ Index} * Spread_{HY\ Index}}$$

- If high yield spreads widen by 100bps (1%) and you assume a HY benchmark duration of 3 yrs, the percentage price change of 1 High yield equivalent will be -3%

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Appendix D

Draft Fiscal Year 2026 Annual Comprehensive Financial Report

Mass PRIM Administration and Audit Committee
Monday, November 23, 2026

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Annual Comprehensive Financial Report

Fiscal Years Ended June 30, 2026 and 2025

Pension Reserves Investment Trust Fund

(A Component Unit of the Commonwealth of Massachusetts)

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Deborah B. Goldberg, Treasurer and Receiver General, Chair

Michael G. Trotsky, CFA, Executive Director and Chief Investment Officer

Annual Comprehensive Financial Report

For the Years Ended June 30, 2026 and 2025

Pension Reserves Investment Trust Fund

(A Component Unit of the Commonwealth of Massachusetts)

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Prepared By

Pension Reserves Investment Management Board Staff

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Telephone: 617-946-8401

Website: www.mapension.com

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Introductory Section

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December 3, 2026

To Chair Goldberg, the Trustees of the Pension Reserves Investment Management Board (the PRIM Board), Committee members, Participants, and Beneficiaries:

I am pleased to transmit the *Annual Comprehensive Financial Report* (ACFR) of the Massachusetts Pension Reserves Investment Trust Fund (the PRIT Fund) for the fiscal year ending June 30, 2026. The document that follows is the 22nd consecutive ACFR produced in the PRIM Board's 42-year history. We hope that you will find the ACFR useful in understanding the performance and financial position of the PRIT Fund as of and for the fiscal year ended June 30, 2026.

The ACFR contains the basic financial statements presented in accordance with U.S. generally accepted accounting principles (GAAP) and the standards applicable to financial audits set forth by *Government Auditing Standards*. The ACFR and the basic financial statements are the responsibility of the PRIM Board. The fiscal year 2026 audit was conducted by KPMG LLP, a firm of licensed certified public accountants.

The ACFR is divided into four major sections:

Introductory Section: This section contains the letter of transmittal, the *Certificate of Achievement for Excellence in Financial Reporting* and outlines the PRIM Board's organizational structure.

Financial Section: This section contains the report of the independent auditors, Management's Discussion and Analysis (MD&A), the financial statements of the PRIT Fund, the notes to the financial statements and supporting schedules.

Investment Section: This section contains a summary of the PRIT Fund's investment strategy, investment policies, investment holdings, investment results and supporting tables and schedules.

Statistical Section: This section contains information regarding financial ratios of the PRIT Fund.

Within the financial section, the MD&A follows the independent auditors' report and provides an overview of the PRIT Fund's financial statements and financial results. The MD&A complements this letter of transmittal and should be read in conjunction with this letter. Responsibility for both the accuracy and completeness of the data and the contents of this report rests with the PRIM Board. The PRIM Board has implemented a system of internal controls designed to provide reasonable assurance that the financial statements are free from material misstatements, that all assets will be properly safeguarded and that transactions will be properly executed. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits to be derived. The objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

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Profile of the PRIT Fund

The PRIT Fund is a pooled investment trust fund established to invest the assets of the Massachusetts State Teachers' and Employees' Retirement Systems, and the assets of county, authority, district, and municipal retirement systems. The PRIT Fund was created by the Legislature in 1983 (Chapter 661 of the Acts of 1983) with a mandate to accumulate assets through investment earnings to reduce the Commonwealth's unfunded pension liability, and to assist local participating retirement systems in meeting future pension obligations. The PRIT Fund merged with the Massachusetts State Teachers' and Employees' Retirement Systems (MASTERS) Trust in 1997, in accordance with Chapter 315 of the Acts of 1996.

The Massachusetts State Teachers', State Employees' and State-Boston/Teachers' Retirement Systems, and the State Retiree Benefits Trust Fund (SRBTF), are mandated by statute to invest all of their assets in the PRIT Fund. Other retirement systems may voluntarily invest all or part of their assets in the PRIT Fund. Furthermore, Chapter 84 of the Acts of 1996 explicitly granted retirement boards the ability to invest only in individual asset classes of the PRIT Fund through a segmentation program. See Note 1 of the financial statements for more information on the profile and background of the PRIT Fund.

The most recent Commonwealth Actuarial Valuation Report, dated October 28, 2025, calculated the Commonwealth's unfunded actuarial pension liability at $40.5 billion. The Commonwealth Actuarial Valuation Report estimates that, as of January 1, 2025, the pension liability is 67.4% funded. It should be noted that the unfunded actuarial pension liability is calculated on a calendar year basis.

The PRIM Board seeks to prudently increase the value of the PRIT Fund to ensure that current and future benefit obligations are adequately funded. The PRIM Board seeks to maximize the probability of achieving the required rate of return while limiting unanticipated large drawdowns. The PRIT Fund's Investment Policy Statement establishes investment objectives and policies designed to provide a framework for implementing investment strategy and oversight. A summary of the Investment Policy Statement is included in the Investment Section.

As of June 30, 2026, the PRIT Fund had approximately $129.6 billion in net position compared to $115.5 billion at the end of fiscal year 2025. The PRIM Board contracts with a custodian bank to safeguard investment holdings and to ensure the proper settlement and recording of investment and cash transactions.

Executive Director/Chief Investment Officer Discussion

The PRIT Fund ended fiscal year 2026 with a record balance of $129.6 billion, the largest fiscal year end value in PRIT's history, with a return of 12.7% (net), an increase of $14.2 billion. For the second consecutive fiscal year, all seven major asset classes posted positive returns, the first time in 20 years the Fund has produced back-to-back years in which every major asset class posted positive returns.

The 12.7% return exceeded our most important goal, the actuarial rate of return (7.0%), by a wide margin. However, we are not pleased with the 2.1% underperformance versus the total capital fund benchmark. Private Equity drove the underperformance almost entirely, representing 14.6% of the PRIT Fund at fiscal year-end.

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We understand the reasons for the Private Equity underperformance relative to our expectations and are working to address them. At any given time, we expect both stronger and weaker-performing asset classes, and while Private Equity has not lived up to expectations in the short term, it remains the PRIT Fund's strongest asset class over the long term. The primary driver of the recent relative underperformance is the benchmark mismatch: Private Equity is measured against a public markets equity index plus 3%, and public equity returns have been two to three times larger than the returns of all other asset classes, including Private Equity, for three consecutive years. This unusual, sustained outperformance is what we call a Super Streak in Global Equities.

The PRIM Board's Venture Capital (VC) portfolio generated a strong one-year return of 13.6% (net) but underperformed the Venture Capital sector overall, the strongest area of Private Equity, which was up more than 20% over the last 12 months. The team has been focused on gaining access to higher-performing VC partnerships, and the Private Equity team has onboarded 13 new strategies over the last five years.

Additionally, the PRIM Board's Venture Capital exposure to Massachusetts-based companies is roughly three times the national average, and Massachusetts has lower exposure to the current wave of artificial intelligence, space, and defense technology companies. The PRIM Board's Massachusetts venture exposure is instead overweight to Biotechnology and Life Sciences, sectors that have significantly underperformed due to headwinds including federal research, regulatory, and budgetary pressure.

In an environment this concentrated, broadly diversified portfolios like the PRIT Fund's are structurally positioned to lag narrow, concentration-driven benchmarks, even when absolute returns are historically strong. The underperformance versus the total capital fund benchmark for Fiscal Year 2026 reflects a market backdrop in which concentration, not diversification, has been rewarded, yet the PRIM Board continues to believe that maintaining diversification is the right long-term discipline for the PRIT Fund, even when it is out of favor in the short run.

Historically, spreading risk across managers, sectors, strategies, and geographies has reduced volatility without sacrificing return. Harry Markowitz's Modern Portfolio Theory, published in 1952, demonstrated mathematically that combining assets with imperfectly correlated returns can lower a portfolio's overall volatility without a proportional sacrifice in expected return, and he called diversification the closest thing to a free lunch in investing. Decades of empirical research since Markowitz have reinforced this central implication: a broadly diversified portfolio is designed to deliver steadier risk-adjusted returns across full market cycles, even when it necessarily lags during periods dominated by a single narrow theme. That relationship has broken down over the past three years, but three, or even five, years do not make a full cycle. Performance Super Streaks, like the one we are in, do not last forever, and leadership will change. The challenge is not to describe the past but to predict the future, and the PRIM Board's core investment belief is that nobody can consistently predict which investment strategies will produce the highest returns going forward. We therefore believe the correct approach is to remain on the side of diversification, empirical evidence, and academic research for the long term.

Organizationally, the depth and talent of the PRIM Board staff remain strong, and we continue to benefit from extremely low turnover, with only one senior-level departure during the year. We hired one new full-time employee, welcomed four seasonal interns, and promoted five of the PRIM Board's outstanding

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contributors. 66% of the PRIM Board's workforce is diverse, and 53% is female, both slightly higher than last year.

The PRIM Board staff continues to receive local and national recognition. The PRIT Fund's Private Equity Portfolio was ranked fourth among 200 U.S. public pension funds based on 10-year performance by the American Investment Council's Public Pension Study. The PRIT Fund is the only fund that has been in the top five every year the study has been conducted, including #1 rankings in 2019, 2018, 2015, and 2013.

Pensions & Investments ranked the PRIT Fund fifth among the largest 200 funds in the U.S. for assets managed by diverse managers, outpacing our rank in overall assets under management and reflecting the continued success of the FUTURE Initiative. The FUTURE Initiative, established to meet the objectives of the 2021 Investment Equity legislation, aims to ensure that at least 20% of the PRIM Board's investment managers are women, minorities, or persons with disabilities. Currently, the PRIT Fund allocates approximately $17.7 billion, representing more than 13.7%, to diverse investment managers across all asset classes. Since the Initiative's inception in 2021, the PRIM Board has more than doubled its commitment to diverse managers, allocating more than $9.0 billion to these managers. In Fiscal Year 2026 alone, the PRIM Board allocated $480 million to diverse managers.

The PRIM Board Stewardship and Sustainability team had an active and productive year drafting the PRIM Board's first-ever Stewardship Report, outlining the PRIM Board's efforts to improve transparency with external stakeholders, and enhancing the PRIM Board's website to better communicate this work. The PRIM Board comprehensively revised its Custom Proxy Voting Guidelines, voted 12,817 proxy ballots, and initiated the PRIM Board's first-ever engagement with fifty publicly traded companies on the Fair Pay and Transparency Stewardship Priority. To advance the PRIM Board's climate work, we partnered with Goldman Sachs to assess the climate transition readiness of the PRIM Board's public market portfolio and launched a physical climate risk assessment of the PRIM Board's direct real estate properties. On the private markets side, we developed and presented a Responsible Workforce Management Policy for Private Equity and implemented additional due diligence steps with our due diligence partner, Albourne, to operationalize the policy. We supported the Treasurer by drafting a public comment letter to the SEC regarding reform of Regulation S-K, obtained Board approval for two new partner memberships, and issued a request for proposals for proxy advisory services.

The PRIM Board earned the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the 21st consecutive year and successfully completed verification for the CFA Institute's Global Investment Performance Standards (GIPS)* for the eighth consecutive year.

We thank the entire PRIM Board staff, as well as our Board and committee members, for their support, dedication, and hard work over the past year.

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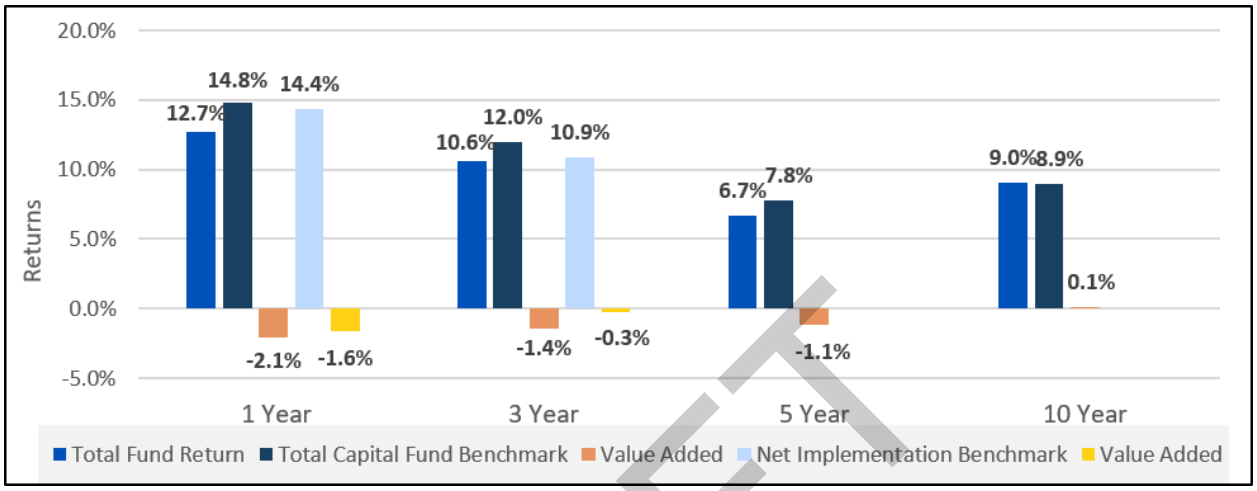
*The PRIM Board claims compliance with the Global Investment Performance Standards (GIPS®). GIPS® is a registered trademark of CFA Institute. CFA Institute does not endorse or promote this organization, nor does it warrant the accuracy or quality of the content contained herein. A GIPS® Asset Owner Report is available upon request.

PRIT Total Capital Fund Returns

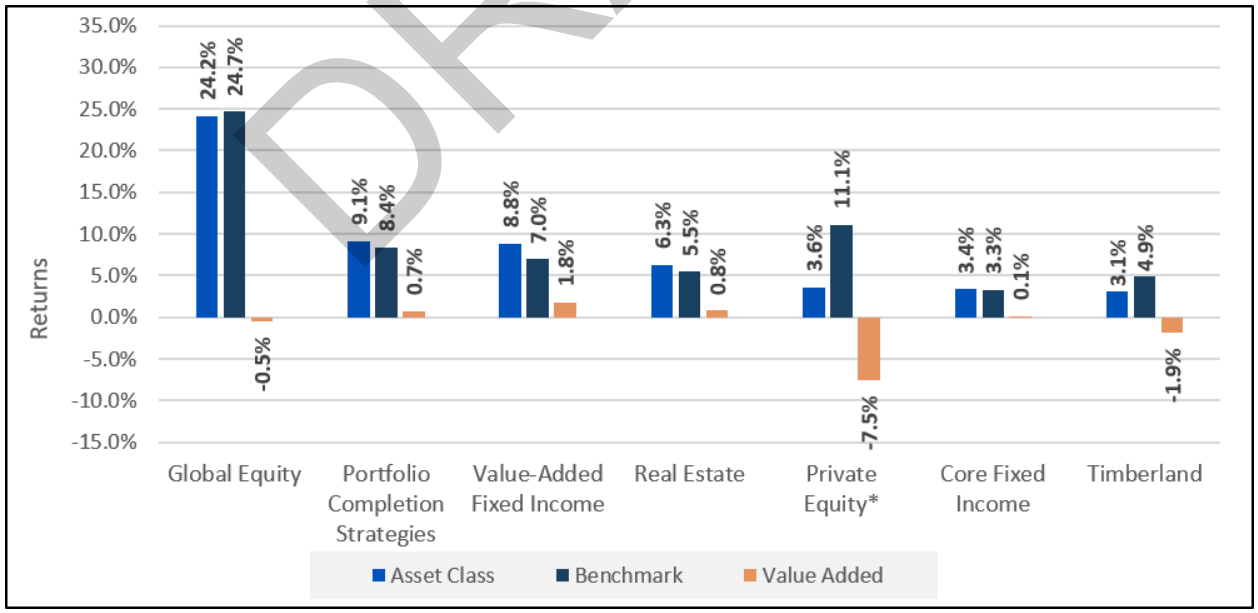
(Net of Fees) Annualized Returns as of June 30, 2026



Source: BNY. Totals may not add due to rounding. Total Capital Fund Benchmark includes the private equity benchmark.

PRIT Fund Performance by Asset Class

(Net of Fees) Annualized Returns as of June 30, 2026



Source: BNY. Totals may not add due to rounding. *Benchmark is State Street PE Index.

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PRIT Fund Periodic Table of Returns

(Net of Fees) as of June 30, 2026

1 Year	3 Year	5 Year	10 Year
GLOBAL EQUITY 24.2%	GLOBAL EQUITY 19.1%	GLOBAL EQUITY 10.6%	PRIVATE EQUITY 15.4%
PORTFOLIO COMPLETION STRATEGIES 9.1%	PORTFOLIO COMPLETION STRATEGIES 10.4%	PRIVATE EQUITY 7.5%	GLOBAL EQUITY 12.7%
VALUE-ADDED FIXED INCOME 8.8%	VALUE-ADDED FIXED INCOME 9.7%	TIMBERLAND 6.8%	VALUE-ADDED FIXED INCOME 6.3%
REAL ESTATE 6.3%	PRIVATE EQUITY 6.2%	PORTFOLIO COMPLETION STRATEGIES 6.6%	PORTFOLIO COMPLETION STRATEGIES 5.8%
PRIVATE EQUITY 3.6%	TIMBERLAND 5.8%	VALUE-ADDED FIXED INCOME 6.4%	TIMBERLAND 5.6%
CORE FIXED INCOME 3.4%	CORE FIXED INCOME 2.3%	REAL ESTATE 3.8%	REAL ESTATE 5.6%
TIMBERLAND 3.1%	REAL ESTATE (0.0%)	CORE FIXED INCOME (1.6%)	CORE FIXED INCOME 0.9%

Source: BNY.

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Fiscal Year 2026 Highlights

1. Michael G. Trotsky, CFA, the PRIM Board's Executive Director and Chief Investment Officer, was named to the 2025 CIO Power 100 List by the publication *The Chief Investment Officer* for the second consecutive year. The publication highlighted how many CIOs continue to maintain calm and guide their organizations through tough choices about public and private markets.

2. Michael G. Trotsky, CFA, the PRIM Board's Executive Director and Chief Investment Officer, was named to *Market Group's* 2026 list of Elite Institutional Chief Investment Officers, honoring CIOs who demonstrate outstanding leadership, disciplined investment acumen, and a forward-looking approach to navigating a rapidly evolving global market.

3. *Institutional Investor* honored Helen Huang, Senior Investment Officer and Director of Growth and Venture Capital, with an Alpha Edge recognition, as "one of the most influential women in private markets." The Alpha Edge program recognizes those "whose conviction, judgment, and impact set the standard for the industry."

4. Veena Ramani, Director of Stewardship, was invited to serve as Vice Chair of the Council of Institutional Investors' Advisory Council, in recognition for her work over the past several years.

5. The PRIT Fund was ranked fifth among the largest 200 funds in the U.S. for assets managed by diverse managers. This indicates that the PRIM Board's ongoing efforts with the FUTURE Initiative over the

years are putting the PRIM Board near the top of the rankings and well above our rank in assets under management.

6. The PRIT Fund's Private Equity Portfolio was ranked #4 among 200 U.S. public pension funds based on 10-year performance by the American Investment Council's Public Pension Study. The PRIT Fund is the only fund that has been in the top five every year the study has been conducted, including #1 rankings in 2019, 2018, 2015, and 2013.
7. Treasurer Deborah B. Goldberg awarded the PRIM Board the Commonwealth Citation for Outstanding Performance. Jessica Murphy, Director of Performance Reporting, was recognized for her outstanding contribution and performance.
8. For the 8th consecutive year, the PRIM Board completed the CFA Institute's Global Investment Performance Standards (GIPS®)* verification.
9. The PRIM Board was awarded the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting for the 21st consecutive year.
10. The PRIM Board deployed $3.4 billion in new investments during fiscal year 2026.

Acknowledgments

The PRIM Board's success is inextricably linked to the diligence of our Board and its Chair, Treasurer Deborah B. Goldberg. We are truly privileged to have volunteers of such high caliber and professional achievement on the Board and its committees, and we recognize that our success is largely due to their dedication, hard work, and expert oversight.

Very respectfully,



Michael G. Trotsky, CFA
Executive Director and Chief Investment Officer

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*The PRIM Board claims compliance with the Global Investment Performance Standards (GIPS®). GIPS® is a registered trademark of CFA Institute. CFA Institute does not endorse or promote this organization, nor does it warrant the accuracy or quality of the content contained herein. A GIPS® Asset Owner Report is available upon request.



Certificate of Achievement for Excellence in Financial Reporting

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the PRIM Board for its annual comprehensive financial report for the fiscal year ended June 30, 2025. This was the 21st consecutive year that the PRIM Board has achieved this prestigious award. In order to be awarded a Certificate of Achievement, an entity must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both U.S. generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

PRIM Board Trustees
June 30, 2026

Deborah B. Goldberg, Chair, Ex Officio Member
State Treasurer & Receiver General, Commonwealth of Massachusetts

Robert L. Brousseau, Elected Representative, Teachers' Retirement System
Retired Teacher, Town of Wareham Public School System

Catherine D'Amato, Designee of the Governor
President and CEO, Greater Boston Food Bank

Ruth Ellen Fitch, Esq., Appointee of the State Treasurer
Retired President and CEO, The Dimock Center

Mark Lapman, Ph.D., CFA, Appointee of the Governor
Manager/Adviser, Cooper Lapman Financial, LLC

Theresa F. McGoldrick, Esq., Elected Member, State Employees' Retirement Board
National Executive Vice President, National Association of Government Employees

Dennis J. Naughton, Elected Member, Teachers' Retirement Board
Retired Educator, Millis Public Schools

Carly Rose, Appointee of the Governor
Public Safety Union Member

Elected Representative, State Employees' Retirement System
Vacant

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Advisory Committees to the PRIM Board
June 30, 2026

Investment Committee

Deborah B. Goldberg, Chair
Ex Officio Board Member
Joseph C. Bonfiglio
Massachusetts & Northern New England Laborers' District Council
C. LaRoy Brantley
Investment Consultant
Catherine D'Amato
Board Member
Michael Even
Former President and CEO, Numeric Investors
Constance M. Everson, CFA
Managing Director, Capital Markets Outlook Group
Ruth Ellen Fitch, Esq.
Board Member
James B. G. Hearty
Retired Partner, Clough Capital
Mark Lapman, Ph.D., CFA
Board Member
Peter Monaco
Managing Director, Raptor Group Holdings
Phillip H. Perelmuter
Former Managing Partner, Wellington Management
Philip Rotner
Chief Investment Officer, Boston Children's Hospital
Glenn P. Strehle, CFA
Treasurer Emeritus, MIT
Timothy L. Vaill
Former Chairman & CEO, Boston Private Financial

Real Estate and Timberland Committee

Jill S. Hatton, CRE, Chair
Real Estate Investment Professional
Deborah B. Goldberg
Ex Officio Board Member
Lydia Chesnick, Esq.
Partner, Bernkopf Goodman LLP
Robert Gifford
RGA Corp
Dr. Jack Lutz, Ph.D.
Forest Research Group
William F. McCall, Jr., CRE
McCall & Almy, Inc.
Garlan Morse, Jr., CRE
Morris and Morse Company, Inc.
Peter F. O'Connell
Marina Bay Company
Carly Rose
Board Member

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Advisory Committees to the PRIM Board, continued
June 30, 2026

Administration and Audit Committee
Robert L. Brousseau, Chair
Board Member
Deborah B. Goldberg
Ex Officio Board Member
Patrick E. Brock
Chairman, Hampshire County Retirement Board
Catherine D'Amato
Board Member
James B. G. Hearty
Retired Partner, Clough Capital
Theresa F. McGoldrick, Esq.
Board Member
Dennis J. Naughton
Board Member

Compensation Committee
Deborah B. Goldberg, Chair
Ex Officio Board Member
Patrick E. Brock
Chairman, Hampshire County Retirement Board
Robert L. Brousseau
Board Member
Catherine D'Amato
Board Member
Marian A. Tse
Retired Partner, Goodwin Procter

Stewardship and Sustainability Committee
Deborah B. Goldberg, Chair
Ex Officio Board Member
Mary Cerulli
Founder, Climate Finance Action
Michael Even
Former President and CEO, Numeric Investors
Ruth Ellen Fitch, Esq.
Board Member
Theresa F. McGoldrick, Esq.
Board Member
Dennis J. Naughton
Board Member
Poonam Patidar
Member, Mintz
Marcela Pinilla
Director of Sustainable Investing, Zevin

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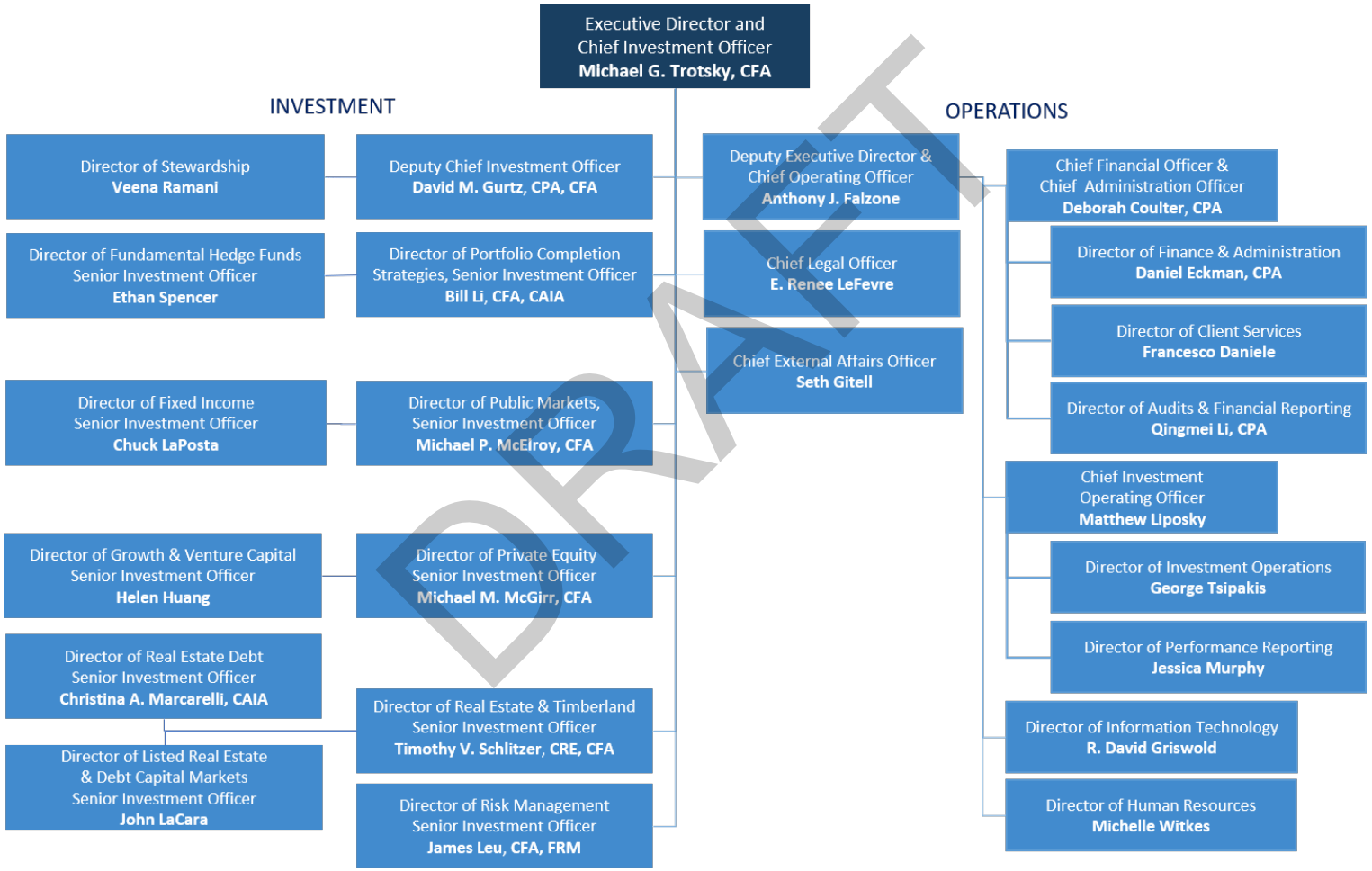
PRIM Board Management Organizational Chart



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PRIM Board Investment Advisors*

Aberdeen Asset Management Inc.
Portfolio Completion Strategies Advisory Services

StepStone Group LP
Private Equity Advisory Services

International Woodland Company
Timberland Advisory Services

Meketa Investment Group
Public Market Advisory Services

NEPC, LLC
Asset Allocation Advisory Services

NewAlpha Asset Management
Portfolio Completion Strategies Advisory Services

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* List of investment managers is provided for each investment portfolio in the Investment Section on pages 67–89. See Schedule of Management Fees on page 93 in the Investment Section for investment management fees by asset class.

Summary Schedule of Broker Commissions listed by brokerage firms is in the Investment Section on page 92.

Financial Section

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Independent Auditors' Report

Administration and Audit Committee and Trustees,
Pension Reserves Investment Management Board:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Pension Reserves Investment Trust Fund (the PRIT Fund), a component unit of the Commonwealth of Massachusetts, as of and for the years ended June 30, 2026 and 2025, and the related notes to the financial statements, which collectively comprise the PRIT Fund's basic financial statements for the years then ended as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the pooled net position of the PRIT Fund, as of June 30, 2026 and 2025, and the changes in its pooled net position for the years then ended in accordance with U.S. generally accepted accounting principles.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the PRIT Fund and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. generally accepted accounting principles, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the PRIT Fund's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material

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misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the PRIT Fund's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the PRIT Fund's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

U.S. generally accepted accounting principles require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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Supplementary Information

Our audit for the year ended June 30, 2026, was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the PRIT Fund's basic financial statements for the year ended June 30, 2026. The schedule of pooled net position – capital fund and cash fund and schedule of changes in pooled net position – capital fund and cash fund as of and for the year ended June 30, 2026 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements as of and for the year ended June 30, 2026, and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole as of and for the year ended June 30, 2026.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory, investment, and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 3, 2026 on our consideration of the PRIT Fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the PRIT Fund's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the PRIT Fund's internal control over financial reporting and compliance.

(signed) KPMG LLP

Boston, Massachusetts
December 3, 2026

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Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

This section presents management's discussion and analysis of the Pension Reserves Investment Trust Fund's (the PRIT Fund's) financial performance for the years ended June 30, 2026 and 2025 with comparative information presented for the year ended June 30, 2024, and should be read in conjunction with the financial statements, which follow this section.

The PRIT Fund is a pooled investment fund, created in 1983 through Massachusetts legislation, that invests the assets of the State Teachers' and State Employees' Retirement Systems and the assets of county, authority, school district, and municipal retirement systems that choose to invest in the PRIT Fund, as well as the assets of the State Retiree Benefits Trust (SRBT) Fund.

The investment return percentages reported in management's discussion and analysis are presented net of fees.

This financial report is designed to provide a general overview of the PRIT Fund's financial results. Additional information can be found on the PRIM Board's website at www.mapension.com. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Pension Reserves Investment Management Board, 53 State Street, Boston, Massachusetts 02109.

Overview of the Financial Statements

The financial statements include the statements of pooled net position and the statements of changes in pooled net position. They present the financial position of the PRIT Fund as of June 30, 2026 and 2025 and its financial activities for the years then ended. The notes to the financial statements provide further information that is essential to a full understanding of the financial statements. The notes describe the significant accounting policies of the PRIT Fund and provide detailed disclosures on certain account balances. The supplementary schedules of pooled net position and changes in pooled net position separately display the balances and activities of the Capital Fund and Cash Fund of the PRIT Fund.

The financial statements of the PRIT Fund are reported using the economic resources measurement focus and the accrual basis of accounting. They are prepared in conformity with U.S. generally accepted accounting principles, as promulgated by the Governmental Accounting Standards Board (GASB).

(Continued)

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Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

Financial Summary

Summary balances and activities of the PRIT Fund as of and for the years ended June 30, 2026, 2025, and 2024 are presented below:

	June 30		
	2026	**2025**	**2024**
Summary of pooled net position:			
Assets:			
Investments	$ 137,243,251	121,695,725	109,561,828
Cash	210,154	151,090	167,672
Securities lending collateral	590,738	238,819	97,857
Receivables and other assets	3,473,911	2,843,443	2,010,692
Total assets	141,518,054	124,929,077	111,838,049
Liabilities:			
Other liabilities	10,344,332	8,289,579	5,682,098
Securities lending obligations	1,497,626	1,140,922	851,690
Management fees payable to PRIM	63,660	40,083	50,327
Total liabilities	11,905,618	9,470,584	6,584,115
Net position held in trust for pool participants	$ 129,612,436	115,458,493	105,253,934

	June 30		
	2026	**2025**	**2024**
Summary of changes in pooled net position:			
Additions:			
Contributions	$ 3,979,010	4,177,647	3,813,111
Net investment income	14,751,749	10,199,405	9,171,644
Total additions	18,730,759	14,377,052	12,984,755
Deductions:			
Redemptions	4,544,310	4,141,434	4,262,528
Administrative expenses	32,506	31,059	29,710
Total deductions	4,576,816	4,172,493	4,292,238
Change in pooled net position	14,153,943	10,204,559	8,692,517
Net position held in trust for pool participants:			
Balance, beginning of year	115,458,493	105,253,934	96,561,417
Balance, end of year	$ 129,612,436	115,458,493	105,253,934

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(Continued)

Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

Detailed Analyses

The PRIT Fund Performance during the year ended June 30, 2026

The net position of the PRIT Fund at June 30, 2026, was $129.6 billion, an increase of $14.2 billion from the $115.5 billion at June 30, 2025. The increase is related to net investment income resulting from favorable market conditions. Global Equity remained the primary driver of the returns, up 24.19% overall, with every major geography posting double digit returns for the fiscal year: Domestic Equity up 24.00%, International Equity up 19.21%, and Emerging Markets Equity up 38.75%. All major asset classes posted positive returns during the period, reflecting the resilience of global financial markets during a period in which markets and government policy decisions have been changing very quickly, with high geopolitical tensions given the ongoing conflicts in Ukraine and the Middle East, shifting trade and tariff policies, elevated interest rates, and persistent inflation concerns. Despite concerns over inflation, U.S. consumer spending and business investments remained strong. Strong corporate earnings growth and heavy capital expenditures in artificial intelligence infrastructure build-out drove the market performance.

Contributions to the PRIT Fund remained relatively stable year-over-year, totaling $4.0 billion during the year ended June 30, 2026, compared to $4.2 billion during the year ended June 30, 2025. Redemptions from the PRIT Fund totaled $4.5 billion during the year ended June 30, 2026, compared to $4.1 billion during the year ended June 30, 2025, as participants withdrew funds to meet their obligations. Because contributions and redemptions are made at the election of each participant based on its own independent funding and liquidity needs, the PRIT Fund has no insight into the specific factors driving the year-over-year changes.

The PRIT Fund returned 12.70% for the fiscal year ended June 30, 2026. The asset classes of the PRIT Fund and related investment returns for the year ended June 30, 2026 were as follows: Global Equity 24.19%; Core Fixed Income 3.39%; Value-Added Fixed Income 8.82%; Private Equity 3.58%; Real Estate 6.29%; Timberland 3.05%; Portfolio Completion Strategies 9.13%; and Overlay 25.00%.

The PRIT Fund outperformed its benchmarks over the 10-year period and has returned an average of 8.59%, annually since January 1, 1995, exceeding the actuarial target rate of return of 7.0%. The actuarial target rate of return is the actuarial assumption affecting future Commonwealth funding rates and pension liabilities. The PRIT Fund met all liquidity commitments during the year and had net participant redemptions (contributions less redemptions) of $565.3 million for the year ended June 30, 2026.

The PRIT Fund Performance during the year ended June 30, 2025

The net position of the PRIT Fund at June 30, 2025, was $115.5 billion, an increase of $10.2 billion from the $105.3 billion at June 30, 2024. The increase is related to net participant contributions (contributions less redemptions) and net investment income resulting from favorable market conditions. All major asset classes posted positive

(Continued)

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Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

returns during the period, reflecting the unanticipated strength and resilience of global financial markets during a period marked by unusual policy and economic uncertainty. Global equity markets were the primary driver of strong results. Favorable market conditions supported by easing inflation, steady corporate earnings, and expectations for lower interest rates in the U.S. and Europe propelled global stock performance. The S&P 500 index gained 14.88% for the year ended June 30, 2025, driven by robust earnings, multiple expansion, and continued momentum in technology sectors such as artificial intelligence, cloud computing and semiconductors.

Contributions to the PRIT Fund totaled $4.2 billion during the year ended June 30, 2025, compared to $3.8 billion during the year ended June 30, 2024, reflecting additional allocations from participants to the PRIT Fund. Redemptions from the PRIT Fund remained relatively flat year-over-year, totaling $4.1 billion during the year ended June 30, 2025, compared to $4.3 billion during the year ended June 30, 2024. Because contributions and redemptions are made at the election of each participant based on its own independent funding and liquidity needs, the PRIT Fund has no insight into the specific factors driving the year-over-year changes.

The PRIT Fund returned 9.62% for the fiscal year ended June 30, 2025. The asset classes of the PRIT Fund and related investment returns for the year ended June 30, 2025 were as follows: Global Equity 15.22%; Core Fixed Income 3.78%; Value-Added Fixed Income 9.47%; Private Equity 7.28%; Real Estate 0.93%; Timberland 4.20%; Portfolio Completion Strategies 11.64%; and Overlay 17.91%.

The PRIT Fund outperformed its benchmarks over the five-year and 10-year periods and has returned an average of 8.46%, annually since January 1, 1995, exceeding the actuarial target rate of return of 7.0%. The actuarial target rate of return is the actuarial assumption affecting future Commonwealth funding rates and pension liabilities. The PRIT Fund met all liquidity commitments during the year and had net participant contributions of $36.2 million for the year ended June 30, 2025.

Significant Capital Asset and Long-Term Financing Activity

The PRIT Fund does not hold capital assets but invests in real estate through its subsidiary, PRIT Core Realty Holdings LLC (the LLC). As of June 30, 2026 and 2025, the PRIT Fund had real estate debt obligations of $1.1 billion and $863.4 million, respectively. The LLC issued a $300 million senior unsecured term loan in December 2025, maturing in December 2028 with two one-year extension options. The PRIM Board continues to monitor interest-rate environments and covenant compliance to ensure prudent management of obligations.

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Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

Currently Known Facts, Decisions, or Conditions

Global financial markets remain volatile due to inflationary pressures and geopolitical uncertainty. These external factors may influence future investment performance of the PRIT Fund. The PRIM Board continues to closely monitor asset allocation, risk exposures, and liquidity conditions to maintain long-term resilience of the PRIT Fund.

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Statements of Pooled Net Position

June 30, 2026 and 2025

(Dollars in thousands)

		2026	2025
Assets:			
Investments, at fair value:			
Short-term	$	2,488,577	2,011,181
Fixed income		33,848,858	27,351,699
Equity		51,329,633	45,060,493
Timberland		2,999,505	3,138,919
Private equity funds		18,738,478	18,847,838
Real estate:			
Real estate properties		10,380,175	10,217,534
Equity		1,701,420	1,097,702
Real estate funds		695,675	718,596
Mortgage loans receivable		172,832	219,071
Other		166,375	160,911
Total real estate		13,116,477	12,413,814
Portfolio completion strategies:			
Investment funds		3,329,277	3,039,986
Equity		3,365,247	2,702,124
Fixed income		5,624,415	4,988,410
Cash and cash equivalents		2,058,087	1,717,259
Agricultural investments		344,697	424,002
Total portfolio completion strategies		14,721,723	12,871,781
Total investments		137,243,251	121,695,725
Cash		210,154	151,090
Securities lending collateral		590,738	238,819
Interest and dividends receivable		422,428	362,204
Receivable for investments sold and other assets		1,318,396	1,130,854
Receivable for securities sold on a when-issued basis		1,546,452	1,118,749
Foreign currency forward contracts		186,635	231,636
Total assets		141,518,054	124,929,077
Liabilities:			
Securities sold short and other liabilities, at fair value:			
Portfolio completion strategies		3,236,305	2,832,627
Fixed income		77,288	13,234
Total securities sold short and other liabilities		3,313,593	2,845,861
Payable for investments purchased and other liabilities		2,973,686	2,018,650
Real estate debt and other liabilities		1,127,262	863,373
Securities lending obligations		1,497,626	1,140,922
Payable for securities purchased on a when-issued basis		2,798,762	2,229,927
Foreign currency forward contracts		131,029	331,768
Management fees payable to PRIM		63,660	40,083
Total liabilities		11,905,618	9,470,584
Net position held in trust for pool participants	$	129,612,436	115,458,493

See accompanying notes to financial statements.

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Statements of Changes in Pooled Net Position

Years ended June 30, 2026 and 2025

(Dollars in thousands)

	2026	2025
Additions:		
Contributions:		
State employees	$ 965,190	916,063
State teachers	1,137,322	1,124,442
Other participants	1,876,498	2,137,142
Total contributions	3,979,010	4,177,647
Net investment income (loss):		
From investment activities:		
Net realized gain on investments and foreign currency transactions	6,093,223	3,825,057
Net change in unrealized appreciation on investments and foreign currency translations	5,679,261	3,870,942
Interest	1,233,746	997,180
Dividends	877,914	881,784
Timberland	14,544	17,889
Private equity	255,203	184,179
Portfolio completion strategies	339,189	200,636
Real estate:		
Income	833,716	721,853
Expenses	(290,407)	(262,269)
Total real estate	543,309	459,584
Income from investment activities	15,036,389	10,437,251
Investment expenses	(263,992)	(211,643)
Net income from investment activities	14,772,397	10,225,608
From securities lending activities:		
Securities lending income	7,620	4,701
Securities lending expenses	(28,268)	(30,904)
Net loss from securities lending activities	(20,648)	(26,203)
Total net investment income	14,751,749	10,199,405
Total additions	18,730,759	14,377,052
Deductions:		
Redemptions:		
State employees	1,731,949	1,553,109
State teachers	1,276,546	1,101,053
Other participants	1,535,815	1,487,272
Total redemptions	4,544,310	4,141,434
Administrative expenses	32,506	31,059
Total deductions	4,576,816	4,172,493
Net increase in pooled net position	14,153,943	10,204,559
Net position held in trust for pool participants:		
Balance, beginning of year	115,458,493	105,253,934
Balance, end of year	$ 129,612,436	115,458,493

See accompanying notes to financial statements.

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

(1) Description of the Pension Reserves Investment Trust Fund

(a) General

The Pension Reserves Investment Trust Fund (the PRIT Fund), a component unit of the Commonwealth of Massachusetts, was created in 1983 under Chapter 661 of the Acts of 1983, as amended by Chapter 315 of the Acts of 1996. The PRIT Fund is a pooled investment fund that invests the assets of the State Teachers' and State Employees' Retirement Systems of Massachusetts and the assets of county, authority, school district, and municipal retirement systems that choose to invest in the PRIT Fund, as well as the assets of the State Retiree Benefits Trust (SRBT) Fund. The PRIT Fund is not registered with the Securities and Exchange Commission, but is subject to oversight provided by the Pension Reserves Investment Management Board (the PRIM Board). The PRIM Board was created by legislation to provide general supervision of the investments and management of the PRIT Fund. The PRIM Board is a separate legal entity that issues its own financial statements, which are not included in the accompanying financial statements of the PRIT Fund.

A nine-member Board of Trustees governs the PRIM Board. The Trustees include: (1) the Governor, ex officio, or her designee; (2) the State Treasurer, ex officio, or her designee who shall serve as Chair of the PRIM Board; (3) a private citizen experienced in the field of financial management appointed by the State Treasurer; (4) an employee or retiree who is a member of the State Teachers' Retirement System, elected by the members of such system for a term of three years; (5) an employee or retiree who is a member of the State Employees' Retirement System, elected by the members of such system for a term of three years; (6) the elected member of the State Retirement Board; (7) one of the elected members of the Teachers' Retirement Board chosen by the members of the Teachers' Retirement Board; (8) a person who is not an employee or official of the Commonwealth appointed by the Governor; and (9) a representative of a public safety union appointed by the Governor. Appointed members serve for a term of four years. The Board of Trustees has the authority to employ an Executive Director, outside investment managers, custodians, consultants, and others as it deems necessary; to formulate policies and procedures; and to take such other actions as necessary and appropriate to manage the assets of the PRIT Fund.

The PRIM Board seeks to prudently increase the value of the PRIT Fund to ensure that current and future benefit obligations are adequately funded. The PRIM Board seeks to maximize the probability of achieving the required rate of return while limiting unanticipated large drawdowns. Under current law, by the year 2040, the PRIT Fund plans to have grown, through annual payments in accordance with a legislatively approved funding schedule and through total return of the PRIT Fund, to an amount sufficient to meet the then-existing pension obligations of the Commonwealth. The Commonwealth has adopted a schedule of state pension appropriations that assumes a long-term actuarial rate of return for the PRIT Fund of 7.0%.

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

The State Teachers' and State Employees' Retirement Systems and the SRBT Fund are mandated by statute to invest all of their assets in the PRIT Fund and are, therefore, considered involuntary participants. The assets of the State-Boston Retirement System attributable to teachers who are members of that system are also mandated to be held in the PRIT Fund. Other retirement systems have the option to become Participating or Purchasing System participants in the PRIT Fund. Participating Systems must transfer all of their assets to the PRIT Fund, commit to remain invested for five years, and are entitled to share in appropriations made to the PRIT Fund by the Commonwealth in accordance with Massachusetts General Laws, Chapter 32, Section 22B. The Commonwealth has made no such appropriation to the PRIT Fund on behalf of Participating Systems since fiscal year 2000.

Purchasing Systems may invest all or a portion of their assets in the PRIT Fund and retain the ability to contribute and withdraw funds at their discretion; however, they are not entitled to state appropriations. Participating and Purchasing Systems share in the investment earnings of the PRIT Fund based on their proportionate share of net position. As of June 30, 2026, there were 36 Participating Systems and 64 Purchasing Systems invested in the PRIT Fund.

(b) Investment Funds

The PRIT Fund consists of two investment funds, the Capital Fund and the Cash Fund. Each of these funds is managed, accounted for, and held separately by the PRIT Fund's custodian.

The Cash Fund consists of short-term investments, which are used to meet the liquidity requirements of Participating and Purchasing Systems. All Cash Fund earnings are reinvested. The State Teachers' Retirement System and the State Employees' Retirement System make daily deposits into the Cash Fund, which is their source of funds for benefit payments and operating expenses. The Cash Fund maintains a stable net position value of $1.00 per unit.

Assets contributed by retirement systems are initially deposited in the Cash Fund and then transferred to the Capital Fund. Funds transferred into the Capital Fund are generally invested in the General Allocation Account, which invests in all asset classes of the PRIT Fund in accordance with the PRIM Board's asset allocation plan and investment policy guidelines. The Capital Fund serves as the investment portfolio of the PRIT Fund and consists of the following accounts: General Allocation (holds units of all other accounts), Domestic Equity, International Equity, Emerging Markets Equity, Global Equity Emerging-Diverse Manager Program, Core Fixed Income, Public Value-Added Fixed Income, Real Estate, Timberland, Hedge Funds, Private Debt, Overlay, Real Assets, Other Credit Opportunities, Liquidating Portfolios, Private Equity Investments, and Private Equity Investments

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

Vintage Years 2000-2001 and 2003-2026. Vintage Year refers to the calendar year in which the PRIT Fund made a commitment to invest in a private equity investment.

Upon deposit by a Participating or Purchasing System into the accounts of the Capital Fund, units of participation equal to the total value of the contribution are issued. The value of a unit of each account is determined monthly by dividing the value of the net position of the account by the number of units outstanding at each month-end valuation date. The unit price fluctuates with the performance of the Capital Fund. The number of units generally changes only when a retirement system makes a contribution or redemption.

Chapter 84 of the Acts of 1996 permits Massachusetts retirement boards to purchase units in the individual investment accounts of the PRIT Fund as an alternative to investing in its General Allocation Account. This investment option, also referred to as "segmentation", was established by an amendment to the PRIM Board's Operating Trust Agreement in 1994 in response to requests from retirement boards wishing to invest in certain asset classes of the PRIT Fund. Purchasing Systems, as "segmented investors", may invest in one or more of the following accounts of the Capital Fund: General Allocation, Domestic Equity, International Equity, Emerging Markets Equity, Core Fixed Income, Public Value-Added Fixed Income, Real Estate, Hedge Funds, and Private Equity Vintage Year accounts.

(2) Summary of Significant Accounting Policies

(a) Basis of Accounting and Financial Statement Presentation

The financial statements of the PRIT Fund are reported using the economic resources measurement focus and the accrual basis of accounting. They are prepared in conformity with U.S. generally accepted accounting principles, which require management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the dates of the financial statements and the reported amounts of additions and deductions during the reporting periods. Actual results could differ from those estimates.

The PRIT Fund follows Governmental Accounting Standards Board (GASB) guidance as applicable to external investment pools.

The PRIT Fund consolidates assets and liabilities of its single-member limited liability corporations.

(b) Adoption of New Accounting Standard

The PRIM Board adopted the provisions of GASB Statement No. 103 (GASB 103), *Financial Reporting Model Improvements*, effective July 1, 2025. GASB 103 requires that the information in

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management's discussion and analysis be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions, presenting only the most relevant information. The adoption of GASB 103 did not have a material impact on the PRIT Fund financial statements.

(c) Investments

The PRIM Board's asset allocation plan embodies its decisions to invest portions of the Capital Fund in global equity securities, core fixed income securities, value-added fixed income, real estate, timberland, private equity, portfolio completion strategies and, where appropriate, the various sub asset classes of each asset class. Statutes prohibit the PRIT Fund from investing in certain securities. The PRIM Board ensures that investment managers adhere to the requirements of Massachusetts General Laws.

Security transactions are recorded on the date the securities are purchased or sold. The cost of a security is the purchase price or, in the case of assets transferred to the PRIT Fund by a Participating or Purchasing System, the fair value of the securities on the transfer date. The calculation of realized gains (losses) is independent of the calculation of the net change in unrealized appreciation (depreciation) on investments. Realized gains and losses on investments sold in the current year include previously recorded unrealized amounts and are included in net realized gain on investments in the accompanying statements of changes in pooled net position. Realized gains and losses on security transactions are determined using cost calculated on an average cost basis.

The PRIM Board values investments in fixed income, money market, other short-term investments, and U.S. government agency obligations using independent pricing services. In determining the price, the services may reflect such factors as market prices, yields, maturities, and ratings, supplemented by dealer quotations. Investments in equity securities, including exchange-traded funds, traded on national securities exchanges are valued at the last daily sale price or, if no sale price is available, at the closing bid price. Securities traded on any other exchange are valued in the same manner or, if not so traded, on the basis of closing over-the-counter (OTC) bid prices. If no bid price exists, valuation is determined either by establishing the mean between the most recent published bid and asked prices or averaging quotations obtained from dealers, brokers, or investment bankers. Securities for which such valuations are unavailable are reported at their fair value as estimated in good faith by the PRIM Board based on information provided by the investment managers responsible for such investments. Fair values for investments in pooled investment vehicles (commingled funds), such as mutual and similar funds with a readily determinable fair value, are based on the commingled fund's published net asset value (NAV) which are valued based on the

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

underlying marketable securities or, in the absence of readily ascertainable fair values, the price of similar securities or other observable or unobservable inputs.

The PRIT Fund invests a portion of its assets in emerging capital markets. These investments may involve greater risks than investments in more developed markets, and the prices of such investments may be volatile. The consequences of political, social, or economic changes in these markets may have disruptive effects on the market prices of these investments and the income they generate, as well as the PRIT Fund's ability to repatriate such amounts.

As described further below, certain qualifying investments may be measured using NAV as a practical expedient to estimate fair value unless as of the measurement date it is probable that the PRIT Fund's interest will be sold at an amount different than NAV. As of June 30, 2026 and 2025, the PRIT Fund had no plans or intentions to sell such investments at amounts other than NAV.

Investments in real estate represent the PRIT Fund's ownership interest in PRIT Core Realty Holdings LLC (the LLC). On October 19, 2001, the LLC was formed and was governed by an operating agreement entered into by the PRIM Board, as trustee of the PRIT Fund, as the sole member. The principal purpose of the LLC is to conduct the investment activities of the real estate program in a manner consistent with the PRIT Fund Declaration of Trust and any business or activities incidental to or in support of such investment activities.

The LLC holds investments in real estate properties, mortgage loans receivable, real estate fund investments, and Real Estate Investment Trust (REIT) securities. Investments in real estate properties are stated at fair value based on appraisals prepared by independent real estate appraisers or on estimated valuations determined by the PRIM Board assuming highest and best use of the assets. These estimated valuations are based on valuations prepared by the real estate investment managers under the general supervision of the PRIM Board. Generally, third-party appraisals are performed on each real estate property within 18 months of the date of acquisition and at least annually thereafter. Determination of fair value involves judgment because the actual fair value of a real estate investment can be determined only by negotiation between parties in a sales transaction. Due to the inherent uncertainty of valuation, fair values used may differ significantly from values that would have been determined had a ready market for the investments existed, and the differences could be material. The fair value of mortgage loans receivable generally represents the sum of accumulated loan advances that have been made as of the date of valuation using a discounted cash flow model which applies certain key assumptions including terms of the contract, changes in market rates, interest rate spreads, performance of the underlying collateral, liquidity, and other factors. Real estate fund investments are invested through limited partnerships and are recorded at fair value estimated by the PRIM Board, generally using the NAVs provided by general partners as a practical

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

expedient. The NAVs provided by general partners are generally based on appraised value of underlying real estate investments, which considers inputs such as comparable sales, projected income, discount rate, and capitalization rates. REIT securities are publicly traded securities and are valued in the same manner as the PRIT Fund's traded equity securities.

Investments in timberland are valued similarly to investments made by the LLC in real estate properties. Independent appraisals of timberland investments are performed annually.

Portfolio completion strategies investments represent the PRIT Fund's ownership in direct hedge funds, hedge fund-of-funds, distressed loan funds, and real assets funds (collectively, the funds), managed accounts, and agricultural investments. The fair values of the PRIT Fund's interest in funds are estimated by the PRIM Board, generally using NAVs provided by fund managers as a practical expedient. NAVs for direct hedge funds, distressed loan, and real assets funds generally are based on the value of the underlying marketable securities or assets, or in the absence of readily ascertainable fair values, the price of identical or similar securities or assets. NAVs for hedge fund-of-funds are generally based on the value of the NAVs of the underlying funds which value their investments similar to direct hedge funds. Managed account investments in equity securities, fixed income, and other investments are valued using independent pricing services. In the event that pricing information is not available, then the investment is reported at fair value as estimated in good faith by the PRIM Board based on information provided by the investment manager responsible for such investment. Cash and cash equivalents held in managed accounts consist of cash and highly liquid investments that are readily convertible into cash. The carrying amount of these investments approximates fair value. Agricultural investments are valued similarly to investments made by the LLC in real estate properties and are generally appraised annually.

Private equity investments are typically made through limited partnerships that invest in venture capital, leveraged buyouts, private placements, and other investments whose structure, risk profile, and return potential differ from traditional equity and fixed income investments. These investments are recorded at fair values estimated by the PRIM Board, generally using the NAVs provided by general partners as a practical expedient. The NAVs generally are based on the value of underlying investment holdings, which are determined by investment managers and consider variables such as operating results, earnings of the underlying holdings, projected cash flows, recent sales prices, and other pertinent information. These estimated fair values are determined in good faith by investment managers or general partners using consistently applied procedures.

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

(d) Investment Income

Dividend income is recorded on the ex-dividend date and interest income is accrued as earned. For the years ended June 30, 2026 and 2025, foreign taxes withheld of $58,920 and $59,822, respectively, have been netted against dividend income in the statements of changes in pooled net position. Real estate income includes dividends earned on REIT securities as well as cash distributions of operating income from investments in real estate properties. Timberland income includes cash distributions of operating income from investments in timberland properties. Private equity income is recorded on a cash distribution basis. Portfolio completion strategies income includes cash distributions of operating income from agricultural investments as well as investment income from managed accounts. Distributions that represent returns of capital in excess of cumulative profits and losses are credited to investment cost rather than investment income.

(e) Foreign Currency Translation and Transactions

The accounting records of the PRIT Fund are maintained in U.S. dollars. Investment securities and other assets and liabilities denominated in a foreign currency are translated into U.S. dollars at the prevailing rates of exchange at month-end. Purchases and sales of securities, income receipts, and expense payments are translated into U.S. dollars at the prevailing exchange rate on the respective dates of the transactions.

Unrealized net currency gains and losses from valuing foreign currency-denominated assets and liabilities at month-end exchange rates are reflected within net unrealized appreciation (depreciation) on investments.

Net realized gains and losses on foreign currency transactions represent principally gains and losses from sales and maturities of forward foreign currency contracts, disposition of foreign currencies, and currency gains and losses realized between the trade and settlement dates on securities transactions.

(f) Derivative Instruments

In accordance with GASB Statement No. 53, *Accounting and Financial Reporting of Derivative Instruments*, the PRIT Fund has recorded all of its derivative activity at fair value as investment instruments within equity, fixed income, portfolio completion strategies, and real estate investments and the related change in such instruments within the net change in unrealized appreciation (depreciation) on investments and foreign currency translations in the accompanying financial statements. As described in GASB Statement No. 72*, Fair Value Measurement and Application* (GASB 72), a credit valuation adjustment should be applied, when applicable, for nonperformance risk using the PRIT Fund's credit risk (liability) in determining fair value.

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

The PRIT Fund regularly trades derivative financial instruments with off-balance sheet risk in the normal course of its investing activities to manage exposure to certain risks within the fund. The PRIT Fund also enters into derivative transactions to gain exposure to currencies and markets where derivatives are the most effective instrument. The PRIT Fund's derivative financial instruments include contracts for differences, foreign currency exchange contracts, financial and commodity futures contracts, and customized swap agreements (see note 7 for more detail). These derivative instruments can be exchange-traded or OTC contracts. The primary difference in risk associated with OTC contracts and exchange-traded contracts is credit and liquidity risks. For exchange-traded contracts, credit risk is limited to the role of the exchange or clearing corporation. OTC contracts contain credit risk for unrealized gains from various counterparties for the duration of the contract.

(g) When-Issued Securities Transactions

The PRIT Fund may purchase or sell securities on a "when-issued" or delayed-delivery basis. Delivery and payment for such securities may take place a month or more after the trade date. Normally, settlement occurs within three months. The price of the underlying securities and the date when the securities will be delivered and paid for are fixed at trade date. During the time a delayed delivery sell transaction is outstanding, the contract is marked to market daily and substantially equivalent deliverable securities are held by the PRIT Fund for the transaction to the extent available. For delayed delivery purchase transactions, the PRIT Fund maintains segregated assets with a fair value equal to or greater than the amount of its purchase commitments. The receivables and payables associated with the sale and purchase of delayed delivery securities are reflected in the accompanying statements of pooled net position as securities sold and purchased on a when-issued basis. Losses may arise due to changes in the value of the underlying securities, if the counterparty does not perform under the contract, or if the issuer does not issue the securities due to political, economic, or other factors.

The PRIT Fund may also enter into mortgage dollar-roll and reverse mortgage dollar-roll agreements on a when-issued basis. A mortgage dollar-roll is an agreement in which the PRIT Fund sells securities on a when-issued basis and simultaneously contracts with the same counterparty to repurchase similar (same type, coupon, and maturity) but not identical securities on a specified future date. During the roll period, principal and interest on these securities are not received. The PRIT Fund is compensated by the difference between the current sales price and the forward price for the future purchase. A reverse mortgage dollar-roll is an agreement to buy securities and to sell substantially similar securities on a specified future date. During the roll period, the PRIT Fund receives the principal and interest on the securities purchased. The receivables and payables associated with mortgage dollar-rolls and reverse mortgage dollar-rolls are also reflected in the accompanying statements of pooled net position as securities sold and purchased on a when-issued basis.

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

(3) Fair Value Measurements of Investments

In accordance with GASB 72, except for investments measured using NAV as a practical expedient to estimate fair value, the PRIT Fund categorizes the fair value measurements of its investments within the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy categorizes the inputs to valuation techniques used for fair value measurement into three levels as follows:

- Level 1 – Inputs that reflect quoted prices (unadjusted) in active markets for identical assets or liabilities that the fund has the ability to access at the measurement date. Most of the PRIT Fund's directly held marketable securities, mutual funds and exchange traded funds would be examples of Level 1 investments.

- Level 2 – Inputs other than quoted prices that are observable for an asset or liability either directly or indirectly, including inputs in markets that are not considered to be active. Fair values are primarily obtained from third-party pricing services for identical or comparable assets or liabilities, such as interest rates, foreign exchange rates, and yield curves that are observable at commonly quoted intervals. Because they must often be priced on the basis of transactions involving similar but not identical securities or do not trade with sufficient frequency, certain directly held fixed income securities are categorized in Level 2.

- Level 3 – Unobservable inputs based on the best information available, using assumptions in determining the fair value of investments and derivative financial instruments. Generally, the PRIT Fund's directly held investments in real estate and timberland will be categorized in Level 3 because a preponderance of inputs used to estimate fair value are not observable. For similar reasons, certain fixed income securities may also be categorized in Level 3.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. In certain instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy is based on the lowest level of input that is significant to the fair value measurement.

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

The following tables present a summary of the fair value hierarchy of investments that are measured at fair value on a recurring basis at June 30, 2026 and 2025:

	2026					
	Fair value measurements using					
Investments at fair value	Total	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs or not redeemable (Level 3)	Net asset value (NAV)	Unfunded commitments
Short-term:						
Money market investments	$ 2,488,577	—	2,488,577	—	—	
Fixed income:						
U.S. government obligations (1)	13,230,567	13,230,567	—	—	—	
Domestic fixed income (2)	12,517,239	31,272	10,563,630	1,922,337	—	
International fixed income (3)	4,356,726	237,154	3,625,084	494,488	—	
Private debt (4)	515,000	—	—	—	515,000	430,640
Other credit opportunities (5)	3,229,326	195,026	701,126	523,122	1,810,052	1,799,334
	33,848,858	13,694,019	14,889,840	2,939,947	2,325,052	
Equity:						
Domestic equity securities	31,828,219	31,825,900	2,319	—	—	
International equity securities	19,501,414	19,500,932	482	—	—	
	51,329,633	51,326,832	2,801	—	—	
Timberland	2,999,505	—	—	2,999,505	—	
Private equity funds (6)	18,738,478	—	—	—	18,738,478	6,899,701
Real estate:						
Real estate properties	10,380,175	—	—	10,380,175	—	
Real estate equity securities	1,701,420	1,690,066	11,354	—	—	
Real estate funds (7)	695,675	—	—	—	695,675	270,869
Mortgage loans receivable	172,832	—	—	172,832	—	7,199
Other	166,375	—	—	166,375	—	
	13,116,477	1,690,066	11,354	10,719,382	695,675	
Portfolio completion strategies:						
Event-driven hedge funds (8)	1,217,953	—	—	—	1,217,953	
Relative value hedge fund (9)	751,609	—	—	—	751,609	
Fund of funds (10)	1,038,492	—	—	—	1,038,492	
Distressed loan funds (11)	110,587	—	—	—	110,587	143,084
Real assets funds (12)	210,636	—	—	—	210,636	672,900
Investment funds	3,329,277	—	—	—	3,329,277	
Equity securities	3,365,247	3,109,831	28,479	226,937	—	
Fixed income securities	5,624,415	1,026,809	4,036,313	561,293	—	
Cash and cash equivalents	2,058,087	1,359,910	698,177	—	—	
Agricultural investments	344,697	—	—	344,697	—	
	14,721,723	5,496,550	4,762,969	1,132,927	3,329,277	
Total investments	$ 137,243,251	72,207,467	22,155,541	17,791,761	25,088,482	

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(Continued)

Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

	2026					
		Fair value measurements using				
Investments at fair value	Total	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs or not redeemable (Level 3)	Net asset value (NAV)	Unfunded commitments
Securities lending collateral:						
Money market investments	$ 590,738	—	590,738	—	—	
Total securities lending collateral	$ 590,738	—	590,738	—	—	
Securities sold short and other liabilities at fair value:						
Portfolio completion strategies:						
Equity securities	$ 1,242,500	1,212,905	29,595	—	—	
Cash and cash equivalents	1,132,219	—	1,132,219	—	—	
Fixed income securities	818,243	119,001	697,564	1,678	—	
Other	43,343	—	—	43,343	—	
	3,236,305	1,331,906	1,859,378	45,021	—	
Fixed income:						
Other credit opportunities (5)	77,288	—	77,288	—	—	
Total securities sold short and other liabilities	$ 3,313,593	1,331,906	1,936,666	45,021	—	

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

Investments at fair value	2025 Total	Fair value measurements using: Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs or not redeemable (Level 3)	Net asset value (NAV)	Unfunded commitments
Short-term:						
Money market investments	$ 2,011,181	—	2,011,181	—	—	
Fixed income:						
U.S. government obligations (1)	10,409,289	10,409,289	—	—	—	
Domestic fixed income (2)	10,361,994	30,133	9,229,626	1,102,235	—	
International fixed income (3)	3,608,840	102,233	3,075,855	430,752	—	
Private debt (4)	670,547	—	—	—	670,547	431,350
Other credit opportunities (5)	2,301,029	134,217	652,137	419,915	1,094,760	1,609,589
	27,351,699	10,675,872	12,957,618	1,952,902	1,765,307	
Equity:						
Domestic equity securities	27,814,998	27,811,971	3,027	—	—	
International equity securities	17,245,495	17,245,495	—	—	—	
	45,060,493	45,057,466	3,027	—	—	
Timberland	3,138,919	—	—	3,138,919	—	
Private equity funds (6)	18,847,838	—	—	—	18,847,838	6,794,753
Real estate:						
Real estate properties	10,217,534	—	—	10,217,534	—	
Real estate equity securities	1,097,702	1,089,706	7,996	—	—	
Real estate funds (7)	718,596	—	—	—	718,596	163,205
Mortgage loans receivable	219,071	—	—	219,071	—	26,315
Other	160,911	—	—	160,911	—	
	12,413,814	1,089,706	7,996	10,597,516	718,596	
Portfolio completion strategies:						
Event-driven hedge funds (8)	1,121,336	—	—	—	1,121,336	21,376
Relative value hedge fund (9)	715,499	—	—	—	715,499	
Fund of funds (10)	928,765	—	—	—	928,765	
Distressed loan funds (11)	75,051	—	—	—	75,051	181,845
Real assets funds (12)	199,335	—	—	—	199,335	539,565
Investment funds	3,039,986	—	—	—	3,039,986	
Equity securities	2,702,124	2,505,990	9,743	186,391	—	
Fixed income securities	4,988,410	863,938	3,656,164	405,107	63,201	
Cash and cash equivalents	1,717,259	1,587,560	129,699	—	—	
Agricultural investments	424,002	—	—	424,002	—	
	12,871,781	4,957,488	3,795,606	1,015,500	3,103,187	
Total investments	$ 121,695,725	61,780,532	18,775,428	16,704,837	24,434,928	

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(Continued)

Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

	2025					
		Fair value measurements using				
Investments at fair value	Total	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs or not redeemable (Level 3)	Net asset value (NAV)	Unfunded commitments
Securities lending collateral:						
Money market investments	$ 238,819	—	238,819	—	—	
Total securities lending collateral	$ 238,819	—	238,819	—	—	
Securities sold short and other liabilities at fair value:						
Portfolio completion strategies:						
Equity securities	$ 926,028	915,613	7,099	3,316	—	
Cash and cash equivalents	1,179,475	471,702	707,773	—	—	
Fixed income securities	677,532	121,011	556,521	—	—	
Other	49,592	—	—	49,592	—	
	2,832,627	1,508,326	1,271,393	52,908	—	
Fixed income:						
Other credit opportunities (5)	13,234	13,234	—	—	—	
Total securities sold short and other liabilities	$ 2,845,861	1,521,560	1,271,393	52,908	—	

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(1) Fiscal year 2026 rates range from 0.00% to 5.00%, and maturities range from 2026 to 2056. Fiscal year 2025 rates range from 0.00% to 6.75%, and maturities range from 2025 to 2055.

(2) Fiscal year 2026 rates range from 0.00% to 13.88%, and maturities range from 2026 to 2122. Fiscal year 2025 rates range from 0.00% to 13.50%, and maturities range from 2025 to 2122.

(3) Fiscal year 2026 rates range from 0.00% to 41.43%, and maturities range from 2026 to 2122. Fiscal year 2025 rates range from 0.00% to 48.87%, and maturities range from 2025 to 2122.

(4) This represents investments in private partnerships that invest directly in distressed debt investment opportunities. The life cycles of the private partnerships are typically 10 to 15 years during which limited partners are unable to redeem their positions. Distributions are received as the partnerships liquidate the underlying assets of the funds.

(5) This includes managed accounts and private partnerships that make credit investments. Private partnerships typically have 10 to 15-year life cycles during which limited partners are unable to redeem their positions, but instead, receive distributions as the partnerships liquidate the underlying assets of the funds.

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Notes to Financial Statements

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(Dollars in thousands)

(6) This includes private partnerships that invest in venture capital, leverage buyouts, private placements, and other investments. The private partnerships typically have a life cycle of 10 to 15 years during which limited partners are unable to redeem their positions. Distributions are received as the partnerships liquidate the underlying assets of the funds.

(7) This includes real estate funds that invest in U.S. real estate. The funds generally have initial terms of seven to eleven years during which limited partners are unable to redeem their positions. Distributions are received as the funds liquidate the underlying assets.

(8) This includes four hedge funds that invest in event-driven strategies such as credit-event, equity-event, multi-event driven, and stressed/distressed credit positions at June 30, 2026 and 2025. Redemption frequency for these investments ranged from quarterly to semi-annually with 60 to 65 days' notice.

(9) This includes one hedge fund that invests in relative value strategies such as fixed income relative value positions at June 30, 2026 and 2025. Redemption frequency for this investment is quarterly with 45 days' notice.

(10) The majority of this investment includes one active hedge fund of funds manager, valued at $1,036,663 and $926,675, at June 30, 2026 and 2025, respectively, which invests in emerging hedge fund managers. Redemption frequency for this fund is monthly with 30 days' notice. The remaining balance represents investments in four liquidating portfolios in which distributions are received as the funds liquidate the underlying assets.

(11) This includes two funds that invest in distressed loans at June 30, 2026 and 2025, respectively. Limited partners in the funds are unable to redeem their positions and distributions are received as the funds liquidate the underlying assets.

(12) This includes seven and six funds that invest in real assets at June 30, 2026 and 2025, respectively. Limited partners in these funds are generally unable to redeem their positions and distributions are received as the funds liquidate the underlying assets.

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

(4) Deposits and Investments Risks

(a) Custodial Credit Risk

Custodial credit risk is the risk that in the event of bank failure, the PRIT Fund's deposits and investments may not be returned. The PRIM Board manages the PRIT Fund's exposure to custodial credit risk by requiring all relevant investment managers to hold investments in separate accounts with the PRIM Board's custodian (see note 8). The PRIM Board has not adopted a formal custodial credit risk policy.

Cash balances represent amounts held in bank depository accounts that may be subject to custodial credit risk. The PRIT Fund maintains cash and cash equivalents with various major financial institutions. The combined account balances at a specific financial institution may periodically exceed federally insured limits. No losses have been incurred during the years ended June 30, 2026 and 2025.

(b) Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of fixed income investments will adversely affect the fair value of an investment. While the PRIM Board does not have a formal policy relating to interest rate risk, the PRIM Board manages the PRIT Fund's exposure to fair value loss arising from movements in interest rates by establishing duration guidelines with its fixed income investment managers. The guidelines with each individual manager require that the effective duration of the domestic fixed income investment portfolio be within a specified percentage or number of years of the effective duration band of the appropriate benchmark index. For emerging markets fixed income investments, the portfolio must have duration with a band ranging from three to eight years. Effective duration is a measure of a fixed income investment's exposure to fair value changes arising from changes in interest rates. Effective duration makes assumptions regarding the most likely timing and amounts of variable cash flows. These assumptions take into consideration factors indicative of investments highly sensitive to interest rate changes, including callable options, prepayments, and other factors. These factors are reflected in the effective duration numbers provided in the following table. The PRIM Board compares the effective duration of a manager's portfolio to their relevant benchmark including Bloomberg U.S. Aggregate Bond index, Bloomberg U.S. STRIPS 20+ Year index, Bloomberg U.S. Treasury 1-3 Year index, Bloomberg U.S. TIPS index, Bloomberg World Government Inflation Linked Bonds index, Morningstar LSTA Leveraged Loan index, JP Morgan Emerging Markets Bond Index Global, and the Intercontinental Exchange Bank of America U.S. High Yield Constrained index.

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(Dollars in thousands)

The following table shows the debt investments by investment type, fair value, and effective weighted duration rate at June 30:

Investment	2026 Fair value	2026 Effective weighted duration rate (Years)	2025 Fair value	2025 Effective weighted duration rate (Years)
Asset-backed securities	$ 1,757,052	6.96	$ 1,392,626	4.52
Commercial mortgage–backed securities	861,009	10.32	698,218	9.86
Corporate bonds and other credits	17,096,143	2.79	13,100,636	3.36
U.S. government bonds	8,577,568	15.01	6,587,303	15.05
U.S. government agencies	16,511	4.81	14,330	5.50
U.S. government TIPS	4,962,039	6.49	3,995,534	6.57
U.S. government mortgage–backed securities	3,232,408	5.01	3,006,709	5.23
Global inflation linked bonds	387,883	7.29	291,490	7.71
Municipal bonds	78,612	9.12	53,286	8.61
Pooled money market fund (1)	2,488,577	N/A	2,133,189	N/A
Other pooled funds (2)	2,504,048	N/A	3,077,969	N/A
Total fixed income and short-term investments	$ 41,961,850		$ 34,351,290	
Securities lending collateral investments: Pooled money market fund (1)	$ 590,738	N/A	$ 238,819	N/A
Total securities lending collateral investments	$ 590,738		$ 238,819	

(1) Short-term investments with maturities of less than three months.
(2) Other pooled funds have a weighted average maturity of approximately two years at June 30, 2026 and 2025.

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(c) Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will fail to meet its debt obligations.

The PRIM Board does not have a formal investment policy governing credit risk; each fixed income securities investment manager is given a specific set of guidelines to invest within based on the mandate for which it was hired. These guidelines vary depending on the manager's strategy and the role of its portfolio to the overall diversification of the PRIT Fund. The guidelines for the PRIT Fund's core fixed income portfolio establish the minimum credit rating for any security in the portfolio and the overall weighted average credit rating of the portfolio. For example, all securities held must generally be investment grade. The guidelines for the PRIT Fund's high yield fixed income portfolio establish a fair value range of securities to be held with a specific minimum credit rating and the overall weighted average credit rating of the portfolio.

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Notes to Financial Statements

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(Dollars in thousands)

Credit risk for derivative instruments held by the PRIT Fund results from counterparty risk. The PRIT Fund is exposed to credit risk resulting from counterparties being unable to meet their obligations under the terms of the derivative agreements. See note 7 for more information on the PRIT Fund's derivative instruments.

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(Dollars in thousands)

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The weighted average quality rating of the debt securities portfolio, excluding pooled investments, investments explicitly backed by the U.S. government and other nonrated investments was BBB- at June 30, 2026 and 2025. The following tables present the PRIT Fund's fixed-income securities credit ratings at June 30:

	2026						
	Total fair value	Investment grade			Noninvestment grade		
		AAA	AA+ to A-	BBB+ to BBB-	BB+ to B-	CCC+ to D	Not rated
Asset-backed securities	$ 1,757,052	120,949	62,894	32,723	205,240	202,695	1,132,551
Commercial mortgage-backed securities	861,009	106,012	32,733	85,469	130,820	80,643	425,332
Corporate bonds and other credits	17,096,143	534,940	2,101,810	2,837,854	5,442,395	1,202,834	4,976,310
U.S. government agencies	16,511	—	16,511	—	—	—	—
U.S. government mortgage-backed securities	2,993,352	—	1,390,208	—	—	—	1,603,144
Global inflation linked bonds	387,883	52,809	209,852	91,718	2,172	—	31,332
Municipal bonds	78,612	843	56,090	11,754	8,776	—	1,149
Pooled money market fund	2,488,577	—	—	—	—	—	2,488,577
Other pooled funds	2,504,048	—	—	—	—	—	2,504,048
Total credit risk, fixed income, and short-term investments	$ 28,183,187	815,553	3,870,098	3,059,518	5,789,403	1,486,172	13,162,443
Fixed income investments explicitly backed by the U.S. government	13,778,663						
Total fixed income and short-term investments	$ 41,961,850						
Securities lending collateral investments:							
Pooled money market fund	$ 590,738	590,738	—	—	—	—	—
Total securities lending collateral investments	$ 590,738	590,738	—	—	—	—	—

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

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	2025						
	Total fair value	Investment grade			Noninvestment grade		
		AAA	AA+ to A-	BBB+ to BBB-	BB+ to B-	CCC+ to D	Not rated
Asset-backed securities	$ 1,392,626	91,983	78,509	8,981	245,363	248,521	719,269
Commercial mortgage-backed securities	698,218	103,195	22,638	86,565	112,776	55,667	317,377
Corporate bonds and other credits	13,100,636	473,235	1,960,548	2,198,205	3,649,864	1,175,229	3,643,555
U.S. government agencies	14,330	—	14,330	—	—	—	—
U.S. government mortgage-backed securities	2,759,176	—	1,271,348	11,306	—	—	1,476,522
Global inflation linked bonds	291,490	36,319	133,163	98,529	2,109	—	21,370
Municipal bonds	53,286	1,270	49,103	2,398	515	—	—
Pooled money market fund	2,133,189	—	—	—	—	—	2,133,189
Other pooled funds	3,077,969	—	—	—	—	—	3,077,969
Total credit risk, fixed income, and short-term investments	$ 23,520,920	706,002	3,529,639	2,405,984	4,010,627	1,479,417	11,389,251
Fixed income investments explicitly backed by the U.S. government	10,830,370						
Total fixed income and short-term investments	$ 34,351,290						
Securities lending collateral investments:							
Pooled money market fund	$ 238,819	238,819	—	—	—	—	—
Total securities lending collateral investments	$ 238,819	238,819	—	—	—	—	—

(Continued)

Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

(d) Foreign Currency Risk

Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of investments. Although the PRIM Board has no overall policy regarding foreign currency risk, the PRIM Board does manage the PRIT Fund's exposure to foreign currencies by establishing investment guidelines with each of its managers who invest in securities not denominated in U.S. dollars. These guidelines set maximum investment balances for any currency and/or country holdings must be within a certain percentage of predefined benchmarks. In addition, the PRIM Board's investment managers may actively manage exposure to foreign currencies through the use of forward foreign currency contracts. The following tables present the PRIT Fund's foreign currency exposures at June 30 (stated in U.S. dollars in thousands):

	2026						
	Cash and short-term investments	Equity	Fixed income	Portfolio completion strategies	Private equity investments	Timberland investments	Total
Australian Dollar	$ 2,453	443,693	19,156	5,077	—	495,538	965,917
Brazilian Real	3,852	252,865	137,510	31,224	—	—	425,451
British Pound	10,113	1,823,407	310,445	16,254	162,845	—	2,323,064
Canadian Dollar	4,278	966,020	27,662	53,231	10,470	—	1,061,661
Chinese Yuan	2,872	265,948	—	34,774	—	—	303,594
Euro	90,802	4,108,704	817,206	195,985	2,459,759	—	7,672,456
Hong Kong Dollar	1,734	1,224,986	—	13,635	—	—	1,240,355
Indian Rupee	2,831	502,043	448	562	—	—	505,884
Japanese Yen	23,440	2,530,903	39,781	253,150	—	—	2,847,274
New Taiwan Dollar	348	1,396,643	—	(43)	—	—	1,396,948
Singapore Dollar	730	170,436	—	198,278	—	—	369,444
South Korean Won	9,462	1,186,275	97,072	13,564	—	—	1,306,373
Swiss Franc	3,109	797,401	—	(590)	88,496	—	888,416
Other foreign currencies	17,216	1,517,196	103,214	100,380	—	—	1,738,006
Total securities subject to foreign currency risk	173,240	17,186,520	1,552,494	915,481	2,721,570	495,538	23,044,843
International investments denominated in U.S. dollars	—	2,314,894	2,864,711	—	—	186,352	5,365,957
Total international investments and cash deposits	$ 173,240	19,501,414	4,417,205	915,481	2,721,570	681,890	28,410,800

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

	2025						
	Cash and short-term investments	Equity	Fixed income	Portfolio completion strategies	Private equity investments	Timberland investments	Total
Australian Dollar	$ 2,116	393,101	9,762	1,251	—	486,570	892,800
Brazilian Real	2,161	206,012	96,340	66,306	—	—	370,819
British Pound	8,611	2,168,573	230,774	24,107	143,817	—	2,575,882
Canadian Dollar	4,661	808,873	28,186	52,546	6,272	—	900,538
Euro	66,992	3,596,014	692,040	166,973	2,497,322	—	7,019,341
Hong Kong Dollar	5,274	1,298,345	—	17,360	—	—	1,320,979
Indian Rupee	1,280	669,316	—	(746)	—	—	669,850
Japanese Yen	33,679	2,387,872	44,247	338,842	—	—	2,804,640
New Taiwan Dollar	245	680,772	—	(97)	—	—	680,920
South Korean Won	3,891	568,829	13,010	7,424	—	—	593,154
Swedish Krona	1,419	299,765	5,236	(1,461)	—	—	304,959
Swiss Franc	3,571	654,679	—	4,085	56,497	—	718,832
Other foreign currencies	18,609	1,532,381	41,646	367,783	—	—	1,960,419
Total securities subject to foreign currency risk	152,509	15,264,532	1,161,241	1,044,373	2,703,908	486,570	20,813,133
International investments denominated in U.S. dollars	—	1,980,963	2,545,408	—	—	208,730	4,735,101
Total international investments and cash deposits	$ 152,509	17,245,495	3,706,649	1,044,373	2,703,908	695,300	25,548,234

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(e) Concentration of Credit Risk

The PRIM Board manages the PRIT Fund's exposure to concentration of credit risk by establishing guidelines with each investment manager that limit the percentage of investment in any single issue or issuer. The PRIT Fund has no investments, at fair value, that exceed 5% of the PRIT Fund's total investments as of June 30, 2026 and 2025.

(f) Financial Instruments with Off-Balance-Sheet Risk

In the normal course of business, the PRIT Fund enters into financial instrument transactions with off-balance-sheet risk. These financial instruments involve varying degrees and type of risks, including credit and market risks, which may be in excess of the amounts recognized in the statements of pooled net position. Futures and foreign currency exchange contracts represent

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commitments to purchase or sell foreign currencies at a future date and at a specified price. The PRIT Fund could be exposed to risks if the counterparties to the contracts are unable to meet the terms of their contracts or if the value of the foreign currency changes unfavorably.

(5) Securities Lending Program

The PRIM Board uses a third-party securities lending agent to manage its securities lending program. The program loans domestic and international equity, REIT, and fixed income securities for collateral with a simultaneous agreement to return the collateral for the same securities in the future. Securities on loan are secured with collateral ranging from 102% to 105% determined by the type of securities lent. Securities on loan are valued daily to maintain the collateral requirement and, where applicable, additional collateral is delivered. At June 30, 2026 and 2025, the PRIT Fund has no credit risk exposure to borrowers because the borrowers provided collateralization greater than 100% of the fair value of the securities on loan. The PRIT Fund cannot pledge or sell the collateral securities unless the lending agent defaults. The PRIT Fund is indemnified in the event that the lending agent fails to return the securities on loan (and if the collateral is inadequate to replace the securities on loan) or if the lending agent fails to perform its obligations as stipulated in the agreement. There was no lending agent default during the years ended June 30, 2026 and 2025.

Securities loans are terminable on demand therefore maturities of the securities loans do not generally match the maturities of investments made with cash collateral. Investments made with cash collateral are primarily in short-term investments with maximum maturity of three months from the date of purchase.

Securities on loan are included in investments at fair value in the accompanying statements of pooled net position. As of June 30, 2026 and 2025, the fair value of securities on loan was $1,453,153 and $1,114,468, respectively, and the associated collateral received in cash was $1,497,626 and $1,140,922, respectively. Securities lending obligations to repay the collateral are reported in the accompanying statements of pooled net position. There was no security collateral or noncash collateral at June 30, 2026 and 2025. The PRIT Fund paid a monthly rebate on approximately $650,000 of the cash collateral received and is included in securities lending expenses in the accompanying statements of changes in pooled net position.

For the years ended June 30, 2026 and 2025, in accordance with the Securities Lending Agency Agreement, the PRIT Fund loaned $900,000 of the cash collateral to the LLC to invest in real estate investments. $250,000 of the loans mature on March 10, 2027 and can be prepaid at any time. Interest is paid monthly in arrears at a per annum rate equal to an agreed upon Fallback SOFR rate. $500,000 of the loans mature on November 18, 2031 and can be prepaid at any time. Interest is paid monthly in

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arrears at a per annum rate as agreed to by the parties. On November 18, 2026, the LLC repaid $250,000 of this loan. The remaining balance of $250,000 continues to mature on November 18, 2031. $150,000 of the loans mature on September 27, 2034 and can be prepaid at any time. Interest is paid monthly in arrears at a per annum rate as agreed to by the parties. As these are inter-entity loans, they have been eliminated in consolidation in the accompanying financial statements. The fair value of the remaining cash collateral reinvested was $590,738 and $238,819 at June 30, 2026 and 2025, respectively, and is reported as securities lending collateral in the accompanying statements of pooled net position.

(6) Real Estate Debt

(a) Notes Payable

The LLC's notes payable obligations consisted of the following as of June 30:

		2026	2025
Senior unsecured notes	$	200,000	200,000
Senior unsecured term loan		300,000	—
Total	$	500,000	200,000

On February 14, 2013, the LLC issued 4.00% Series C Senior Notes in the aggregate principal amount of $150,000 which matured on February 14, 2025. Interest on the notes was payable semi-annually.

On February 12, 2020, the LLC issued 3.07% Series D Senior Notes in the aggregate principal amount of $200,000 maturing February 12, 2030. Interest on the notes is payable semi-annually.

On December 17, 2025, the LLC issued a Senior Unsecured Term Loan with a principal amount of $300,000 maturing December 15, 2028, the Initial Maturity Date. The Initial Maturity Date may be extended two times for one year each. The First Extended Maturity Date is December 14, 2029. The Second Extended Maturity Date is December 13, 2030. Interest is payable monthly based on Daily Simple SOFR plus an applicable rate based upon the range into which the Total Leverage Ratio falls as outlined in the Credit Agreement. As of June 30, 2026, the effective interest rate was 4.52%.

Both the Senior Unsecured Notes and Senior Unsecured Term Loan contain certain financial covenants as outlined in the respective agreements. The LLC was in compliance with such covenants at June 30, 2026 and 2025.

(b) Mortgage Loans Payable

The LLC had 12 and 13 property-level mortgage loans payable as of June 30, 2026 and 2025, respectively. The mortgages have a weighted average interest rate of 4.41% and 4.78% and a

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weighted average maturity of 1.8 and 2.6 years at June 30, 2026 and 2025, respectively. The following table presents the face value of mortgage loans payable at June 30:

		2026	2025
Mortgage loans payable	$	610,736	653,648
Total	$	610,736	653,648

(c) Other Liabilities

The LLC had other liabilities of $16,526 and $9,725 as of June 30, 2026 and 2025, respectively.

(7) Derivative Investments

The PRIT Fund regularly trades financial instruments with off-balance-sheet risk in the normal course of its investing activities to assist in managing exposure to market risks. These financial instruments include contracts for differences, foreign currency exchange contracts, futures contracts, and swap contracts.

(a) Contracts for differences

A contract for differences is an instrument whose value is based on the price movement of the underlying asset. It allows for gain or losses to be realized when the underlying asset moves in relation to the position taken, although the actual underlying asset is not owned by the PRIT Fund. The fair value of these instruments is generally recorded at the contract's net equity value. The net equity value is calculated by determining the change in value of the underlying asset less the cost of any leverage. The changes in fair value are recorded by the PRIT Fund as unrealized gains or losses. When the contract is closed, the PRIT Fund records a realized gain or loss equal to the difference between the value of the contract at the time it was opened and the value at the time it was closed.

Contracts for differences held at June 30 were as follows:

	2026			
Description	Number of contracts	Gross notional amount	Fair value of contracts	Unrealized appreciation (depreciation)
Long exposure	33,280,903	$ 68,852	70,398	1,546
Short exposure	(14,564,275)	(97,837)	(102,749)	(4,912)
Total exposure		$ (28,985)	(32,351)	(3,366)

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(Dollars in thousands)

	2025			
Description	**Number of contracts**	**Gross notional amount**	**Fair value of contracts**	**Unrealized appreciation (depreciation)**
Long exposure	34,579,073	$ 40,127	40,127	—
Short exposure	(2,535,534)	(45,488)	(46,474)	(986)
Total exposure		$ (5,361)	(6,347)	(986)

For the years ended June 30, 2026 and 2025, the change in net unrealized (depreciation) appreciation on contracts for differences was $(2,380) and $419, respectively.

(b) Foreign Currency Exchange Contracts

A foreign currency exchange contract is an agreement between two parties to buy or sell a fixed quantity of currency at a set price on a future date. The PRIT Fund may enter into foreign currency exchange contracts to hedge its exposure to the effect of changes in foreign currency exchange rates upon its non-U.S. dollar-denominated investments. The fair value of such contracts will fluctuate with changes in currency exchange rates. The contracts are valued daily, and the changes in fair value are recorded by the PRIT Fund as unrealized gains or losses. When the contract is closed, the PRIT Fund records a realized gain or loss equal to the difference between the cost of the contract at the time it was opened and the value at the time it was closed.

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(Continued)

Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

Foreign currency exchange contracts open at June 30 (in U.S. dollars) were as follows:

	2026				
	Fair value	**Aggregate face value**	**Delivery date(s)**	**Unrealized appreciation**	**Unrealized depreciation**
Foreign currency exchange contracts purchased:					
Australian Dollar	$ 502,005	$ 504,749	7/1/26–6/25/27	$ 2,744	—
British Pound	956,733	959,798	7/1/26–1/22/27	3,065	—
Canadian Dollar	194,000	197,662	7/2/26–4/28/27	3,662	—
Chinese Yuan	3,703,062	3,697,330	7/2/26–6/22/27	—	(5,732)
Euro	1,766,701	1,784,647	7/1/26–12/10/26	17,946	—
Hong Kong Dollar	3,506,769	3,528,244	7/2/26–7/3/28	21,475	—
Indian Rupee	699,191	702,094	7/1/26–10/12/27	2,903	—
Japanese Yen	717,141	739,363	7/1/26–4/3/28	22,222	—
New Taiwan Dollar	245,598	248,291	7/1/26–6/15/27	2,693	—
New Zealand Dollar	126,459	129,943	7/1/26–6/16/27	3,484	—
Polish Zloty	107,899	111,146	7/2/26–10/7/26	3,247	—
Singapore Dollar	5,379,000	5,440,863	7/1/26–10/25/27	61,863	—
South Korean Won	294,407	297,917	7/1/26–12/15/27	3,510	—
Thai Baht	349,940	358,564	7/1/26–6/25/27	8,624	—
Other foreign currencies	1,713,686	1,733,087	7/1/26–6/25/31	22,219	(2,818)
Foreign currency exchange contracts sold:					
Australian Dollar	541,911	547,534	7/1/26–6/25/27	—	(5,623)
Chinese Yuan	3,703,758	3,699,203	7/2/26–7/2/27	4,555	—
Euro	1,010,235	1,014,705	7/1/26–12/10/26	—	(4,470)
Hong Kong Dollar	3,077,682	3,095,350	7/2/26–2/7/28	—	(17,668)
Japanese Yen	466,108	475,158	7/1/26–1/4/28	—	(9,050)
New Taiwan Dollar	409,622	416,102	7/2/26–6/15/28	—	(6,480)
Singapore Dollar	4,971,995	5,022,531	7/1/26–10/25/27	—	(50,536)
South Korean Won	826,450	837,628	7/1/26–7/2/27	—	(11,178)
Thai Baht	315,989	323,461	7/1/26–6/11/27	—	(7,472)
Other foreign currencies	2,458,007	2,465,586	7/1/26–10/12/27	2,423	(10,002)
Total				$ 186,635	(131,029)

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

	2025				
	Fair value	Aggregate face value	Delivery date(s)	Unrealized appreciation	Unrealized depreciation
Foreign currency exchange contracts purchased:					
Brazilian Real	$ 133,149	$ 129,766	7/1/25–10/2/25	$ —	(3,383)
British Pound	585,306	579,881	7/1/25–6/17/26	—	(5,425)
Chinese Yuan	1,042,243	1,037,233	7/2/25–12/17/26	—	(5,010)
Coin(O)	755,831	776,067	7/14/25–4/16/26	20,236	—
Euro	1,466,107	1,424,333	7/1/25–6/17/26	—	(41,774)
Gold	665,694	673,791	7/1/25–7/25/25	8,097	—
Hong Kong Dollar	1,615,156	1,620,993	7/2/25–6/16/26	5,837	—
Japanese Yen	789,239	771,142	7/1/25–7/1/27	—	(18,097)
Mexican Peso	138,011	134,973	8/14/25–9/17/25	—	(3,038)
New Taiwan Dollar	825,872	790,459	7/1/25–10/8/26	—	(35,413)
Polish Zloty	73,861	71,414	7/10/25–10/17/25	—	(2,447)
Singapore Dollar	6,682,593	6,515,055	7/1/25–9/10/26	—	(167,538)
South Korean Won	401,968	396,782	7/1/25–7/17/26	—	(5,186)
Swiss Franc	121,852	118,698	7/1/25–4/16/26	—	(3,154)
Other foreign currencies	1,457,926	1,449,675	7/1/25–5/16/30	743	(8,994)
Foreign currency exchange contracts sold:					
Australian Dollar	271,193	268,832	7/1/25–6/17/26	2,361	—
Brazilian Real	194,002	187,976	7/2/25–9/17/25	6,026	—
Chinese Yuan	955,448	950,671	7/2/25–12/17/26	4,777	—
Coin(O)	702,225	722,970	7/14/25–3/23/26	—	(20,745)
Euro	951,805	930,396	7/1/25–6/17/26	21,409	—
Gold	664,484	672,557	7/1/25–7/25/25	—	(8,073)
Hong Kong Dollar	883,339	886,493	7/2/25–6/16/26	—	(3,154)
Hungarian Forint	50,573	48,356	9/17/25	2,217	—
Japanese Yen	400,069	395,866	7/1/25–7/1/27	4,203	—
New Taiwan Dollar	850,487	822,440	7/2/25–10/8/26	28,047	—
Singapore Dollar	6,056,829	5,943,803	7/1/25–8/11/26	113,026	—
South Korean Won	413,269	408,599	7/2/25–7/17/26	4,670	—
Swiss Franc	133,174	129,613	7/1/25–4/16/26	3,561	—
Other foreign currencies	1,476,708	1,470,619	7/1/25–6/10/27	6,426	(337)
Total				$ 231,636	(331,768)

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For the years ended June 30, 2026 and 2025, the change in net unrealized appreciation (depreciation) on foreign currency exchange contracts was $155,738 and $(128,107), respectively.

(c) Futures Contracts

The PRIT Fund enters into financial and commodity futures on various exchanges. A futures contract is an agreement between two parties to buy or sell units of a particular index, security, or commodity at a set price on a future date. Upon entering into financial and commodity futures contracts, the PRIT Fund is required to pledge to the broker an amount of cash or securities equal to a certain percentage of the contract amount (initial margin deposit). Pursuant to the contract, the PRIT Fund

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

agrees to receive from, or pay to, the broker an amount of cash equal to the daily fluctuation in value of the contract. Such receipts or payments are known as "variation margin" and are recorded by the PRIT Fund as unrealized gains or losses. When the contract is closed, the PRIT Fund records a realized gain or loss equal to the difference between the value of the contract at the time it was opened and the value at the time it was closed. The potential risk to the PRIT Fund is that the change in value of futures contracts primarily corresponds with the value of underlying instruments, which may not correspond to the change in value of the hedged instruments. The PRIT Fund is also subject to credit risk should its clearing brokers be unable to meet their obligations to the PRIT Fund.

Futures contracts held at June 30 were as follows:

	2026				
Description	Number of contracts	Expiration dates (month/year)	Gross notional amount	Fair value of contracts	Unrealized appreciation (depreciation)
Short cash and cash equivalents:					
3-month SOFR	(2,108)	3/27-12/28	(506,109)	(505,199)	910
Euro FX currency	(753)	9/26	(107,834)	(106,283)	1,551
Other short cash and cash equivalents	(2,559)	9/26-9/28	(1,235,040)	(1,234,585)	455
Long cash and cash equivalents:					
3-Month Euribor	906	12/26	254,442	252,278	(2,164)
3-month SOFR	7,020	9/26-12/27	1,691,540	1,685,238	(6,302)
Canadian Dollar currency	609	9/26	43,893	43,020	(873)
Other long cash and cash equivalents	3,668	7/26-3/28	736,519	735,840	(679)
Short fixed income:					
Euro-Schatz	(1,061)	9/26	(129,423)	(128,662)	761
US 10-Yr Treasury Notes	(3,344)	9/26	(373,488)	(376,068)	(2,580)
Ultra US 10-Yr Treasury Notes	(1,172)	9/26	(130,204)	(131,813)	(1,609)
Other short fixed income	(4,665)	9/26-10/26	(660,290)	(661,251)	(961)
Long fixed income:					
US 5-Yr Treasury Notes	6,586	9/26-10/26	703,064	704,988	1,924
US 10-Yr Treasury Notes	5,106	9/26	558,955	562,727	3,772
US Long Bond	453	9/26	50,248	51,416	1,168
Ultra US Treasury Bond	1,705	9/26	192,595	198,059	5,464
Other long fixed income	4,230	9/26-10/26	539,219	540,002	783
Short equity and commodities:					
Metal	(2,325)	7/26-12/26	(217,655)	(206,489)	11,166
FTSE China A50 Index	(4,765)	7/26	(73,172)	(73,924)	(752)
Other short equity and commodities	(3,491)	7/26-5/27	(104,546)	(105,431)	(885)
Long equity and commodities:					
Metal	2,308	7/26-12/26	224,307	211,869	(12,438)
KOSPI Index	197	9/26	45,290	44,530	(760)
MSCI EAFE Index	1,440	9/26	224,861	226,462	1,601
MSCI Emerging Markets Index	1,668	9/26	144,733	146,559	1,826
Russell 2000 Mini Index	255	9/26	37,834	38,831	997
S&P 500 E-mini Index	489	9/26	180,228	184,555	4,327
S&P/TSX 60 Index	180	9/26	52,924	52,162	(762)
Other long equity and commodities	2,960	7/26-3/27	253,081	253,023	(58)
Total futures exposure			$ 2,395,972	2,401,854	5,882

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June 30, 2026 and 2025

(Dollars in thousands)

Description	2025 Number of contracts	Expiration dates (month/year)	Gross notional amount	Fair value of contracts	Unrealized appreciation (depreciation)
Short cash and cash equivalents:					
90-Day Bank Bill	(5,630)	12/25	$ (3,661,811)	(3,664,636)	(2,825)
3-month SOFR	(1,518)	3/26-6/28	(367,252)	(368,037)	(785)
Euro FX currency	(569)	9/25	(84,184)	(86,241)	(2,057)
Other short cash and cash equivalents	(548)	9/25–3/26	(92,173)	(92,735)	(562)
Long cash and cash equivalents:					
90-Day Bank Bill	5,630	6/26–12/26	3,662,601	3,664,940	2,339
Euro FX currency	250	9/25	36,139	37,049	910
Other long cash and cash equivalents	9,636	7/25–3/28	2,373,629	2,374,831	1,202
Short fixed income:					
Euro-Schatz	(706)	9/25	(87,666)	(88,867)	(1,201)
US 10-Yr Treasury Notes	(2,147)	9/25	(242,668)	(246,004)	(3,336)
US 5-Yr Treasury Notes	(641)	9/25	(69,869)	(70,707)	(838)
Ultra US 10-Yr Treasury Notes	(774)	9/25	(86,840)	(88,442)	(1,602)
Other short fixed income	(3,439)	9/25	(460,712)	(463,567)	(2,855)
Long fixed income:					
US 2-Yr Treasury Notes	2,111	9/25	437,873	439,417	1,544
US 5-Yr Treasury Notes	4,443	9/25	480,691	485,926	5,235
US 10-Yr Treasury Notes	1,892	9/25	210,619	213,396	2,777
US Treasury Bond	302	9/25	33,590	34,872	1,282
Ultra US 10-Yr Treasury Notes	992	9/25	111,201	113,352	2,151
Ultra US Treasury Bond	973	9/25	111,179	116,083	4,904
Other long fixed income	3,831	9/25	337,890	339,290	1,400
Short equity and commodities:					
Metal	(1,456)	7/25–12/25	(164,356)	(171,577)	(7,221)
Other short equity and commodities	(7,952)	7/25–7/26	(135,796)	(136,294)	(498)
Long equity and commodities:					
Metal	1,439	7/25–12/25	167,425	174,206	6,781
KOSPI Index	629	9/25	44,659	48,606	3,947
MSCI EAFE Index	1,608	9/25	212,604	215,609	3,005
MSCI Emerging Markets Index	2,002	9/25	119,762	123,473	3,711
Russell 2000 Mini Index	317	9/25	33,699	34,738	1,039
S&P 500 E-mini Index	505	9/25	152,621	157,907	5,286
S&P Midcap 400 E-mini Index	127	9/25	38,521	39,694	1,173
Other long equity and commodities	2,536	7/25–4/26	204,337	206,050	1,713
Total futures exposure			$ 3,315,713	3,342,332	26,619

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For the years ended June 30, 2026 and 2025, the change in net unrealized (depreciation) appreciation on futures contracts was $(20,737) and $20,185, respectively.

(d) Swaps

The PRIT Fund enters into swap agreements to gain exposure to certain markets and actively hedge other exposures to market and credit risks. The PRIT Fund utilizes interest rate, credit default,

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

currency, inflation, and total return swaps within the portfolio. The PRIT Fund's OTC swap agreements are recorded at fair value as estimated by the PRIM Board. These estimated fair values are determined in good faith by using information from the PRIT Fund's investment managers, including methods and assumptions considering market conditions and risks existing at the date of the statements of pooled net position. Such methods and assumptions incorporate standard valuation conventions and techniques, such as discounted cash flow analysis and option pricing models. All methods utilized to estimate fair values result only in general approximations of value, and such values may or may not actually be realized.

Upon entering into centrally cleared swap contracts, the PRIT Fund is required to deposit an initial margin with the broker an amount of cash or securities. Pursuant to the contract, the PRIT Fund agrees to receive from, or pay to, the broker an amount of cash equal to the daily fluctuation in value of the contract. Such receipts or payments are known as "variation margin" and are recorded by the PRIT Fund as unrealized gains or losses. Payments received from or paid to the counterparty, including at termination, are recorded by the PRIT Fund as realized gains or losses.

Open swap contracts at June 30 were as follows:

	2026				
	PRIT pays/receives interest rate	PRIT pays/receives index/ protection	Maturity dates (month/year)	Gross notional amount	Net unrealized appreciation (depreciation)
Interest rate swaps	0.65%-13.67%	Various*	7/26-3/66	$ 44,161,904	58,138
Credit default swaps	0.00%-5.00%	Credit default protection	9/26-12/72	6,112,759	(219,258)
Other swaps	Variable	Various*	7/26-6/56	1,129,131	(2,724)
Total swaps				$ 51,403,794	(163,844)

* PRIT pays/receives counterparty based on 1-Week CNY, 1-Month HIBOR, 1-Month MYR, 1-Month WIBOR, 3-Month AUD Fixing Rate, 3-Month BKBM, 3-Month CDOR, 3-Month EURIBOR, 3-Month HKD, 3-Month KRW CD Rate, 3-Month MYR, 3-Month NZD Bank Bill, 3-Month NZD Fixing Rate, 3-Month TWD TWCPBA, 6-Month AUD Fixing Rate, 6-Month AUD-BBR-BBSW, 6-Month EURIBOR, 6-Month PRIBOR, 6-Month WIBOR, AUD O/N OIS Rate, Brazil CDI rate, BUBOR, BZDIOVRA, Chile Interbank rate, CORRA, Effective Federal Funds Rate, ESTRON Index, Eurozone HICP rate, INR OIS ON, JPY ON, Mexican TIIE rate, NZD ON OIS rate, OBFR, SOFR, SONIA, SORA, TONA, THB ON Repo Rate, UK RPI, US CPI URBAN CONSUMERS NSA, ZARONIA.

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

	2025				
	PRIT pays/receives interest rate	PRIT pays/receives index/ protection	Maturity dates (month/year)	Gross notional amount	Net unrealized appreciation (depreciation)
Interest rate swaps	0.27%–13.05%	Various*	7/25-9/58	$ 39,856,538	75,305
Credit default swaps	0.11%–5.00%	Credit default protection	12/25-12/72	5,456,436	(188,353)
Other swaps	Variable	Various*	7/25-11/54	493,725	9,489
Total swaps				$ 45,806,699	(103,559)

* PRIT pays/receives counterparty based on 1-Week CNY, 1-Month JIBAR, 1-Month MYR, 3-Month AUD Fixing Rate, 3-Month BKBM, 3-Month CDOR, 3-Month HKD, 3-Month KRW CD Rate, 3-Month MYR, 3-Month NZD Bank Bill, 3-Month NZD Fixing Rate, 3-Month TWD TWCPBA, 6-Month AUD Fixing Rate, 6-Month EURIBOR, 6-Month PRIBOR, 6-Month WIBOR, AUD O/N OIS Rate, Brazil CDI rate, BUBOR, BZDIOVRA, Chile Interbank rate, CORRA, Effective Federal Funds Rate, ESTRON Index, Eurozone HICP rate, INR OIS ON, JPY ON, Mexican TIIE rate, NZD ON OIS rate, OBFR, SIBCSORA, SOFR, SONIA, SORA, TELBOR, TONA, THB ON Repo Rate, US CPI URBAN CONSUMERS NSA.

For the years ended June 30, 2026 and 2025, the change in net unrealized (depreciation) on swap contracts was $(60,285) and $(38,873), respectively.

The PRIT Fund's exposures in the event of nonperformance by counterparties at June 30 were as follows:

		2026					
		Interest rate swaps		Credit default swaps		Other swaps	
Counterparty	Credit rating	Gross notional	Fair value	Gross notional	Fair value	Gross notional	Fair value
Bank of America NA	A+	$ 300,000	5,032	38,492	(2,636)	353	(8)
Barclays Bank PLC	A+	6,943	(1)	404,082	(21,712)	—	—
BNP Paribas SA	A+	—	—	167,804	(21,349)	—	—
BNP Paribas Commodity Futures Ltd	A+	—	—	88,289	(5,861)	—	—
Citibank NA	A+	—	—	7,525	42	188,740	(4,277)
Goldman Sachs & Co	A+	1,128,044	32,216	3,581,659	(39,797)	25,592	(366)
Goldman Sachs International	A+	—	—	47,381	(4,108)	325	1
Intercontinental Exchange Holdings Inc.	A-	—	—	378,619	4,061	—	—
JPMorgan Chase Bank NA	AA-	—	—	207,157	(25,035)	50,570	16
JP Morgan Securities	AA-	40,560,418	9,338	392,236	(29,954)	19,268	549
LCH Ltd	AA-	849,464	8,404	—	—	816,025	1,104
Morgan Stanley & Co LLC	A+	—	—	451,368	(30,556)	3,881	68
Morgan Stanley Capital Services LLC	A+	—	—	275,235	(42,128)	—	—
SMBC Capital Markets Inc.	A	250,000	2,962	—	—	—	—
All others	Various	1,067,035	187	72,912	(225)	24,377	189
		$ 44,161,904	58,138	6,112,759	(219,258)	1,129,131	(2,724)

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Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

		2025					
		Interest rate swaps		Credit default swaps		Other swaps	
Counterparty	Credit rating	Gross notional	Fair value	Gross notional	Fair value	Gross notional	Fair value
Bank of America NA	A+	$ —	—	56,790	(7,174)	1	1
Barclays Bank PLC	A+	8,400	99	438,767	(16,496)	458	(47)
BNP Paribas SA	A+	4,245,817	208	211,812	(41,151)	—	—
BNP Paribas Commodity Futures Ltd	A+	—	—	79,871	(6,555)	—	—
CME Group Inc.	AA-	502,909	(2,548)	—	—	—	—
Goldman Sachs & Co	A+	1,398,916	38,500	3,319,666	(43,561)	8,500	149
Goldman Sachs International	A+	—	—	41,285	(3,828)	2,119	307
Intercontinental Exchange Holdings Inc.	A-	—	—	196,944	4,127	—	—
JPMorgan Chase Bank NA	AA-	28,125	(1,666)	42,896	(9,111)	118,482	5,268
JP Morgan Securities	AA-	29,215,094	32,503	553,887	(20,574)	19,954	45
LCH Ltd	AA-	2,108,288	2,772	—	—	179,164	59
Morgan Stanley & Co LLC	A+	1,476,240	325	379,352	(30,965)	9,710	104
Morgan Stanley Capital Services	A+	—	—	122,870	(13,120)	20	95
SMBC Capital Markets Inc.	A	250,000	5,623	—	—	—	—
All others	Various	622,749	(511)	12,296	55	155,317	3,508
		$ 39,856,538	75,305	5,456,436	(188,353)	493,725	9,489

(8) Investment Expenses

Investment expenses consist of investment management fees, investment advisory fees, and custodian fees.

(a) Investment Management Fees

Investment management fees are paid to discretionary managers pursuant to executed contracts. Total investment management fees were $244,085 and $193,922 for the years ended June 30, 2026 and 2025, respectively, of which $146,067 and $104,716 were incurred by the PRIM Board for the years ended June 30, 2026 and 2025, respectively. The remaining investment management fees were incurred by the single-member limited liability corporations that are consolidated into the PRIT Fund.

Domestic, international, and emerging market equity managers are generally paid a base fee calculated as a percentage of current net position under management. Base fees are paid quarterly. In addition, some active (nonindexed) equity managers are eligible to receive a performance fee.

Fixed income managers are generally paid a quarterly asset-based fee. Certain managers are eligible for a performance fee. Fees for other credit opportunities investments generally consist of a base fee and a performance fee based on return.

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Fees for private equity investments are typically a percentage of committed capital with the fee percentage decreasing over time. In addition, the general partners (investment managers) of private equity limited partnerships are allocated additional profit, known as carried interests, based on the net gains generally above a specified hurdle rate, on realized partnership investments.

The LLC's investment management fees generally consist of a base fee and a performance fee. Performance fees are paid to managers who out-perform their respective hurdle rates, as defined in the investment management agreements or partnership agreements.

Timberland investment management fees consist of a base fee and a performance fee component and are calculated and paid similar to the LLC's investment management fees.

Hedge fund-of-funds investment managers are paid base fees, which are calculated and paid quarterly.

Fees for portfolio completion strategies investments generally consist of a base fee and a performance fee based on return.

The majority of investment management fees for private equity and private debt investments are charged by the general partners to the investment partnerships and not to the limited partner investors directly. Investment management fees for portfolio completion strategies investments and commingled account investments are charged to the respective investments. Most base investment management fees for investments in real estate properties and timberland are charged against the respective investments. Investment management fees for investments in real estate funds are charged to the investment partnership and not to the limited partner investors directly. Therefore, the fair values of these investments are reported net of investment management fees and these investment management fees are not included in the accompanying statements of changes in pooled net position, with the exception of investment management fees incurred by the single-member limited liability corporations that are consolidated into the PRIT Fund.

(b) Investment Advisory Fees

NEPC, LLC, Meketa Investment Group, Aberdeen Asset Management Inc., StepStone Group LP, International Woodland Company, and NewAlpha Asset Management served as the PRIM Board's principal investment advisors as of fiscal year end 2026. NEPC, LLC served as the asset allocation

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advisor, Meketa Investment Group served as the public markets advisor, Aberdeen Asset Management Inc. and NewAlpha Asset Management provided portfolio completion strategies advisory services, StepStone Group LP served as the private equity advisor, and International Woodland Company provided timberland advisory services. These investment advisors, among others, provided the PRIM Board with comprehensive investment advisory services, including recommendations on asset allocation, selection of investment managers, and the monitoring of performance of the PRIT Fund and its individual investment managers.

For the years ended June 30, 2026 and 2025, investment advisory fees were $18,972 and $16,786, respectively, which are included in investment expenses in the accompanying statements of changes in pooled net position.

(c) Custodian Fees

BNY is the investment custodian and record keeper for the PRIT Fund. BNY records all daily transactions, including investment purchases and sales, investment income, expenses, and all participant activity for the PRIT Fund. BNY also provides portfolio performance analysis each month for the PRIT Fund.

For the years ended June 30, 2026 and 2025, custodian fees were $935 and are included in investment expenses in the accompanying statements of changes in pooled net position.

(9) Administrative Expenses

For the years ended June 30, 2026 and 2025, administrative expenses of the PRIM Board, including employee compensation, professional fees and occupancy costs, charged to the PRIT Fund totaled $32,506 and $31,059, respectively, which are included in the accompanying statements of changes in pooled net position.

(10) Commitments

As of June 30, 2026 and 2025, the PRIT Fund had outstanding unfunded commitments to invest $10,223,727 and $9,767,998, respectively, in private debt, other credit opportunities, private equity, portfolio completion strategies, and real estate investments.

(11) Subsequent Events

For purposes of determining the effects of subsequent events on the financial statements, management has evaluated subsequent events after June 30, 2026 through December 3, 2026, the date on which the financial statements were available to be issued.

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Schedule of Pooled Net Position – Capital Fund and Cash Fund

June 30, 2026

(Dollars in thousands)

	Capital fund	Cash fund	Total
Assets:			
Investments, at fair value:			
Short-term	$ 2,367,620	120,957	2,488,577
Fixed income	33,848,858	—	33,848,858
Equity	51,329,633	—	51,329,633
Timberland	2,999,505	—	2,999,505
Private equity funds	18,738,478	—	18,738,478
Real estate:			
Real estate properties	10,380,175	—	10,380,175
Equity	1,701,420	—	1,701,420
Real estate funds	695,675	—	695,675
Mortgage loans receivable	172,832	—	172,832
Other	166,375	—	166,375
Total real estate	13,116,477	—	13,116,477
Portfolio completion strategies:			
Investment funds	3,329,277	—	3,329,277
Equity	3,365,247	—	3,365,247
Fixed income	5,624,415	—	5,624,415
Cash and cash equivalents	2,058,087	—	2,058,087
Agricultural investments	344,697	—	344,697
Total portfolio completion strategies	14,721,723	—	14,721,723
Total investments	137,122,294	120,957	137,243,251
Cash	209,896	258	210,154
Securities lending collateral	590,738	—	590,738
Interest and dividends receivable	421,595	833	422,428
Receivable for investments sold and other assets	1,318,396	—	1,318,396
Receivable for securities sold on a when-issued basis	1,546,452	—	1,546,452
Foreign currency forward contracts	186,635	—	186,635
Total assets	141,396,006	122,048	141,518,054
Liabilities:			
Securities sold short and other liabilities, at fair value:			
Portfolio completion strategies	3,236,305	—	3,236,305
Fixed income	77,288	—	77,288
Total securities sold short and other liabilities	3,313,593	—	3,313,593
Payable for investments purchased and other liabilities	2,973,686	—	2,973,686
Real estate debt and other liabilities	1,127,262	—	1,127,262
Securities lending obligations	1,497,626	—	1,497,626
Payable for securities purchased on a when-issued basis	2,798,762	—	2,798,762
Foreign currency forward contracts	131,029	—	131,029
Management fees payable to PRIM	63,660	—	63,660
Total liabilities	11,905,618	—	11,905,618
Net position held in trust for pool participants	$ 129,490,388	122,048	129,612,436

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See accompanying independent auditors' report.

Schedule of Changes in Pooled Net Position – Capital Fund and Cash Fund

Year ended June 30, 2026

(Dollars in thousands)

	Capital fund	Cash fund	Total
Additions:			
Contributions:			
State employees	$ —	965,190	965,190
State teachers	—	1,137,322	1,137,322
Other participants	—	1,876,498	1,876,498
Total contributions	—	3,979,010	3,979,010
Net investment income (loss):			
From investment activities:			
Net realized gain on investments and foreign currency transactions	6,093,223	—	6,093,223
Net change in unrealized appreciation on investments and foreign currency translations	5,679,261	—	5,679,261
Interest	1,222,901	10,845	1,233,746
Dividends	877,914	—	877,914
Timberland	14,544	—	14,544
Private equity	255,203	—	255,203
Portfolio completion strategies	339,189	—	339,189
Real estate:			
Income	833,716	—	833,716
Expenses	(290,407)	—	(290,407)
Total real estate	543,309	—	543,309
Income from investment activities	15,025,544	10,845	15,036,389
Investment expenses	(263,992)	—	(263,992)
Net income from investment activities	14,761,552	10,845	14,772,397
From securities lending activities:			
Securities lending income	7,620	—	7,620
Securities lending expenses	(28,268)	—	(28,268)
Net loss from securities lending activities	(20,648)	—	(20,648)
Total net investment income	14,740,904	10,845	14,751,749
Total additions	14,740,904	3,989,855	18,730,759
Deductions:			
Redemptions:			
State employees	—	1,731,949	1,731,949
State teachers	—	1,276,546	1,276,546
Other participants	—	1,535,815	1,535,815
Total redemptions	—	4,544,310	4,544,310
Administrative expenses	32,506	—	32,506
Total deductions	32,506	4,544,310	4,576,816
Interfund transfers in (out), net	(588,138)	588,138	—
Net increase in pooled net position	14,120,260	33,683	14,153,943
Net position held in trust for pool participants:			
Balance, beginning of year	115,370,128	88,365	115,458,493
Balance, end of year	$ 129,490,388	122,048	129,612,436

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See accompanying independent auditors' report.

Investment Section

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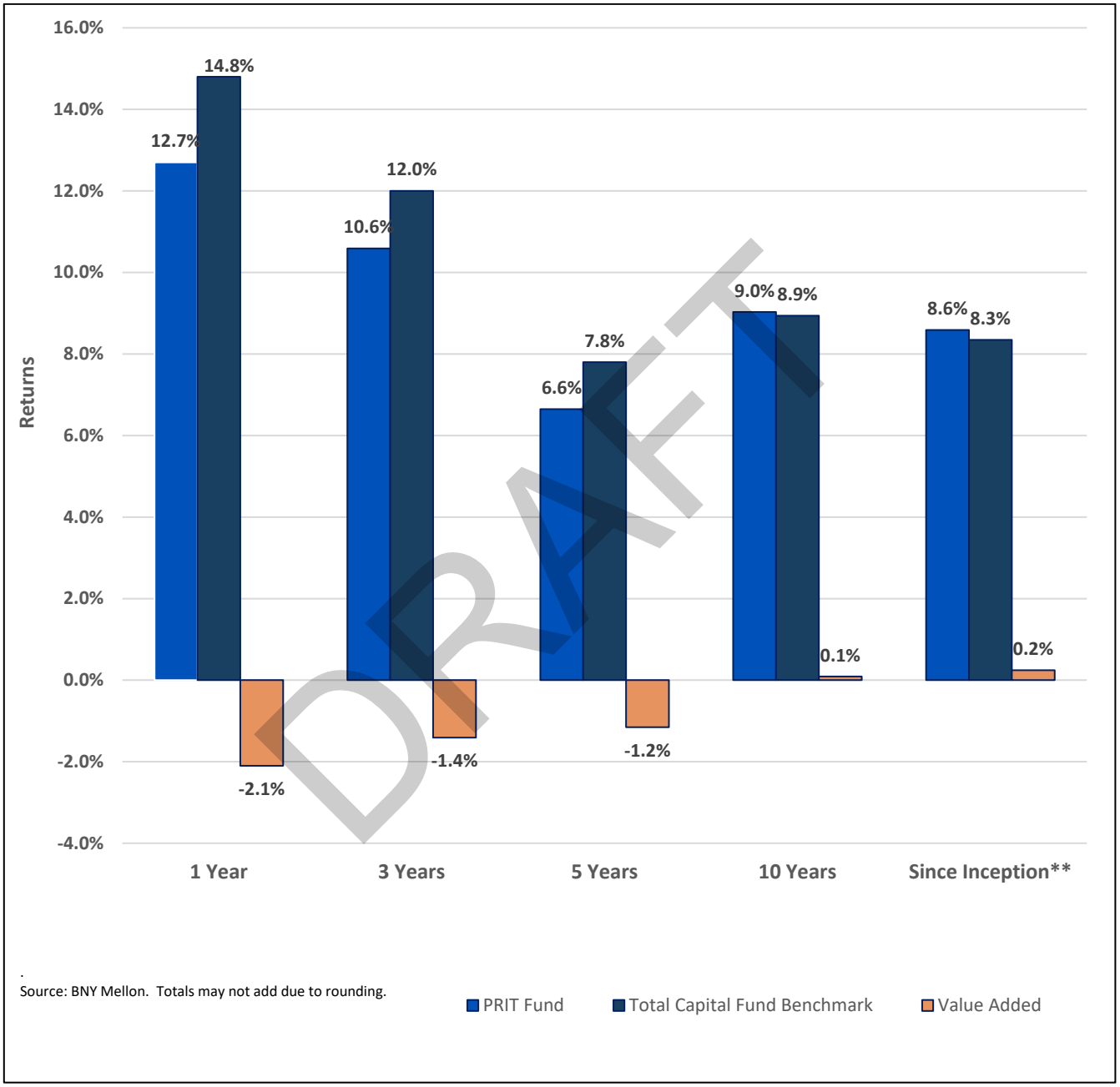
Total PRIT Fund Performance Summary*

For the periods ended June 30, 2026



Source: BNY Mellon. Totals may not add due to rounding.

* Net of Fees. Total PRIT Fund includes the Capital Fund and Cash Fund. Returns are annualized and calculated based on a time-weighted rate of return methodology.

** Performance inception date of January 1, 1995

Investment Strategy Overview

The PRIT Fund was formed in December 1983 with a mandate to accumulate assets through investment earnings to reduce the Commonwealth of Massachusetts' unfunded pension liability and, further on, to assist local participating retirement systems in meeting their future pension obligations. The PRIM Board is charged with the general oversight of the PRIT Fund. The PRIM Board seeks to maximize the probability of achieving the required rate of return compatible with its risk tolerance and prudent investment practices over the long term, by broadly diversifying its investment portfolio, capitalizing on economies of scale to achieve cost-effective operations, and gaining access to high quality, innovative investment management firms, all under the management of a professional staff and members of the PRIM Board. The PRIM Board's overall investment performance goal is to achieve an annual rate of return that exceeds the targeted actuarial rate of return used in determining the Commonwealth of Massachusetts' pension obligations (currently 7.0%). A summary of other investment objectives is provided in the Investment Policy Statement at the end of this section.

The PRIM Board employs professional investment managers to manage the PRIT Fund's assets. The PRIT Fund had approximately $129.6 billion in assets under management at June 30, 2026. Investment managers operate within guidelines that are delineated in a detailed investment management agreement or partnership agreement.

The PRIT Fund's net investment portfolio fair values reported in this section and used as a basis for calculating investment returns differ from those shown in the Financial Section and the Financial Highlights in the Statistical Section of this report. The values used in this section are the appropriate industry standard basis for investment return calculations and are net of all investment receivables and payables. Unless otherwise noted, all return information provided is net of fees. In addition, the PRIT Capital Fund return information excludes the impact of the Cash Fund on the total PRIT Fund return.

Asset Allocation and Diversification Discussion

The PRIM Board shall examine the Asset Allocation Plan annually and shall consider adjustments to the Plan as appropriate. At least once every five years, this examination shall include a comprehensive review of the Commonwealth's current and projected pension assets and liabilities, long-term capital markets rate of return assumptions, and the PRIM Board's risk and liquidity tolerances.

The PRIM Board-approved Asset Allocation Plan and current Asset Allocation are as follows:

Asset Class	6/30/2026 Allocation % (3)	Target Range % (1)
Global Equity	40.7	31 - 41
Core Fixed Income	16.1	12 - 18
Value-Added Fixed Income	8.1	6 - 12
Real Estate	8.6	7 - 13
Private Equity	14.6	13 - 19
Timberland	2.5	1 - 7
Portfolio Completion Strategies	8.8	7 - 13
Overlay (2)	0.6	-

(1) Asset Allocation Plan approved February 26, 2026.

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(2) This asset class does not have target range % because it's not a component of the long-term policy target asset allocation.

(3) Totals may not add due to rounding.

In addition to asset allocation, the PRIM Board seeks to diversify the PRIT Fund through a complementary diversification of investment styles within various asset classes. Investment managers operate within detailed investment guidelines to ensure portfolios are managed with appropriate diversification and risk control.

Income and Expense Allocation

Income earned and expenses incurred in each investment account are allocated to retirement systems based on each individual retirement system's share of ownership in each investment account. Expenses are classified in three categories for purposes of allocation to retirement systems: 1) investment management fees, 2) investment advisory fees, and 3) operational fees. Investment management fees are those directly associated with the investment management of a certain account. Investment advisory fees are fees that are either directly associated with an individual asset class, or, for general advisors, are allocated pro-rata based on net asset values of each asset class. Operational fees are custodian and other administrative expenses incurred by the PRIM Board in managing the PRIT Fund and are allocated pro-rata based on net asset values of each asset class.

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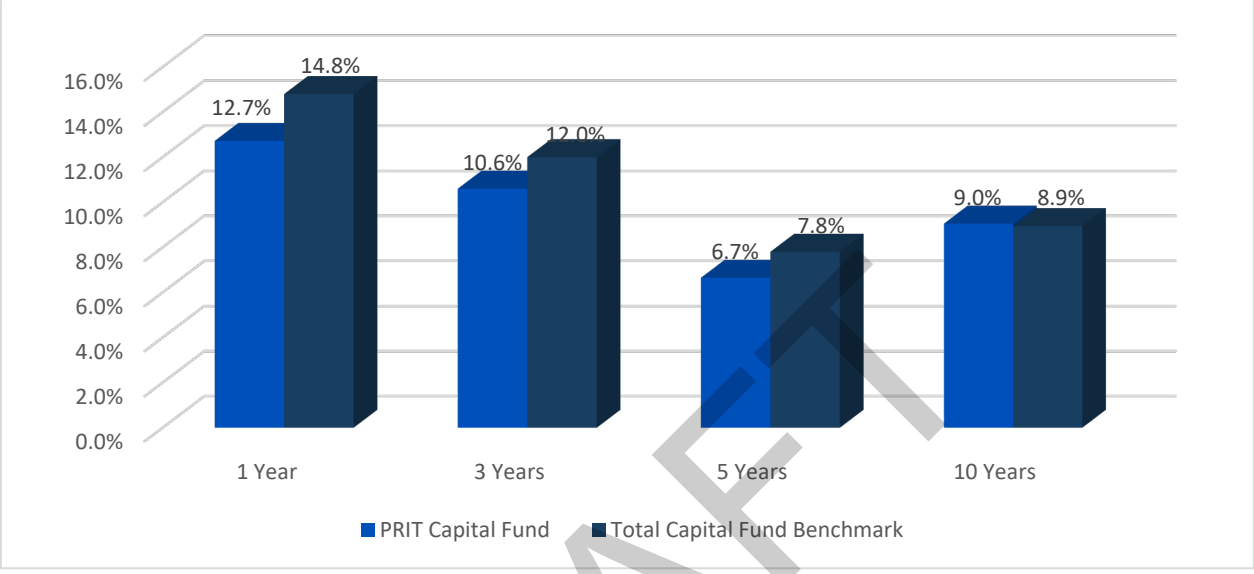
PRIT Capital Fund Performance: Fiscal Year 2026

Returns are calculated based on a time-weighted rate of return methodology. PRIT Capital Fund Returns (net of fees) and benchmarks for the periods ended June 30, 2026:



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In fiscal year 2026, the PRIT Capital Fund returned 12.72% compared to the Total Capital Fund benchmark return of 14.8%. The PRIT Fund began fiscal year 2026 with net position of $115.5 billion and ended with $129.6 billion. On a gross basis the fund increased $14.2 billion, which is the result of $14.8 billion in net investment income, $565.3 million in net redemptions from the State Employees, State Teachers, and Participant accounts, and $32.5 million in administrative expenses.

The quarterly returns of the PRIT Capital Fund in fiscal year 2026 were as follows:

- 4.44% for September 30, 2025 – versus a benchmark return of 4.62%.
- 2.13% for December 31, 2025 – versus a benchmark return of 2.39%.
- -0.84% for March 31, 2026 – versus a benchmark return of -0.24%.
- 6.57% for June 30, 2026 – versus a benchmark return of 7.43%.

The PRIT Fund seeks to meet or exceed its three investment objectives over a long-term investment horizon. These objectives are as follows: 1) measuring each investment strategy against an appropriate benchmark that describes the opportunity set, risk, and return characteristics associated with the strategy; 2) earning a long-term investment return that meets or exceeds the actuarial target rate of return (currently 7.00%); and 3) minimizing the probability of having a significant market-induced drawdown in the PRIT Fund. Through June 30, 2026, the PRIT Capital Fund returned 8.63% since January 1, 1995, outperforming the actuarial rate of return of 7.00% by 163 basis points. The PRIT Capital Fund outperformed its benchmark over the 10-year period.

Management Costs

Expenses incurred by the PRIM Board in managing the PRIT Fund are charged to the PRIT Fund. These expenses consist of investment management fees, advisory fees, custodian fees, professional fees, salaries, and administrative expenses of the PRIM Board.

The PRIM Board tracks two types of fees: 1) direct fees and 2) indirect fees. Direct fees are fees the PRIM Board pays directly to vendors for services rendered. These fees include most investment management fees, advisory fees, custodian fees, and salaries and administrative expenses of the PRIM Board. Indirect fees are expenses typically incurred when investing in partnerships or other commingled investment vehicle structures, such as private equity funds, portfolio completion strategies, real estate, timberland, and other commingled funds. Indirect management fees incurred in these funds are charged to the respective investments. The fair value of these investments is reported net of indirect management fees.

The PRIM Board's investment managers operate with formal contracts. Investment management fees accounted for approximately 73.3% of the PRIM Board's total direct expenses for fiscal 2026. The PRIM Board also contracts with a custodian and investment advisors. Fees to these providers were approximately 10.0% of the PRIM Board's total expense for fiscal year 2026.

The total cost of managing the PRIT Fund for fiscal year 2026, inclusive of investment management (direct and indirect), advisory, custodial, and overhead charges remained unchanged at 46 basis points of the average net position of the PRIT Fund compared to fiscal year 2025. For information on expense ratios for each investment account, refer to the *Financial Highlights and Financial Highlights Ratios* on pages 99-108 included in the Statistical Section of this report.

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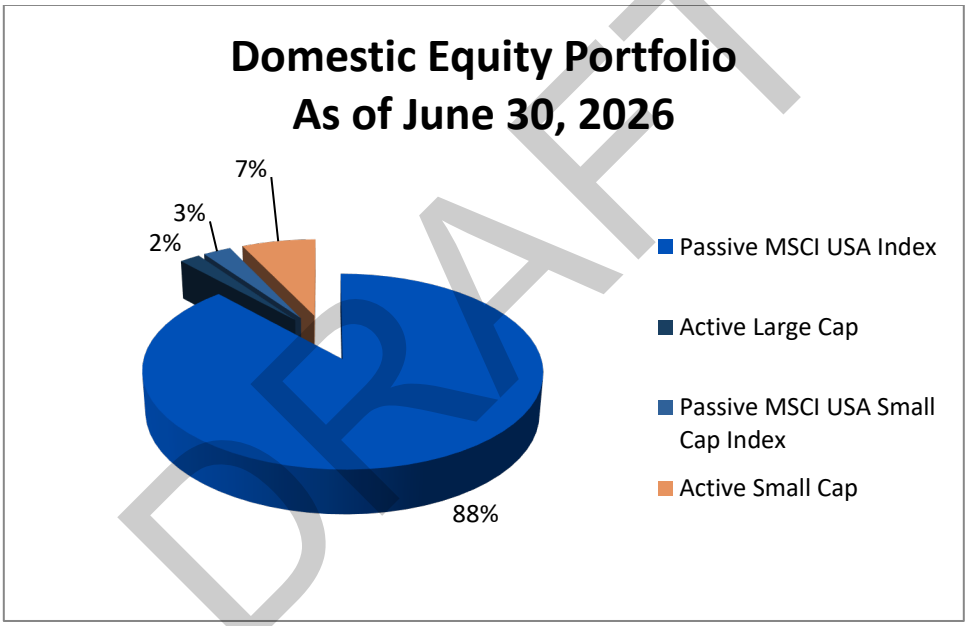
Domestic Equity Portfolio

As of June 30, 2026, the Domestic Equity portfolio had approximately $33.1 billion in net position, representing 25.5% of the PRIT Fund and the benchmark is the Custom MSCI USA IMI Index – Gross Dividends. The large cap equity accounts are benchmarked against the Custom MSCI USA Index – Gross Dividends (which excludes legislatively restricted securities in tobacco, Iran, Russia, and Sudan). The Small Cap equity accounts are benchmarked against a composite benchmark calculated by applying the investment performance of the sub asset class benchmarks to the sub asset class weights within the Small Cap equity portfolio. As highlighted below, the Domestic Equity portfolio allocation is approximately 90% invested in large capitalization equity strategies and 10% invested in small- and micro-capitalization equity strategies. The Domestic Equity portfolio is allocated to two passive large cap equity accounts (88% of the portfolio), one active large cap equity account (2% of the portfolio), one passive small cap equity account (3% of the portfolio), and five active small cap equity accounts (7% of the portfolio).



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The primary strategy for this portfolio is investing in publicly traded companies domiciled in the United States across the full capitalization spectrum. As of the fiscal year-end, the weighting of Domestic Equity was 62.8% of the Global Equity portfolio.

Portfolio Risks. Although historically and recently long-term returns in equity investments have exceeded all other public market asset classes (i.e., fixed income and cash), there is no guarantee that this trend will continue or that investment in the short-term or long-term will produce positive results. Prices may fluctuate based on changes in a company's financial condition and on overall market and economic conditions. Smaller companies are especially sensitive to these factors. There is a significant risk of loss of principal due to market and economic conditions.

Portfolio Returns. For the fiscal year ending June 30, 2026, the Domestic Equity portfolio returned 24.00% compared to the benchmark return of 23.49%, the Custom MSCI USA IMI Index – Gross Dividends (which excludes

legislatively restricted securities in tobacco, Iran, Russia, and Sudan). The PRIT Fund's large cap managers returned 22.13% compared to the 22.50% return of the Custom MSCI USA Index, and the PRIT Fund's Small Cap managers returned 41.00% compared to the 41.83% return of the Small Cap composite benchmark. The PRIT Fund's one active large cap equity manager did not outperform the Custom MSCI USA Index for the fiscal year. Three of the PRIT Fund's five active small cap equity managers outperformed their respective benchmarks. On a three-, five-, and 10-year basis through June 30, 2026, the PRIT Fund's Domestic Equity portfolio posted returns of 20.12%, 12.50%, and 14.85%, respectively, compared to the benchmark, which returned 20.53%, 12.48%, and 14.98%, respectively, over the same periods.

The top ten holdings in the Domestic Equity portfolio at June 30, 2026, are illustrated below. A complete listing of holdings is available upon request.

#	Issue Name	Fair Value ($000s)	% of Account Fair Value
1	Nvidia Corp	$ 2,098,268	6.35%
2	Apple Inc.	1,929,775	5.84%
3	Microsoft Corp.	1,194,939	3.62%
4	Amazon.com Inc.	1,047,802	3.17%
5	Alphabet Inc - CL A	947,381	2.87%
6	Broadcom Inc.	771,574	2.33%
7	Alphabet Inc - CL C	744,125	2.25%
8	Micron Technology Inc.	591,612	1.79%
9	Meta Platforms Inc.	561,531	1.70%
10	Tesla Inc.	537,940	1.63%
	TOTAL	$ 10,424,947	31.55%

The PRIT Fund's Domestic Equity managers at June 30, 2026, are presented in the following table:

Manager	Investment Mandate	Portfolio Fair Value at June 30, 2026 ($000s)
State Street Investment Management	Custom MSCI USA Index	$ 24,378,730
RhumbLine Advisers, LP	Custom MSCI USA Index	4,792,025
RhumbLine Advisers, LP	Custom EIA IFED Large Cap Index	648,493
State Street Investment Management	Custom MSCI USA Small Cap Index	890,090
Frontier Capital Management	Small Cap Value	787,992
Summit Creek Advisors	Small Cap Growth	228,350
Acadian Asset Management	Micro Cap Core	434,256
Lord, Abbett & Company	Micro Cap Growth	325,267
Driehaus Capital Management	Micro Cap Growth	576,752
Other portfolio net assets		(9,524)
Total Portfolio Fair Value		**$ 33,052,431**

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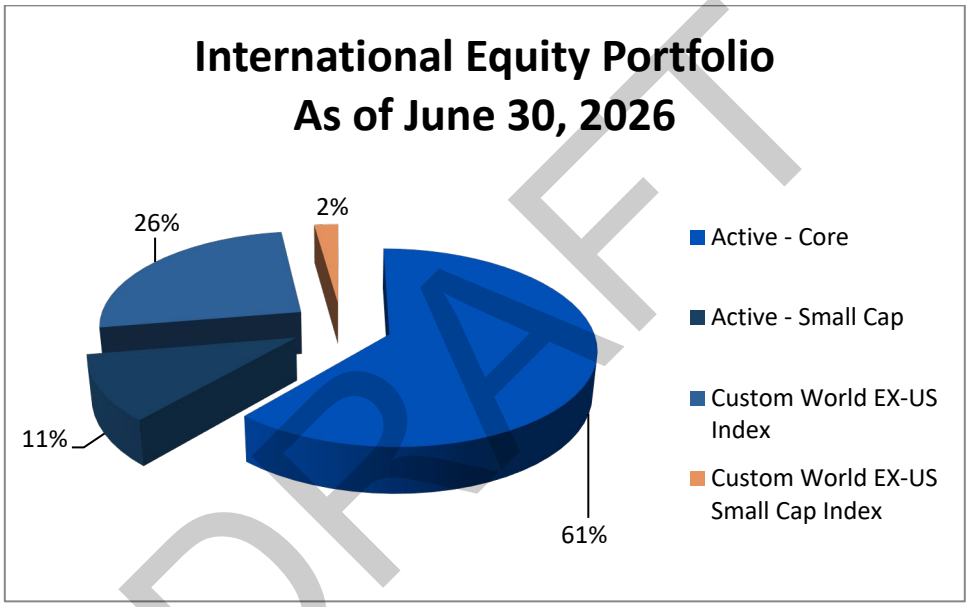
International Equity Portfolio

As of June 30, 2026, the International Equity portfolio had approximately $13.0 billion in net position, representing 10.0% of the PRIT Fund and the benchmark is the Custom MSCI World ex-U.S. IMI Index – Net Dividends. The international core equity accounts are benchmarked against the Custom MSCI World ex-U.S. Index – Net Dividends (which excludes legislatively restricted securities in tobacco, Iran, Russia, and Sudan). The international small cap equity accounts are benchmarked against the Custom MSCI World ex-U.S. Small Cap Index – Net Dividends (which excludes legislatively restricted securities in tobacco, Iran, Russia, and Sudan). The International Equity portfolio is allocated to one passive core equity account (26% of the portfolio), 10 active core equity accounts (61% of the portfolio), one passive small cap equity account (2% of the portfolio), and four active small cap equity accounts (11% of the portfolio).



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The primary strategy for this portfolio is investing in companies domiciled in countries outside the United States classified by MSCI as developed markets, including, but not limited to, Japan, the United Kingdom, Canada, France, Germany, Switzerland, Australia, the Netherlands, Sweden, and Spain. As of the fiscal year-end, the weighting of International Equity was 24.6% of the Global Equity portfolio.

Portfolio Risks. Investing in developed markets outside of the United States carries additional risks as compared to U.S. domestic investments. The added risks are primarily associated with currency, higher trading and settlement costs, and less stringent investor protections and disclosure standards.

Portfolio Returns. For the fiscal year ending June 30, 2026, the International Equity portfolio returned 19.21% compared to the benchmark return of 20.74%. Three of the PRIT Fund's 10 active international equity managers outperformed the Custom MSCI World ex-U.S. Index – Net Dividends. One of the PRIT Fund's four active international small cap equity managers outperformed the Custom MSCI World ex-U.S. Small Cap Index – Net Dividends. On a three-, five-, and 10-year basis through June 30, 2026, the PRIT Fund's International Equity

portfolio posted returns of 15.93%, 7.87%, and 9.61%, respectively, compared to the benchmark, which returned 16.77%, 8.73%, and 9.67%, respectively, over the same periods.

The top ten holdings in the International Equity portfolio at June 30, 2026, are illustrated below. A complete listing of holdings is available upon request.

#	Issue Name	Fair Value ($000s)	% of Account Fair Value
1	ASML Holding N.V.	$ 275,318	2.12%
2	Nestle SA	125,523	0.97%
3	Roche Holding AG	118,750	0.91%
4	Taiwan Semiconductor Mfg. Co. Ltd. ADR	116,051	0.89%
5	Rolls-Royce Holdings PLC	108,304	0.83%
6	Barclays PLC	92,065	0.71%
7	AstraZeneca PLC	91,281	0.70%
8	AIA Group Ltd	91,117	0.70%
9	SAP SE	91,116	0.70%
10	Novo Nordisk	88,420	0.68%
	TOTAL	$ 1,197,945	9.23%

The PRIT Fund's International Equity managers at June 30, 2026, are presented in the following table:

Manager	Investment Mandate	Portfolio Fair Value at June 30, 2026 ($000s)
State Street Investment Management	Custom World ex-US Index	$ 3,301,724
Marathon-London	World ex-US	2,310,664
C WorldWide Asset Management	World ex-US	453,763
PineStone Asset Management	World ex-US	462,128
Walter Scott & Partners	World ex-US	425,452
Mondrian Investment	World ex-US	812,175
ARGA Investment Management	World ex-US	900,678
Columbia Threadneedle	World ex-US	659,296
Causeway Capital Management	World ex-US	930,033
Pzena Investment Management	World ex-US	723,466
Xponance	World ex-US	289,180
State Street Investment Management	Custom World ex-US Small Cap Index	288,123
Acadian Asset Management	World ex-US Small Cap	509,517
AQR Capital Management	World ex-US Small Cap	342,345
Artisan Partners	World ex-US Small Cap	162,300
Driehaus Capital Management	World ex-US Small Cap	303,354
Other portfolio net assets		107,953
Total Portfolio Fair Value		**$ 12,982,151**

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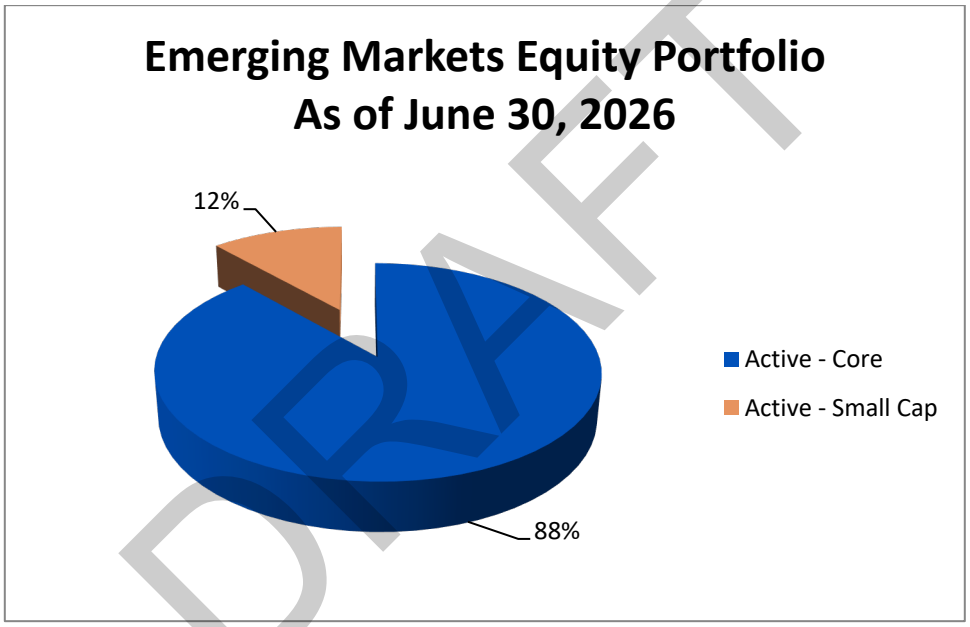
Emerging Markets Equity Portfolio

As of June 30, 2026, the Emerging Markets Equity portfolio had approximately $6.4 billion in net position, representing 4.9% of the PRIT Fund and the benchmark is the Custom MSCI Emerging Markets IMI Index – Net Dividends. The active emerging markets core equity managers are benchmarked against the Custom MSCI Emerging Markets Index – Net Dividends (which excludes legislatively restricted securities in tobacco, Iran, Russia, and Sudan). The active emerging markets small cap equity managers are benchmarked against the Custom MSCI Emerging Markets Small Cap Index – Net Dividends (which excludes legislatively restricted securities in tobacco, Iran, Russia, and Sudan). The emerging markets equity portfolio is allocated to four active core equity managers (which comprise about 88% of the emerging market portfolio) and one active small cap equity manager (12% of the portfolio). The PRIM Board maintains a target weighting of 100% active for the Emerging Markets Equity portfolio.



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The primary strategy for this portfolio is investing in companies domiciled in countries classified by MSCI as emerging markets, including, but not limited to, China, Taiwan, India, South Korea, Brazil, Saudi Arabia, South Africa, Mexico, United Arab Emirates, and Malaysia. As of the fiscal year end, the weighting of Emerging Markets Equity was 12.1% of the Global Equity portfolio.

Portfolio Risks. Investing in emerging markets carries risks above and beyond those inherent to domestic and developed international equity markets. Emerging markets tend to be less efficient than both U.S. and non-U.S. developed markets, and therefore, are more volatile. In addition to the added volatility, and those risks mentioned in association with investments in developed international equity markets, emerging market investments are subject to economic and political risks, exchange control regulation, expropriation, confiscatory taxation, and social instability.

Portfolio Returns. For the fiscal year, the Emerging Markets Equity portfolio returned 38.75% compared to the benchmark return of 40.97%. Three of the PRIT Fund's four active emerging markets core equity managers

outperformed the Custom MSCI Emerging Markets Index. The PRIT Fund's active emerging markets small cap equity manager outperformed the Custom MSCI Emerging Markets Small Cap Index for the fiscal year. On a three-, five-, and 10-year basis through June 30, 2026, the PRIT Fund's emerging markets equity managers posted returns of 21.83%, 8.04%, and 11.45%, respectively, compared to the asset class benchmark, which returned 22.32%, 7.28%, and 10.10% over the same periods.

The top ten holdings in the Emerging Markets Equity portfolio at June 30, 2026, are illustrated below. A complete listing of holdings is available upon request.

#	Issue Name	Fair Value ($000s)	% of Account Fair Value
1	Taiwan Semiconductor Mfg. Co.	$ 634,368	9.97%
2	Samsung Electronics	389,611	6.12%
3	SK Hynix Inc.	336,940	5.29%
4	Tencent Holdings Ltd	150,025	2.36%
5	Samsung Electronics - Preferred	96,941	1.52%
6	Alibaba Group Holding Ltd HK	92,815	1.46%
7	MediaTek Inc.	89,547	1.41%
8	Credicorp Ltd	72,178	1.13%
9	Taiwan Semiconductor Mfg. Co. Ltd. ADR	55,570	0.87%
10	ASE Technology Holding Co. Ltd.	46,982	0.74%
	TOTAL	$ 1,964,977	30.87%

The PRIT Fund's Emerging Markets Equity managers at June 30, 2026, are presented in the following table:

Manager	Investment Mandate	Portfolio Fair Value at June 30, 2026 ($000s)
AQR Capital Management	EM Core	$ 1,366,074
Baillie Gifford	EM Core	1,394,379
Driehaus Capital Management	EM Core	1,540,302
Pzena Investment Management	EM Core	1,329,325
Acadian Asset Management	EM Small Cap	733,038
Other portfolio net assets		797
Total Portfolio Fair Value		**$ 6,363,915**

Global Equity Emerging-Diverse Manager Program

As of June 30, 2026, the Global Equity Emerging-Diverse Manager Program (inception in May 2022), managed by Xponance (manager-of-managers), had $275.8 million in net position, representing 0.5% of the Global Equity portfolio and 0.2% of the PRIT Fund. The Global Equity Emerging-Diverse Manager Program returned 12.34% for the fiscal year, 13.96% for the three-year period, and 11.78% since its inception, compared to the benchmark, which returned 30.78%, 20.03%, and 14.84% over the same periods.

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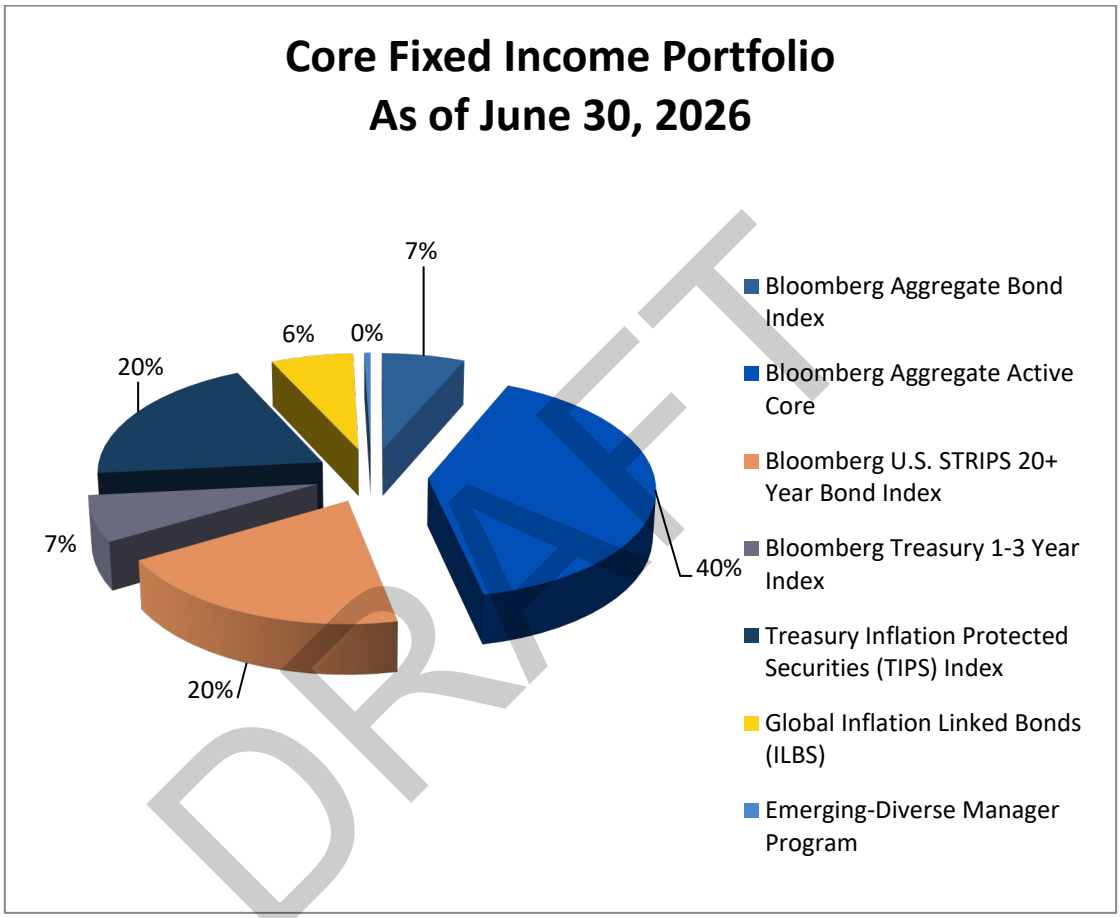
Core Fixed Income Portfolio

As of June 30, 2026, the Core Fixed Income Portfolio had approximately $20.9 billion invested in investment grade Core Fixed Income positions, representing 16.1% of the PRIT Fund. The Core Fixed Income Portfolio is invested using the following strategies:



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The Core Fixed Income portfolio is benchmarked to the Bloomberg U.S. Aggregate Bond Index for core fixed income securities, the Bloomberg U.S. STRIPS 20+ Year Bond Index for long-duration U.S. STRIPS securities, the Bloomberg U.S. Treasury 1-3 Year Index for short-term fixed income securities, the Bloomberg U.S. TIPS Index for U.S. TIPS securities, and the Bloomberg World Government Inflation Linked Bond US Dollar Hedged Index for the Global Inflation Linked Bonds (ILBs).

The Bloomberg U.S. Aggregate Bond Index replicates the investment grade bond market. The index is comprised of corporate, government, asset and mortgage-backed securities. The index portfolio is designed to approximate the performance of the Bloomberg Aggregate Bond Index, while the active core managers' mandate is to exceed the index return. The Core Fixed Income portfolio is designed to reduce the long-term volatility of the total PRIT Fund.

The allocations to TIPS and ILBs are designed to provide hedges against rises in inflation. The long-duration U.S. STRIPS portfolio is designed to approximate the performance of the Bloomberg U.S. STRIPS 20+ Year Bond Index and to lower overall volatility of the total PRIT Fund. The allocation to short-term fixed income securities is designed to approximate the performance of the Bloomberg U.S. Treasury 1-3 Year Index and to reduce volatility while increasing liquidity within the Core Fixed Income portfolio. The Core Fixed Income portfolio includes investments with emerging-diverse managers which represent 0.1% of the PRIT Fund. There is one manager-of-managers in the PRIT Fund Core Fixed Income Emerging-Diverse Manager Program.

Portfolio Risks. As in the case of equities, the prices of fixed income securities increase and decrease in value. Price fluctuations in bonds result from rising and falling interest rates, changes in market conditions, and other economic and political developments. The portfolio is subject to credit risk through defaults on bonds and other fixed income securities. Erosion in principal value can result from credit risk and price fluctuations and can adversely affect portfolio returns.

Portfolio Returns. For the fiscal year 2026, the Core Fixed Income composite returned 3.39% compared to the 3.26% return of the benchmark (46.6% Bloomberg U.S. Aggregate Bond/20% Bloomberg U.S. STRIPS 20+ Year Bond Index /20% Bloomberg Global IL US TIPS/6.7% Bloomberg World Government Inflation-Linked USD Hedged/6.7% Bloomberg US Treasury 1-3 Year Index as of June 30, 2026). The Bloomberg Aggregate mandates returned 4.22%, compared to the Bloomberg U.S. Aggregate Bond Index return of 3.79%. The passively managed long-duration U.S. STRIPS mandate returned 1.40%, compared to the Bloomberg U.S. STRIPS 20+ Year Bond Index return of 1.47%. The passively managed TIPS mandate returned 3.39%, compared to the Bloomberg Global Inflation-Linked US TIPS Index which returned 3.42%. The actively managed ILBs mandate returned 3.33%, compared to the Bloomberg World Government Inflation-Linked USD Hedged Index return of 3.46%. The passively managed short-term fixed income securities mandate returned 2.92%, compared to the Bloomberg U.S. Treasury 1-3 Year Index return of 2.92%. The Core Fixed Income Emerging-Diverse Manager Program had a return of 4.22% compared to the custom benchmark return of 3.84%.

On a three-, five-, and 10-year basis through June 30, 2026, the PRIT Fund's Core Fixed Income portfolio has returned 2.33%, -1.63%, and 0.85%, respectively, compared to the benchmark, which returned 2.25%, -1.71%, and 0.73%, respectively.

The top ten Core Fixed Income holdings as of June 30, 2026, excluding certain pooled funds and repurchase agreements, are illustrated below. A complete listing of holdings is available upon request.

#	Issue Name	Fair Value ($000s)	% of Account Fair Value
1	Commit to Purchase FNMA 5.500% August 2056	$ 267,181	1.28%
2	U.S. Treasury Bond 4.625% February 2046	219,816	1.05%
3	Commit to Purchase FNMA 6.000% September 2056	208,293	1.00%
4	U.S. Treasury-CPI Inflation 1.875% January 2036	207,051	0.99%
5	U.S. Treasury-CPI Inflation 1.250% April 2031	204,831	0.98%
6	U.S. Treasury-CPI Inflation 1.875% July 2034	204,338	0.98%
7	U.S. Treasury-CPI Inflation 1.750% January 2034	199,191	0.95%
8	U.S. Treasury-CPI Inflation 1.875% July 2035	197,240	0.94%
9	U.S. Treasury-CPI Inflation 0.625% July 2032	196,931	0.94%
10	U.S. Treasury-CPI Inflation 2.125% January 2035	191,726	0.92%
	TOTAL	$ 2,096,598	10.03%

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The PRIT Fund's Core Fixed Income portfolio managers at June 30, 2026, are presented in the following table:

Manager	Investment Mandate	Portfolio Fair Value at June 30, 2026 ($000s)
Blackrock Financial Management	Core Index	$ 1,364,539
Loomis, Sayles & Co., LP	Active Core	2,925,720
PIMCO	Active Core	2,822,199
Pugh Capital Management	Active Core	889,973
New Century Advisors	Active Core	747,532
Longfellow Investment Management	Active Core	851,573
Blackrock Financial Management	Inflation Link Bonds	1,354,454
Blackrock Financial Management	Long-Duration U.S. STRIPS Index	4,151,515
Blackrock Financial Management	TIPS Index	4,097,253
Blackrock Financial Management	Short-Term Fixed Income	1,422,927
AFL - CIO Housing Investment	ETI - Active Core	150,563
Bivium Capital Partners	Emerging-Diverse	103,283
Other portfolio net assets		69
Total Portfolio Fair Value		**$ 20,881,600**

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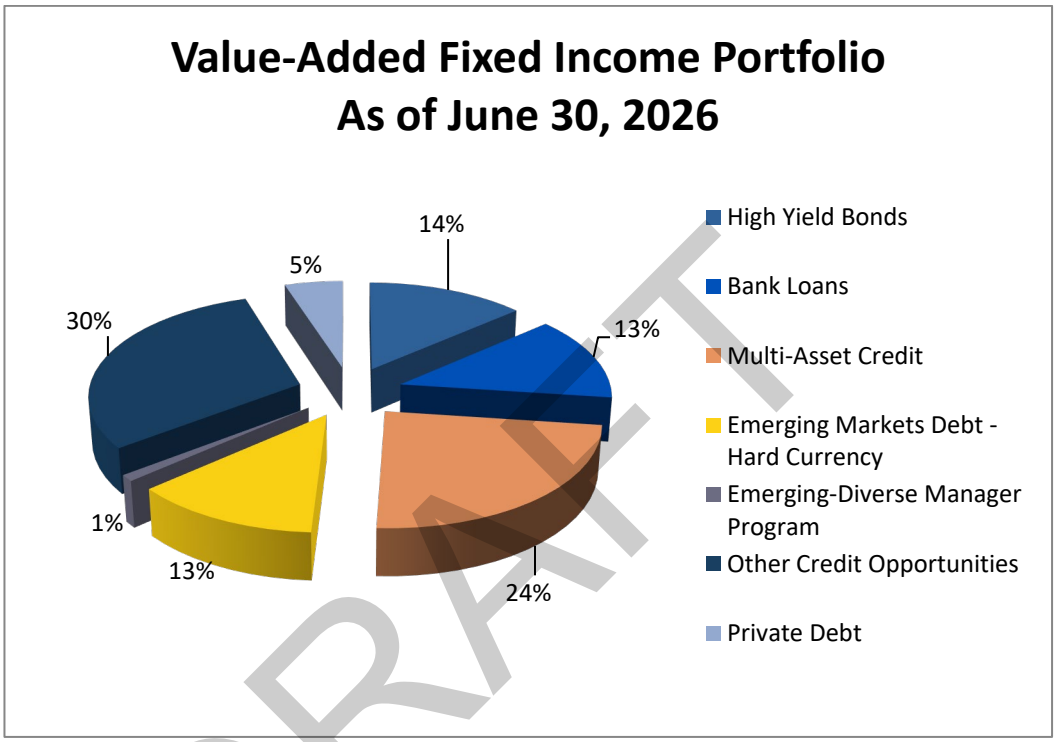
Value-Added Fixed Income Portfolio

As of June 30, 2026, the Value-Added Fixed Income portfolio had approximately $10.5 billion in net position, representing 8.1% of the PRIT Fund. The Value-Added Fixed Income portfolio is invested using the following strategies:



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High Yield Bonds, which represent 1.1% of the PRIT Fund, are securities that are typically rated below Investment Grade by Standard & Poor's, Fitch, or Moody's. There are three managers in the PRIT Fund high yield bond program, all through separate accounts. Each manager's mandate is to exceed the index return.

Bank Loans, which represents 1.1% of the PRIT Fund, are investments in senior secured bank loans. There are two managers in the PRIT Fund bank loan program, all through separate accounts. Each manager's mandate is to exceed the index return.

Multi-Asset Credit, 1.9% of the PRIT Fund, represents investments in multi-asset class credit strategies. There are three managers in the PRIT Fund multi-asset credit program, all through separate accounts. Each manager's mandate is to exceed the return of an index comprised of high yield bonds and bank loans.

Emerging Markets Debt, 1.0% of the PRIT Fund, represents investments in debt issued within the emerging marketplace. There are two managers in the PRIT Fund emerging markets debt program, representing Hard Currency strategies, all through separate accounts. Each manager's mandate is to exceed the index return.

Emerging-Diverse Manager Program, 0.1% of the PRIT Fund, represents investments with emerging-diverse managers. There is one manager-of-managers in the PRIT Fund Value-Added Fixed Income Emerging-Diverse Manager Program.

Other Credit Opportunities, 2.5% of the PRIT Fund, represents investments in other credit strategies whose risk, return and liquidity characteristics lie between the public market strategies of high yield bonds, bank loans and emerging markets debt and the private partnerships in the private debt strategies. There are 14 managers in the PRIT Fund Other Credit Opportunities program; nine are through private partnerships while the rest are through separate accounts.

Private Debt, 0.4% of the PRIT Fund, represents investments in private partnerships that invest directly in distressed debt investment opportunities. As of June 30, 2026, the PRIT Fund had distressed debt investments with 10 investment managers.

Portfolio Risks. As in the core fixed income portfolio, the prices of these securities increase and decrease in value. Price fluctuations in bonds result from rising and falling interest rates, changes in market conditions, and other economic and political developments. Lower-quality securities typically offer higher yields but also carry more credit risk. The allocation of investments to emerging markets, other credit strategies, and distressed debt expose the portfolio to additional risks. Investments in emerging markets are subject to higher settlement, trading and management costs and greater economic, regulatory, and political risk, as well as currency risk. Investments in Other Credit Opportunities and private distressed debt funds subject the portfolio to liquidity, valuation and other risks associated with private investments.

Portfolio Returns: In fiscal year 2026, the Value-Added Fixed Income composite returned 8.82% compared to 6.99% for the asset class benchmark. The PRIT Fund's high yield bond managers returned 11.04%, while the Intercontinental Exchange Bank of America U.S. High Yield Constrained index returned 5.82%. The Emerging Markets Debt portfolio returned 13.21% during the fiscal year, compared to the JP Morgan Emerging Markets Bond Index Global, which returned 10.62%. The bank loan managers returned 4.34%, compared to the Morningstar LSTA Leveraged Loan index return of 4.36%. The multi-asset credit managers returned 6.83% compared to the custom benchmark of 5.10%. The Value-Added Fixed Income Emerging-Diverse Manager Program returned 8.15% compared to the custom benchmark of 7.00%. The Other Credit Opportunities portfolio returned 9.79% compared to the custom benchmark of 8.33%. The Private Debt portfolio returned 7.17% compared to the index return of 9.74%. The benchmark for the Private Debt portfolio at June 30, 2026, is the combined Burgiss Distressed Debt Universe and Burgiss Opportunistic Universe Lagged Index.

On a three-, five-, and 10-year basis through June 30, 2026, the PRIT Fund's Value-Added Fixed Income portfolio has returned 9.66%, 6.38%, and 6.30%, respectively, compared to the benchmark, which returned 8.87%, 5.61%, and 5.21%, respectively.

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The top ten holdings in the Value-Added Fixed Income portfolio at June 30, 2026, excluding investments in emerging debt pooled funds, bank loan funds, private debt and other credit opportunities partnerships, and other pooled funds, are illustrated below. A complete listing of holdings is available upon request.

#	Issue Name	Fair Value ($000s)	% of Account Fair Value
1	FREMF 2025-KF167 KF 167 CS 144A Variable Rate May 2035	$ 54,284	0.52%
2	FREMF 2024-K528 MO K528 C 144A Variable Rate August 2029	25,769	0.25%
3	Petroleos Mexicanos 7.690% January 2050	23,701	0.23%
4	FREMF Mortgage Tru K167 D 144A 0.000% December 2061	21,855	0.21%
5	FREMF 2025-K760 MO K760 D 144A 0.000% March 2062	21,627	0.21%
6	Milano 10/20 Cov-Lite TLB 0.000% October 2027	21,492	0.20%
7	McAfee 12/24 TLB 0.000% March 2029	17,169	0.16%
8	Cablevision of Litchfield 11/2 0.000% November 2028	16,813	0.16%
9	Tosca 8/24 Second Out PIK 0.000% November 2028	16,692	0.16%
10	Brazil Letras Do Tesouro Nacio 0.000% October 2026	15,084	0.14%
	TOTAL	$ 234,486	2.24%

The PRIT Fund's Value-Added Fixed Income portfolio managers at June 30, 2026, are presented in the following table:

Manager	Investment Mandate	Portfolio Fair Value at June 30, 2026 ($000s)
Fidelity Management Trust	High Yield Bond	$ 814,082
Loomis, Sayles & Co., LP	High Yield Bond	247,136
Shenkman Capital Management	High Yield Bond	371,563
PIMCO	Emerging Markets Debt Hard Currency	754,704
RBC Global Asset Management	Emerging Markets Debt Hard Currency	586,233
Ares Capital Management	Bank Loans	930,910
Beach Point Capital Management	Bank Loans	482,824
Achorage Credit Advisor	Multi-Asset Credit	598,175
KKR Credit Advisors - GCOF	Multi-Asset Credit	336,453
KKR Credit Advisors - KMAC	Multi-Asset Credit	854,051
Shenkman Capital Management	Multi-Asset Credit	707,191
Bivium Capital Partners	Emerging-Diverse	106,305
Various accounts and partnerships	Other Credit Opportunities	3,195,075
Various partnerships	Private Debt	526,416
Other portfolio net assets		507
Total Portfolio Fair Value		**$ 10,511,625**

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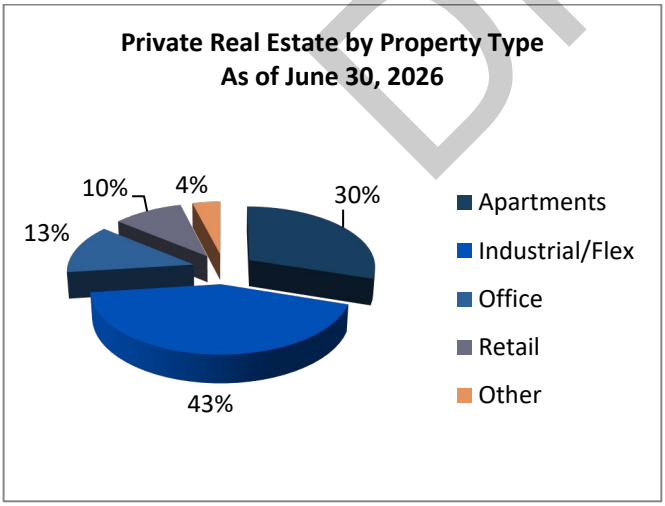
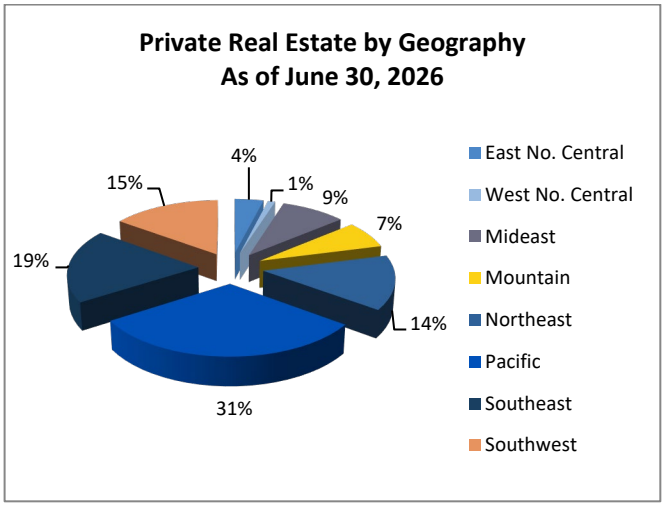
Real Estate Portfolio

As of June 30, 2026, the PRIM Board had $11.1 billion invested in real estate through the PRIT Fund's ownership interest in PRIT Core Realty Holdings LLC (the LLC), representing 8.6% of the PRIT Fund. Real estate holdings consist of directly-owned properties, Real Estate Investment Trust (REIT) securities, mortgage loans receivable, and investments in real estate funds. The PRIT Fund invests in real estate because it provides diversification and attractive returns. Real estate returns typically do not have a strong correlation with stock and bond returns, therefore offering an element of diversification to reduce volatility. Real estate can also offer attractive current returns as a portfolio of well-leased assets provides consistent cash flows from rental income.

Approximately 84% of the real estate allocation is dedicated to direct investments and private partnerships (the "Private Real Estate Investments"). The Private Real Estate Investments are subsequently broken down into Core and Non-Core real estate investments. As of June 30, 2026, $8.8 billion (net of portfolio debt) of Core real estate investments and $514.0 million of Non-Core real estate investments comprise PRIT's Private Real Estate Investments, which represents 7.2% of the PRIT Fund. Typically, Core real estate investments are relatively low risk and substantially leased (80% or greater occupancy at the time of investment) institutional quality real estate. Non-Core real estate investments offer higher potential returns at a higher risk profile. The PRIM Board's Non-Core program targets opportunities associated with development, vacancy and tenant exposure or the potential to physically or financially reposition an investment. Real estate investments with diverse managers represent 0.1% of the PRIT Fund. As of June 30, 2026, the Real Estate Emerging-Diverse Manager Program had $124.2 million in net position. Public REITs comprise the remainder of the investments in the PRIT Fund real estate portfolio. As of June 30, 2026, the PRIM Board had $1.7 billion allocated to public REITs. The public REIT portfolio represents 1.3% of the PRIT Fund.

The following charts display the property type and geographic diversification of the PRIM Board's directly-owned real estate assets, at June 30, 2026:





The PRIM Board's strategies utilize a disciplined portfolio approach to real estate investing that is focused on investments in equity interests in institutional quality real estate. The PRIM Board has established separate accounts with capable real estate investment managers under terms that are beneficial to the PRIM Board.

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Because the PRIM Board is typically the sole owner of the real estate in each such account, the managers operate under clear policies and guidelines most appropriate to the PRIM Board's investment needs.

Leverage. The PRIM Board approved the Real Estate Portfolio Leverage Policy at its December 5, 2024, Board meeting. The PRIM Board may utilize leverage to enhance the returns of the Real Estate portfolio or certain real estate investments. The PRIM Board will seek to maintain high levels of liquidity, accretive leverage and a low loan to value ratio, comparable to that of the benchmark.

The following leverage guidelines have been adopted by the PRIM Board:

a. **Financing Characteristics** – PRIM may consider all available sources of financing. Fixed rate financing is preferred. However, fixed and floating rate financing may be utilized. Derivatives may be used to achieve these rates. The decision to use fixed or floating rates will be determined at the time of borrowing and will be a function of availability, rate and risk.

b. **Debt Service Coverage -** Leverage may be utilized at the total portfolio level or property level and can be in the form of secured or unsecured indebtedness. Leverage will generally be used when borrowing costs are at least 100 basis points below that of property portfolio operating yield and attractive borrowing terms can be put in place that will ensure adequate debt-service coverage ratios.

c. **Total Leverage Ratio**- The total leverage ratio should be no more than 10% higher than MassPRIM's private real estate benchmark leverage ratio, and no higher than 50% of the total real estate property portfolio net asset value. The total leverage ratio includes any property level financing in place as well as the portfolio level facility. Leverage contained in commingled funds and co-investments is not included in this calculation. The calculation of the loan to value ratio will be: total debt/gross asset value of the real estate property portfolio.

The LLC had portfolio level notes payable of $500 million at June 30, 2026. In addition, the LLC utilized internal securities lending capabilities to increase portfolio leverage by $900 million. By utilizing the securities lending financing capabilities, the LLC is able to achieve lower borrowing costs for the Real Estate portfolio and allow more flexibility within the real estate debt program. As the $900 million loan is an inter-entity loan, it has been eliminated in consolidation from the financial statements presented in the *Financial Section*.

Portfolio Risks. Investments in real estate are subject to various risks, including adverse changes in economic conditions and in the capital markets, financial conditions of tenants, interest of buyers and sellers in real estate properties, environmental laws and regulations, zoning laws, governmental rules, uninsurable losses, and other factors beyond the control of the property owner. In addition, while diversification is an important tool used by the PRIM Board for mitigating risk, there is no assurance that diversification, either by geographic region or asset type, will consistently be maintained in the Core Real Estate Portfolio because of the illiquid nature of real estate. In addition, the portfolio is subject to valuation risk, as the valuation of the assets in this portfolio is based on estimates made by the PRIM Board in coordination with external appraisers and the investment managers. Furthermore, there can be no assurance that the fair value of the portfolio will ultimately correspond to the realized value of the underlying properties. Public REITs face risks similar to the risks of public equities both domestically and internationally since they are traded on public exchanges. They can experience corrections and price movements that are much more rapid than those experienced by private real estate portfolios and the share price can vary significantly from underlying net asset value.

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Performance. For fiscal year 2026, the real estate portfolio returned 6.29% compared to the 5.45% return of the asset class benchmark. The Private Real Estate Investments portfolio returned 3.93% for the year ended June 30, 2026, outperforming the NCREIF NFI-ODCE Net Index (one quarter lag), which returned 3.11% over the same period. REIT investments returned 22.37%, outperforming the FTSE NAREIT Equity REITS Index of 21.53%. The Real Estate Emerging-Diverse Manager Program returned 8.84% for the year ended June 30, 2026, compared to the custom benchmark of 3.11%.

On a three-, five-, and 10-year basis through June 30, 2026, the PRIT Fund's Real Estate portfolio has returned 0.00%, 3.78%, and 5.58%, respectively, compared to the benchmark, which returned -1.56%, 1.73%, and 3.87%, respectively.

The PRIT Fund's real estate investment managers at June 30, 2026, are presented in the following table:

Manager	Investment Mandate	Portfolio Fair Value at June 30, 2026 ($000s)
Invesco Realty Advisors	Separate Account - Core	$ 2,572,518
LaSalle Investment Management	Separate Account - Core	2,368,938
AEW	Separate Account - Core	2,443,788
CBRE	Separate Account - Core	888,197
Stockbridge	Separate Account - Core	1,087,738
DivcoWest	Separate Account - Core	126,137
PRIM Board	Separate Account - Core	472,768
Various Partnerships	Non-Core	514,045
CenterSquare Investment Management	U.S. REITS	1,134,507
DWS/RREEF	U.S. REITS	268,687
PGIM	U.S. REITS	272,436
Cambridge Associates	Emerging-Diverse	124,184
Other portfolio net assets (portfolio debt included)		(1,188,722)
Total Portfolio Fair Value		**$ 11,085,221**

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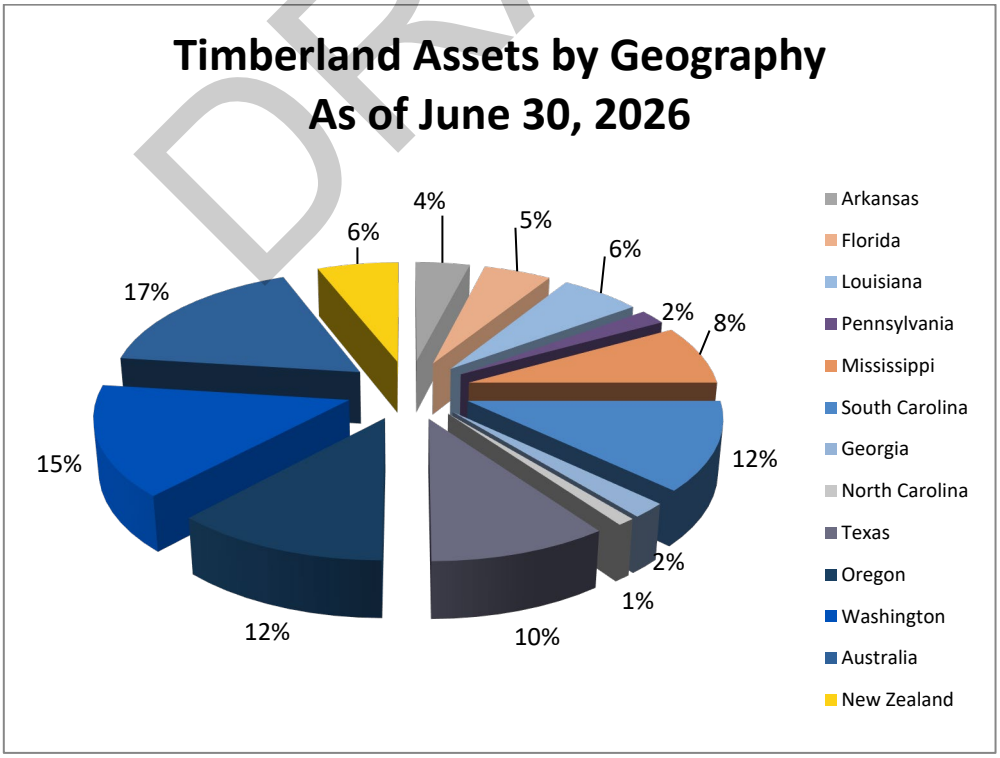
Timberland Portfolio

As of June 30, 2026, the PRIM Board had $3.2 billion invested in timberland, representing 2.5% of the PRIT Fund. The PRIT Fund's allocation to timberland is through two external timberland investment managers, Forest Investment Associates (FIA) and The Campbell Group (Campbell).

The United States timberland markets are divided into three regions, each with distinct economic characteristics: the Pacific Northwest, the Northeast, and the Southeast. The Pacific Northwest is a high value softwood market, in which the growing cycle to produce a mature tree is forty to fifty years. The high value tree in this region is Douglas Fir, which is used primarily to produce high quality dimensional and structural lumber. The timber growing cycle in the Southeast is much shorter, in the range of twenty to twenty-five years. Southern pine is the dominant species and is used typically to make pulp for the paper industry or lower quality framing lumber. The Northeast market is much smaller than the other two markets and consists of a wider range of trees, including high value specialty woods such as cherry and oak.

In Australia, there is approximately 2 million hectares (4.9 million acres) of plantation timberlands that are almost evenly split between hardwood and softwood species. Australia is a net importer of forest products, with limited domestic supply and high demand. Potential export opportunities exist for plantations within close proximity to ports due to demand from China. There are approximately 2 million hectares of timberland plantations in New Zealand, comprised primarily of softwood (radiata pine). The country produces significantly more logs than it consumes, relying heavily on export markets, particularly China.

The geographical diversification of the PRIT Fund's timberland portfolio at June 30, 2026, is presented below.



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Investment returns from timberland investments are derived from the net cash flow generated from the sale of trees (referred to as stumpage sales) combined with capital appreciation from the biological growth of the trees. Both of these return factors depend to some degree upon the direction of forest product commodity prices (paper goods and lumber products). There can also be gains from timely land sales to buyers aiming to convert timberland into higher and better uses.

Portfolio Risks. Investments in timberland assets are subject to various risks, including adverse changes in general economic conditions, fluctuations in the market price of timber, damage to timber properties due to infestation and weather-related events, changes in regulatory conditions and other governmental rules. In addition, the portfolio is subject to valuation risk, as the valuation of the assets in this segment are based on estimates made by the PRIM Board through coordination with external appraisers and the PRIM Board's timberland investment managers. Accordingly, there can be no assurance that the fair value of investments will correspond to the ultimate realized value of the properties. International timberland investments are also subject to currency fluctuations that can result in unpredictable gains or losses when foreign currency is converted into U.S. dollars.

Performance. As of June 30, 2026, the one-year Timberland return was 3.05% as compared to the NCREIF Timberland Index (one quarter lag) of 4.92%. On a three-, five-, and 10-year basis through June 30, 2026, the PRIT Fund's Timberland portfolio has returned 5.82%, 6.83%, and 5.61%, respectively, compared to the benchmark return of 6.76%, 8.66%, and 5.54%, respectively.

The PRIT Fund's Timberland investment managers at June 30, 2026, are presented in the following table:

Manager	Investment Mandate		Portfolio Fair Value at June 30, 2026 ($000s)
Forest Investment Associates	Separate Account - Timberland	$	1,503,552
The Campbell Group	Separate Account - Timberland		1,495,954
Other portfolio net assets			174,611
Total Portfolio Fair Value		**$**	**3,174,117**

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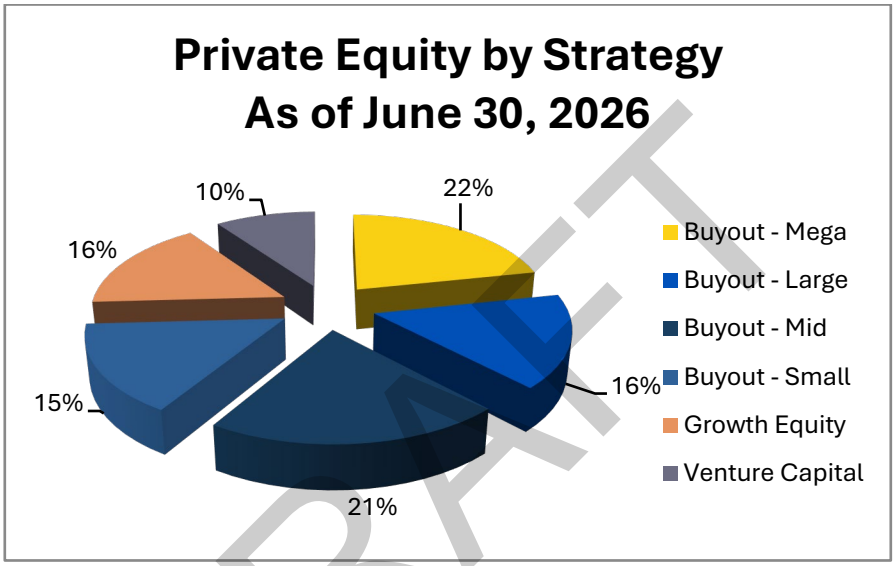
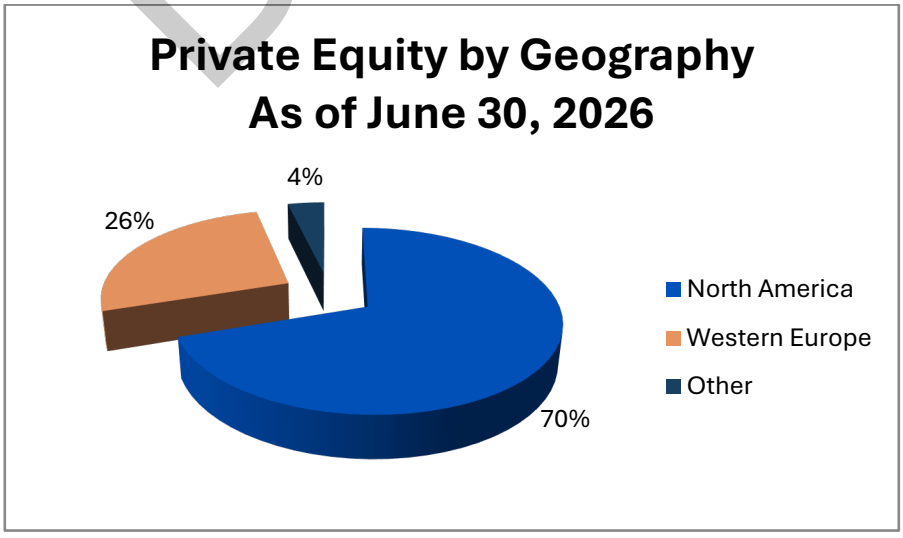
Private Equity Portfolio

As of June 30, 2026, the fair value of the Private Equity portfolio was $18.9 billion, representing 14.6% of the PRIT Fund. Unlike public equities, where investors have the ability to liquidate investments generally at any time, private equity investments are illiquid. Therefore, an investment in this category is a long-term commitment.

The Private Equity portfolio is well-diversified by strategy and the allocation as of June 30, 2026, is presented below.



The Private Equity portfolio is diversified at the partnership level by strategy as well as at the underlying portfolio company level by industry and geography. The portfolio's current geographical and industry allocations are presented below.



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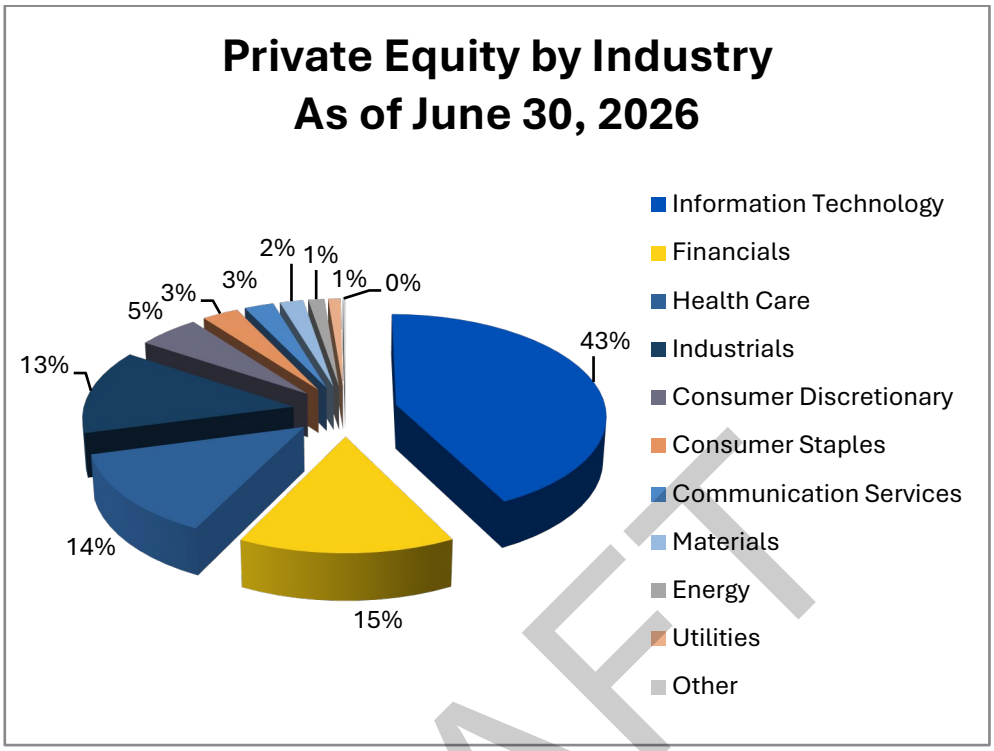

Capital invested in private equity partnerships is subject to a relatively high degree of risk as compared to other potential investments, with the assumption that the investor will be rewarded with higher returns for that assumption of risk, i.e., the "risk/return trade-off". This risk/return trade-off is the key consideration in determining if this asset is appropriate for a particular portfolio. These risks are highlighted below.

Portfolio Risks. Risks associated with investing in private equity limited partnerships include, but are not limited to:

- *Illiquidity*: Limited partnership vehicles typically have 10-15-year life cycles during which limited partners are unable to liquidate their entire positions, but instead, will receive the cash flow from successful investments.

- *Volatility*: Volatility has historically been greater for private equity investing than many other assets.

- *Management Fee Effect*: Typically, general partners' fees range from 150 to 250 basis points annually. This is usually drawn down against committed capital, although it may not be invested, and may result in negative returns until investments are realized successfully.

- *Valuation of investments*: Investment valuation at any time may not be reflective of fair value. Private equity investments are generally valued at fair value. However, because of the inherent uncertainty of the valuation of the portfolio companies, the estimated value may differ significantly from the value that would have been used had a ready market for these investments existed.

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- *General Partner Discretion*: Investors lack control over the general partner's investment decisions. The general partner is provided capital to manage at its discretion and investors are provided limited rights, such as termination of the partnership in certain instances. (These rights may not prove practical except in extreme circumstances.)

- *Binding Commitments*: There is limited ability to reduce or terminate investments. Under the contractual terms of the partnership, investments may be terminated in some cases by super-majority vote of the investors and after the occurrence of certain events. (These rights may not prove practical except in extreme circumstances.)

- *Risk of Loss*: There is risk of losing 100% of the investment. Investments in partnerships are usually equity and their risk nature could result in loss of the entire investment.

Performance. The PRIT Fund's Private Equity portfolio delivered a one-year return of 3.58% through June 30, 2026. The PRIT Fund's Private Equity managers were active in making new investments as well as in generating liquidity in the year ending June 30, 2026. The PRIT Fund's managers called $1.8 billion of capital for additional investments, management fees, and partnership expenses, which compares to the $2.2 billion called during the prior fiscal year. From a liquidity standpoint, the portfolio generated total distributions of $2.6 billion which compares to $2.3 billion of distributions for the 2025 fiscal year.

While there is not currently a widely used or conventional benchmark in this asset class, the PRIM Board staff targets investment opportunities with the ability to generate a long-term rate of return equal to or greater than a custom benchmark (7-year annualized return of a blend of 87% Russell 3000 + 3%/13% MSCI Europe IMI + 3% as of June 30, 2026). As of June 30, 2026, the PRIT Fund's Private Equity portfolio returned 3.58% compared to the custom benchmark return of 17.16%. On a three-, five-, and 10-year basis through June 30, 2026, the PRIT Fund's Private Equity portfolio has returned 6.17%, 7.53%, and 15.44%, respectively, compared to the custom benchmark return of 15.76%, 15.29%, and 15.28%, respectively. It is important to remember that there is a one quarter lag inherent in private equity valuations.

Since inception to June 30, 2026, the PRIT Fund has committed $36.6 billion of which $32.4 billion has been invested. The program has generated $37.7 billion in distributions. The net IRR since inception for the program is 13.8%. As of June 30, 2026, there are 428 active partnerships including co-investments.

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PRIVATE EQUITY EXTERNAL MANAGERS

As of June 30, 2026

	Manager	Location		Manager	Location
1	1315 Capital	Philadelphia, PA	53	Kohlberg Kravis Roberts & Co.	New York, NY
2	5th Century Partners	Chicago, IL	54	KPS	New York, NY
3	ACON Investments	Washington, DC	55	Lovell Minnick Partners	Radnor, PA
4	Advent International	Boston, MA	56	Medicxi	London, UK
5	Allied Industrial Partners	Houston, TX	57	Menlo Ventures	Menlo Park, CA
6	Alphi Capital	Toronto, Canada	58	Montagu Private Equity	London, UK
7	Altor	Stockholm, Sweden	59	Montreux Equity Partners	San Francisco, CA
8	American Industrial Partners	New York, NY	60	Nautic Partners LLC	Providence, RI
9	American Securities, LLC	New York, NY	61	New Enterprise Associates	Baltimore, MD
10	Apollo Management	New York, NY	62	NewView Capital Management	Burlingame, CA
11	Ascent Venture Partners	Boston, MA	63	Nordic Capital	Stockholm, Sweden
12	Bain Capital	Boston, MA	64	Odyssey Investment Partners	New York, NY
13	Battery Ventures	Boston, MA	65	Onex Corporation	Toronto, Canada
14	Berkshire Partners	Boston, MA	66	Permira Advisers Limited	London, UK
15	BlackFin	Paris, France	67	Polaris	Boston, MA
16	Blackstone	New York, NY	68	Polaris Growth Fund	Boston, MA
17	Bridgepoint Capital Ltd.	London, UK	69	Providence Equity Partners	Providence, RI
18	Carlyle Group	Washington, DC	70	PSG Equity L.L.C.	Boston, MA
19	Catalyst Investors	New York, NY	71	Quad-C Management, Inc.	Charlottesville, VA
20	Centerbridge Associates	New York, NY	72	Quantum Energy Partners	Houston, TX
21	Charlesbank Capital Partners	Boston, MA	73	Red Arts	Chicago, IL
22	Charterhouse Capital Partners	London, UK	74	Rembrandt Venture Partners	Menlo Park, CA
23	Chequers Partenaires	Paris, France	75	Rhone Capital LLC	New York, NY
24	Clearhaven Partners	Boston, MA	76	SAIF Partners	Hong Kong, China
25	Cohere Capital	Boston, MA	77	Schroder Ventures Life Sciences	Boston, MA
26	CVC Capital Partners	London, UK	78	SCP	Wayne, PA
27	Elysian Capital LLP	London, UK	79	Sherbrooke Capital	Newton, MA
28	Essex Woodlands Health Ventures	New York, NY	80	Sofinnova Ventures Inc.	Menlo Park, CA
29	Ethos Private Equity Ltd.	Johannesburg, South Africa	81	Spark Capital Partners, LLC	Boston, MA
30	Exponent	London, UK	82	Stone Point Capital	Greenwich, CT
31	Five Elms	Kansas City, MO	83	Summit Partners	Boston, MA
32	Flagship Ventures	Cambridge, MA	84	TA Associates	Boston, MA
33	Forerunner	San Francisco, CA	85	Technology Crossover Ventures	Menlo Park, CA
34	Georgian Partners	Toronto, Canada	86	THL Partners	Boston, MA
35	Gilde Buyout Partners	Utrecht, Netherlands	87	Thoma Bravo, LLC	San Francisco, CA
36	Gores Technology Group	Los Angeles, CA	88	Thompson Street Capital Partners	St. Louis, MO
37	GTCR Golder Rauner, LLC	Chicago, IL	89	Thrive Capital	New York, NY
38	H.I.G. Capital	Miami, FL	90	Tidemark Management Company LP	Menlo Park, CA
39	Hellman & Friedman LLC	San Francisco, CA	91	Tiger Iron	San Francisco, CA
40	Highland Capital	Lexington, MA	92	TorQuest Partners	Toronto, Canada
41	HongShan Capital	Beijing, China	93	Towerbrook Capital Partners	New York, NY
42	Hony Capital	Beijing, China	94	TPG Capital	San Francisco, CA
43	Index Ventures Management SA	London, UK	95	Trident Capital Management	Los Angeles, CA
44	Insight Partners	New York, NY	96	Turn River	San Francisco, CA
45	Institutional Venture Partners	Menlo Park, CA	97	Union Square Ventures	New York, NY
46	InterWest Partners	Menlo Park, CA	98	VantagePoint Venture Partners	San Bruno, CA
47	JMI Management	Baltimore, MD	99	Vista Equity Partners	San Francisco, CA
48	Kelso & Company	New York, NY	100	Waterland	Amsterdam, Netherlands
49	Kepha Partners	Waltham, MA	101	Westview Capital Management	Boston, MA
50	Keytone Capital Partners	Beijing, China	102	WindRose Health Investors	New York, NY
51	Kinzie Capital Partners LLC	Chicago, IL	103	Wing Ventures	Palo Alto, CA
52	Knox Lane	San Francisco, CA	104	Xenon Private Equity Ltd.	Jersey, UK

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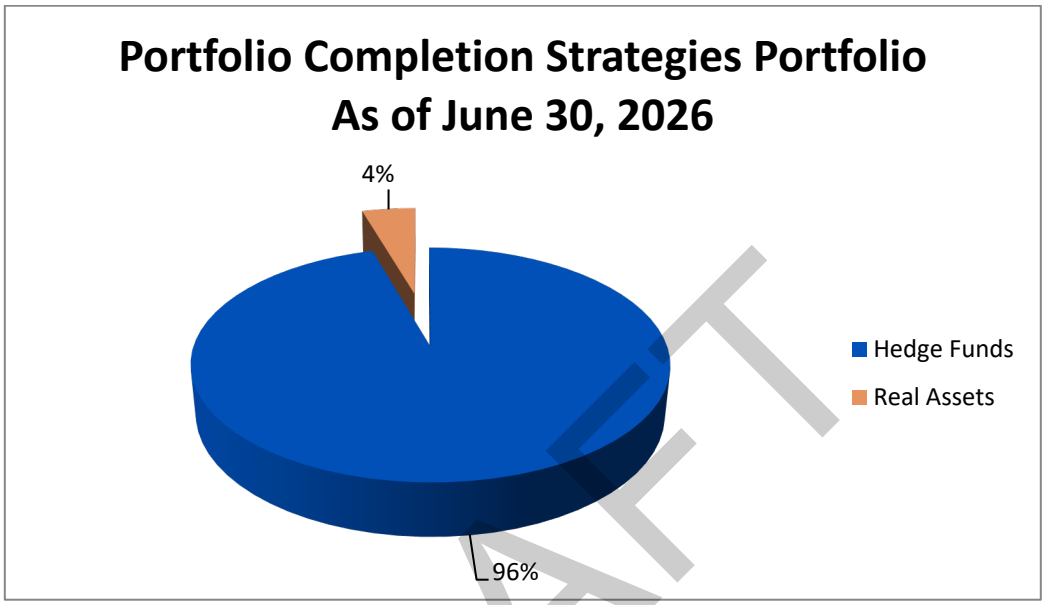
Portfolio Completion Strategies (PCS) Portfolio

As of June 30, 2026, the PCS portfolio had approximately $11.4 billion in net position, representing 8.8% of the PRIT Fund. The PCS portfolio is invested in the following strategies:



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The objective of the PCS portfolio is to provide the PRIT Fund access to broader investment opportunities. Investments selected for the PCS portfolio should enhance the risk/return profile of the PRIT Fund. Investments may include long-term strategic investments or short-term opportunistic investments.

The overall PCS portfolio is compared against a strategic benchmark, which is the weighted average of the subcategories' public index-based benchmarks. Meanwhile, each investment within the PCS portfolio has a secondary (implementation) benchmark, which is largely peer index-based, to measure the performance of individual managers.

Portfolio Risks. The PCS portfolio is subject to the various risks of underlying investments. The portfolio is subject to market risk through a general downturn in market conditions and a general reversal of the risk premia that the strategies are trying to capture, as well as credit risk inherent in fixed income strategies. The portfolio is also exposed to liquidity risk in unwinding underlying illiquid positions. In addition, the PCS portfolio is exposed to operational risks in executing investment strategies and valuing investment positions. Investment managers operate within detailed investment guidelines to ensure portfolios are managed with appropriate diversification and risk control.

Performance. For the fiscal year, the PCS portfolio returned 9.13% compared to the asset class benchmark return of 8.40%. On a three-, five-, and 10-year basis through June 30, 2026, the PRIT Fund's PCS portfolio has returned 10.44%, 6.63%, and 5.81%, respectively, compared to the benchmark return of 8.29%, 5.79%, and 5.78%, respectively.

The PRIT Fund's PCS managers at June 30, 2026, are presented in the following table:

	Manager	Strategy Focus	Location
1	400 Capital Management	Hedge Fund	New York, NY
2	Astaris Capital Management	Hedge Fund	London, UK
3	Basswood Capital Management, LLC	Hedge Fund	New York, NY
4	BlackRock Financial Management	Real Assets	New York, NY
5	Bridgade Capital Management	Hedge Fund	New York, NY
6	Capital Fund Management	Hedge Fund	Paris, France
7	Capula Investment Management	Hedge Fund	Greenwich, CT
8	CKC Capital	Hedge Fund	New York, NY
9	Complus Asset Management Limited	Hedge Fund	Hong Kong, China
10	Contrarian Capital Management	Hedge Fund	Greenwich, CT
11	Davidson Kempner Capital Management	Hedge Fund	New York, NY
12	DLD Asset Management	Hedge Fund	New York, NY
13	Eidos Partners	Hedge Fund	Milan, Italy
14	Elliott Management Corporation	Hedge Fund	New York, NY
15	Fir Tree Partners	Hedge Fund	New York, NY
16	FourSixThree Capital	Hedge Fund	New York, NY
17	Goodlander Investment Management	Hedge Fund	Dallas, TX
18	Highland Peak Capital, LLC	Hedge Fund	Old Greenwich, CT
19	Investcorp Investment Advisers	Hedge Fund	New York, NY
20	JEN Partners	Real Assets	New York, NY
21	Land and Buildings Investment Management	Hedge Fund	Stamford, CT
22	LMCG Serenitas	Hedge Fund	New York, NY
23	Mudrick Capital Management	Hedge Fund	New York, NY
24	North Peak Capital Management	Hedge Fund	New York, NY
25	Oaktree Capital Management, LP	Hedge Fund	New York, NY
26	PAAMCO	Hedge Fund	Newport Beach, CA
27	PGIM	Real Assets	Newark, NJ
28	Quadra Capital	Hedge Fund	Sao Paulo, Brazil
29	RV Capital Management	Hedge Fund	Singapore
30	Sightway Capital	Real Assets	New York, NY
31	Summit Partners Public Asset Management, LLC	Hedge Fund	Boston, MA
32	Trium Capital LLP	Hedge Fund	London, UK
33	Valent Asset Management	Hedge Fund	New York, NY

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Overlay

As of June 30, 2026, the Overlay portfolio, managed in part by Parametric Portfolio Associates, had $812.6 million in net position, representing 0.6% of the PRIT Fund. The Overlay portfolio returned 25.00% for the fiscal year, 18.94% over the three-year period, 9.34% over the five-year period, and 10.88% over the 10-year period.

The objective of the overlay program is to reduce performance drag by earning market returns on cash which is not invested. Investments are made through the futures market.

SCHEDULE OF TIME-WEIGHTED RETURNS BY ASSET CLASS*

For the Periods Ended June 30, 2026

Asset Class	1 Year	3 Year	5 Year	10 Year
Benchmark as of June 30, 2026				
Global Equity	**24.19%**	**19.11%**	**10.61%**	**12.70%**
Custom MSCI ACWI IMI with USA Gross Index (Net Variant)	*24.68%*	*19.74%*	*10.81%*	*12.60%*
Domestic Equity	**24.00%**	**20.12%**	**12.50%**	**14.85%**
Custom MSCI USA IMI Gross	*23.49%*	*20.53%*	*12.48%*	*14.98%*
International Equity	**19.21%**	**15.93%**	**7.87%**	**9.61%**
Custom MSCI World EX-US IMI NET DIVS	*20.74%*	*16.77%*	*8.73%*	*9.67%*
Emerging Markets Equity	**38.75%**	**21.83%**	**8.04%**	**11.45%**
Custom MSCI Emerging Markets IMI NET DIVS	*40.97%*	*22.32%*	*7.28%*	*10.10%*
Global Equity Emerging-Diverse Manager Program	**12.34%**	**13.96%**	**na**	**na**
Global Equity Emerging-Diverse Manager Program Index (1)	*30.78%*	*20.03%*	*na*	*na*
Core Fixed Income	**3.39%**	**2.33%**	**-1.63%**	**0.85%**
46.6% Bloomberg US Agg/20% Bloomberg Global IL US TIPS/6.7% Bloomberg World Gov IL USD Hedged/20% Bloomberg US STRIPS 20+ Years/6.7% Bloomberg US Treasury 1-3 Year	*3.26%*	*2.25%*	*-1.71%*	*0.73%*
Value-Added Fixed Income	**8.82%**	**9.66%**	**6.38%**	**6.30%**
Asset Class BM (2)	*6.99%*	*8.87%*	*5.61%*	*5.21%*
Real Estate	**6.29%**	**0.00%**	**3.78%**	**5.58%**
Asset Class BM (3)	*5.45%*	*-1.56%*	*1.73%*	*3.87%*
Private Equity	**3.58%**	**6.17%**	**7.53%**	**15.44%**
7 year annualized custom benchmark (4)	*17.16%*	*15.76%*	*15.29%*	*15.28%*
Timberland	**3.05%**	**5.82%**	**6.83%**	**5.61%**
NCREIF Timberland Index (one quarter lag)	*4.92%*	*6.76%*	*8.66%*	*5.54%*
Portfolio Completion Strategies	**9.13%**	**10.44%**	**6.63%**	**5.81%**
Total Portfolio Completion Strategies Composite Index (5)	*8.40%*	*8.29%*	*5.79%*	*5.78%*
Overlay	**25.00%**	**18.94%**	**9.34%**	**10.88%**
No Benchmark	*na*	*na*	*na*	*na*
	1 Year	**3 Year**	**5 Year**	**10 Year**
Total PRIT Capital Fund	**12.72%**	**10.60%**	**6.65%**	**9.05%**
Policy Benchmark	*14.80%*	*12.00%*	*7.80%*	*8.94%*

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(1) The Global Equity Emerging-Diverse Manager Program Index was established on May 1, 2022. The Composite Index is calculated by applying the underlying benchmark return for each manager to the manager's weight within the Global Equity Emerging-Diverse Manager Program Composite.

(2) Value-Added Fixed Income benchmark is calculated by applying the investment performance of the sub asset class benchmarks to the sub asset class weights within the value-added fixed income portfolio, Private Debt component is using Burgiss Distressed Debt Universe Lagged, if the Burgiss return is not available, the actual portfolio net return will be used as a placeholder until the Burgiss Private Debt BM is published.

(3) Real Estate benchmark is calculated by applying the investment performance of the sub asset class benchmarks to the sub asset class weights within the real estate portfolio.

(4) 7-year annualized return of a blend of 87% Russell 3000 + 3%/13% MSCI Europe IMI + 3% at 6/30/2026.

(5) Total Portfolio Completion Strategies Composite Index was formed on April 1, 2017 by combining the prior Portfolio Completion Strategies with Total Hedge Funds. Total Portfolio Completion Strategies Composite Index is calculated by applying the underlying benchmark return for each sub asset class to the asset class's weight within the Total Portfolio Completion Strategies Composite.

*** Source: BNY. All return information is net of fees. Returns are calculated based on a time-weighted rate of return methodology.**

Investment Summary at Fair Value

As of June 30, 2026

		Fair Value ($000s)	% of Fair Value
Short-term:			
Money market investments	$	2,488,577	1.81%
Fixed income:			
U.S. government obligations		13,230,567	9.64%
Domestic fixed income		12,517,239	9.12%
International fixed income		4,356,726	3.17%
Private debt		515,000	0.38%
Other credit opportunities		3,229,326	2.35%
		33,848,858	24.66%
Equity:			
Domestic equity securities		31,828,219	23.19%
International equity securities		19,501,414	14.21%
		51,329,633	37.40%
Timberland		2,999,505	2.19%
Private equity funds		18,738,478	13.65%
Real estate:			
Real estate properties		10,380,175	7.56%
Real estate equity securities		1,701,420	1.24%
Real estate funds		695,675	0.51%
Mortgage loans receivable		172,832	0.13%
Other		166,375	0.12%
		13,116,477	9.56%
Portfolio completion strategies:			
Event-driven hedge funds		1,217,953	0.89%
Relative value hedge fund		751,609	0.55%
Fund of funds		1,038,492	0.76%
Distressed loan funds		110,587	0.08%
Real assets funds		210,636	0.15%
Equity securities		3,365,247	2.45%
Fixed income securities		5,624,415	4.10%
Cash and cash equivalents		2,058,087	1.50%
Agricultural investments		344,697	0.25%
		14,721,723	10.73%
Total investments	$	137,243,251	100.00%

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SUMMARY SCHEDULE OF BROKER COMMISSIONS

(Top 25 Brokers and Cumulative Fees Paid to Others)

Fiscal Year Ended June 30, 2026

Brokerage Firms	Fees Paid ($)	% Total	Average $ per share
JP Morgan	$ 1,475,374	9.4%	0.0041
Goldman Sachs	1,455,882	9.3%	0.0014
Morgan Stanley	1,221,492	7.8%	0.0041
UBS	994,121	6.3%	0.0008
Jefferies	868,340	5.5%	0.0061
Instinet	735,406	4.7%	0.0008
Merrill Lynch	583,935	3.7%	0.0007
Macquarie	498,669	3.2%	0.0050
Citigroup	482,302	3.1%	0.0033
RBC Capital Markets	454,831	2.9%	0.0020
William Blair & Co	410,843	2.6%	0.0315
Daiwa Securities	361,118	2.3%	0.0082
HSBC	355,502	2.3%	0.0016
Societe Generale	329,932	2.1%	0.0051
Pershing	318,649	2.0%	0.0067
Credit Lyonnais	312,614	2.0%	0.0048
Bank of America	241,306	1.5%	0.0098
Barclays	229,968	1.5%	0.0044
BNY ConvergEx	229,059	1.4%	0.0198
Liquidnet	202,922	1.3%	0.0203
Raymond James	200,584	1.3%	0.0249
BNP Paribas	190,051	1.2%	0.0041
Virtu Americas LLC	177,403	1.1%	0.0157
National Financial Services	149,498	1.0%	0.0252
Needham & Co LLC	147,269	0.9%	0.0325
Others	3,083,992	19.6%	0.0058
Totals	$ 15,711,062	100.0%	0.0024

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SCHEDULE OF MANAGEMENT FEES

Fiscal Year Ended June 30, 2026

Investment Management Fees by Asset Class:	($000s)
Global Equity	$ 92,854
Core Fixed Income	15,912
Value-Added Fixed Income	29,218
Real Estate	41,792
Timberland	2,134
Private Equity	5,794
Portfolio Completion Strategies	55,172
Overlay	1,209
Total Investment Management Fees	244,085
Investment Advisory Fees	18,972
Custodian Fees	935
Administrative Fees	32,506
Total Management Fees charged to the PRIT Fund	$ 296,498

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SCHEDULE OF RETIREMENT SYSTEMS BY INVESTMENT

Segmentation Accounts invested as of June 30, 2026

Retirement System	Net Asset Values ($000s) 6/30/26	General Allocation	Domestic Equity	International Equity	Emerging Markets	Core Fixed Income	Real Estate	Private Equity	Hedge Funds	Public Value Added Fixed Income
Adams	$ 48,881	X								
Amesbury	$ 89,003	X								
Andover	$ 378,970	X	X			X	X			
Arlington	$ 263,706	X								
Attleboro	$ 18,727							X		
Barnstable	$ 2,011,100	X								
Belmont	$ 192,494	X								
Berkshire	$ 440,532	X								
Beverly	$ 240,834	X								
Blue Hills	$ 18,718	X								
Boston Teachers	$ 3,117,079	X								
Braintree	$ 25,735							X	X	
Bristol County	$ 209,499				X		X	X	X	
Brookline	$ 611,410	X						X		
Cambridge	$ 317,899						X	X		
Cape Light Compact JPE	$ 3,923	X								
Chelsea	$ 372,113	X								
Chicopee	$ 97,183						X	X	X	
Clinton	$ 93,709	X						X		
Concord	$ 159,133	X	X		X		X	X	X	
Danvers	$ 96,539			X	X	X	X	X	X	
Dedham	$ 231,837	X								
Dukes County	$ 154,452	X		X			X	X		
Easthampton	$ 91,297	X								
Essex	$ 877,640	X						X		
Everett	$ 376,429	X								
Fairhaven	$ 112,932	X								
Fall River	$ 494,011	X						X		
Falmouth	$ 55,463						X	X	X	
Fitchburg	$ 213,153	X								
Framingham	$ 575,199	X								
Franklin County	$ 137,703	X		X	X		X			X
Gardner	$ 94,190	X								
Gloucester	$ 197,425	X								
Greenfield	$ 124,627	X								
Hampden County	$ 656,380	X								
Hampshire County	$ 602,667		X	X	X	X	X	X	X	X
Haverhill	$ 271,831	X	X	X	X	X	X	X	X	X
Hingham	$ 206,669	X								
Holliston	$ 1,924	X								
Holyoke	$ 15,384						X	X		
Hull	$ 78,807	X								
Lawrence	$ 432,403	X								
Leominster	$ 345,833	X								
Lexington	$ 33,822						X		X	
Lowell	$ 643,573	X								
Lynn	$ 675,362	X								
Marblehead	$ 152,551	X								
Mass Turnpike	$ 176,224	X								
Massport	$ 163,140						X	X		
Maynard	$ 37,619					X	X	X	X	X
MBTA	$ 1,074,054		X	X	X	X	X	X	X	X

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SCHEDULE OF RETIREMENT SYSTEMS BY INVESTMENT, continued

Segmentation Accounts invested as of June 30, 2026

Retirement System	Net Asset Values ($000s) 6/30/26	General Allocation	Domestic Equity	International Equity	Emerging Markets	Core Fixed Income	Real Estate	Private Equity	Hedge Funds	Public Value Added Fixed Income
Medford	$ 83,643						x	x	x	
Melrose	$ 138,829	x								
Methuen	$ 308,968	x								
Middlesex	$ 2,554,277	x								
Milford	$ 164,815	x						x		
Milton	$ 242,210	x								
Minuteman	$ 18,404	x								
Montague	$ 71,500	x								
MSCBA	$ 6,568	x								
MWRA	$ 65,428	x						x	x	
Natick	$ 70,210	x					x	x		
Needham	$ 297,758	x								
New Bedford	$ 29,131				x		x			
Newburyport	$ 151,746	x								
Newton	$ 686,657	x								
Norfolk	$ 406,126				x	x	x	x	x	
North Adams	$ 143							x		
Northbridge	$ 64,662	x								
Northampton	$ 253							x		
Norwood	$ 20,397						x			
Peabody	$ 246,693	x								
Pittsfield	$ 234,001	x								
Plymouth	$ 94,025	x					x	x	x	
Quincy	$ 414,131	x				x		x		
Reading	$ 235,025	x	x	x	x	x	x	x	x	x
Revere	$ 316,481	x								
Salem	$ 340,577	x								
Saugus	$ 54,363				x		x	x	x	x
Shrewsbury	$ 155,345	x	x	x	x	x	x			x
Somerville	$ 19,225							x		
Southbridge	$ 106,965	x								
Springfield	$ 802,736	x								
State Employees'	$ 44,871,285	x								
State Retiree Benefits Trust	$ 4,729,678	x								
State Teachers'	$ 49,577,870	x								
Stoneham	$ 75,683	x					x	x	x	
Swampscott	$ 74,259	x	x	x	x	x				x
Taunton	$ 15,509							x		
Wakefield	$ 209,376	x								
Waltham	$ 116,544	x					x	x	x	
Watertown	$ 97,613		x				x	x	x	
Webster	$ 79,382	x						x		
Wellesley	$ 353,260	x				x				x
Westfield	$ 49,358						x	x	x	
Weymouth	$ 43,112						x		x	
Winchester	$ 214,176	x								
Winthrop	$ 128,309	x								
Woburn	$ 235,109	x								
Worcester	$ 848,971	x			x		x	x		
Worcester Regional	$ 1,379,862	x								
	$ 129,612,436									

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INVESTMENT POLICY STATEMENT

The following are significant elements and related excerpts from the PRIM Board's investment policy statement. The purpose of the statement is to delineate the investment policy and guidelines and to establish the overall investment strategies and discipline of the PRIM Board. This policy is intended to allow for sufficient flexibility to capture investment opportunities yet provide parameters that ensure prudence and care in the execution of the investment program. This policy is issued for the guidance of fiduciaries, including Trustees, staff professionals, investment managers, custodians, and investment consultants, for managing the assets of the PRIT Fund. The policy is intended to provide a foundation from which to oversee the management of the PRIT Fund in a prudent manner.

I. Investment Objectives

MassPRIM's overall objective is to maximize the probability of achieving the required rate of return compatible with its risk tolerance and prudent investment practices over the long-term. Investment performance is measured by three long-term objectives as described below:

A. Benchmarking

Benchmarks enable MassPRIM to compare the PRIT Fund's actual performance. Asset class and sub-asset class benchmarks are recommended by MassPRIM staff in cooperation with a relevant investment advisor(s) and approved by the PRIM Board. Each investment strategy is measured against an appropriate benchmark that describes the opportunity set, risk, and return characteristics associated with the strategy. MassPRIM staff, with investment advisor(s), will review benchmarks for appropriateness, as needed.

B. Actuarial Target Rate of Return ("Required Rate of Return")

The actuarial target rate of return is the actuarial assumption affecting future Commonwealth funding rates and pension liabilities, and it is set by the Public Employee Retirement Administration Commission (PERAC.) The PRIM Board seeks to earn a long-term investment return that meets or exceeds the actuarial target rate of return.

C. Downside Protection

MassPRIM seeks to minimize the probability of having a significant market-induced drawdown in the PRIT Fund. The maximum drawdown goals are delineated in the annual asset allocation exercise and approved by the PRIM Board.

MassPRIM expects to meet or exceed these three objectives over a long-term investment horizon.

II. Asset Allocation Plan

MassPRIM staff shall examine the Asset Allocation Plan annually and may make recommendations to the PRIM Board, as appropriate. Additionally, at least once every five years, this examination shall include a comprehensive review of the Commonwealth's current and projected pension assets and liabilities, long-term capital markets rate of return assumptions, and MassPRIM's risk and liquidity tolerances.

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III. Rebalancing Policy

The Asset Allocation Plan specifies acceptable allocation ranges for each major asset class in the PRIT Fund. The actual allocations may temporarily deviate from the target ranges due to market volatility, cash flows, liquidity constraints, and investment manager performance. Material deviations from the target ranges may alter the expected return and risk of the PRIT Fund. The PRIM Board acknowledges that market conditions, changes to the Asset Allocation Plan, or circumstances beyond PRIM's control, may lead to asset class weightings being temporarily out of their target ranges.

MassPRIM staff is responsible for rebalancing asset class allocations as necessary to remain compliant with the Asset Allocation Plan. It is recognized that it may be prudent to allow an extended period to fully rebalance the PRIT Fund to be in compliance with the Asset Allocation Plan. The spirit of this policy is to implement the Asset Allocation Plan in a cost-effective manner, recognizing that overly precise management of asset exposures can result in transactions costs that are not economically justified. Staff may utilize futures contracts to rebalance the PRIT Fund.

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Statistical Section

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Schedules of Changes in Pooled Net Position

For Fiscal Years Ending June 30

(Dollars in thousands)

Additions	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
State Employees contributions	$ 965,190	$ 916,063	$ 902,529	$ 862,503	$ 858,181	$ 698,282	$ 705,315	$ 733,289	$ 727,625	$ 855,586
State teachers contributions	1,137,322	1,124,442	1,136,487	1,097,164	1,058,832	898,722	851,798	860,223	804,171	761,753
Other participants contributions	1,876,498	2,137,142	1,774,095	1,509,833	2,425,078	1,313,240	1,466,201	1,579,329	1,218,193	1,071,727
Net investment income (loss)	14,751,749	10,199,405	9,171,644	5,143,498	(3,217,142)	21,965,061	1,464,846	4,061,475	6,367,620	7,667,391
Total additions to pooled net position	18,730,759	14,377,052	12,984,755	8,612,998	1,124,949	24,875,305	4,488,160	7,234,316	9,117,609	10,356,457
Deductions										
State employees redemptions	1,731,949	1,553,109	1,608,857	1,513,900	1,509,113	1,450,024	1,454,457	1,445,514	1,442,808	1,459,041
State teachers redemptions	1,276,546	1,101,053	1,235,719	1,422,089	1,507,198	1,579,435	1,649,331	1,666,258	1,714,084	1,672,202
Other participants redemptions	1,535,815	1,487,272	1,417,952	1,519,401	1,355,825	1,112,613	1,218,278	1,073,298	996,520	1,055,203
Administrative expenses	32,506	31,059	29,710	25,246	22,603	20,147	15,973	15,250	12,996	12,375
Total deductions to pooled net position	4,576,816	4,172,493	4,292,238	4,480,636	4,394,739	4,162,219	4,338,039	4,200,320	4,166,408	4,198,821
Changes in pooled net position	$ 14,153,943	$ 10,204,559	$ 8,692,517	$ 4,132,362	$ (3,269,790)	$ 20,713,086	$ 150,121	$ 3,033,996	$ 4,951,201	$ 6,157,636

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The above table provides additional historical information regarding changes in pooled net position from that presented in the Statement of Changes in Pooled Net Position in the *Financial Section* of the ACFR. This information is derived from the same information used for the basic financial statements. Current fiscal year-end information should be read in conjunction with the Schedule of Changes in Pooled Net Position - Capital Fund and Cash Fund provided in the Financial Section.

Financial Highlights and Financial Highlights Ratios

Pages 100-102 provide the financial highlights of the PRIT Fund for the year ended June 30, 2026. In addition, pages 103-108 provide additional financial highlights ratios for the nine previous fiscal year ends. Together, these tables provide additional information regarding important ratios to assist the reader of the ACFR in understanding the financial position of the PRIT Fund. This information includes important return and expense ratios for the entire PRIT Fund as well as the various accounts that comprise the PRIT Fund. This information should be read in conjunction with the description of the investment program highlighted in the *Investment Section* of the ACFR.

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Financial Highlights

For the year ended June 30, 2026

	General Allocation Account	Domestic Equity Account	International Equity Account	Emerging Markets Equity Account	Core Fixed Income Account	Public Value-Added Fixed Income Account	Private Debt Account	Hedge Funds Account	Liquidating Portfolios Account	Private Equity Account	Private Equity Vintage Year 2000 Account	Private Equity Vintage Year 2001 Account	Private Equity Vintage Year 2003 Account	Private Equity Vintage Year 2004 Account
Net position per unit, beginning of year	$ 633.73	847.50	532.37	787.49	300.86	420.12	261.15	133.89	43.03	527.01	159.98	1,218.57	480.00	150.78
Investment operations:														
Net investment income (loss)(1)	14.80	10.41	14.70	19.35	11.18	27.83	23.04	(0.07)	(3.00)	27.56	(0.11)	26.41	3.20	(0.06)
Net realized and unrealized gain (loss) on investments and foreign currency	66.18	192.97	87.60	285.93	(0.98)	7.36	(4.27)	13.21	(4.67)	1.17	(7.07)	209.31	(4.90)	55.78
Total from investment operations	80.98	203.38	102.30	305.28	10.20	35.19	18.77	13.14	(7.67)	28.73	(7.18)	235.72	(1.70)	55.72
Net position per unit, end of year (2)	$ 714.71	1,050.88	634.67	1,092.77	311.06	455.31	279.92	147.03	35.36	555.74	152.80	1,454.29	478.30	206.50
Ratios and supplementary data:														
Total net return(3)	12.78%	24.00%	19.22%	38.77%	3.39%	8.38%	7.19%	9.81%	(17.82)%	5.45%	(4.49)%	19.34%	(0.35)%	36.95%
Net position, end of year ($'000s) (2)	$ 124,642,122	33,052,431	12,982,151	6,363,915	20,881,600	6,790,135	526,416	10,920,205	5,340	150,311	5,943	5,413	10,870	297
Units outstanding, end of year ('000s) (2)	174,393	31,452	20,455	5,824	67,130	14,913	1,881	74,274	151	270	39	4	23	1
Ratios to average net assets:														
Ratio of expenses, including indirect management fees	0.46%	0.08%	0.34%	0.68%	0.11%	0.34%	0.98%	1.04%	0.05%	0.09%	0.07%	0.09%	0.07%	0.08%
Ratio of expenses, excluding indirect management fees	0.16%	0.08%	0.34%	0.68%	0.11%	0.34%	0.05%	0.12%	0.05%	0.09%	0.07%	0.09%	0.07%	0.08%

Note: Financial Highlights include only the Capital Fund and does not include the Cash Fund which maintains a stable net asset value of $1.00 per unit.

(1) Based on weighted average units outstanding.

(2) Net position per unit amounts are calculated using unrounded figures. Dividing the rounded *net position, end of year* by the rounded *units outstanding, end of year* shown above may not equal *net position per unit, end of year* .

(3) Total net return calculation is based on the value of a single unit of participation outstanding throughout the period. It represents the percentage change in the net position per unit between the beginning and end of the period.

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Financial Highlights, continued

For the year ended June 30, 2026

	Private Equity Vintage Year 2005 Account	Private Equity Vintage Year 2006 Account	Private Equity Vintage Year 2007 Account	Private Equity Vintage Year 2008 Account	Private Equity Vintage Year 2009 Account	Private Equity Vintage Year 2010 Account	Private Equity Vintage Year 2011 Account	Private Equity Vintage Year 2012 Account	Private Equity Vintage Year 2013 Account	Private Equity Vintage Year 2014 Account	Private Equity Vintage Year 2015 Account	Private Equity Vintage Year 2016 Account	Private Equity Vintage Year 2017 Account	Private Equity Vintage Year 2018 Account
Net position per unit, beginning of year	$ 230.85	186.31	56.46	495.62	492.06	219.56	279.80	45.78	338.04	267.48	411.16	158.13	291.01	206.16
Investment operations:														
Net investment income (loss)(1)	(3.06)	(0.04)	5.11	43.46	2.34	1.24	(0.11)	0.13	0.33	0.66	7.04	2.45	2.94	4.22
Net realized and unrealized gain (loss) on investments and foreign currency	5.39	(37.90)	(8.50)	(148.23)	11.52	2.93	(36.00)	(0.70)	(22.11)	(31.50)	10.04	(0.97)	9.54	14.85
Total from investment operations	2.33	(37.94)	(3.39)	(104.77)	13.86	4.17	(36.11)	(0.57)	(21.78)	(30.84)	17.08	1.48	12.48	19.07
Net position per unit, end of year (2)	$ 233.18	148.37	53.07	390.85	505.92	223.73	243.69	45.21	316.26	236.64	428.24	159.61	303.49	225.23
Ratios and supplementary data:														
Total net return(3)	1.01%	(20.36)%	(6.00)%	(21.14)%	2.82%	1.90%	(12.91)%	(1.25)%	(6.44)%	(11.53)%	4.15%	0.94%	4.29%	9.25%
Net position, end of year ($'000s) (2)	$ 4,963	69,638	34,323	336,213	44,592	202,664	231,440	275,379	275,470	790,854	1,071,000	548,276	1,378,195	2,018,712
Units outstanding, end of year ('000s) (2)	21	469	647	860	88	906	950	6,092	871	3,342	2,501	3,435	4,541	8,963
Ratios to average net assets:														
Ratio of expenses, including indirect management fees	0.13%	0.04%	0.06%	0.08%	0.04%	0.04%	0.65%	0.25%	0.21%	0.44%	0.59%	1.26%	0.74%	0.72%
Ratio of expenses, excluding indirect management fees	0.13%	0.04%	0.06%	0.04%	0.04%	0.04%	0.05%	0.04%	0.04%	0.03%	0.18%	0.03%	0.04%	0.10%

Note: Financial Highlights include only the Capital Fund and does not include the Cash Fund which maintains a stable net asset value of $1.00 per unit.

(1) Based on weighted average units outstanding.

(2) Net position per unit amounts are calculated using unrounded figures. Dividing the rounded *net position, end of year* by the rounded *units outstanding, end of year* shown above may not equal *net position per unit, end of year* .

(3) Total net return calculation is based on the value of a single unit of participation outstanding throughout the period. It represents the percentage change in the net position per unit between the beginning and end of the period.

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Financial Highlights, continued

For the year ended June 30, 2026

	Private Equity Vintage Year 2019 Account	Private Equity Vintage Year 2020 Account	Private Equity Vintage Year 2021 Account	Private Equity Vintage Year 2022 Account	Private Equity Vintage Year 2023 Account	Private Equity Vintage Year 2024 Account	Private Equity Vintage Year 2025 Account	Private Equity Vintage Year 2026 Account	Real Estate Account	Timberland Account	Cash Overlay Account	Real Assets Account	Other Credit Opportunities Account	Global Equity Emerging Diverse Account
Net position per unit, beginning of year	$ 245.89	202.33	124.40	113.33	140.48	107.59	101.61	100.00	895.64	406.41	368.66	76.05	192.81	141.39
Investment operations:														
Net investment income (loss)(1)	(0.41)	1.91	0.21	0.92	0.99	(0.03)	1.19	(1.03)	39.94	2.14	16.78	1.05	5.09	1.90
Net realized and unrealized gain (loss) on investments and foreign currency	(1.84)	8.56	6.08	4.92	24.59	23.60	6.37	49.20	16.36	10.26	76.01	(3.25)	13.76	15.52
Total from investment operations	(2.25)	10.47	6.29	5.84	25.58	23.57	7.56	48.17	56.30	12.40	92.79	(2.20)	18.85	17.42
Net position per unit, end of year (2)	$ 243.64	212.80	130.69	119.17	166.06	131.16	109.17	148.17	951.94	418.81	461.45	73.85	211.66	158.81
Ratios and supplementary data:														
Total net return(3)	(0.92)%	5.17%	5.06%	5.16%	18.21%	21.91%	7.44%	48.17% (4)	6.29%	3.05%	25.17%	(2.89)%	9.78%	12.32%
Net position, end of year ($'000s) (2)	$ 1,649,974	2,369,994	3,037,111	2,323,572	972,341	607,571	431,208	69,103	11,085,221	3,174,117	812,562	510,009	3,195,075	275,788
Units outstanding, end of year ('000s) (2)	6,772	11,137	23,239	19,498	5,855	4,632	3,950	466	11,645	7,579	1,761	6,906	15,095	1,737
Ratios to average net assets:														
Ratio of expenses, including indirect management fees	0.81%	1.11%	1.14%	2.03%	3.77%	3.12%	0.87%	1.10% (4)	0.52%	0.33%	0.07%	1.38%	0.90%	0.67%
Ratio of expenses, excluding indirect management fees	0.19%	0.03%	0.03%	0.03%	0.04%	0.04%	0.14%	0.70% (4)	0.11%	0.11%	0.07%	0.05%	0.16%	0.67%

Note: Financial Highlights include only the Capital Fund and does not include the Cash Fund which maintains a stable net asset value of $1.00 per unit.

(1) Based on weighted average units outstanding.

(2) Net position per unit amounts are calculated using unrounded figures. Dividing the rounded *net position, end of year* by the rounded *units outstanding, end of year* shown above may not equal *net position per unit, end of year* .

(3) Total net return calculation is based on the value of a single unit of participation outstanding throughout the period. It represents the percentage change in the net position per unit between the beginning and end of the period.

(4) Denotes account commenced operations subsequent to the beginning of the fiscal year. Total net return and ratios not annualized.

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Financial Highlights Ratios

For the years ended June 30, 2025-2017

	General Allocation Account	Domestic Equity Account	International Equity Account	Emerging Markets Equity Account	Core Fixed Income Account	Public Value-Added Fixed Income Account	Private Debt Account	Hedge Funds Account	Liquidating Portfolios Account (2)	Private Equity Account	Vintage Year 2000 Account	Vintage Year 2001 Account	Vintage Year 2002 Account	Vintage Year 2003 Account	Vintage Year 2004 Account
Ratios and supplementary data:															
2025															
Total net return (1)	9.64%	14.33%	19.14%	11.31%	3.78%	8.90%	4.51%	12.67%	(30.21)%	5.28%	(4.44)%	7.15%	28.01%	5.36%	3.53%
Net position, end of year ($'000s)	111,249,422	28,571,074	12,101,245	4,827,313	17,085,935	6,063,613	679,239	9,386,064	15,320	284,583	7,199	8,530	—	11,520	2,714
Units outstanding, end of year ('000s)	175,546	33,712	22,731	6,130	56,790	14,433	2,601	70,102	356	540	45	7	—	24	18
2024															
Total net return (1)	9.54%	22.26%	9.69%	17.09%	(0.12)%	10.10%	7.69%	12.59%	(7.29)%	7.14%	(18.60)%	8.74%	(34.22)%	3.59%	(32.26)%
Net position, end of year ($'000s)	101,904,936	26,612,847	11,262,474	4,591,326	14,586,664	4,867,991	911,268	8,043,162	25,465	292,352	7,534	13,647	497	11,390	3,204
Units outstanding, end of year ('000s)	176,306	35,900	25,204	6,490	50,316	12,619	3,647	67,689	413	584	45	12	1	25	22
2023															
Total net return (1)	5.73%	18.90%	17.23%	8.47%	(2.82)%	8.51%	4.64%	4.39%	(13.18)%	3.52%	(7.83)%	0.84%	8.50%	(12.46)%	(19.35)%
Net position, end of year ($'000s)	93,545,001	22,207,923	11,310,381	4,272,717	12,831,262	4,302,824	1,167,341	7,356,681	37,246	159,802	10,901	15,687	1,511	12,314	4,730
Units outstanding, end of year ('000s)	177,276	36,627	27,765	7,072	44,208	12,280	5,031	69,708	560	342	53	15	2	28	22
2022															
Total net return (1)	(3.75)%	(12.59)%	(20.00)%	(24.92)%	(11.54)%	(11.39)%	18.13%	(1.28)%	39.70%	0.15%	(5.22)%	23.10%	150.08%	1.39%	18.43%
Net position, end of year ($'000s)	89,306,605	18,697,417	10,576,654	4,105,161	13,347,999	3,958,023	1,328,505	7,088,137	55,009	168,818	12,273	16,594	2,089	14,066	6,665
Units outstanding, end of year ('000s)	178,945	36,666	30,436	7,370	44,691	12,257	5,991	70,133	718	374	55	16	3	28	25
2021															
Total net return (1)	29.43%	45.07%	36.68%	47.71%	(0.83)%	13.30%	29.76%	17.27%	36.89%	(0.34)%	32.19%	9.32%	72.59%	(5.50)%	25.28%
Net position, end of year ($'000s)	93,212,189	22,011,373	12,437,174	5,273,588	14,605,575	4,395,888	1,317,931	7,081,240	72,548	213,642	18,835	20,221	2,506	13,873	8,104
Units outstanding, end of year ('000s)	179,774	37,728	28,631	7,108	43,258	12,062	7,021	69,146	1,323	474	80	24	9	28	36
2020															
Total net return (1)	1.99%	5.49%	(3.51)%	(3.23)%	13.82%	(2.50)%	(7.70)%	(5.51)%	(45.46)%	1.34%	(29.66)%	0.89%	(29.91)%	(12.07)%	20.89%
Net position, end of year ($'000s)	73,216,082	12,066,835	10,383,531	4,461,293	11,759,338	3,873,573	1,201,948	6,419,650	70,224	88,643	17,099	21,579	2,420	16,254	7,187
Units outstanding, end of year ('000s)	182,766	30,004	32,671	8,882	34,539	12,042	8,309	73,511	1,753	196	96	28	15	31	40
2019															
Total net return (1)	5.68%	8.66%	(0.13)%	1.42%	8.22%	6.44%	4.08%	2.79%	(18.07)%	3.53%	(13.15)%	0.06%	19.20%	20.65%	26.18%
Net position, end of year ($'000s)	73,116,815	11,763,882	11,264,739	4,652,110	10,162,275	4,376,086	1,249,573	6,029,787	162,686	160,219	26,334	26,737	4,373	20,869	22,889
Units outstanding, end of year ('000s)	186,154	30,858	34,200	8,963	33,974	13,264	7,973	65,240	2,215	359	104	35	19	35	154
2018															
Total net return (1)	9.55%	15.50%	8.47%	8.62%	1.29%	1.47%	9.27%	6.06%	4.04%	6.02%	(0.51)%	3.54%	(10.09)%	27.26%	(2.24)%
Net position, end of year ($'000s)	70,145,449	13,695,898	11,831,052	4,537,474	9,153,731	4,441,960	1,153,692	5,999,629	203,319	137,947	35,279	46,571	4,827	42,008	22,851
Units outstanding, end of year ('000s)	188,731	39,037	35,873	8,867	33,118	14,331	7,661	66,727	2,268	320	121	61	25	85	194
2017															
Total net return (1)	12.80%	18.49%	19.98%	27.49%	(4.48)%	7.67%	15.40%	9.32%	16.35%	2.00%	2.08%	18.17%	(7.69)%	2.31%	25.85%
Net position, end of year ($'000s)	65,460,073	13,216,006	12,038,165	5,243,481	7,984,311	4,176,825	1,225,906	5,579,937	250,843	67,900	43,665	60,463	9,019	55,921	41,088
Units outstanding, end of year ('000s)	192,948	43,507	39,591	11,130	29,261	13,674	8,895	65,823	2,911	167	149	82	42	144	341
Ratios to average net assets:															
2025															
Ratio of expenses, including indirect management fees	0.46%	0.08%	0.34%	0.35%	0.10%	0.40%	1.04%	1.06%	0.23%	0.08%	0.32%	0.04%	0.03%	0.04%	0.04%
Ratio of expenses, excluding indirect management fees	0.14%	0.08%	0.34%	0.35%	0.10%	0.26%	0.07%	0.13%	0.23%	0.08%	0.32%	0.04%	0.03%	0.04%	0.04%
2024															
Ratio of expenses, including indirect management fees	0.51%	0.10%	0.32%	0.85%	0.10%	0.42%	1.10%	1.09%	0.69%	0.04%	0.04%	0.04%	0.05%	0.04%	0.04%
Ratio of expenses, excluding indirect management fees	0.20%	0.10%	0.32%	0.85%	0.10%	0.19%	0.09%	0.19%	0.69%	0.04%	0.04%	0.04%	0.05%	0.04%	0.04%
2023															
Ratio of expenses, including indirect management fees	0.46%	0.14%	0.28%	0.61%	0.10%	0.42%	1.20%	1.08%	0.06%	0.03%	0.04%	0.04%	0.04%	0.04%	0.04%
Ratio of expenses, excluding indirect management fees	0.15%	0.14%	0.28%	0.61%	0.10%	0.19%	0.12%	0.03%	0.06%	0.03%	0.04%	0.04%	0.04%	0.04%	0.04%
2022															
Ratio of expenses, including indirect management fees	0.52%	0.16%	0.24%	0.63%	0.09%	0.33%	1.20%	1.05%	0.11%	0.08%	0.04%	0.03%	0.03%	0.03%	(0.02)%
Ratio of expenses, excluding indirect management fees	0.24%	0.16%	0.24%	0.63%	0.09%	0.14%	0.10%	0.19%	0.11%	0.08%	0.04%	0.04%	0.03%	0.03%	0.04%
2021															
Ratio of expenses, including indirect management fees	0.49%	0.14%	0.23%	0.69%	0.08%	0.37%	2.94%	1.06%	0.37%	0.03%	0.04%	0.07%	0.04%	0.04%	0.38%
Ratio of expenses, excluding indirect management fees	0.20%	0.14%	0.23%	0.69%	0.08%	0.15%	0.07%	0.18%	0.03%	0.03%	0.04%	0.04%	0.04%	0.04%	0.03%

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Financial Highlights Ratios, continued

For the years ended June 30, 2025-2017

		General Allocation Account	Domestic Equity Account	International Equity Account	Emerging Markets Equity Account	Core Fixed Income Account	Public Value-Added Fixed Income Account	Private Debt Account	Hedge Funds Account	Liquidating Portfolios Account (2)	Private Equity Account	Vintage Year 2000 Account	Vintage Year 2001 Account	Vintage Year 2002 Account	Vintage Year 2003 Account	Vintage Year 2004 Account
2020																
	Ratio of expenses, including indirect management fees	0.51%	0.11%	0.24%	0.58%	0.08%	0.43%	1.57%	1.11%	0.75%	0.04%	0.04%	—%	0.05%	0.04%	0.24%
	Ratio of expenses, excluding indirect management fees	0.20%	0.11%	0.24%	0.58%	0.08%	0.19%	0.04%	0.13%	0.04%	0.04%	0.04%	0.04%	0.05%	0.04%	0.05%
2019																
	Ratio of expenses, including indirect management fees	0.52%	0.11%	0.23%	0.57%	0.11%	0.44%	1.59%	1.11%	0.89%	0.06%	0.04%	0.03%	0.09%	0.04%	0.31%
	Ratio of expenses, excluding indirect management fees	0.20%	0.11%	0.23%	0.57%	0.11%	0.22%	0.04%	0.12%	0.03%	0.06%	0.04%	0.04%	0.04%	0.04%	0.04%
2018																
	Ratio of expenses, including indirect management fees	0.52%	0.11%	0.23%	0.47%	0.10%	0.44%	1.76%	1.17%	0.92%	0.05%	0.04%	0.01%	0.68%	0.04%	0.21%
	Ratio of expenses, excluding indirect management fees	0.18%	0.11%	0.23%	0.47%	0.10%	0.23%	0.04%	0.09%	0.03%	0.05%	0.04%	0.04%	0.05%	0.04%	0.04%
2017																
	Ratio of expenses, including indirect management fees	0.54%	0.10%	0.20%	0.58%	0.10%	0.47%	1.91%	1.25%	1.02%	0.06%	0.04%	0.15%	0.77%	0.15%	0.20%
	Ratio of expenses, excluding indirect management fees	0.18%	0.10%	0.20%	0.58%	0.09%	0.29%	0.04%	0.09%	1.02%	0.06%	0.04%	0.09%	0.04%	0.04%	0.04%

(1) Total net return calculation is based on the value of a single unit of participation outstanding throughout the year. It represents the percentage change in the net position per unit between the beginning and end of the year.

(2) Includes Portable Alpha Wind Down, Hedge Funds closed portfolios, and Natural Resources Private Wind Down.

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Financial Highlights Ratios, continued

For the years ended June 30, 2025-2017

	Vintage Year 2005 Account	Vintage Year 2006 Account	Vintage Year 2007 Account	Vintage Year 2008 Account	Vintage Year 2009 Account	Vintage Year 2010 Account	Vintage Year 2011 Account	Vintage Year 2012 Account	Vintage Year 2013 Account	Vintage Year 2014 Account	Vintage Year 2015 Account	Vintage Year 2016 Account	Vintage Year 2017 Account	Vintage Year 2018 Account	Vintage Year 2019 Account
Ratios and supplementary data:															
2025															
Total net return (1)	5.33%	(5.95)%	(6.01)%	11.09%	(3.55)%	(23.96)%	(8.11)%	13.97%	(8.26)%	(4.29)%	9.44%	6.18%	7.57%	7.06%	4.96%
Net position, end of year ($'000s)	7,618	89,800	52,003	477,782	58,063	216,701	340,521	342,008	458,047	987,539	1,391,767	631,743	1,712,278	2,153,384	1,789,105
Units outstanding, end of year ('000s)	33	482	921	964	118	987	1,217	7,471	1,355	3,692	3,385	3,995	5,884	10,445	7,276
2024															
Total net return (1)	(11.79)%	(0.27)%	(12.05)%	15.99%	1.11%	(10.01)%	(1.77)%	5.13%	(2.02)%	1.91%	9.22%	11.83%	10.50%	10.91%	4.87%
Net position, end of year ($'000s)	9,862	104,201	88,238	443,478	61,731	329,163	453,985	394,855	593,998	1,232,145	1,601,244	718,757	1,810,487	2,197,139	1,852,665
Units outstanding, end of year ('000s)	45	526	1,469	994	121	1,140	1,491	9,829	1,612	4,409	4,262	4,826	6,692	11,410	7,908
2023															
Total net return (1)	(4.95)%	1.94%	(14.49)%	9.10%	(24.83)%	(24.53)%	(6.40)%	(12.74)%	(11.31)%	(3.23)%	(5.79)%	(12.83)%	1.58%	(0.68)%	(1.36)%
Net position, end of year ($'000s)	12,671	114,608	114,876	437,324	94,860	410,052	519,834	470,703	696,916	1,469,533	1,784,350	705,837	1,808,809	2,094,784	1,733,955
Units outstanding, end of year ('000s)	51	577	1,682	1,137	188	1,278	1,677	12,319	1,853	5,359	5,187	5,300	7,388	12,065	7,762
2022															
Total net return (1)	2.76%	13.73%	4.71%	27.45%	41.02%	6.30%	40.25%	(5.01)%	20.50%	31.36%	17.39%	29.31%	32.31%	35.45%	47.13%
Net position, end of year ($'000s)	18,819	130,548	198,489	431,504	188,619	595,619	666,661	588,923	1,008,811	1,674,473	2,132,407	940,692	1,867,792	2,007,542	1,659,513
Units outstanding, end of year ('000s)	72	670	2,485	1,224	281	1,401	2,013	13,449	2,379	5,909	5,840	6,157	7,750	11,485	7,328
2021															
Total net return (1)	37.60%	52.84%	51.17%	49.24%	139.68%	108.80%	79.58%	79.10%	109.95%	57.44%	75.06%	64.51%	64.17%	65.15%	68.00%
Net position, end of year ($'000s)	39,678	138,429	305,643	524,998	276,548	705,125	638,740	869,212	1,025,485	1,557,125	2,359,373	872,298	1,332,666	1,398,299	994,786
Units outstanding, end of year ('000s)	156	808	4,007	1,898	581	1,763	2,705	18,855	2,914	7,218	7,585	7,383	7,316	10,835	6,463
2020															
Total net return (1)	(14.41)%	(7.06)%	0.20%	(12.99)%	1.22%	(7.30)%	(1.55)%	6.80%	15.47%	5.34%	13.21%	7.87%	(1.83)%	(6.56)%	(7.67)%
Net position, end of year ($'000s)	48,247	146,274	249,451	431,299	192,827	482,128	628,788	607,363	675,522	1,175,774	1,539,669	562,258	680,492	572,418	354,096
Units outstanding, end of year ('000s)	261	1,305	4,944	2,327	971	2,517	4,782	23,595	4,030	8,581	8,665	7,829	6,133	7,326	3,865
2019															
Total net return (1)	8.66%	9.35%	14.14%	13.88%	26.97%	18.09%	20.06%	12.46%	16.72%	23.83%	23.40%	4.10%	7.47%	(15.53)%	(0.77)% (2)
Net position, end of year ($'000s)	84,655	236,036	443,048	574,946	262,119	611,034	759,937	645,784	711,849	1,214,210	1,467,994	503,055	389,158	245,699	57,257
Units outstanding, end of year ('000s)	392	1,957	8,798	2,699	1,336	2,957	5,690	26,792	4,904	9,335	9,353	7,556	3,443	2,938	577
2018															
Total net return (1)	10.58%	4.94%	16.60%	24.15%	20.66%	24.74%	18.83%	19.25%	14.10%	25.68%	29.69%	7.73%	5.21%	(0.99)% (2)	N/A
Net position, end of year ($'000s)	135,744	306,512	538,342	726,311	343,201	701,188	866,997	739,683	623,594	1,087,916	941,586	290,614	127,993	15,842	N/A
Units outstanding, end of year ('000s)	683	2,779	12,203	3,883	2,221	4,007	7,794	34,520	5,014	10,357	7,403	4,544	1,217	160	N/A
2017															
Total net return (1)	19.15%	9.31%	23.14%	28.78%	16.27%	16.58%	23.76%	21.34%	19.87%	17.62%	15.25%	(28.04)%	(0.04)% (2)	N/A	N/A
Net position, end of year ($'000s)	196,987	440,532	769,225	882,880	379,849	791,761	919,627	623,043	493,966	659,809	520,540	108,285	27,388	N/A	N/A
Units outstanding, end of year ('000s)	1,096	4,191	20,328	5,860	2,966	5,644	9,824	34,669	4,532	7,894	5,308	1,824	274	N/A	N/A
Ratios to average net assets:															
2025															
Ratio of expenses, including indirect management fees	0.04%	0.04%	0.05%	0.07%	0.04%	0.19%	0.66%	0.33%	0.50%	0.59%	0.71%	1.18%	0.79%	0.89%	0.89%
Ratio of expenses, excluding indirect management fees	0.04%	0.04%	0.05%	0.04%	0.04%	0.04%	0.05%	0.04%	0.04%	0.12%	0.15%	0.04%	0.10%	0.16%	0.20%
2024															
Ratio of expenses, including indirect management fees	0.12%	0.05%	0.13%	0.08%	0.04%	0.28%	0.76%	0.72%	0.63%	0.67%	0.83%	1.30%	0.86%	0.93%	0.97%
Ratio of expenses, excluding indirect management fees	0.04%	0.04%	0.04%	0.04%	0.04%	0.05%	0.07%	0.04%	0.04%	0.12%	0.16%	0.04%	0.07%	0.12%	0.25%
2023															
Ratio of expenses, including indirect management fees	0.16%	0.05%	0.35%	0.11%	0.22%	0.25%	0.70%	1.04%	0.72%	0.68%	0.87%	1.25%	1.06%	1.21%	1.03%
Ratio of expenses, excluding indirect management fees	0.04%	0.04%	0.04%	0.04%	0.04%	0.08%	0.07%	0.04%	0.04%	0.11%	0.20%	0.04%	0.19%	0.14%	0.26%
2022															
Ratio of expenses, including indirect management fees	0.29%	(0.11)%	0.44%	0.16%	0.20%	0.37%	0.76%	0.84%	0.64%	0.59%	0.73%	1.10%	1.03%	1.24%	1.23%
Ratio of expenses, excluding indirect management fees	0.04%	(0.14)%	0.14%	0.06%	0.03%	0.06%	0.08%	0.04%	0.04%	0.07%	0.13%	0.03%	0.12%	0.03%	0.29%
2021															
Ratio of expenses, including indirect management fees	0.54%	(0.01)%	0.45%	0.35%	0.66%	0.61%	1.07%	0.99%	0.94%	0.97%	1.05%	1.69%	2.23%	2.66%	3.00%
Ratio of expenses, excluding indirect management fees	0.04%	(0.04)%	0.04%	0.08%	0.03%	0.03%	0.09%	0.04%	0.03%	0.03%	0.16%	0.03%	0.03%	0.03%	0.50%

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Financial Highlights Ratios, continued

For the years ended June 30, 2025-2017

	Vintage Year 2005 Account	Vintage Year 2006 Account	Vintage Year 2007 Account	Vintage Year 2008 Account	Vintage Year 2009 Account	Vintage Year 2010 Account	Vintage Year 2011 Account	Vintage Year 2012 Account	Vintage Year 2013 Account	Vintage Year 2014 Account	Vintage Year 2015 Account	Vintage Year 2016 Account	Vintage Year 2017 Account	Vintage Year 2018 Account	Vintage Year 2019 Account
2020															
Ratio of expenses, including indirect management fees	0.67%	0.42%	0.50%	0.46%	1.57%	0.93%	1.04%	1.28%	1.15%	1.02%	1.35%	2.37%	3.95%	6.23%	3.86%
Ratio of expenses, excluding indirect management fees	0.04%	0.07%	0.05%	0.09%	0.04%	0.04%	0.06%	0.04%	0.04%	0.04%	0.24%	0.08%	0.05%	0.08%	0.12%
2019															
Ratio of expenses, including indirect management fees	0.56%	0.55%	0.45%	0.56%	1.63%	0.79%	1.08%	1.39%	1.45%	1.58%	1.89%	3.33%	8.34%	4.39%	0.14% (2)
Ratio of expenses, excluding indirect management fees	0.04%	0.07%	0.04%	0.09%	0.04%	0.04%	0.09%	0.04%	0.04%	0.04%	0.32%	0.04%	0.04%	0.17%	0.14% (2)
2018															
Ratio of expenses, including indirect management fees	0.53%	0.62%	0.92%	0.70%	1.59%	1.25%	1.35%	1.59%	1.77%	2.19%	3.16%	6.59%	10.13%	0.14% (2)	N/A
Ratio of expenses, excluding indirect management fees	0.06%	0.08%	0.04%	0.09%	0.04%	0.04%	0.07%	0.04%	0.04%	0.04%	0.51%	0.04%	0.04%	0.14% (2)	N/A
2017															
Ratio of expenses, including indirect management fees	0.65%	0.74%	0.98%	0.75%	1.47%	1.15%	1.53%	1.82%	2.82%	3.69%	5.87%	10.75%	0.01% (2)	N/A	N/A
Ratio of expenses, excluding indirect management fees	0.06%	0.03%	0.04%	0.08%	0.04%	0.04%	0.15%	0.04%	0.04%	0.04%	0.74%	0.30%	0.01% (2)	N/A	N/A

(1) Total return calculation is based on the value of a single unit of participation outstanding throughout the year. It represents the percentage change in the net position per unit between the beginning and end of the year.

(2) Denotes account commenced operations subsequent to the beginning of the fiscal year. Total net return and ratios not annualized.

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Financial Highlights Ratios, continued

For the years ended June 30, 2025-2017

	Vintage Year 2020 Account	Vintage Year 2021 Account	Vintage Year 2022 Account	Vintage Year 2023 Account	Vintage Year 2024 Account	Vintage Year 2025 Account	Real Estate Account	Timberland Account	Cash Overlay Account	Risk Premia Account	Real Assets Account	Enhanced Equity Account	Other Credit Opportunities Account	Global Equity Emerging Diverse Account
Ratios and supplementary data:														
2025														
Total net return (1)	16.85%	10.69%	8.96%	20.16%	12.28%	1.61% (2)	0.93%	4.20%	18.21%	N/A	(1.98)%	N/A	12.91%	16.95%
Net position, end of year ($'000s)	2,493,303	2,785,135	1,728,894	576,945	363,553	191,425	10,593,605	3,192,779	546,724	N/A	583,405	N/A	2,317,750	243,906
Units outstanding, end of year ('000s)	12,323	22,389	15,256	4,107	3,379	1,884	11,828	7,856	1,483	N/A	7,671	N/A	12,021	1,725
2024														
Total net return (1)	10.70%	10.44%	9.85%	17.50%	(4.18)% (2)	N/A	(6.79)%	10.35%	14.05%	N/A	(9.20)%	N/A	14.24%	12.61%
Net position, end of year ($'000s)	1,995,951	2,200,145	1,156,599	279,875	32,675	N/A	10,059,375	3,205,735	317,795	N/A	692,521	N/A	1,896,877	207,230
Units outstanding, end of year ('000s)	11,527	19,576	11,120	2,394	341	N/A	11,336	8,219	1,019	N/A	8,925	N/A	11,108	1,714
2023														
Total net return (1)	(3.92)%	(5.23)%	0.07%	(0.50)% (2)	N/A	N/A	(3.13)%	5.91%	13.77%	N/A	(6.06)%	(100.00)%	4.82%	14.60%
Net position, end of year ($'000s)	1,641,438	1,705,904	691,556	63,678	N/A	N/A	10,523,221	2,995,979	452,538	N/A	736,761	—	1,420,265	108,004
Units outstanding, end of year ('000s)	10,494	16,763	7,304	640	N/A	N/A	11,054	8,476	1,655	N/A	8,622	—	9,501	1,006
2022														
Total net return (1)	24.09%	9.87%	(5.39)% (2)	N/A	N/A	N/A	24.24%	10.92%	(18.11)%	N/A	1.63%	(9.56)%	6.19%	(6.32)% (2)
Net position, end of year ($'000s)	1,303,273	1,138,431	163,587	N/A	N/A	N/A	9,819,201	2,919,996	539,337	N/A	857,795	985,503	951,732	93,678
Units outstanding, end of year ('000s)	8,005	10,601	1,729	N/A	N/A	N/A	9,992	8,749	2,244	N/A	9,430	6,887	6,673	1,000
2021														
Total net return (1)	40.10%	(2.26)% (2)	N/A	N/A	N/A	N/A	16.44%	7.49%	30.45%	(100.00)%	1.07%	35.36%	24.40%	N/A
Net position, end of year ($'000s)	333,380	174,180	N/A	N/A	N/A	N/A	7,945,278	2,833,009	941,595	—	837,883	1,083,781	897,070	N/A
Units outstanding, end of year ('000s)	2,541	1,782	N/A	N/A	N/A	N/A	10,045	9,415	3,208	—	9,362	6,850	6,679	N/A
2020														
Total net return (1)	(6.35)% (2)	N/A	N/A	N/A	N/A	N/A	0.56%	(1.74)%	15.21%	2.94%	(2.90)%	(0.34)%	(1.01)%	N/A
Net position, end of year ($'000s)	51,697	N/A	N/A	N/A	N/A	N/A	6,921,152	2,766,226	444,807	2	832,035	4,589,770	574,855	N/A
Units outstanding, end of year ('000s)	552	N/A	N/A	N/A	N/A	N/A	10,189	9,882	1,977	—	9,396	39,267	5,324	N/A
2019														
Total net return (1)	N/A	N/A	N/A	N/A	N/A	N/A	5.56%	1.57%	1.34%	(0.60)%	(14.97)%	6.17%	5.95%	N/A
Net position, end of year ($'000s)	N/A	N/A	N/A	N/A	N/A	N/A	6,992,131	2,888,192	465,349	615,528	804,725	4,586,863	257,835	N/A
Units outstanding, end of year ('000s)	N/A	N/A	N/A	N/A	N/A	N/A	10,351	10,138	2,383	6,005	8,825	39,107	2,364	N/A
2018														
Total net return (1)	N/A	N/A	N/A	N/A	N/A	N/A	8.86%	7.38%	2.64%	5.49%	5.95%	10.47%	2.94% (2)	N/A
Net position, end of year ($'000s)	N/A	N/A	N/A	N/A	N/A	N/A	6,454,777	2,433,762	304,443	618,533	631,406	2,372,889	164,184	N/A
Units outstanding, end of year ('000s)	N/A	N/A	N/A	N/A	N/A	N/A	10,087	8,677	1,580	5,998	5,888	21,480	1,595	N/A
2017														
Total net return (1)	N/A	N/A	N/A	N/A	N/A	N/A	6.27%	7.65%	14.55%	(5.06)%	1.22%	N/A	N/A	N/A
Net position, end of year ($'000s)	N/A	N/A	N/A	N/A	N/A	N/A	6,047,656	2,483,085	682,197	585,639	153,348	N/A	N/A	N/A
Units outstanding, end of year ('000s)	N/A	N/A	N/A	N/A	N/A	N/A	10,288	9,506	3,634	5,991	1,515	N/A	N/A	N/A
Ratios to average net assets:														
2025														
Ratio of expenses, including indirect management fees	1.33%	1.42%	2.70%	4.78%	2.48%	0.25% (2)	0.51%	0.32%	0.05%	N/A	1.19%	N/A	0.98%	0.67%
Ratio of expenses, excluding indirect management fees	0.04%	0.04%	0.05%	0.08%	0.33%	0.16% (2)	0.08%	0.10%	0.05%	N/A	0.04%	N/A	0.13%	0.67%
2024														
Ratio of expenses, including indirect management fees	1.65%	1.97%	3.49%	1.90%	4.19% (2)	N/A	0.57%	0.20%	0.07%	N/A	1.21%	N/A	1.02%	0.70%
Ratio of expenses, excluding indirect management fees	0.04%	0.04%	0.07%	0.32%	3.85% (2)	N/A	0.24%	(0.05)%	0.07%	N/A	0.04%	N/A	0.32%	0.70%
2023														
Ratio of expenses, including indirect management fees	1.92%	3.00%	3.57%	1.82% (2)	N/A	N/A	0.33%	0.04%	0.07%	N/A	1.03%	0.36%	1.16%	0.61%
Ratio of expenses, excluding indirect management fees	0.04%	0.12%	0.18%	1.82% (2)	N/A	N/A	(0.01)%	(0.22)%	0.07%	N/A	0.04%	0.36%	0.16%	0.61%
2022														
Ratio of expenses, including indirect management fees	2.98%	3.16%	0.31% (2)	N/A	N/A	N/A	1.06%	0.45%	0.06%	N/A	1.04%	0.43%	1.33%	0.21% (2)
Ratio of expenses, excluding indirect management fees	0.04%	0.06%	0.31% (2)	N/A	N/A	N/A	0.72%	0.19%	0.06%	N/A	0.03%	0.43%	1.33%	0.21% (2)
2021														
Ratio of expenses, including indirect management fees	5.65%	0.09% (2)	N/A	N/A	N/A	N/A	0.52%	0.46%	0.07%	—%	1.04%	0.42%	1.14%	N/A
Ratio of expenses, excluding indirect management fees	0.04%	0.09% (2)	N/A	N/A	N/A	N/A	0.17%	0.19%	0.07%	—%	0.04%	0.42%	1.14%	N/A

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Financial Highlights Ratios, continued

For the years ended June 30, 2025-2017

	Vintage Year 2020 Account	Real Estate Account	Timberland Account	Cash Overlay Account	Risk Premia Account	Real Assets Account	Enhanced Equity Account	Other Credit Opportunities Account
2020								
Ratio of expenses, including indirect management fees	4.22% (2)	0.49%	0.09%	0.07%	0.52%	1.23%	0.37%	1.14%
Ratio of expenses, excluding indirect management fees	1.91% (2)	0.15%	0.30%	0.07%	0.14%	0.05%	0.37%	1.14%
2019								
Ratio of expenses, including indirect management fees	N/A	0.49%	0.26%	0.08%	0.89%	1.48%	0.43%	0.92%
Ratio of expenses, excluding indirect management fees	N/A	0.15%	0.26%	0.08%	0.12%	0.07%	0.43%	0.92%
2018								
Ratio of expenses, including indirect management fees	N/A	0.50%	0.55%	0.06%	0.90%	1.37%	0.42%	0.62% (2)
Ratio of expenses, excluding indirect management fees	N/A	0.14%	0.21%	0.06%	0.11%	0.03%	0.03%	0.62% (2)
2017								
Ratio of expenses, including indirect management fees	N/A	0.46%	0.67%	0.07%	1.27%	0.04%	N/A	N/A
Ratio of expenses, excluding indirect management fees	N/A	0.09%	0.34%	0.07%	0.15%	0.04%	N/A	N/A

(1) Total return calculation is based on the value of a single unit of participation outstanding throughout the year. It represents the percentage change in the net position per unit between the beginning and end of the year.

(2) Denotes account commenced operations subsequent to the beginning of the fiscal year. Total net return and ratios not annualized.

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PRIT Fund Asset Allocation

As of June 30:

The following table is intended to provide readers of this ACFR with further information regarding the financial position of the PRIT Fund over the past ten years. This table provides the change in assets during this time period. This table should be read in conjunction with the discussion on asset allocation in the *Investment Section* of this ACFR.

	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
Domestic Equity	25.5%	24.8%	25.3%	23.0%	21.3%	24.2%	22.2%	21.9%	19.1%	19.8%
International Equity	10.0%	10.5%	10.7%	11.7%	11.5%	13.0%	13.9%	15.1%	16.5%	18.0%
Emerging Markets Equity	4.9%	4.2%	4.4%	4.4%	4.4%	5.5%	6.0%	6.2%	6.3%	7.9%
Global Equity Emerging-Diverse Manager Program (1)	0.2%	0.2%	0.2%	0.1%	0.1%	-	-	-	-	-
Core Fixed Income	16.1%	14.8%	13.9%	13.3%	14.5%	15.3%	15.7%	13.6%	12.8%	12.0%
Value-Added Fixed Income	8.1%	7.9%	7.3%	7.1%	6.8%	6.9%	7.5%	7.9%	8.0%	8.1%
Private Equity	14.6%	16.6%	17.0%	17.4%	18.4%	14.5%	11.4%	11.3%	10.8%	10.6%
Real Estate	8.6%	9.2%	9.6%	10.9%	10.6%	8.3%	9.2%	9.4%	9.0%	9.1%
Timberland	2.5%	2.8%	3.0%	3.1%	3.2%	3.0%	3.7%	3.9%	3.4%	3.7%
Liquidating Portfolios (2)	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%	0.2%	0.3%	0.4%
Overlay	0.6%	0.5%	0.3%	0.5%	0.6%	1.0%	0.6%	0.6%	0.4%	1.0%
Portfolio Completion Strategies	8.8%	8.6%	8.3%	8.4%	8.6%	8.3%	9.7%	10.0%	13.4%	9.5%

Totals may not add due to rounding.

(1) The Global Equity Emerging-Diverse Manager Program was established in May 2022.
(2) Includes Portable Alpha Wind Down, Hedge Funds closed portfolios, and Natural Resources Private Wind Down.

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Appendix E

Audit and Tax Services RFP Evaluation Committee Report

Mass PRIM Administration and Audit Committee
Monday, November 23, 2026

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PENSION RESERVES INVESTMENT MANAGEMENT BOARD
Evaluation Committee Report for Audit and/or Tax Services RFP

Responses to RFP
PRIM issued a Request for Proposals (RFP) for audit and/or tax services on August 10, 2026. The RFP was advertised in *Pension & Investments* and was posted on PRIM's website.

Interested bidders could submit proposals for one or more of the following services:

- PRIM and PRIT Audit Services
- Agricultural, Real Estate, and Timberland Portfolios Audit Services
- Tax Services

By the deadline of September 7, 2026, PRIM received one proposal for audit services from KPMG LLP (KPMG).

Evaluation Committee
The Evaluation Committee consisted of PRIM staff members Deborah Coulter, CPA; Daniel Eckman, CPA; Qingmei Li, CPA; Matthew Liposky, Renee LeFevre, Esq; and George Tsipakis.

Audit Services

Evaluation Process
The response was thoroughly reviewed based on selection criteria detailed in the RFP, including stability and experience of the firm, experience and stability of the team proposed to be dedicated to PRIM, relevant qualifications and experience with similar clients, quality of proposal, and fee proposal.

An interview was not deemed necessary because of PRIM's direct experience with KPMG as the current audit services provider.

Recommendation for PRIM and PRIT Audit Services and for Agricultural, Real Estate, and Timberland Portfolios Audit Services
The Evaluation Committee unanimously recommends the selection of KPMG, the incumbent provider, for PRIM and PRIT Audit Services and for Agricultural, Real Estate, and Timberland Portfolios Audit Services for the following reasons:

- **Stability and experience of the firm**: A Big Four accounting firm and industry leader in auditing services for public pension funds, governmental entities, investment companies, and real asset portfolios, including agriculture, real estate, and timberland.

- **Stability and experience of the proposed team**: The proposed team is led by Christine St. Hilaire, Lead Audit Engagement Partner, supported by Peter Bloomfield, Lead Audit Partner for the Agricultural, Real Estate and Timberland audits, along with professionals with specialized experience in KPMG's government, asset management and real estate practices. Christine has 20 years of experience serving asset management and investment clients and currently serves as PRIM's lead engagement partner. She specializes in public investment organizations, investment companies, and alternative investments. Peter has over 30 years of experience serving real estate clients and currently leads PRIM's real estate engagements. His areas of specialization include real estate investment funds, fair value reporting, and complex real estate investment structures.

- **Experience and skill in providing the relevant services**: KPMG has extensive experience auditing public pension funds and investment companies with agricultural, real estate, and timberland portfolios. As PRIM's current auditor, KPMG has a deep understanding of PRIM's asset allocations, investment structures, reporting requirements, and valuation considerations.

- **Proposed approach and work plan**: Single lead engagement partner in the Boston office coordinates services nationwide and focus on the risks most relevant to PRIM. Returning the existing core team that understands PRIM's complexity will eliminate transition risks and support a more efficient and cost-effective audit process.

- **Fee proposals**: For the 2027 annual audits and Agreed-Upon Procedures, KPMG has agreed to reduce the current 2026 rates by 10%, with annual 3% inflation adjustments thereafter.

Tax services

PRIM did not receive any formal RFP responses for tax services. PRIM and PRIT are both tax exempt entities with limited tax filing and advisory requirements. As such, the Evaluation Committee is recommending that PRIM continues to engage the incumbent provider, Deloitte Tax LLP (Deloitte), for tax services. Deloitte has provided a fee proposal with a 5% annual increase to PRIM's current rates.

Conclusion

The Evaluation Committee recommends the retention of KPMG for PRIM and PRIT Audit Services for the five fiscal years ending June 30, 2027, 2028, 2029, 2030, and 2031 with two optional one-year extensions, and the retention of KPMG for Agricultural, Real Estate, and Timberland Portfolio Audit Services for the five calendar years ending December 31, 2027, 2028, 2029, 2030, and 2031 with two optional one-year extensions. The Evaluation Committee also recommends retaining the incumbent provider, Deloitte, for tax services.

Appendix F

Proposed 2027 PRIM Board and Committee Meeting Schedule

Mass PRIM Administration and Audit Committee
Monday, November 23, 2026

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MassPRIM

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Proposed 2027 PRIM Board and Committee Meeting Dates

Board Meeting	**Tuesday**	**March 2, 2027**	**9:30 a.m.**
Stewardship and Sustainability Committee	Wednesday	January 27, 2027	9:30 a.m.
Investment Committee	Tuesday	February 9, 2027	9:30 a.m.
Real Estate and Timberland Committee	Wednesday	February 10, 2027	9:30 a.m.
Administration and Audit Committee	Thursday	February 11, 2027	10:00 a.m.

Board Meeting	**Thursday**	**May 20, 2027**	**9:30 a.m.**
Stewardship and Sustainability Committee	Wednesday	April 14, 2027	9:30 a.m.
Investment Committee	Tuesday	May 4, 2027	9:30 a.m.
Real Estate and Timberland Committee	Wednesday	May 5, 2027	9:30 a.m.
Administration and Audit Committee	Thursday	May 6, 2027	10:00 a.m.

Board Meeting	**Thursday**	**August 19, 2027**	**9:30 a.m.**
Stewardship and Sustainability Committee	Wednesday	July 14, 2027	9:30 a.m.
Investment Committee	Tuesday	August 3, 2027	9:30 a.m.
Real Estate and Timberland Committee	Wednesday	August 4, 2027	9:30 a.m.
Administration and Audit Committee	Thursday	August 5, 2027	10:00 a.m.

Board Meeting	**Thursday**	**December 2, 2027**	**9:30 a.m.**
Stewardship and Sustainability Committee	Wednesday	October 20, 2027	9:30 a.m.
Investment Committee	Monday	November 22, 2027	9:30 a.m.
Real Estate and Timberland Committee	Tuesday	November 23, 2027	9:30 a.m.
Administration and Audit Committee	Wednesday	November 24, 2027	10:00 a.m.
Compensation Committee	Wednesday	November 24, 2027	11:30 a.m.

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Appendix G

September 2026 PRIM Operating Budget

Mass PRIM Administration and Audit Committee
Monday, November 23, 2026

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PENSION RESERVES INVESTMENT MANAGEMENT BOARD
Budget as of September 30, 2026

FY 2027	*Investment Management Fees*	*YTD Actual*	*YTD Budget*	*Variance Under (Over)*	*%*
95,896,000	Global Equity	19,315,570	22,349,000	3,033,430	13.6%
0	Global Equity Performance Fee	11,340,546	-	(11,340,546)	N/A
13,740,000	Core Fixed Income	3,316,147	3,435,000	118,853	3.5%
0	Core Fixed Income Performance Fee	(168,748)	-	168,748	N/A
65,660,000	Value Added Fixed Income	12,558,010	16,415,000	3,856,990	23.5%
0	Value Added Fixed Income Performance Fee	(214,337)	-	214,337	N/A
58,355,000	Real Estate	12,440,999	14,588,750	2,147,751	14.7%
0	Real Estate Performance Fee	110,361	-	(110,361)	N/A
10,200,000	Timberland	2,298,772	2,550,000	251,228	9.9%
228,350,000	Private Equity	52,108,739	57,087,500	4,978,761	8.7%
111,050,000	Portfolio Completion Strategy (PCS)	27,174,667	27,762,500	587,833	2.1%
1,465,000	Overlay, Foreign Currency and Other	273,115	366,250	93,135	25.4%
584,716,000	**Total Investment Management Fees**	**140,553,841**	**144,554,000**	**4,000,159**	**2.8%**
	Investment Service Providers Fees				
935,000	Custodian	233,750	233,750	-	0.0%
3,031,000	General	421,173	757,750	336,577	44.4%
2,800,000	Real Estate & Timberland	481,879	700,000	218,121	31.2%
3,400,000	Public Markets	664,589	850,000	185,411	21.8%
2,600,000	Private Equity	286,969	650,000	363,031	55.9%
10,950,000	Portfolio Completion Strategies	2,581,937	2,737,500	155,563	5.7%
500,000	Research	89,341	125,000	35,659	28.5%
477,000	Audit & Tax-PRIT	90,500	119,250	28,750	24.1%
2,900,000	Risk Measurement & Analytics	422,103	725,000	302,897	41.8%
27,593,000	**Total Investment Service Providers Fees**	**5,272,241**	**6,898,250**	**1,626,009**	**23.6%**
612,309,000	***Total Investment Expenses***	**145,826,082**	**151,452,250**	**5,626,168**	**3.7%**

PENSION RESERVES INVESTMENT MANAGEMENT BOARD
Budget as of September 30, 2026

FY 2027	*Non-Investment Expenses*	*YTD Actual*	*YTD Budget*	*Variance Under (Over)*	*%*
	Operations Expenses				
26,150,000	Compensation & Employee Benefits	5,481,875	6,537,500	1,055,625	16.1%
2,350,000	Occupancy	553,447	587,500	34,053	5.8%
540,000	Insurance	95,198	135,000	39,802	29.5%
510,000	General Office Expenses	107,523	127,500	19,977	15.7%
1,230,000	Technology Expenses	144,563	307,500	162,937	53.0%
640,000	Travel, Prof. Develop, Dues & Subscriptions	94,231	160,000	65,769	41.1%
55,000	Client Service	1,359	13,750	12,391	90.1%
31,475,000	**Total Operations**	**6,478,196**	**7,868,750**	**1,390,554**	**17.7%**
	Non-Investment Service Providers Fee				
1,370,000	General	203,787	342,500	138,713	40.5%
120,000	Audit & Tax-PRIM	12,500	30,000	17,500	58.3%
600,000	Legal	66,657	150,000	83,343	55.6%
70,000	Governance	-	17,500	17,500	100.0%
2,160,000	**Total Third-Party Service Providers**	**282,944**	**540,000**	**257,056**	**47.6%**
33,635,000	***Total Non-Investment Expenses***	**6,761,140**	**8,408,750**	**1,647,610**	**19.6%**
645,944,000	**Total Operating Budget**	**152,587,222**	**159,861,000**	**7,273,778**	**4.6%**

PRIM Board
Budget Detail
September 30, 2026

Global Equities

FY 2027 Budget	Manager	Year to Date Actual	Year to Date Budget	Variance Under (Over)
Domestic Equity				
950,000	State Street (MSCI USA Index)	245,415	237,500	(7,915)
250,000	Rhumbline (MSCI USA Index)	66,272	62,500	(3,772)
100,000	State Street (MSCI USA Small Cap Index)	22,044	25,000	2,956
3,200,000	Frontier	799,834	800,000	166
2,700,000	Summit Creek	(306)	675,000	675,306
800,000	Acadian Micro Cap	205,236	200,000	(5,236)
0	Acadian Micro Cap Performance	1,349,972	0	(1,349,972)
2,000,000	Lord Abbett Micro Cap	505,882	500,000	(5,882)
3,500,000	Driehaus Micro Cap	901,146	875,000	(26,146)
800,000	Rhumbline (EIA Index)	168,668	200,000	31,332
2,500,000	Enhanced Domestic Equity-Potential New Managers	0	0	0
16,800,000	Total Domestic Equity	**4,264,163**	**3,575,000**	**(689,163)**
International Equity				
280,000	State Street (World Ex-US Index)	95,298	70,000	(25,298)
56,000	State Street (Small Cap World Ex - US Index)	8,950	14,000	5,050
10,100,000	Marathon	1,535,265	2,525,000	989,735
3,000,000	Mondrian Investment	719,378	750,000	30,622
1,800,000	Xponance	340,170	450,000	109,830
3,600,000	ARGA	848,360	900,000	51,640
2,600,000	Acadian	616,626	650,000	33,374
2,650,000	AQR	560,994	662,500	101,506
1,850,000	Driehaus	434,324	462,500	28,176
1,500,000	Artisan	(206)	375,000	375,206
3,750,000	Causeway	837,267	937,500	100,233
2,200,000	Columbia	467,300	550,000	82,700
2,500,000	Pzena	667,626	625,000	(42,626)
1,800,000	C WorldWide	392,039	450,000	57,961
2,200,000	Pinestone	518,817	550,000	31,183
2,400,000	Walter Scott	563,285	600,000	36,715
42,286,000	Total International Equity	**8,605,493**	**10,571,500**	**1,966,007**
Emerging Markets Equity				
7,500,000	Baillie Gifford	1,858,194	1,875,000	16,806
6,500,000	Driehaus	1,596,382	1,625,000	28,618
10,000,000	Pzena	2,209,068	2,500,000	290,932
0	AQR (Performance Fee)	9,990,574	0	(9,990,574)
7,000,000	Acadian	1,673,349	1,750,000	76,651
31,000,000	Total Emerging Markets	**17,327,567**	**7,750,000**	**(9,577,567)**
Integrated Global Equity Mandate				
4,000,000	Potential New Managers	0	0	0
4,000,000	Total Integrated Global Equity Mandate	**0**	**0**	**0**
FUTURE Initiative				
965,000	Xponance	244,504	241,250	(3,254)
845,000	Various Managers	214,389	211,250	(3,139)
1,810,000	Total FUTURE Initiative	**458,893**	**452,500**	**(6,393)**
95,896,000	**Total Global Equities**	**30,656,116**	**22,349,000**	**(8,307,116)**

PRIM Board
Budget Detail
September 30, 2026

Fixed Income

FY 2027 Budget	Manager	Year to Date Actual	Year to Date Budget	Variance Under (Over)
Core Fixed Income				
120,000	Blackrock (Agg Index)	27,234	30,000	2,766
340,000	Blackrock (TIPS Index)	85,862	85,000	(862)
1,700,000	Blackrock (ILB)	413,930	425,000	11,070
325,000	Blackrock (STRIPS Index)	81,226	81,250	24
115,000	Blackrock Short Term FI	30,713	28,750	(1,963)
700,000	Potential New Managers (Active Core)	0	175,000	175,000
2,700,000	PIMCO	728,556	675,000	(53,556)
0	PIMCO Performance Fee	(168,748)	0	168,748
3,300,000	Loomis Sayles	797,071	825,000	27,929
190,000	AFL-CIO	38,528	47,500	8,972
1,200,000	Longfellow	318,225	300,000	(18,225)
1,200,000	New Century	318,173	300,000	(18,173)
1,300,000	Pugh	347,260	325,000	(22,260)
250,000	FUTURE Initiative - Bivium Core FI	60,663	62,500	1,837
300,000	FUTURE Initiative - Various Managers	68,706	75,000	6,294
13,740,000	**Total Core Fixed Income**	**3,147,399**	**3,435,000**	**287,601**
Value Added Fixed Income				
2,300,000	Fidelity	610,135	575,000	(35,135)
1,200,000	Loomis Sayles	271,900	300,000	28,100
1,500,000	Shenkman	349,867	375,000	25,133
2,200,000	PIMCO	550,905	550,000	(905)
1,500,000	Beach Point	405,833	375,000	(30,833)
2,200,000	Ares Management	578,103	550,000	(28,103)
2,100,000	RBC Global Asset Management	541,630	525,000	(16,630)
8,000,000	Private Debt - Various Managers*	925,454	2,000,000	1,074,546
34,000,000	Other Credit Opportunities - Various Managers*	5,819,127	8,500,000	2,680,873
1,700,000	Morgan Properties	273,111	425,000	151,889
0	Morgan Properties Performance	(214,337)	0	214,337
2,300,000	Anchorage Capital	588,596	575,000	(13,596)
2,200,000	Shenkman-MAC	567,030	550,000	(17,030)
1,800,000	KKR-KMAC	445,654	450,000	4,346
1,900,000	KKR-GCOF	461,657	475,000	13,343
260,000	FUTURE Initiative - Bivium Value Added FI	62,293	65,000	2,707
500,000	FUTURE Initiative - Various Managers	106,715	125,000	18,285
65,660,000	**Total Value Added Fixed Income**	**12,343,673**	**16,415,000**	**4,071,327**

*Investments are in structures (commingled funds, partnerships, etc.) in which management fees are not directly paid to the investment managers by PRIM, but rather are indirectly paid via a reduction of PRIM's investment.

PRIM Board
Budget Detail
September 30, 2026

Real Estate and Timberland

FY 2027 Budget	Manager	Year to Date Actual	Year to Date Budget	Variance Under (Over)
REITs				
3,200,000	CenterSquare US REIT	842,747	800,000	(42,747)
970,000	PGIM	211,332	242,500	31,168
940,000	DWS	217,937	235,000	17,063
5,110,000	Total REIT	1,272,016	1,277,500	5,484
Core Strategy				
7,800,000	AEW*	1,655,501	1,950,000	294,499
10,800,000	Invesco*	2,549,706	2,700,000	150,294
10,100,000	LaSalle*	2,301,349	2,525,000	223,651
3,900,000	CBRE Global Investors	835,662	975,000	139,338
5,400,000	Stockbridge Advisors	1,215,762	1,350,000	134,238
1,000,000	DivcoWest Core	159,916	250,000	90,084
39,000,000	Total Core Strategy	8,717,896	9,750,000	1,032,104
Non-core and Direct Strategies				
9,850,000	Various Managers	1,678,208	2,462,500	784,292
9,850,000	Total Non-Core Strategy	1,678,208	2,462,500	784,292
FUTURE Initiative				
600,000	Cambridge Associates	100,000	150,000	50,000
3,795,000	Various Managers	672,879	948,750	275,871
4,395,000	Total Diverse Managers	772,879	1,098,750	325,871
Performance Fee				
0	Core Performance Fee	110,361	0	(110,361)
0	Non-Core Performance Fee	0	0	0
0	Total Performance Fee	110,361	0	(110,361)
58,355,000	**Total Real Estate**	**12,551,360**	**14,588,750**	**2,037,390**
Timberland				
4,400,000	Forest Investment Associates*	973,655	1,100,000	126,345
5,800,000	Campbell Group*	1,325,117	1,450,000	124,883
10,200,000	**Total Timberland**	**2,298,772**	**2,550,000**	**251,228**

*Investments are in structures (commingled funds, partnerships, etc.) in which management fees are not directly paid to the investment managers by PRIM, but rather are indirectly paid via a reduction of PRIM's investment.

PRIM Board
Budget Detail
September 30, 2026

Private Equity

FY 2027 Budget	Manager	Year to Date Actual	Year to Date Budget	Variance Under (Over)
Private Equity Managers				
224,000,000	Various Managers	51,385,049	56,000,000	4,614,951
4,350,000	FUTURE Initiative - Various Managers	723,690	1,087,500	363,810
228,350,000	**Total Private Equity**	**52,108,739**	**57,087,500**	**4,978,761**

*Investments are in structures (commingled funds, partnerships, etc.) in which management fees are not directly paid to the investment managers by PRIM, but rather are indirectly paid via a reduction of PRIM's investment.

PRIM Board
Budget Detail
September 30, 2026

Portfolio Completion Strategies

FY 2027 Budget	Manager	Year to Date Actual	Year to Date Budget	Variance Under (Over)
Portfolio Completion Strategies				
200,000	Replication Strategies	49,836	50,000	164
6,850,000	PAAMCO-Hedge Fund of Funds*<	1,648,622	1,712,500	63,878
90,000,000	Hedge Funds Various Managers*	22,254,558	22,500,000	245,442
7,000,000	Emerging Manager Program Various Managers*	1,334,329	1,750,000	415,671
7,000,000	Real Assets Various Managers*	1,887,322	1,750,000	(137,322)
111,050,000	**Total Portfolio Completion Strategies**	**27,174,667**	**27,762,500**	**587,833**

*Investments are in structures (commingled funds, partnerships, etc.) in which management fees are not directly paid to the investment managers by PRIM, but rather are indirectly paid via a reduction of PRIM's investment.

<Fees listed here exclude costs of underlying hedge funds, which typically charge fees ranging from 1% to 2% of net assets values, plus performance fees of up to 20% of excess returns. These costs are embedded in net hedge fund performance.

PRIM Board
Budget Detail
September 30, 2026

Overlay/Foreign Currency/Other

FY 2027 Budget	Manager	Year to Date Actual	Year to Date Budget	Variance Under (Over)
Overlay/Foreign Currency & Other				
565,000	Parametric (Overlay)	102,818	141,250	38,432
900,000	Russell (Foreign Currency)	170,297	225,000	54,703
1,465,000	**Total**	**273,115**	**366,250**	**93,135**

*Investments are in structures (commingled funds, partnerships, etc.) in which management fees are not directly paid to the investment managers by PRIM, but rather are indirectly paid via a reduction of PRIM's investment.

584,716,000	**Total Investment Management Fees**	**140,553,841**	**144,554,000**	**4,000,159**

PRIM Board
Budget Detail
September 30, 2026

Investment Service Providers Fees

FY 2027 Budget		Year to Date Actual	Year to Date Budget	Variance Under (Over)
Custody				
935,000	Master Custody Services	233,750	233,750	0
935,000	**Total Custody**	**233,750**	**233,750**	**0**
General				
230,000	Asset Allocation	57,500	57,500	0
126,000	Benchmarking Advisory Services	30,625	31,500	875
750,000	Operational Due Diligence	158,424	187,500	29,076
225,000	Legislative Restrictions & Benchmark	48,103	56,250	8,147
100,000	Compliance	1,975	25,000	23,025
700,000	Stewardship & Sustainability Initiatives	114,046	175,000	60,954
900,000	Misc. Service Providers & Other Initiatives	10,500	225,000	214,500
3,031,000	**Total Advisory Services-General**	**421,173**	**757,750**	**336,577**
RE and Timberlands				
800,000	Real Estate and Timberland Advisors	96,286	200,000	103,714
1,200,000	Debt Compliance and Reporting	301,142	300,000	(1,142)
800,000	Direct Invest. Advisory & Other	84,451	200,000	115,549
2,800,000	**Total Real Estate & Timber Advisory**	**481,879**	**700,000**	**218,121**
Public Markets				
900,000	Public Markets Advisors	103,809	225,000	121,191
1,900,000	Managed Acct Platform Providers-OCO	414,425	475,000	60,575
600,000	Public Markets - Other	146,355	150,000	3,645
3,400,000	**Total Public Markets Advisory**	**664,589**	**850,000**	**185,411**
Private Equity				
1,350,000	Private Equity Advisor	251,333	337,500	86,167
1,250,000	Private Equity - Other	35,636	312,500	276,864
2,600,000	**Total Private Equity Advisory**	**286,969**	**650,000**	**363,031**

PRIM Board
Budget Detail
September 30, 2026

Investment Service Providers Fees (continued)

FY 2027 Budget		Year to Date Actual	Year to Date Budget	Variance Under (Over)
Portfolio Completion Strategies				
1,300,000	Advisor-Portfolio Completion Strategies	287,500	325,000	37,500
9,200,000	Managed Acct Platform Provider	2,226,803	2,300,000	73,197
450,000	PCS Advisor - Other	67,634	112,500	44,866
10,950,000	**Total Portfolio Completion Strategies Advisory**	**2,581,937**	**2,737,500**	**155,563**
Research				
500,000	Research Tools	89,341	125,000	35,659
500,000	**Total Research**	**89,341**	**125,000**	**35,659**
Audit & Tax-PRIT				
290,000	Annual Finan. Statement Audits	72,500	72,500	0
72,000	Agreed-Upon Procedures	18,000	18,000	0
115,000	Tax Services & Other	0	28,750	28,750
477,000	**Total Audit & Tax-PRIT**	**90,500**	**119,250**	**28,750**
Risk Measurement & Analytics				
400,000	Risk Measurement Systems	55,201	100,000	44,799
2,500,000	Investment Tools and Analytics	366,902	625,000	258,098
2,900,000	**Total Risk Measurement**	**422,103**	**725,000**	**302,897**
27,593,000	**Total Investment Service Providers Fees**	**5,272,241**	**6,898,250**	**1,626,009**

PRIM Board
Budget Detail
September 30, 2026

Operations Expenses

FY 2027 Budget	Operations Expenses	Year to Date Actual	Year to Date Budget	Variance Under (Over)
Compensation & Benefits				
25,500,000	Full-Time Staff	5,393,528	6,375,000	981,472
650,000	Benefits, Taxes, and Miscellan	88,347	162,500	74,153
26,150,000	**Total Compensation & Benefits**	**5,481,875**	**6,537,500**	**1,055,625**
Occupancy				
2,300,000	Lease	551,720	575,000	23,280
50,000	Leasehold Improvements, Other	1,727	12,500	10,773
2,350,000	**Total Occupancy**	**553,447**	**587,500**	**34,053**
Insurance				
350,000	Fiduciary	71,001	87,500	16,499
65,000	Business Insurance Policies	13,520	16,250	2,730
25,000	Workers Compensation	2,676	6,250	3,574
50,000	Cyber	8,001	12,500	4,499
50,000	Other	0	12,500	12,500
540,000	**Total Insurance**	**95,198**	**135,000**	**39,802**
General Office Expenses				
70,000	Printing, Postage, and Courier	6,347	17,500	11,153
85,000	Payroll / Employee HRIS	7,985	21,250	13,265
30,000	Stenographer & other meeting expenses	7,356	7,500	144
125,000	Records Storage	38,058	31,250	(6,808)
130,000	Off. Supplies, Equip and Other	28,793	32,500	3,707
70,000	Temporary Labor	5,810	17,500	11,690
0	Cap Assets-Office Equipment	0	0	0
0	Cap Assets-Leasehold	13,174	0	(13,174)
510,000	**Total General Office Expense**	**107,523**	**127,500**	**19,977**
Technology Expenses				
800,000	Hardware & Software	101,045	200,000	98,955
285,000	Support and Development	9,099	71,250	62,151
145,000	MIS Other/ISP& Remote Access	34,419	36,250	1,831
0	Cap Assets-Computer Equipment	0	0	0
0	Cap Assets-Software Development	0	0	0
1,230,000	**Total Computer & MIS Expenses**	**144,563**	**307,500**	**162,937**

PRIM Board
Budget Detail
September 30, 2026

Operations Expenses (continued)

FY 2027 Budget		Year to Date Actual	Year to Date Budget	Variance Under (Over)
Travel, Development, Dues & Subscriptions				
250,000	Due Diligence Travel	39,796	62,500	22,704
170,000	Professional Development	1,248	42,500	41,252
220,000	Professional Dues and Subscriptions	53,187	55,000	1,813
640,000	**Total Travel, Development & Dues**	**94,231**	**160,000**	**65,769**
Client Services				
55,000	Client Meetings and Conference	1,359	13,750	12,391
55,000	**Total Client Services**	**1,359**	**13,750**	**12,391**
31,475,000	**Total Operations Expenses**	**6,478,196**	**7,868,750**	**1,390,554**

PRIM Board
Budget Detail
September 30, 2026

Non-Investment Service Providers Fees

FY 2027 Budget	Non-Investment Service Providers Fees	Year to Date Actual	Year to Date Budget	Variance Under (Over)
General				
950,000	Information Technology Advisors	134,382	237,500	103,118
150,000	Communications Advisors	33,750	37,500	3,750
120,000	Compensation and Human Resources Advisors	19,430	30,000	10,570
150,000	Misc. Service Providers & Other Initiatives	16,225	37,500	21,275
1,370,000	**Total Advisory Services-General**	**203,787**	**342,500**	**138,713**
Audit & Tax-PRIM				
50,000	Annual Finan. Statement Audits	12,500	12,500	0
70,000	Tax Services & Other	0	17,500	17,500
120,000	**Total Audit & Tax-PRIM**	**12,500**	**30,000**	**17,500**
Legal				
600,000	Outside Counsel	66,657	150,000	83,343
600,000	**Total Legal**	**66,657**	**150,000**	**83,343**
Governance				
20,000	Board Education	0	5,000	5,000
50,000	Advisory Services and Other	0	12,500	12,500
70,000	**Total Governance**	**0**	**17,500**	**17,500**
2,160,000	**Total Non-Investment Service Providers Fees**	**282,944**	**540,000**	**257,056**

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Appendix H

Travel Report

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PRIM BOARD

Travel Report

FY 2027 - Reimbursement since 7/1/26

Start Date	End Date	Name	Organization	Location	Due Diligence	Fiduciary Education/Professional Development
9/7/2026	9/12/2026	Huang, Helen	CVC, BlackFin, and potential new managers	London, UK	8,871.46	
9/15/2026	9/16/2026	Huang, Helen	WindRose and Primary Summit GP/LP Matching Program	New York, NY	414.74	414.74
		Total Huang, Helen			**9,286.20**	**414.74**
8/3/2026	8/3/2026	Kao, Minching	AEW	Raleigh, NC	846.20	
9/17/2026	9/17/2026	Kao, Minching	Invesco	Dallas, TX	632.01	
		Total Kao, Minching			**1,478.21**	-
8/6/2026	8/7/2026	Klempner, Eleni	PGIM	New York, NY	919.52	
8/10/2026	8/11/2026	Klempner, Eleni	Mudrick	New York, NY	684.68	
		Total Klempner, Eleni			**1,604.20**	-
9/8/2026	9/12/2026	Kovach, Katherine	CVC and potential new managers	London, UK	6,988.19	
		Total Kovach, Katherine			**6,988.19**	-
7/7/2026	7/7/2026	LaCara, John	Divco	New York, NY	69.00	
8/3/2026	8/3/2026	LaCara, John	AEW	Raleigh, NC	761.30	
		Total LaCara, John			**830.30**	-
7/27/2026	7/27/2026	Li, Bill	Brigade	New York, NY	970.64	
8/26/2026	8/26/2026	Li, Bill	Potential new manager	Dallas, TX	1,321.64	
		Total Li, Bill			**2,292.28**	-
7/7/2026	7/7/2026	Marcarelli, Christina	Divco	New York, NY	34.50	
		Total Marcarelli, Christina			**34.50**	-
7/28/2026	7/29/2026	Marshall, Matthew	GTCR and potential new manager	Chicago, IL	662.40	
9/27/2026	10/1/2026	Marshall, Matthew	Medicxi, TCV, and potential new managers	London, UK	5,288.93	
		Total Marshall, Matthew			**5,951.33**	-
8/12/2026	8/13/2026	McGirr, Michael	WindRose, TowerBrook, and potential new managers	New York, NY	633.40	
9/8/2026	9/9/2026	McGirr, Michael	TowerBrook	New York, NY	676.09	
		Total McGirr, Michael			**1,309.49**	-

7/28/2026	7/29/2026	Schlitzer, Timothy	PREA	New York, NY	1,486.78	
9/30/2026	10/2/2026	Schlitzer, Timothy	Divco	San Francisco, CA	946.29	
		Total Schlitzer, Timothy			**2,433.07**	-
7/26/2026	7/27/2026	Seth, Joy	CFM, Brigade	New York, NY	1,043.09	
		Total Seth, Joy			**1,043.09**	-
7/22/2026	7/22/2026	Spencer, Ethan	Elliott Investment Management	Greenwich, CT	921.80	
8/10/2026	8/12/2026	Spencer, Ethan	Mudrick and potential new managers	New York, NY	913.11	
8/25/2026	8/27/2026	Spencer, Ethan	Potential new manager	Dallas, TX	1,531.54	
9/14/2026	9/17/2026	Spencer, Ethan	Morgan Stanley	Greenwich, CT	1,369.55	
		Spencer, Ethan			**4,736.00**	-
7/20/2026	7/23/2026	Trotsky, Michael	Goldman Sachs & Elliott Investment Management	Greenwich, CT	833.24	833.23
		Trotsky, Michael			**833.24**	**833.23**
7/7/2026	7/7/2026	Zelinschi, Raluca	Divco	New York, NY	69.00	
9/28/2026	9/30/2026	Zelinschi, Raluca	LaSalle	San Diego, CA	907.26	
		Zelinschi, Raluca			**976.26**	-

Appendix I

KPMG 2026 Audit Results Report

Mass PRIM Administration and Audit Committee
Monday, November 23, 2026

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Pension Reserves Investment Management Board

Discussion with those charged with governance

Audit results for the year ending June 30, 2026

November 23, 2026

Our technology and quality story

Our Quality Story

- Sustained audit quality is paramount to protecting the capital markets.
- This video walks through our audit quality journey and our forward-looking strategy that remains committed to delivering a high-quality audit.
- Please watch to hear more about our audit quality journey and continuous improvement process, as detailed in our most recent Audit Quality Report.

Our Technology Story

- We are resetting the playing field when it comes to integrating technology into the audit.
- Artificial intelligence represents the most significant transformation in our profession's history. At KPMG, it's not just a new tool it's a fundamental shift in how we deliver quality, trust and value.
- Please watch to learn more about our technology journey, how the audit experience is changing for our clients, and our roadmap for the future.

Link to videos here: Our Quality and Technology Story Videos

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The future of audit | AI-powered. Human-assured.

Phase 1:
Human auditor with assistant
Where we have been

Phase 2:
Human-led. Agent-operated.
Where we are today

Phase 3:
AI-powered, Human-assured
Where we are going starting in 2027



We gave the *Wall Street Journal* an inside look at our AI-powered audit.

Read their take here.

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People X Platform

Be confident in KPMG with our people and platform integrated into every aspect of your audit. Here's what makes us different:

Agile, industry-experienced team members

led by an empowered lead partner and backed by the strength of our full firm

Modernized project management

with milestones focused on minimizing disruption and maximizing insights

Tailored, data-driven approach

driving a risk-based strategy, with clarity and visibility from the very start

Environment of trust and transparency

through open communication and meaningful conversations

"KPMG has put AI and innovation at the forefront and is significantly advancing the capabilities of auditing and financial reporting to uplevel employee experience and accelerate innovation. With the integration of AI innovations across the Microsoft Cloud, further enhanced by KPMG's Audit expertise, together we are creating more value and achieving more together as a result."

Amy Hood
Chief Financial Officer
Microsoft

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Audit results: Overview

Outstanding matters

- Pending down-to-date legal confirmation, to be received near the date of sign off, as required by our audit process.
- Approval/acceptance of the financial statements by the PRIM Board
- Evaluate impact of any subsequent events
- Obtain management representation letters
- Completion

Auditors' report

- We expect to issue an unmodified opinion on the financial statements

Uncorrected Audit Differences

- Management quantified the unrecorded unrealized appreciation resulting from the use of lagged fair values for fixed income, private equity, real estate and timberland investments, consistent with PRIM's historical financial reporting policy and prior years

Corrected Audit Differences

None Noted

Deficiencies

None Noted

Other

None Noted

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Required communications to those charged with governance

Presented on: November 23, 2026

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Audit results, required communications and other matters

Matters to communicate	Reference
Significant unusual transactions	No significant unusual transactions identified during the audit.
Uncorrected audit differences	Page 10
Corrected audit differences	No corrected audit differences were identified during the audit.
Financial statement presentation and disclosure omissions	No matters to report.
Non-GAAP policies and practices	• PRIT Fund: Management records the investment valuation results for certain investments on a quarter lag due to the timing of receipt of financial information. See uncorrected audit difference on page 10. • PRIT Fund: Management records net derivative activity in investments, instead of gross derivative activity
Auditors' report	We expect to issue an unmodified opinion on the financial statements
Changes to our risk assessment and planned audit strategy	There were no significant changes to our planned risk assessment and audit strategy presented to you on May 7, 2026.
Significant accounting policies and practices	We annually discuss the acceptability and quality of the PRIM Board and the PRIT Fund's accounting policies. Significant policies are outlined in note 2 to the financial statements.
Significant accounting estimates	Accounting estimates are an integral part of the financial statements. We have evaluated the key factors and assumptions used to develop management's estimates (such as the valuation of alternative investments) and found them to be reasonable in relation to the financial statements taken as a whole. Our assessment of risks associated with valuation estimates has not changed significantly from the prior year, as there have been no modifications in the accounting judgements made by management.

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Audit results, required communications and other matters

Matters to communicate	Reference
Related parties	No significant findings or issues related to related party transactions were identified during the audit.
Going concern	No matters to report.
Other information	None to report.
Subsequent events	None to report.
Noncompliance with laws and regulations	No matters to report.
Significant difficulties encountered during the audit	No matters to report.
Significant findings or issues discussed, or the subject of correspondence with management	No matters to report.
Management's consultation with other accountants	No matters to report.
Disagreements with management	No matters to report.
Other significant matters	No matters to report.

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Audit results, required communications and other matters

Matters to communicate	Reference
Consultations	No matters to report.
Illegal acts or fraud	No actual or suspected fraud involving management, employees with significant roles in system of internal control, or where fraud results in a material misstatement in the financial statements were identified during the audit.
Written communications	• Draft management representation letters- audits, benchmarking agreed upon procedures report, and procurement process agreed-upon procedures report (on file with management) • Draft audit reports (Appendix A), Draft reports of internal control over financial reporting in accordance with Government Auditing Standards (Appendix B), Draft benchmarking agreed-upon procedures report (Appendix C), Draft procurement process agreed-upon procedures report (Appendix D)
Independence	No matters to report.
Required inquiries	See page 16

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Uncorrected audit differences

Description of differences		$ (thousands)
Consistent with prior years, management has quantified the unrecorded amount of unrealized appreciation related to fixed income, private equity, real estate, and timberland investments as of June 30, 2026. This difference arises because these investments are recorded using lagged fair values as of March 31, 2026, in accordance with the PRIM Board's historical financial reporting practices.		
Fixed Income Investments	$4,688	
Private Equity Investments	$446,317	
Net change in unrealized appreciation on investments and foreign currency translations		$381,157
Real Estate Investments		$55,783
Timberland Investments		$14,065

Uncorrected differences or matters underlying those uncorrected differences could potentially cause future-period financial statements to be materially misstated, even if we have concluded that the uncorrected differences are immaterial to the financial statements under audit.

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Audit areas of emphasis

Area	Area of Emphasis
PRIM Board	• Recalculated a sample of management and performance fees • Performed risk assessment and risk-based procedures over other operating results

PRIT Fund	• Investments are measured at fair value. Most of the portfolio is comprised of separate accounts with marketable securities or funds holding marketable securities. The PRIT Fund utilizes net asset value (NAV), which is reviewed by management, as a practical expedient to estimate fair value of its alternative investments that are held through commingled funds and limited partnerships. During our audit we:
	  • Assessed the design and implementation of custodial controls over directly held marketable investments and management's user controls
	  • Performed risk assessment and appropriate procedures to test the relevant assertions (i.e. valuation and existence) of the assets in the investment portfolio, as discussed on the next slide

Other	• Reviewed conformity of presentation and disclosure with GASB Standards

Significant Risks	• Fraud Risk: Management override of controls – this is an inherent risk in all entities because of management's ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively. Although the level of risk of management override of controls will vary from entity to entity, the risk nevertheless is present in all entities.
	• In response, the audit team has:
	  • Assessed management's design and implementation of controls over journal entries and post-closing adjustments.
	  • Performed risk assessment procedures to identify high-risk journal entries for further procedures
	  • Performed procedures to assess the reasonableness of material manual post-close adjustments, including those made for classification purposes

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Audit areas of emphasis - Investments

Area	Area of Emphasis
Securities	• Obtained an understanding of the process for holding and valuing marketable securities, including reviewing the BNY Type II SOC1 report, as well as relevant user controls at the PRIM Board • Performed risk assessment procedures over marketable securities and appropriate independent pricing procedures using information from third party vendors
Private Equity	• Obtained an understanding of the process in place over valuation and existence of private equity investments • Confirmed a sample of private equity investments and compared to the PRIT Fund's valuation • Reviewed a sample of December 31, 2025 audited financial statements and performed a rollforward of the NAV to June 30, 2026; tested the reasonableness of private equity investment performance
Portfolio Completion Strategies (PCS) Investment Funds	• Obtained an understanding of the process in place over valuation and existence of PCS funds • Confirmed existence of a sample of PCS investment funds and compared to the PRIT Fund valuation • Reviewed selected December 31, 2025 audited financial statements and performed a rollforward of the NAV to June 30, 2026; tested the reasonableness of PCS investment fund performance • Investments held directly by PRIT through Portfolio Completion Strategies (PCS) were tested in line with the procedures performed for Securities, explained above
Real Estate	• Obtained an understanding of the processes in place over valuation and existence of real estate investments • Tested a sample of real estate valuation statements to PRIT Fund's records • Reviewed December 31, 2025 audited financial statements of real estate portfolios and performed a rollforward to the valuation at June 30, 2026, including testing the reasonableness of a sample of real estate properties' performance
Timberland	• Obtained an understanding of the processes in place over valuation and existence of timberland investments • Tested a sample of timberland valuation statements to PRIT Fund records • Reviewed selected December 31, 2025 audited financial statements and performed a rollforward to the value at June 30, 2026; tested the reasonableness of timberland investment performance

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Agreed Upon Procedures

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Agreed Upon Procedures

Benchmarking

Results (For the year ended June 30, 2026)

- KPMG performed agreed upon procedures on the Performance Measurement Report as of June 30, 2026 that is prepared by BNY
- KPMG inquired of BNY about the nature of the differences identified in Section III and Section IV. BNY informed us that the differences related to the benchmark indices which were revised subsequent to the date of the Performance Measurement Presentation used for testing. These changes were recorded retroactively by BNY and differ from the data used for the Performance Measurement Presentation. We did not perform any procedures over these index changes. BNY stated that effective January 1, 2012, the PRIM Board's policy is to update certain asset class benchmarks for any subsequent revisions reported by the benchmark data vendors. These indices are components of the Implementation, Capital Fund, and Adjusted Policy benchmarks; therefore, these benchmarks are subject to the same revisions that the indices themselves are subject to.

Procurement

Results (For the year ended June 30, 2026)

- The PRIM Board has controls related to the selection of third parties to provide investment management, investment advisory, custody and recordkeeping, auditing and other professional services related to the management of the PRIM Board and the PRIT Fund. These controls are in place to ensure the PRIM Board's procurement process of professional services is open, competitive, objective, and designed to ensure that the PRIM Board has access to a broad array of the highest quality service providers.
- KPMG performed agreed-upon procedures on these procurement controls solely to assist specified parties in evaluating PRIM Board's procurement process
- No findings noted as a result of KPMG's procedures performed.

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Independence communications

Affirmation of independence

We hereby affirm that as of November 9, 2026, the date these materials were prepared, the engagement team, others in the firm, as appropriate, the firm and its affiliated firms, have complied with relevant ethical requirements regarding independence.

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Required inquiries

- What are your views about fraud risks, including management override of controls, at the entity and whether you have taken any actions to respond to these risks?
- Are you aware of, or have you identified, any instances of actual, suspected or alleged fraud, including misconduct or unethical behavior related to financial reporting or misappropriation of assets? If so, have the instances been appropriately addressed and how have they been addressed?
- Are you aware of or have you received tips or complaints regarding the entity's financial reporting (including those received through the internal whistleblower program, if such program exists) and, if so, what was your response to such tips and complaints?
- How do you exercise oversight over management's assessment of fraud risk and the establishment of controls to address/mitigate fraud risks?
- Has the entity entered into any significant unusual transactions?
- Have there been any instances of actual or possible violations of laws and regulations, including illegal acts (irrespective of materiality threshold)?
- Has the entity complied with all covenants during the financial statement period and before the date of the auditor's report?
- Have there been any events of default during the financial statement period and before the dates of the auditor's report?
- What is the Administration and Audit Committee's understanding of the entity's relationships and transactions with related parties that are significant to the entity?
- Does any member of the Administration and Audit Committee have concerns regarding relationships or transactions with related parties and, if so, what are the substance of those concerns?
- Have any subsequent events occurred that might affect the financial statements?
- Has there been any correspondence with regulators or licensing authorities?

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US Audit Quality and Transparency Reports

- Interactive dashboard highlights key quality metrics
- Details KPMG's investment in our audit approach, people, technology, quality management system and the future of audit

Audit Quality Report

- Provides more granular detail on our commitment to continually enhance audit quality
- Outlines KPMG LLP's System of Quality Control
- Discusses how the firm aligns with the requirements and intent of applicable professional standards, including our System of Quality Control Statement of Effectiveness

Transparency Report

Reports and supplements available at: https://kpmg.com/us/en/articles/audit-quality-report.html
For the fiscal year 2025, a separate NYSE supplement is not provided as the relevant information has been incorporated into the main document.

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Questions?

For additional information and audit committee resources, including National Audit Committee Peer Exchange series, a Quarterly webcast, and suggested publications, visit the KPMG Audit Committee Institute (ACI) at www.kpmg.com/ACI

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Appendix A

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PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Financial Statements and Required Supplementary Information

June 30, 2026 and 2025

(With Independent Auditors' Report Thereon)

PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Financial Statements and Required Supplementary Information

June 30, 2026 and 2025

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Independent Auditors' Report

Administration and Audit Committee and Trustees,
Pension Reserves Investment Management Board:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Pension Reserves Investment Management Board (PRIM Board) as of and for the years ended June 30, 2026 and 2025, and the related notes to the financial statements, which collectively comprise the PRIM Board's basic financial statements as of and for the years then ended as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the fiduciary net position of the PRIM Board as of June 30, 2026 and 2025, and the changes in its fiduciary net position for the years then ended in accordance with U.S. generally accepted accounting principles.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the PRIM Board and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. generally accepted accounting principles, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the PRIM Board's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the PRIM Board's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the PRIM Board's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

U.S. generally accepted accounting principles require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 3, 2026 on our consideration of the PRIM Board's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the PRIM Board's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the PRIM Board's internal control over financial reporting and compliance.

(signed) KPMG LLP

Boston, Massachusetts

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PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

This section presents management's discussion and analysis of the Pension Reserves Investment Management Board's (the PRIM Board's) financial performance for the fiscal years ended June 30, 2026 and 2025 with comparative information presented for the fiscal year ended June 30, 2024, and should be read in conjunction with the financial statements, which follow this section. The PRIM Board was created by Massachusetts legislation to provide supervision of the management of the investments of the Pension Reserves Investment Trust Fund (the PRIT Fund).

This financial report is designed to provide a general overview of the PRIM Board's financial results. Additional information can be found on the PRIM Board's website at www.mapension.com. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Pension Reserves Investment Management Board, 53 State Street, Boston, Massachusetts 02109.

Overview of the Financial Statements

The financial statements include the statements of fiduciary net position, which present the PRIM Board's financial position as of June 30, 2026 and 2025, and the statements of changes in fiduciary net position, which present the PRIM Board's financial activities for the years then ended. The notes to the financial statements provide additional information that is essential to a full understanding of the financial statements. The notes describe the significant accounting policies of the PRIM Board and provide detailed disclosures on certain account balances.

The PRIM Board's financial statements are prepared in conformity with U.S. generally accepted accounting principles using the economic resources measurement focus and the accrual basis of accounting.

Financial Summary

Summary balances and activities of the PRIM Board as of and for the years ended June 30, 2026, 2025, and 2024 are presented below:

		June 30		
		2026	2025	2024
		(Amounts in thousands)		
Total assets	$	95,358	73,134	81,966
Total liabilities		95,358	73,134	81,966
Total fiduciary net position	$	—	—	—

(Continued)

PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

	June 30		
	2026	**2025**	**2024**
	(Amounts in thousands)		
Total additions	$ 200,040	156,967	171,819
Deductions:			
Investment management fees	146,663	105,282	122,070
Investment advisory fees	18,972	16,786	15,496
Custodian fees	935	935	935
Other expenses	33,470	33,964	33,318
Total deductions	200,040	156,967	171,819
Change in fiduciary net position	—	—	—
Fiduciary net position, beginning of year	—	—	—
Fiduciary net position, end of year	$ —	—	—

Detailed Analyses

At June 30, 2026, the PRIM Board maintained a fiduciary net position value of zero, consistent with the prior year, because all expenses incurred by the PRIM Board in managing the PRIT Fund are reimbursed by the PRIT Fund.

The PRIM Board held no investments (investments are held by the PRIT Fund). Total assets and liabilities increased 30.4% in fiscal year 2026, primarily due to higher accrued investment management fees. The increase in accrued investment management fees was driven by asset growth in the PRIT Fund resulting in higher base and performance fees.

Total assets and liabilities decreased 10.8% from June 30, 2024 to June 30, 2025, primarily due to lower accrued investment management fees. The decrease in accrued investment management fees was driven primarily by claw-back of prior year performance fees.

All expenses of the PRIM Board are reimbursed by the PRIT Fund; therefore, additions equaled deductions for the years ended June 30, 2026, 2025, and 2024.

The PRIM Board expenses were $200.0 million for the year ended June 30, 2026, compared to $157.0 million for the year ended June 30, 2025, representing a 27.4% increase in total expenses. Investment management fees, which include both base and performance fees, increased by $41.4 million in fiscal 2026. Base fees increased by $14.1 million and performance fees increased by $27.3 million. The base fee increase is attributable to an increase in the PRIT Fund's assets under management during the fiscal year. The performance fee increase was primarily due to outperformance by managers in the emerging markets equity, core fixed income, and real estate portfolios. Investment advisory fees increased 13.0% primarily due to increases in stewardship services, real estate, and portfolio completion strategies advisory fees. The

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stewardship and sustainability team partnered with new vendors to advance investment initiatives during fiscal 2026. The increase in real estate advisory fees was driven primarily by financing costs associated with the real estate leverage program. Portfolio completion strategies advisory fees increased with more assets under management in the managed account platforms. Custodian fees remained consistent with contractual fee arrangements. Other expenses decreased 1.5%, primarily due to decreases in pension, postemployment benefits other than pensions (OPEB), and research expenses partly offset by increases in salaries and employee benefits and amortization expenses related to lease and subscription IT assets. The Commonwealth is legally responsible for making contributions to pension and OPEB plans on behalf of the PRIM Board. The Commonwealth calculates the pension and OPEB expenses and allocates them based on the percentage of overall covered payroll. The PRIM Board had a lower allocation relative to the overall covered payroll in fiscal 2026. The conclusion of a research project with MIT resulted in a decrease in research expenses. Salaries and employee benefits increased in accordance with the PRIM Board's board-approved compensation plan. The addition of a subscription-based information technology arrangement agreement in fiscal 2026 increased amortization expenses related to lease and subscription IT assets.

The PRIM Board expenses were $157.0 million for the year ended June 30, 2025, compared to $171.8 million for the year ended June 30, 2024, representing an 8.6% decrease in total expenses. Investment management fees, which include both base and performance fees, decreased by $16.8 million in fiscal 2025. Base fees increased by $13.1 million and performance fees decreased by $29.9 million. The base fee increase is attributable to an increase in the PRIT Fund's assets under management during the fiscal year. The performance fee decrease was primarily due to the claw-back of prior year performance fees in fiscal year 2025. Investment advisory fees increased 8.3% primarily due to increases in real estate and portfolio completion strategies advisory fees. The increase in real estate advisory fees was driven primarily by contractual increases in reporting costs associated with the real estate leverage program. Portfolio completion strategies advisory fees increased with more assets under management in the managed account platforms. Custodian fees remained consistent with contractual fee arrangements. Other expenses increased 1.9%, primarily due to an increase in salaries and employee benefits partly offset by a decrease in amortization expenses related to lease and subscription IT assets. Salaries and employee benefits increased in accordance with PRIM's board-approved compensation plan. The decrease in amortization expenses related to lease and subscription IT assets was due to expirations of lease and subscription-based information technology arrangements agreements in fiscal 2024.

Significant Capital Asset and Long-Term Financing Activity

The PRIM Board leases office space at 53 State Street in Boston, Massachusetts. The lease term expires in July 2043. The PRIM Board has subscription-based information technology arrangements (SBITA) agreements expiring in December 2028 and September 2030. As of June 30, 2026, and 2025, lease and subscription IT assets were $27.0 million and $27.7 million, respectively, and the corresponding lease and subscription IT liabilities were $29.8 million as of both year ends.

PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

Currently Known Facts, Decisions, or Conditions

The PRIM Board's fiscal year 2027 operating budget was approved in May 2026, reflecting a 7.0% increase from the prior year due primarily to projected asset growth in the PRIT Fund. Investment management fees are budgeted to increase based on asset growth, excluding performance fees, which are difficult to estimate as investment performance is not predictable in advance. Investment advisory fees are also budgeted to increase with higher projected assets in managed account platforms. Custodian fees are expected to remain consistent with contractual agreements. Other expenses are projected to increase due primarily to organizational growth. Actual expenses may vary as most expenses are a function of asset levels and investment performance is not predictable.

There are no currently known events identified that are expected to materially affect the PRIM Board's financial position. The PRIM Board remains focused on lowering cost ratios associated with managing the PRIT Fund and improving organizational efficiencies.

PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Statements of Fiduciary Net Position

June 30, 2026 and 2025

(Dollars in thousands)

		2026	2025
Assets:			
Cash	$	2,859	3,254
Receivable from PRIT		63,660	40,083
Lease and subscription IT assets, net		26,994	27,661
Other assets		1,845	2,136
Total assets		95,358	73,134
Liabilities:			
Lease and subscription IT liabilities		29,833	29,773
Accrued custodian fees		156	78
Accrued investment advisory fees		2,007	1,834
Accrued investment management fees		51,868	31,217
Other accrued expenses		11,494	10,232
Total liabilities		95,358	73,134
Fiduciary net position	$	—	—

See accompanying notes to financial statements.

PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Statements of Changes in Fiduciary Net Position

Years ended June 30, 2026 and 2025

(Dollars in thousands)

		2026	2025
Additions:			
Reimbursement of fees and other expenses	$	200,040	156,967
Deductions:			
Investment management fees:			
Base fees		128,947	114,852
Performance fees		17,716	(9,570)
Investment advisory fees		18,972	16,786
Custodian fees		935	935
Other expenses:			
Salaries and employee benefits		21,955	20,858
Pension		782	2,146
Postemployment benefits other than pensions		181	759
Amortization expense - lease and subscription IT assets		2,419	1,796
Interest expense – lease and subscription IT liabilities		1,046	1,030
Occupancy		409	369
Legal and audit fees		1,073	1,032
Research		428	656
Other		5,177	5,318
Total deductions		200,040	156,967
Change in fiduciary net position		—	—
Fiduciary net position, beginning of year		—	—
Fiduciary net position, end of year	$	—	—

See accompanying notes to financial statements.

PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

(1) Description of the PRIM Board

The Pension Reserves Investment Management Board (the PRIM Board) was created in 1983 by the Commonwealth of Massachusetts (the Commonwealth) through legislation (Chapter 661 of the Acts of 1983, as amended by Chapter 315 of the Acts of 1996), to provide general supervision of the investments and management of the Pension Reserves Investment Trust Fund (the PRIT Fund). The PRIT Fund was created by the same legislation and is the investment portfolio for the assets of the State Employees' and State Teachers' Retirement Systems, the State Retiree Benefit Trust Fund, as well as local retirement systems and authorities that choose to invest in the PRIT Fund.

The PRIM Board is governed by a nine-member board of trustees. The Trustees include: (1) the Governor, ex officio, or her designee; (2) the State Treasurer, ex officio, or her designee, who shall serve as Chair of the PRIM Board; (3) a private citizen, experienced in the field of financial management, appointed by the State Treasurer; (4) an employee or retiree, who is a member of the State Teachers' Retirement System, elected by the members of such system, for a term of three years; (5) an employee or retiree, who is a member of the State Employees' Retirement System, elected by the members of such system for a term of three years; (6) the elected member of the State Retirement Board; (7) one of the elected members of the Teachers' Retirement Board chosen by the members of the Teachers' Retirement Board; (8) a person who is not an employee or official of the Commonwealth appointed by the Governor; and (9) a representative of a public safety union appointed by the Governor. Appointed members serve for a term of four years.

The PRIM Board seeks to prudently increase the value of the PRIT Fund to ensure that current and future benefit obligations are adequately funded. The PRIM Board seeks to maximize the probability of achieving the required rate of return while limiting unanticipated large drawdowns. Under current law (as amended by Section 45 of Chapter 68 of the Acts of 2011), by the year 2040, the PRIT Fund plans to have grown, through annual payments in accordance with a legislatively approved funding schedule and through total return of the PRIT Fund, to an amount sufficient to meet the then-existing pension obligations of the Commonwealth. The Commonwealth has adopted a schedule of state pension appropriations that assumes a long-term actuarial rate of return for the PRIT Fund of 7.0%.

The nine-member Board of Trustees has the authority to employ an Executive Director, outside investment managers, custodians, consultants, and others as it deems necessary; to formulate policies and procedures; and to take such other actions as necessary and appropriate to manage the assets of the PRIT Fund.

The PRIM Board is the legal custodian of the PRIT Fund and has fiduciary responsibility for the assets transferred to the PRIT Fund. The PRIM Board selects investment managers and advisors, reviews and evaluates performance, and performs various other activities in the daily management of the PRIT Fund. As of June 30, 2026 and 2025, the PRIT Fund had net position totaling approximately $129.6 billion and $115.5 billion, respectively. For a copy of the audited financial statements of the PRIT Fund, contact the PRIM Board.

PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

(2) Summary of Significant Accounting Policies

(a) Basis of Accounting and Financial Statement Presentation

The PRIM Board's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting as specified by the Governmental Accounting Standards Board's (GASB's) requirements for fiduciary activities.

(b) Additions and Deductions

In accordance with the PRIM Board's operating trust, all expenses incurred by the PRIM Board in managing the PRIT Fund are reimbursed by the PRIT Fund. These expenses consist of investment management, investment advisory, custodian and other professional fees, salaries, and all other expenses of the PRIM Board.

(c) Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the dates of the financial statements and the reported amounts of additions and deductions during the reporting periods. Actual results could differ from those estimates.

(d) Adoption of New Accounting Standard

The PRIM Board adopted the provisions of GASB Statement No. 103 (GASB 103), *Financial Reporting Model Improvements*, effective July 1, 2025. GASB 103 requires that the information in management's discussion and analysis be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions, presenting only the most relevant information. The adoption of GASB 103 did not have a material impact on the PRIM Board financial statements.

The PRIM Board adopted the provisions of GASB Statement No. 104 (GASB 104), *Disclosure of Certain Capital Assets*, effective July 1, 2025. GASB 104 requires separate disclosures of certain types of capital assets. The adoption of GASB 104 had no impact on the reported amounts in Note 5.

(e) Leases and Subscription-Based Information Technology Arrangements (SBITA)

The PRIM Board is a lessee for a lease agreement and has SBITA arrangements. For lease or SBITA arrangements with a maximum possible term of 12 months or less at commencement, the PRIM Board recognizes expense based on the provisions of the lease or SBITA contract.

For all other lease and SBITA arrangements, the PRIM Board recognizes an intangible right-to-use lease asset and corresponding lease liability for its lease arrangements and an intangible subscription IT asset and corresponding subscription IT liability for its SBITAs. The lease asset and the subscription IT assets are measured as the respective liability plus direct costs incurred in implementing the respective assets. The assets are amortized into amortization expense on a straight-line basis over the

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shorter of the term or the useful life of the underlying asset. At the commencement of the arrangement, the respective liabilities are measured at the present value of payments expected to be made during the term. Subsequently, the liability is reduced by the principal portion of payments made. The discount rate used in the present value calculation is an estimate of the interest rate that would be charged for borrowing the payment amounts during the term.

(f) Compensated Absences

Under terms of employment, employees are granted vacations and sick leave in varying amounts. Only benefits considered to be more likely than not to be used or paid out are recognized in the financial statements. All vested vacation and sick leave pay is accrued when earned in the financial statements.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities are determined based on current salary rates as of the end of the fiscal year.

(3) Receivable from PRIT

The receivable from the PRIT Fund includes amounts due to the PRIM Board for reimbursement of management fees and other expenses incurred as a result of supervising the investments and management of the PRIT Fund. Certain investment management fees and other expenses are paid over a period longer than one year.

(4) Investment Management, Investment Advisory, Custodian, and Other Fees

(a) Investment Management Fees

Investment management fees are paid to managers pursuant to executed contracts.

Domestic, international, and emerging markets equity managers are generally paid a base fee calculated as a percentage of current net position under management. Base fees are paid quarterly. In addition, some active (nonindexed) equity managers are eligible to receive a performance fee.

Fixed income managers are generally paid a quarterly asset-based fee. Certain managers are eligible for a performance fee. Fees for other credit opportunities investments generally consist of a base fee and a performance fee based on return.

Fees for private equity investments are typically a percentage of committed capital, with the fee percentage decreasing over time. In addition, the general partners (investment managers) of private equity investment limited partnerships are allocated additional profits, known as carried interests, based on the net gains generally above a specified hurdle rate, on realized partnership investments.

Real estate and timberland investment management fees consist of a base fee and a performance fee. Performance fees are paid to managers who outperform their respective hurdle rates, as defined in the investment management agreements or partnership agreements.

Hedge fund of funds investment managers are paid base fees, which are calculated and paid quarterly.

Fees for portfolio completion strategies investments generally consist of a base fee and a performance fee based on return.

The majority of investment management fees for private equity investments and private debt investments are charged by the general partners to the investment partnerships and not to the limited partner investors directly. Investment management fees for other credit opportunities and portfolio completion strategies investments are charged to the respective investments. Most investment management base fees for investments in real estate properties and timberland are charged against the respective investments. Investment management fees for investments in real estate funds are charged to the investment partnership and not to the limited partner investors directly. In addition, certain investments are in commingled funds, which charge fees at the fund level. Therefore, these investments are reported net of investment management fees and these investment management fees are not included in the accompanying statements of changes in fiduciary net position.

(b) Investment Advisory Fees

NEPC, LLC, Meketa Investment Group, Aberdeen Asset Management Inc., StepStone Group LP, International Woodland Company, and NewAlpha Asset Management served as the PRIM Board's principal investment advisors as of fiscal year end 2026. NEPC, LLC served as the asset allocation advisor, Meketa Investment Group served as the public markets advisor, Aberdeen Asset Management Inc. and NewAlpha Asset Management provided portfolio completion strategies advisory services, StepStone Group LP served as the private equity advisor, and International Woodland Company provided timberland advisory services. These investment advisors, among others, provided the PRIM Board with comprehensive investment advisory services, including recommendations on asset allocation, selection of investment managers, and the monitoring of performance of the PRIT Fund and its individual investment managers.

For the years ended June 30, 2026 and 2025, investment advisory fees were $18,972 and $16,786, respectively.

(c) Custodian Fees

BNY is the custodian and record-keeper for the PRIT Fund. BNY records all daily transactions, including investment purchases and sales, investment income, expenses, and all participant activity, for the PRIT Fund. BNY also provides portfolio performance analysis each month for the PRIT Fund. For the years ended June 30, 2026 and 2025, custodian fees were $935.

(d) Other Expenses

For the years ended June 30, 2026 and 2025, other expenses of the PRIM Board, including employee compensation and benefits, professional fees, occupancy, and other costs, totaled $33,470 and $33,964, respectively.

PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

(5) Lease and Subscription-Based Information Technology Arrangements

As discussed in Note 2(d), the PRIM Board leases office space at 53 State Street in Boston, Massachusetts, from a PRIT Fund affiliate. The lease term expires in July 2043. Monthly payments are based on the fixed price per square foot of leased space. The monthly payments range from $168 to $239. The PRIM Board used an incremental borrowing rate of 3.58%.

The PRIM Board has SBITA arrangements with various vendors. A SBITA agreement expires in December 2028 and requires annual payment of $344 with an annual increase of 5% after the first year. The PRIM Board used an incremental borrowing rate of 2.33%. This SBITA agreement was amended in December 2024 for the implementation of a second information environment. The annual payment is increased by $300. The PRIM Board used an incremental borrowing rate of 2.82%. Another SBITA agreement expires in September 2030 and requires annual payment of $350 with an annual increase of 3% after the first year. The PRIM Board used an incremental borrowing rate of 2.21%.

Intangible Right-to-use Lease and Subscription IT Assets

A summary of lease and subscription IT assets activity during the year ended June 30, 2026 is as follows:

	Beginning balance	Additions	Remeasurements	Deletions	Ending balance
Lease asset	$ 27,772	—	—	—	27,772
Less: Accumulated amortization	(2,766)	(1,383)	—	—	(4,149)
Total lease asset, net	25,006	(1,383)	—	—	23,623
Subscription IT assets	3,068	1,752	—	—	4,820
Less: Accumulated amortization	(413)	(1,036)	—	—	(1,449)
Total subscription IT assets, net	2,655	716	—	—	3,371
Total lease and subscription IT assets, net	$ 27,661	(667)	—	—	26,994

A summary of lease and subscription IT assets activity during the year ended June 30, 2025 is as follows:

	Beginning balance	Additions	Remeasurements	Deletions	Ending balance
Lease asset	$ 27,772	—	—	—	27,772
Less: Accumulated amortization	(1,383)	(1,383)	—	—	(2,766)
Total lease asset, net	26,389	(1,383)	—	—	25,006
Subscription IT assets	—	3,068	—	—	3,068
Less: Accumulated amortization	—	(413)	—	—	(413)
Total subscription IT assets, net	—	2,655	—	—	2,655
Total lease and subscription IT assets, net	$ 26,389	1,272	—	—	27,661

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PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

Lease and Subscription IT Liabilities

A summary of changes in the related lease and subscription IT liabilities during the year ended June 30, 2026 is as follows:

	Beginning balance	Additions	Remeasurements	Decreases	Ending balance	Amount due in 1 year
Lease liability	$ 27,754	—	—	(807)	26,947	872
Subscription IT liabilities	2,019	1,752	—	(885)	2,886	1,000
Total lease and subscription IT liabilities	$ 29,773	1,752	—	(1,692)	29,833	1,872

A summary of changes in the related lease and subscription IT liabilities during the year ended June 30, 2025 is as follows:

	Beginning balance	Additions	Remeasurements	Decreases	Ending balance	Amount due in 1 year
Lease liability	$ 28,491	—	—	(737)	27,754	807
Subscription IT liabilities	—	2,352	—	(333)	2,019	637
Total lease and subscription IT liabilities	$ 28,491	2,352	—	(1,070)	29,773	1,444

The future annual lease payments as of June 30, 2026 are as follows:

	Principal	Interest	Total
Fiscal year:			
2027	$ 872	945	1,817
2028	941	913	1,854
2029	1,013	878	1,891
2030	1,088	840	1,928
2031	1,167	800	1,967
2032 - 2036	7,154	3,287	10,441
2037 - 2041	9,744	1,784	11,528
2042 - 2044	4,968	181	5,149
Total	$ 26,947	9,628	36,575

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PENSION RESERVES INVESTMENT MANAGEMENT BOARD

Notes to Financial Statements

June 30, 2026 and 2025

(Dollars in thousands)

The future annual subscription IT payments as of June 30, 2026 are as follows:

		Principal	Interest	Total
Fiscal year:				
2027	$	1,000	56	1,056
2028		1,056	31	1,087
2029		365	15	380
2030		384	7	391
2031		81	—	81
Total	$	2,886	109	2,995

Variable Subscription Payments

Certain subscription IT arrangements require the PRIM Board to make variable subscription payments based on the number of users of the software. The amounts recognized as expense for variable subscription payments not included in the measurement of subscription IT liabilities were $165 and $161 during the years ended June 30, 2026 and 2025.

(6) Compensated Absences

The following is a summary of changes in compensated absences for the PRIM Board for the years ended June 30, 2026 and 2025:

		Balance July 1, 2025	Net change	Balance June 30, 2026	Amount due in 1 year
Compensated absences	$	1,778	206	1,984	1,402

		Balance July 1, 2024	Net change	Balance June 30, 2025	Amount due in 1 year
Compensated absences	$	1,515	263	1,778	1,350

(7) Custodial Credit Risk

At June 30, 2026 and 2025, the PRIM Board held no investments (investments are held by the PRIT Fund). As a result, its custodial credit risk was limited to its deposits. Custodial credit risk is the risk that, in the event of bank failure, the PRIM Board's deposits and investments may not be returned to it. The PRIM Board manages its exposure to custodial credit risk by requiring all cash to be held with a major financial institution. The PRIM Board has not adopted a formal custodial credit risk policy.

(Continued)

(8) Pension Plan

All full-time employees of the PRIM Board must participate in the Massachusetts State Employees' Retirement System (SERS). The percentage rate of contribution is determined by an employee's entry date into the SERS. Such employees become vested after ten years of creditable service. The Commonwealth is legally responsible for making all actuarially determined employer contributions on behalf of the PRIM Board.

GASB Statement No. 68 (GASB 68), *Accounting and Financial Reporting for Pensions*, requires participating employers and nonemployers to recognize their proportionate share of the collective pension liability, deferred outflows and deferred inflows of resources, and pension expense. The collective pension amounts of participating entities in SERS have been allocated based on actual employer contribution and nonemployer contributions made by the Commonwealth.

Because contributions to SERS are the legal responsibility of the Commonwealth and not the PRIM Board, a "special funding" situation under GASB 68 exists, which requires the Commonwealth, not the PRIM Board, to record the pension liability for the PRIM Board employees in its financial statements.

For the years ended June 30, 2026 and 2025, the PRIM Board recognized pension expense of $782 and $2,146, respectively, and a corresponding amount of reimbursement of fees and other expenses in the accompanying statements of changes in fiduciary net position. The net pension liability reported by the Commonwealth on behalf of the PRIM Board was $17,525 and $20,787 as of June 30, 2026 and 2025, respectively.

The fiscal 2026 net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2025 rolled forward to June 30, 2025.

The fiscal 2025 net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2024 rolled forward to June 30, 2024.

(9) Postemployment Benefits Other Than Pensions Plan

Employees of the PRIM Board participate in the Commonwealth's Postemployment Benefits Other Than Pensions (OPEB) Plan (Plan), a single employer defined benefit OPEB Plan. Under Chapter 32A of the Massachusetts General Laws, the Commonwealth is legally responsible for providing certain health care and life insurance benefits for retired employees of the PRIM Board by making contributions directly to a single employer defined OPEB Plan.

GASB Statement No. 75 (GASB 75), *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, requires participating employers and nonemployers to recognize their proportionate share of the collective OPEB liability, deferred outflows and deferred inflows of resources, and OPEB expense. The collective OPEB amounts of participating entities in the OPEB Plan have been allocated based on actual employer contributions and nonemployer contributions made by the Commonwealth.

(Continued)

Because contributions to the Plan are the legal responsibility of the Commonwealth and not the PRIM Board, a “special funding” situation under GASB 75 exists, which requires the Commonwealth, not the PRIM Board, to record the OPEB liability for the PRIM Board employees in its financial statements.

For the years ended June 30, 2026 and 2025, the PRIM Board has recognized OPEB expense of $181 and $759, respectively, and a corresponding amount of reimbursement of fees and other expenses in the accompanying statements of changes in fiduciary net position. The net OPEB liability reported by the Commonwealth on behalf of the PRIM Board was $17,982 and $20,930 as of June 30, 2026 and 2025, respectively.

The fiscal 2026 net OPEB liability was measured as of June 30, 2025, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of January 1, 2025 rolled forward to June 30, 2025.

The fiscal 2025 net OPEB liability was measured as of June 30, 2024, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of January 1, 2024 rolled forward to June 30, 2024.

(10) Subsequent Events

For purposes of determining the effects of subsequent events on the financial statements, management has evaluated subsequent events after June 30, 2026 through December 3, 2026, the date on which the financial statements were available to be issued.

PENSION RESERVES INVESTMENT TRUST FUND

(A Component Unit of the Commonwealth of Massachusetts)

Financial Statements and Required Supplementary and Other Supplementary Information

June 30, 2026 and 2025

(With Independent Auditors' Report Thereon)

PENSION RESERVES INVESTMENT TRUST FUND
(A Component Unit of the Commonwealth of Massachusetts)
June 30, 2026 and 2025

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Independent Auditors' Report

Administration and Audit Committee and Trustees,
Pension Reserves Investment Management Board:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Pension Reserves Investment Trust Fund (PRIT Fund), a component unit of the Commonwealth of Massachusetts, as of and for the years ended June 30, 2026 and 2025, and the related notes to the financial statements, which collectively comprise the PRIT Fund's basic financial statements as of and for the years then ended as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the pooled net position of the PRIT Fund as of June 30, 2026 and 2025, and the changes in pooled net position for the years then ended in accordance with U.S. generally accepted accounting principles.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the PRIT Fund and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. generally accepted accounting principles, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the PRIT Fund's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the PRIT Fund's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the PRIT Fund's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

U.S. generally accepted accounting principles require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit for the year ended June 30, 2026, was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the PRIT Fund's basic financial statements for the year ended June 30, 2026. The schedule of pooled net position – capital fund and cash fund and schedule of changes in pooled net position – capital fund and cash fund as of and for the year ended June 30, 2026 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements as of and for the year ended June 30, 2026, and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole as of and for the year ended June 30, 2026.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated _____ __, ____ on our consideration of the PRIT Fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the PRIT Fund's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the PRIT Fund's internal control over financial reporting and compliance.

(signed) KPMG LLP

Boston, Massachusetts
Date

PENSION RESERVES INVESTMENT TRUST FUND
(A Component Unit of the Commonwealth of Massachusetts)

Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

This section presents management's discussion and analysis of the Pension Reserves Investment Trust Fund's (the PRIT Fund's) financial performance for the years ended June 30, 2026 and 2025 with comparative information presented for the year ended June 30, 2024, and should be read in conjunction with the financial statements, which follow this section.

The PRIT Fund is a pooled investment fund, created in 1983 through Massachusetts legislation, that invests the assets of the State Teachers' and State Employees' Retirement Systems and the assets of county, authority, school district, and municipal retirement systems that choose to invest in the PRIT Fund, as well as the assets of the State Retiree Benefits Trust (SRBT) Fund.

The investment return percentages reported in management's discussion and analysis are presented net of fees.

This financial report is designed to provide a general overview of the PRIT Fund's financial results. Additional information can be found on the PRIM Board's website at www.mapension.com. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Pension Reserves Investment Management Board, 53 State Street, Boston, Massachusetts 02109.

Overview of the Financial Statements

The financial statements include the statements of pooled net position and the statements of changes in pooled net position. They present the financial position of the PRIT Fund as of June 30, 2026 and 2025 and its financial activities for the years then ended. The notes to the financial statements provide further information that is essential to a full understanding of the financial statements. The notes describe the significant accounting policies of the PRIT Fund and provide detailed disclosures on certain account balances. The supplementary schedules of pooled net position and changes in pooled net position separately display the balances and activities of the Capital Fund and Cash Fund of the PRIT Fund.

The financial statements of the PRIT Fund are reported using the economic resources measurement focus and the accrual basis of accounting. They are prepared in conformity with U.S. generally accepted accounting principles, as promulgated by the Governmental Accounting Standards Board (GASB).

(Continued)

PENSION RESERVES INVESTMENT TRUST FUND
(A Component Unit of the Commonwealth of Massachusetts)

Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

Financial Summary

Summary balances and activities of the PRIT Fund as of and for the years ended June 30, 2026, 2025, and 2024 are presented below:

	June 30		
	2026	**2025**	**2024**
Summary of pooled net position:			
Assets:			
Investments	$ 137,243,251	121,695,725	109,561,828
Cash	210,154	151,090	167,672
Securities lending collateral	590,738	238,819	97,857
Receivables and other assets	3,473,911	2,843,443	2,010,692
Total assets	141,518,054	124,929,077	111,838,049
Liabilities:			
Other liabilities	10,344,332	8,289,579	5,682,098
Securities lending obligations	1,497,626	1,140,922	851,690
Management fees payable to PRIM	63,660	40,083	50,327
Total liabilities	11,905,618	9,470,584	6,584,115
Net position held in trust for pool participants	$ 129,612,436	115,458,493	105,253,934

	June 30		
	2026	**2025**	**2024**
Summary of changes in pooled net position:			
Additions:			
Contributions	$ 3,979,010	4,177,647	3,813,111
Net investment income	14,751,749	10,199,405	9,171,644
Total additions	18,730,759	14,377,052	12,984,755
Deductions:			
Redemptions	4,544,310	4,141,434	4,262,528
Administrative expenses	32,506	31,059	29,710
Total deductions	4,576,816	4,172,493	4,292,238
Change in pooled net position	14,153,943	10,204,559	8,692,517
Net position held in trust for pool participants:			
Balance, beginning of year	115,458,493	105,253,934	96,561,417
Balance, end of year	$ 129,612,436	115,458,493	105,253,934

(Continued)

PENSION RESERVES INVESTMENT TRUST FUND
(A Component Unit of the Commonwealth of Massachusetts)

Required Supplementary Information –
Management's Discussion and Analysis

June 30, 2026 and 2025

(Unaudited)

Detailed Analyses

The PRIT Fund Performance during the year ended June 30, 2026

The net position of the PRIT Fund at June 30, 2026, was $129.6 billion, an increase of $14.2 billion from the $115.5 billion at June 30, 2025. The increase is related to net investment income resulting from favorable market conditions. Global Equity remained the primary driver of the returns, up 24.19% overall, with every major geography posting double digit returns for the fiscal year: Domestic Equity up 24.00%, International Equity up 19.21%, and Emerging Markets Equity up 38.75%. All major asset classes posted positive returns during the period, reflecting the resilience of global financial markets during a period in which markets and government policy decisions have been changing very quickly, with high geopolitical tensions given the ongoing conflicts in Ukraine and the Middle East, shifting trade and tariff policies, elevated interest rates, and persistent inflation concerns. Despite concerns over inflation, U.S. consumer spending and business investments remained strong. Strong corporate earnings growth and heavy capital expenditures in artificial intelligence infrastructure build-out drove the market performance.

Contributions to the PRIT Fund remained relatively stable year-over-year, totaling $4.0 billion during the year ended June 30, 2026, compared to $4.2 billion during the year ended June 30, 2025. Redemptions from the PRIT Fund totaled $4.5 billion during the year ended June 30, 2026, compared to $4.1 billion during the year ended June 30, 2025, as participants withdrew funds to meet their obligations. Because contributions and redemptions are made at the election of each participant based on its own independent funding and liquidity needs, the PRIT Fund has no insight into the specific factors driving the year-over-year changes.

The PRIT Fund returned 12.70% for the fiscal year ended June 30, 2026. The asset classes of the PRIT Fund and related investment returns for the year ended June 30, 2026 were as follows: Global Equity 24.19%; Core Fixed Income 3.39%; Value-Added Fixed Income 8.82%; Private Equity 3.58%; Real Estate 6.29%; Timberland 3.05%; Portfolio Completion Strategies 9.13%; and Overlay 25.00%.

The PRIT Fund outperformed its benchmarks over the 10-year period and has returned an average of 8.59%, annually since January 1, 1995, exceeding the actuarial target rate of return of 7.0%. The actuarial target rate of return is the actuarial assumption affecting future Commonwealth funding rates and pension liabilities. The PRIT Fund met all liquidity commitments during the year and had net participant redemptions (contributions less redemptions) of $565.3 million for the year ended June 30, 2026.

The PRIT Fund Performance during the year ended June 30, 2025

The net position of the PRIT Fund at June 30, 2025, was $115.5 billion, an increase of $10.2 billion from the $105.3 billion at June 30, 2024. The increase is related to net participant contributions (contributions less redemptions) and net investment income resulting from favorable market conditions. All major asset classes posted positive returns during the period, reflecting the unanticipated strength and resilience of global financial markets during a period marked by unusual policy and economic uncertainty. Global equity markets were the primary driver of strong results. Favorable market conditions supported by easing inflation, steady corporate

(Continued)

earnings, and expectations for lower interest rates in the U.S. and Europe propelled global stock performance. The S&P 500 index gained 14.88% for the year ended June 30, 2025, driven by robust earnings, multiple expansion, and continued momentum in technology sectors such as artificial intelligence, cloud computing and semiconductors.

Contributions to the PRIT Fund totaled $4.2 billion during the year ended June 30, 2025, compared to $3.8 billion during the year ended June 30, 2024, reflecting additional allocations from participants to the PRIT Fund. Redemptions from the PRIT Fund remained relatively flat year-over-year, totaling $4.1 billion during the year ended June 30, 2025, compared to $4.3 billion during the year ended June 30, 2024. Because contributions and redemptions are made at the election of each participant based on its own independent funding and liquidity needs, the PRIT Fund has no insight into the specific factors driving the year-over-year changes.

The PRIT Fund returned 9.62% for the fiscal year ended June 30, 2025. The asset classes of the PRIT Fund and related investment returns for the year ended June 30, 2025 were as follows: Global Equity 15.22%; Core Fixed Income 3.78%; Value-Added Fixed Income 9.47%; Private Equity 7.28%; Real Estate 0.93%; Timberland 4.20%; Portfolio Completion Strategies 11.64%; and Overlay 17.91%.

The PRIT Fund outperformed its benchmarks over the five-year and 10-year periods and has returned an average of 8.46%, annually since January 1, 1995, exceeding the actuarial target rate of return of 7.0%. The actuarial target rate of return is the actuarial assumption affecting future Commonwealth funding rates and pension liabilities. The PRIT Fund met all liquidity commitments during the year and had net participant contributions of $36.2 million for the year ended June 30, 2025.

Significant Capital Asset and Long-Term Financing Activity

The PRIT Fund does not hold capital assets but invests in real estate through its subsidiary, PRIT Core Realty Holdings LLC (the LLC). As of June 30, 2026 and 2025, the PRIT Fund had real estate debt obligations of $1.1 billion and $863.4 million, respectively. The LLC issued a $300 million senior unsecured term loan in December 2025, maturing in December 2028 with two one-year extension options. The PRIM Board continues to monitor interest-rate environments and covenant compliance to ensure prudent management of obligations.

Currently Known Facts, Decisions, or Conditions

Global financial markets remain volatile due to inflationary pressures and geopolitical uncertainty. These external factors may influence future investment performance of the PRIT Fund. The PRIM Board continues to closely monitor asset allocation, risk exposures, and liquidity conditions to maintain long-term resilience of the PRIT Fund.

PENSION RESERVES INVESTMENT TRUST FUND
(A Component Unit of the Commonwealth of Massachusetts)

Statements of Pooled Net Position

June 30, 2026 and 2025

(Dollars in thousands)

		2026	2025
Assets:			
Investments, at fair value:			
Short-term	$	2,488,577	2,011,181
Fixed income		33,848,858	27,351,699
Equity		51,329,633	45,060,493
Timberland		2,999,505	3,138,919
Private equity funds		18,738,478	18,847,838
Real estate:			
Real estate properties		10,380,175	10,217,534
Equity		1,701,420	1,097,702
Real estate funds		695,675	718,596
Mortgage loans receivable		172,832	219,071
Other		166,375	160,911
Total real estate		13,116,477	12,413,814
Portfolio completion strategies:			
Investment funds		3,329,277	3,039,986
Equity		3,365,247	2,702,124
Fixed income		5,624,415	4,988,410
Cash and cash equivalents		2,058,087	1,717,259
Agricultural investments		344,697	424,002
Total portfolio completion strategies		14,721,723	12,871,781
Total investments		137,243,251	121,695,725
Cash		210,154	151,090
Securities lending collateral		590,738	238,819
Interest and dividends receivable		422,428	362,204
Receivable for investments sold and other assets		1,318,396	1,130,854
Receivable for securities sold on a when-issued basis		1,546,452	1,118,749
Foreign currency forward contracts		186,635	231,636
Total assets		141,518,054	124,929,077
Liabilities:			
Securities sold short and other liabilities, at fair value:			
Portfolio completion strategies		3,236,305	2,832,627
Fixed income		77,288	13,234
Total securities sold short and other liabilities		3,313,593	2,845,861
Payable for investments purchased and other liabilities		2,973,686	2,018,650
Real estate debt and other liabilities		1,127,262	863,373
Securities lending obligations		1,497,626	1,140,922
Payable for securities purchased on a when-issued basis		2,798,762	2,229,927
Foreign currency forward contracts		131,029	331,768
Management fees payable to PRIM		63,660	40,083
Total liabilities		11,905,618	9,470,584
Net position held in trust for pool participants	$	129,612,436	115,458,493

See accompanying notes to financial statements.

PENSION RESERVES INVESTMENT TRUST FUND
(A Component Unit of the Commonwealth of Massachusetts)

Statements of Changes in Pooled Net Position

Years ended June 30, 2026 and 2025

(Dollars in thousands)

	2026	2025
Additions:		
Contributions:		
State employees	$ 965,190	916,063
State teachers	1,137,322	1,124,442
Other participants	1,876,498	2,137,142
Total contributions	3,979,010	4,177,647
Net investment income (loss):		
From investment activities:		
Net realized gain on investments and foreign currency transactions	6,093,223	3,825,057
Net change in unrealized appreciation on investments and foreign currency translations	5,679,261	3,870,942
Interest	1,233,746	997,180
Dividends	877,914	881,784
Timberland	14,544	17,889
Private equity	255,203	184,179
Portfolio completion strategies	339,189	200,636
Real estate:		
Income	833,716	721,853
Expenses	(290,407)	(262,269)
Total real estate	543,309	459,584
Income from investment activities	15,036,389	10,437,251
Investment expenses	(263,992)	(211,643)
Net income from investment activities	14,772,397	10,225,608
From securities lending activities:		
Securities lending income	7,620	4,701
Securities lending expenses	(28,268)	(30,904)
Net loss from securities lending activities	(20,648)	(26,203)
Total net investment income	14,751,749	10,199,405
Total additions	18,730,759	14,377,052
Deductions:		
Redemptions:		
State employees	1,731,949	1,553,109
State teachers	1,276,546	1,101,053
Other participants	1,535,815	1,487,272
Total redemptions	4,544,310	4,141,434
Administrative expenses	32,506	31,059
Total deductions	4,576,816	4,172,493
Net increase in pooled net position	14,153,943	10,204,559
Net position held in trust for pool participants:		
Balance, beginning of year	115,458,493	105,253,934
Balance, end of year	$ 129,612,436	115,458,493

See accompanying notes to financial statements.

PENSION RESERVES INVESTMENT TRUST FUND
(A Component Unit of the Commonwealth of Massachusetts)
Notes to Financial Statements
June 30, 2026 and 2025
(Dollars in thousands)

(1) Description of the Pension Reserves Investment Trust Fund

(a) General

The Pension Reserves Investment Trust Fund (the PRIT Fund), a component unit of the Commonwealth of Massachusetts, was created in 1983 under Chapter 661 of the Acts of 1983, as amended by Chapter 315 of the Acts of 1996. The PRIT Fund is a pooled investment fund that invests the assets of the State Teachers' and State Employees' Retirement Systems of Massachusetts and the assets of county, authority, school district, and municipal retirement systems that choose to invest in the PRIT Fund, as well as the assets of the State Retiree Benefits Trust (SRBT) Fund. The PRIT Fund is not registered with the Securities and Exchange Commission, but is subject to oversight provided by the Pension Reserves Investment Management Board (the PRIM Board). The PRIM Board was created by legislation to provide general supervision of the investments and management of the PRIT Fund. The PRIM Board is a separate legal entity that issues its own financial statements, which are not included in the accompanying financial statements of the PRIT Fund.

A nine-member Board of Trustees governs the PRIM Board. The Trustees include: (1) the Governor, ex officio, or her designee; (2) the State Treasurer, ex officio, or her designee who shall serve as Chair of the PRIM Board; (3) a private citizen experienced in the field of financial management appointed by the State Treasurer; (4) an employee or retiree who is a member of the State Teachers' Retirement System, elected by the members of such system for a term of three years; (5) an employee or retiree who is a member of the State Employees' Retirement System, elected by the members of such system for a term of three years; (6) the elected member of the State Retirement Board; (7) one of the elected members of the Teachers' Retirement Board chosen by the members of the Teachers' Retirement Board; (8) a person who is not an employee or official of the Commonwealth appointed by the Governor; and (9) a representative of a public safety union appointed by the Governor. Appointed members serve for a term of four years. The Board of Trustees has the authority to employ an Executive Director, outside investment managers, custodians, consultants, and others as it deems necessary; to formulate policies and procedures; and to take such other actions as necessary and appropriate to manage the assets of the PRIT Fund.

The PRIM Board seeks to prudently increase the value of the PRIT Fund to ensure that current and future benefit obligations are adequately funded. The PRIM Board seeks to maximize the probability of achieving the required rate of return while limiting unanticipated large drawdowns. Under current law, by the year 2040, the PRIT Fund plans to have grown, through annual payments in accordance with a legislatively approved funding schedule and through total return of the PRIT Fund, to an amount sufficient to meet the then-existing pension obligations of the Commonwealth. The Commonwealth has adopted a schedule of state pension appropriations that assumes a long-term actuarial rate of return for the PRIT Fund of 7.0%.

The State Teachers' and State Employees' Retirement Systems and the SRBT Fund are mandated by statute to invest all of their assets in the PRIT Fund and are, therefore, considered involuntary participants. The assets of the State-Boston Retirement System attributable to teachers who are members of that system are also mandated to be held in the PRIT Fund. Other retirement systems have the option to become Participating or Purchasing System participants in the PRIT Fund.

Participating Systems must transfer all of their assets to the PRIT Fund, commit to remain invested for five years, and are entitled to share in appropriations made to the PRIT Fund by the Commonwealth in accordance with Massachusetts General Laws, Chapter 32, Section 22B. The Commonwealth has made no such appropriation to the PRIT Fund on behalf of Participating Systems since fiscal year 2000.

Purchasing Systems may invest all or a portion of their assets in the PRIT Fund and retain the ability to contribute and withdraw funds at their discretion; however, they are not entitled to state appropriations. Participating and Purchasing Systems share in the investment earnings of the PRIT Fund based on their proportionate share of net position. As of June 30, 2026, there were 36 Participating Systems and 64 Purchasing Systems invested in the PRIT Fund.

(b) Investment Funds

The PRIT Fund consists of two investment funds, the Capital Fund and the Cash Fund. Each of these funds is managed, accounted for, and held separately by the PRIT Fund's custodian.

The Cash Fund consists of short-term investments, which are used to meet the liquidity requirements of Participating and Purchasing Systems. All Cash Fund earnings are reinvested. The State Teachers' Retirement System and the State Employees' Retirement System make daily deposits into the Cash Fund, which is their source of funds for benefit payments and operating expenses. The Cash Fund maintains a stable net position value of $1.00 per unit.

Assets contributed by retirement systems are initially deposited in the Cash Fund and then transferred to the Capital Fund. Funds transferred into the Capital Fund are generally invested in the General Allocation Account, which invests in all asset classes of the PRIT Fund in accordance with the PRIM Board's asset allocation plan and investment policy guidelines. The Capital Fund serves as the investment portfolio of the PRIT Fund and consists of the following accounts: General Allocation (holds units of all other accounts), Domestic Equity, International Equity, Emerging Markets Equity, Global Equity Emerging-Diverse Manager Program, Core Fixed Income, Public Value-Added Fixed Income, Real Estate, Timberland, Hedge Funds, Private Debt, Overlay, Real Assets, Other Credit Opportunities, Liquidating Portfolios, Private Equity Investments, and Private Equity Investments Vintage Years 2000-2001 and 2003-2026. Vintage Year refers to the calendar year in which the PRIT Fund made a commitment to invest in a private equity investment.

Upon deposit by a Participating or Purchasing System into the accounts of the Capital Fund, units of participation equal to the total value of the contribution are issued. The value of a unit of each account is determined monthly by dividing the value of the net position of the account by the number of units outstanding at each month-end valuation date. The unit price fluctuates with the performance of the Capital Fund. The number of units generally changes only when a retirement system makes a contribution or redemption.

Chapter 84 of the Acts of 1996 permits Massachusetts retirement boards to purchase units in the individual investment accounts of the PRIT Fund as an alternative to investing in its General Allocation Account. This investment option, also referred to as "segmentation", was established by an amendment

to the PRIM Board's Operating Trust Agreement in 1994 in response to requests from retirement boards wishing to invest in certain asset classes of the PRIT Fund. Purchasing Systems, as "segmented investors", may invest in one or more of the following accounts of the Capital Fund: General Allocation, Domestic Equity, International Equity, Emerging Markets Equity, Core Fixed Income, Public Value-Added Fixed Income, Real Estate, Hedge Funds, and Private Equity Vintage Year accounts.

(2) Summary of Significant Accounting Policies

(a) Basis of Accounting and Financial Statement Presentation

The financial statements of the PRIT Fund are reported using the economic resources measurement focus and the accrual basis of accounting. They are prepared in conformity with U.S. generally accepted accounting principles, which require management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the dates of the financial statements and the reported amounts of additions and deductions during the reporting periods. Actual results could differ from those estimates.

The PRIT Fund follows Governmental Accounting Standards Board (GASB) guidance as applicable to external investment pools.

The PRIT Fund consolidates assets and liabilities of its single-member limited liability corporations.

(b) Adoption of New Accounting Standard

The PRIM Board adopted the provisions of GASB Statement No. 103 (GASB 103), *Financial Reporting Model Improvements*, effective July 1, 2025. GASB 103 requires that the information in management's discussion and analysis be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions, presenting only the most relevant information. The adoption of GASB 103 did not have a material impact on the PRIT Fund financial statements.

(c) Investments

The PRIM Board's asset allocation plan embodies its decisions to invest portions of the Capital Fund in global equity securities, core fixed income securities, value-added fixed income, real estate, timberland, private equity, portfolio completion strategies and, where appropriate, the various sub asset classes of each asset class. Statutes prohibit the PRIT Fund from investing in certain securities. The PRIM Board ensures that investment managers adhere to the requirements of Massachusetts General Laws.

Security transactions are recorded on the date the securities are purchased or sold. The cost of a security is the purchase price or, in the case of assets transferred to the PRIT Fund by a Participating or Purchasing System, the fair value of the securities on the transfer date. The calculation of realized gains (losses) is independent of the calculation of the net change in unrealized appreciation (depreciation) on investments. Realized gains and losses on investments sold in the current year include previously recorded unrealized amounts and are included in net realized gain on investments in

the accompanying statements of changes in pooled net position. Realized gains and losses on security transactions are determined using cost calculated on an average cost basis.

The PRIM Board values investments in fixed income, money market, other short-term investments, and U.S. government agency obligations using independent pricing services. In determining the price, the services may reflect such factors as market prices, yields, maturities, and ratings, supplemented by dealer quotations. Investments in equity securities, including exchange-traded funds, traded on national securities exchanges are valued at the last daily sale price or, if no sale price is available, at the closing bid price. Securities traded on any other exchange are valued in the same manner or, if not so traded, on the basis of closing over-the-counter (OTC) bid prices. If no bid price exists, valuation is determined either by establishing the mean between the most recent published bid and asked prices or averaging quotations obtained from dealers, brokers, or investment bankers. Securities for which such valuations are unavailable are reported at their fair value as estimated in good faith by the PRIM Board based on information provided by the investment managers responsible for such investments. Fair values for investments in pooled investment vehicles (commingled funds), such as mutual and similar funds with a readily determinable fair value, are based on the commingled fund's published net asset value (NAV) which are valued based on the underlying marketable securities or, in the absence of readily ascertainable fair values, the price of similar securities or other observable or unobservable inputs.

The PRIT Fund invests a portion of its assets in emerging capital markets. These investments may involve greater risks than investments in more developed markets, and the prices of such investments may be volatile. The consequences of political, social, or economic changes in these markets may have disruptive effects on the market prices of these investments and the income they generate, as well as the PRIT Fund's ability to repatriate such amounts.

As described further below, certain qualifying investments may be measured using NAV as a practical expedient to estimate fair value unless as of the measurement date it is probable that the PRIT Fund's interest will be sold at an amount different than NAV. As of June 30, 2026 and 2025, the PRIT Fund had no plans or intentions to sell such investments at amounts other than NAV.

Investments in real estate represent the PRIT Fund's ownership interest in PRIT Core Realty Holdings LLC (the LLC). On October 19, 2001, the LLC was formed and was governed by an operating agreement entered into by the PRIM Board, as trustee of the PRIT Fund, as the sole member. The principal purpose of the LLC is to conduct the investment activities of the real estate program in a manner consistent with the PRIT Fund Declaration of Trust and any business or activities incidental to or in support of such investment activities.

The LLC holds investments in real estate properties, mortgage loans receivable, real estate fund investments, and Real Estate Investment Trust (REIT) securities. Investments in real estate properties are stated at fair value based on appraisals prepared by independent real estate appraisers or on estimated valuations determined by the PRIM Board assuming highest and best use of the assets. These estimated valuations are based on valuations prepared by the real estate investment managers under the general supervision of the PRIM Board. Generally, third-party appraisals are performed on each real estate property within 18 months of the date of acquisition and at least annually thereafter.

Determination of fair value involves judgment because the actual fair value of a real estate investment can be determined only by negotiation between parties in a sales transaction. Due to the inherent uncertainty of valuation, fair values used may differ significantly from values that would have been determined had a ready market for the investments existed, and the differences could be material. The fair value of mortgage loans receivable generally represents the sum of accumulated loan advances that have been made as of the date of valuation using a discounted cash flow model which applies certain key assumptions including terms of the contract, changes in market rates, interest rate spreads, performance of the underlying collateral, liquidity, and other factors. Real estate fund investments are invested through limited partnerships and are recorded at fair value estimated by the PRIM Board, generally using the NAVs provided by general partners as a practical expedient. The NAVs provided by general partners are generally based on appraised value of underlying real estate investments, which considers inputs such as comparable sales, projected income, discount rate, and capitalization rates. REIT securities are publicly traded securities and are valued in the same manner as the PRIT Fund's traded equity securities.

Investments in timberland are valued similarly to investments made by the LLC in real estate properties. Independent appraisals of timberland investments are performed annually.

Portfolio completion strategies investments represent the PRIT Fund's ownership in direct hedge funds, hedge fund-of-funds, distressed loan funds, and real assets funds (collectively, the funds), managed accounts, and agricultural investments. The fair values of the PRIT Fund's interest in funds are estimated by the PRIM Board, generally using NAVs provided by fund managers as a practical expedient. NAVs for direct hedge funds, distressed loan, and real assets funds generally are based on the value of the underlying marketable securities or assets, or in the absence of readily ascertainable fair values, the price of identical or similar securities or assets. NAVs for hedge fund-of-funds are generally based on the value of the NAVs of the underlying funds which value their investments similar to direct hedge funds. Managed account investments in equity securities, fixed income, and other investments are valued using independent pricing services. In the event that pricing information is not available, then the investment is reported at fair value as estimated in good faith by the PRIM Board based on information provided by the investment manager responsible for such investment. Cash and cash equivalents held in managed accounts consist of cash and highly liquid investments that are readily convertible into cash. The carrying amount of these investments approximates fair value. Agricultural investments are valued similarly to investments made by the LLC in real estate properties and are generally appraised annually.

Private equity investments are typically made through limited partnerships that invest in venture capital, leveraged buyouts, private placements, and other investments whose structure, risk profile, and return potential differ from traditional equity and fixed income investments. These investments are recorded at fair values estimated by the PRIM Board, generally using the NAVs provided by general partners as a practical expedient. The NAVs generally are based on the value of underlying investment holdings, which are determined by investment managers and consider variables such as operating results, earnings of the underlying holdings, projected cash flows, recent sales prices, and other pertinent information. These estimated fair values are determined in good faith by investment managers or general partners using consistently applied procedures.

(d) Investment Income

Dividend income is recorded on the ex-dividend date and interest income is accrued as earned. For the years ended June 30, 2026 and 2025, foreign taxes withheld of $58,920 and $59,822, respectively, have been netted against dividend income in the statements of changes in pooled net position. Real estate income includes dividends earned on REIT securities as well as cash distributions of operating income from investments in real estate properties. Timberland income includes cash distributions of operating income from investments in timberland properties. Private equity income is recorded on a cash distribution basis. Portfolio completion strategies income includes cash distributions of operating income from agricultural investments as well as investment income from managed accounts. Distributions that represent returns of capital in excess of cumulative profits and losses are credited to investment cost rather than investment income.

(e) Foreign Currency Translation and Transactions

The accounting records of the PRIT Fund are maintained in U.S. dollars. Investment securities and other assets and liabilities denominated in a foreign currency are translated into U.S. dollars at the prevailing rates of exchange at month-end. Purchases and sales of securities, income receipts, and expense payments are translated into U.S. dollars at the prevailing exchange rate on the respective dates of the transactions.

Unrealized net currency gains and losses from valuing foreign currency-denominated assets and liabilities at month-end exchange rates are reflected within net unrealized appreciation (depreciation) on investments.

Net realized gains and losses on foreign currency transactions represent principally gains and losses from sales and maturities of forward foreign currency contracts, disposition of foreign currencies, and currency gains and losses realized between the trade and settlement dates on securities transactions.

(f) Derivative Instruments

In accordance with GASB Statement No. 53, *Accounting and Financial Reporting of Derivative Instruments*, the PRIT Fund has recorded all of its derivative activity at fair value as investment instruments within equity, fixed income, portfolio completion strategies, and real estate investments and the related change in such instruments within the net change in unrealized appreciation (depreciation) on investments and foreign currency translations in the accompanying financial statements. As described in GASB Statement No. 72, *Fair Value Measurement and Application* (GASB 72), a credit valuation adjustment should be applied, when applicable, for nonperformance risk using the PRIT Fund's credit risk (liability) in determining fair value.

The PRIT Fund regularly trades derivative financial instruments with off-balance sheet risk in the normal course of its investing activities to manage exposure to certain risks within the fund. The PRIT Fund also enters into derivative transactions to gain exposure to currencies and markets where derivatives are the most effective instrument. The PRIT Fund's derivative financial instruments include contracts for differences, foreign currency exchange contracts, financial and commodity futures contracts, and customized swap agreements (see note 7 for more detail). These derivative instruments

can be exchange-traded or OTC contracts. The primary difference in risk associated with OTC contracts and exchange-traded contracts is credit and liquidity risks. For exchange-traded contracts, credit risk is limited to the role of the exchange or clearing corporation. OTC contracts contain credit risk for unrealized gains from various counterparties for the duration of the contract.

(g) When-Issued Securities Transactions

The PRIT Fund may purchase or sell securities on a "when-issued" or delayed-delivery basis. Delivery and payment for such securities may take place a month or more after the trade date. Normally, settlement occurs within three months. The price of the underlying securities and the date when the securities will be delivered and paid for are fixed at trade date. During the time a delayed delivery sell transaction is outstanding, the contract is marked to market daily and substantially equivalent deliverable securities are held by the PRIT Fund for the transaction to the extent available. For delayed delivery purchase transactions, the PRIT Fund maintains segregated assets with a fair value equal to or greater than the amount of its purchase commitments. The receivables and payables associated with the sale and purchase of delayed delivery securities are reflected in the accompanying statements of pooled net position as securities sold and purchased on a when-issued basis. Losses may arise due to changes in the value of the underlying securities, if the counterparty does not perform under the contract, or if the issuer does not issue the securities due to political, economic, or other factors.

The PRIT Fund may also enter into mortgage dollar-roll and reverse mortgage dollar-roll agreements on a when-issued basis. A mortgage dollar-roll is an agreement in which the PRIT Fund sells securities on a when-issued basis and simultaneously contracts with the same counterparty to repurchase similar (same type, coupon, and maturity) but not identical securities on a specified future date. During the roll period, principal and interest on these securities are not received. The PRIT Fund is compensated by the difference between the current sales price and the forward price for the future purchase. A reverse mortgage dollar-roll is an agreement to buy securities and to sell substantially similar securities on a specified future date. During the roll period, the PRIT Fund receives the principal and interest on the securities purchased. The receivables and payables associated with mortgage dollar-rolls and reverse mortgage dollar-rolls are also reflected in the accompanying statements of pooled net position as securities sold and purchased on a when-issued basis.

(3) Fair Value Measurements of Investments

In accordance with GASB 72, except for investments measured using NAV as a practical expedient to estimate fair value, the PRIT Fund categorizes the fair value measurements of its investments within the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy categorizes the inputs to valuation techniques used for fair value measurement into three levels as follows:

- Level 1 – Inputs that reflect quoted prices (unadjusted) in active markets for identical assets or liabilities that the fund has the ability to access at the measurement date. Most of the PRIT Fund's directly held marketable securities, mutual funds and exchange traded funds would be examples of Level 1 investments.
- Level 2 – Inputs other than quoted prices that are observable for an asset or liability either directly or indirectly, including inputs in markets that are not considered to be active. Fair values are primarily

obtained from third-party pricing services for identical or comparable assets or liabilities, such as interest rates, foreign exchange rates, and yield curves that are observable at commonly quoted intervals. Because they must often be priced on the basis of transactions involving similar but not identical securities or do not trade with sufficient frequency, certain directly held fixed income securities are categorized in Level 2.

- Level 3 – Unobservable inputs based on the best information available, using assumptions in determining the fair value of investments and derivative financial instruments. Generally, the PRIT Fund's directly held investments in real estate and timberland will be categorized in Level 3 because a preponderance of inputs used to estimate fair value are not observable. For similar reasons, certain fixed income securities may also be categorized in Level 3.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. In certain instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy is based on the lowest level of input that is significant to the fair value measurement.

The following tables present a summary of the fair value hierarchy of investments that are measured at fair value on a recurring basis at June 30, 2026 and 2025:

	2026					
	Fair value measurements using					
Investments at fair value	Total	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs or not redeemable (Level 3)	Net asset value (NAV)	Unfunded commitments
Short-term:						
Money market investments	$ 2,488,577	—	2,488,577	—	—	
Fixed income:						
U.S. government obligations (1)	13,230,567	13,230,567	—	—	—	
Domestic fixed income (2)	12,517,239	31,272	10,563,630	1,922,337	—	
International fixed income (3)	4,356,726	237,154	3,625,084	494,488	—	
Private debt (4)	515,000	—	—	—	515,000	430,640
Other credit opportunities (5)	3,229,326	195,026	701,126	523,122	1,810,052	1,799,334
	33,848,858	13,694,019	14,889,840	2,939,947	2,325,052	
Equity:						
Domestic equity securities	31,828,219	31,825,900	2,319	—	—	
International equity securities	19,501,414	19,500,932	482	—	—	
	51,329,633	51,326,832	2,801	—	—	
Timberland	2,999,505	—	—	2,999,505	—	
Private equity funds (6)	18,738,478	—	—	—	18,738,478	6,899,701

(Continued)

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	2026					
		Fair value measurements using				
Investments at fair value	Total	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs or not redeemable (Level 3)	Net asset value (NAV)	Unfunded commitments
Real estate:						
Real estate properties	10,380,175	—	—	10,380,175	—	
Real estate equity securities	1,701,420	1,690,066	11,354	—	—	
Real estate funds (7)	695,675	—	—	—	695,675	270,869
Mortgage loans receivable	172,832	—	—	172,832	—	7,199
Other	166,375	—	—	166,375	—	
	13,116,477	1,690,066	11,354	10,719,382	695,675	
Portfolio completion strategies:						
Event-driven hedge funds (8)	$ 1,217,953	—	—	—	1,217,953	
Relative value hedge fund (9)	751,609	—	—	—	751,609	
Fund of funds (10)	1,038,492	—	—	—	1,038,492	
Distressed loan funds (11)	110,587	—	—	—	110,587	143,084
Real assets funds (12)	210,636	—	—	—	210,636	672,900
Investment funds	3,329,277	—	—	—	3,329,277	
Equity securities	3,365,247	3,109,831	28,479	226,937	—	
Fixed income securities	5,624,415	1,026,809	4,036,313	561,293	—	
Cash and cash equivalents	2,058,087	1,359,910	698,177	—	—	
Agricultural investments	344,697	—	—	344,697	—	
	14,721,723	5,496,550	4,762,969	1,132,927	3,329,277	
Total investments	$ 137,243,251	72,207,467	22,155,541	17,791,761	25,088,482	
Securities lending collateral:						
Money market investments	$ 590,738	—	590,738	—	—	
Total securities lending collateral	$ 590,738	—	590,738	—	—	
Securities sold short and other liabilities at fair value:						
Portfolio completion strategies:						
Equity securities	$ 1,242,500	1,212,905	29,595	—	—	
Cash and cash equivalents	1,132,219	—	1,132,219	—	—	
Fixed income securities	818,243	119,001	697,564	1,678	—	
Other	43,343	—	—	43,343	—	
	3,236,305	1,331,906	1,859,378	45,021	—	
Fixed income:						
Other credit opportunities (5)	77,288	—	77,288	—	—	
Total securities sold short and other liabilities	$ 3,313,593	1,331,906	1,936,666	45,021	—	

(Continued)

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	2025					
	Fair value measurements using					
Investments at fair value	Total	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs or not redeemable (Level 3)	Net asset value (NAV)	Unfunded commitments
Short-term:						
Money market investments	$ 2,011,181	—	2,011,181	—	—	
Fixed income:						
U.S. government obligations (1)	10,409,289	10,409,289	—	—	—	
Domestic fixed income (2)	10,361,994	30,133	9,229,626	1,102,235	—	
International fixed income (3)	3,608,840	102,233	3,075,855	430,752	—	
Private debt (4)	670,547	—	—	—	670,547	431,350
Other credit opportunities (5)	2,301,029	134,217	652,137	419,915	1,094,760	1,609,589
	27,351,699	10,675,872	12,957,618	1,952,902	1,765,307	
Equity:						
Domestic equity securities	27,814,998	27,811,971	3,027	—	—	
International equity securities	17,245,495	17,245,495	—	—	—	
	45,060,493	45,057,466	3,027	—	—	
Timberland	3,138,919	—	—	3,138,919	—	
Private equity funds (6)	18,847,838	—	—	—	18,847,838	6,794,753
Real estate:						
Real estate properties	10,217,534	—	—	10,217,534	—	
Real estate equity securities	1,097,702	1,089,706	7,996	—	—	
Real estate funds (7)	718,596	—	—	—	718,596	163,205
Mortgage loans receivable	219,071	—	—	219,071	—	26,315
Other	160,911	—	—	160,911	—	
	12,413,814	1,089,706	7,996	10,597,516	718,596	

(Continued)

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	2025					
		Fair value measurements using				
Investments at fair value	Total	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs or not redeemable (Level 3)	Net asset value (NAV)	Unfunded commitments
Portfolio completion strategies:						
Event-driven hedge funds (8)	$ 1,121,336	—	—	—	1,121,336	21,376
Relative value hedge fund (9)	715,499	—	—	—	715,499	
Fund of funds (10)	928,765	—	—	—	928,765	
Distressed loan funds (11)	75,051	—	—	—	75,051	181,845
Real assets funds (12)	199,335	—	—	—	199,335	539,565
Investment funds	3,039,986	—	—	—	3,039,986	
Equity securities	2,702,124	2,505,990	9,743	186,391	—	
Fixed income securities	4,988,410	863,938	3,656,164	405,107	63,201	
Cash and cash equivalents	1,717,259	1,587,560	129,699	—	—	
Agricultural investments	424,002	—	—	424,002	—	
	12,871,781	4,957,488	3,795,606	1,015,500	3,103,187	
Total investments	$ 121,695,725	61,780,532	18,775,428	16,704,837	24,434,928	
Securities lending collateral:						
Money market investments	$ 238,819	—	238,819	—	—	
Total securities lending collateral	$ 238,819	—	238,819	—	—	
Securities sold short and other liabilities at fair value:						
Portfolio completion strategies:						
Equity securities	$ 926,028	915,613	7,099	3,316	—	
Cash and cash equivalents	1,179,475	471,702	707,773	—	—	
Fixed income securities	677,532	121,011	556,521	—	—	
Other	49,592	—	—	49,592	—	
	2,832,627	1,508,326	1,271,393	52,908	—	
Fixed income:						
Other credit opportunities (5)	13,234	13,234	—	—	—	
Total securities sold short and other liabilities	$ 2,845,861	1,521,560	1,271,393	52,908	—	

(1) Fiscal year 2026 rates range from 0.00% to 5.00%, and maturities range from 2026 to 2056. Fiscal year 2025 rates range from 0.00% to 6.75%, and maturities range from 2025 to 2055.

(2) Fiscal year 2026 rates range from 0.00% to 13.88%, and maturities range from 2026 to 2122. Fiscal year 2025 rates range from 0.00% to 13.50%, and maturities range from 2025 to 2122.

(3) Fiscal year 2026 rates range from 0.00% to 41.43%, and maturities range from 2026 to 2122. Fiscal year 2025 rates range from 0.00% to 48.87%, and maturities range from 2025 to 2122.

(Continued)

(4) This represents investments in private partnerships that invest directly in distressed debt investment opportunities. The life cycles of the private partnerships are typically 10 to 15 years during which limited partners are unable to redeem their positions. Distributions are received as the partnerships liquidate the underlying assets of the funds.

(5) This includes managed accounts and private partnerships that make credit investments. Private partnerships typically have 10 to 15-year life cycles during which limited partners are unable to redeem their positions, but instead, receive distributions as the partnerships liquidate the underlying assets of the funds.

(6) This includes private partnerships that invest in venture capital, leverage buyouts, private placements, and other investments. The private partnerships typically have a life cycle of 10 to 15 years during which limited partners are unable to redeem their positions. Distributions are received as the partnerships liquidate the underlying assets of the funds.

(7) This includes real estate funds that invest in U.S. real estate. The funds generally have initial terms of seven to eleven years during which limited partners are unable to redeem their positions. Distributions are received as the funds liquidate the underlying assets.

(8) This includes four hedge funds that invest in event-driven strategies such as credit-event, equity-event, multi-event driven, and stressed/distressed credit positions at June 30, 2026 and 2025. Redemption frequency for these investments ranged from quarterly to semi-annually with 60 to 65 days' notice.

(9) This includes one hedge fund that invests in relative value strategies such as fixed income relative value positions at June 30, 2026 and 2025. Redemption frequency for this investment is quarterly with 45 days' notice.

(10) The majority of this investment includes one active hedge fund of funds manager, valued at $1,036,663 and $926,675, at June 30, 2026 and 2025, respectively, which invests in emerging hedge fund managers. Redemption frequency for this fund is monthly with 30 days' notice. The remaining balance represents investments in four liquidating portfolios in which distributions are received as the funds liquidate the underlying assets.

(11) This includes two funds that invest in distressed loans at June 30, 2026 and 2025, respectively. Limited partners in the funds are unable to redeem their positions and distributions are received as the funds liquidate the underlying assets.

(12) This includes seven and six funds that invest in real assets at June 30, 2026 and 2025, respectively. Limited partners in these funds are generally unable to redeem their positions and distributions are received as the funds liquidate the underlying assets.

(Continued)

(4) Deposits and Investments Risks

(a) Custodial Credit Risk

Custodial credit risk is the risk that in the event of bank failure, the PRIT Fund's deposits and investments may not be returned. The PRIM Board manages the PRIT Fund's exposure to custodial credit risk by requiring all relevant investment managers to hold investments in separate accounts with the PRIM Board's custodian (see note 8). The PRIM Board has not adopted a formal custodial credit risk policy.

Cash balances represent amounts held in bank depository accounts that may be subject to custodial credit risk. The PRIT Fund maintains cash and cash equivalents with various major financial institutions. The combined account balances at a specific financial institution may periodically exceed federally insured limits. No losses have been incurred during the years ended June 30, 2026 and 2025.

(b) Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of fixed income investments will adversely affect the fair value of an investment. While the PRIM Board does not have a formal policy relating to interest rate risk, the PRIM Board manages the PRIT Fund's exposure to fair value loss arising from movements in interest rates by establishing duration guidelines with its fixed income investment managers. The guidelines with each individual manager require that the effective duration of the domestic fixed income investment portfolio be within a specified percentage or number of years of the effective duration band of the appropriate benchmark index. For emerging markets fixed income investments, the portfolio must have duration with a band ranging from three to eight years. Effective duration is a measure of a fixed income investment's exposure to fair value changes arising from changes in interest rates. Effective duration makes assumptions regarding the most likely timing and amounts of variable cash flows. These assumptions take into consideration factors indicative of investments highly sensitive to interest rate changes, including callable options, prepayments, and other factors. These factors are reflected in the effective duration numbers provided in the following table. The PRIM Board compares the effective duration of a manager's portfolio to their relevant benchmark including Bloomberg U.S. Aggregate Bond index, Bloomberg U.S. STRIPS 20+ Year index, Bloomberg U.S. Treasury 1-3 Year index, Bloomberg U.S. TIPS index, Bloomberg World Government Inflation Linked Bonds index, Morningstar LSTA Leveraged Loan index, JP Morgan Emerging Markets Bond Index Global, and the Intercontinental Exchange Bank of America U.S. High Yield Constrained index.

The following table shows the debt investments by investment type, fair value, and effective weighted duration rate at June 30:

Investment	2026 Fair value	2026 Effective weighted duration rate (Years)	2025 Fair value	2025 Effective weighted duration rate (Years)
Asset-backed securities	$ 1,757,052	6.96	$ 1,392,626	4.52
Commercial mortgage–backed securities	861,009	10.32	698,218	9.86
Corporate bonds and other credits	17,096,143	2.79	13,100,636	3.36
U.S. government bonds	8,577,568	15.01	6,587,303	15.05
U.S. government agencies	16,511	4.81	14,330	5.50
U.S. government TIPS	4,962,039	6.49	3,995,534	6.57
U.S. government mortgage–backed securities	3,232,408	5.01	3,006,709	5.23
Global inflation linked bonds	387,883	7.29	291,490	7.71
Municipal bonds	78,612	9.12	53,286	8.61
Pooled money market fund (1)	2,488,577	N/A	2,133,189	N/A
Other pooled funds (2)	2,504,048	N/A	3,077,969	N/A
Total fixed income and short-term investments	$ 41,961,850		$ 34,351,290	
Securities lending collateral investments: Pooled money market fund (1)	$ 590,738	N/A	$ 238,819	N/A
Total securities lending collateral investments	$ 590,738		$ 238,819	

(1) Short-term investments with maturities of less than three months.
(2) Other pooled funds have a weighted average maturity of approximately two years at June 30, 2026 and 2025.

(c) Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will fail to meet its debt obligations.

The PRIM Board does not have a formal investment policy governing credit risk; each fixed income securities investment manager is given a specific set of guidelines to invest within based on the mandate for which it was hired. These guidelines vary depending on the manager's strategy and the role of its portfolio to the overall diversification of the PRIT Fund. The guidelines for the PRIT Fund's core fixed income portfolio establish the minimum credit rating for any security in the portfolio and the overall weighted average credit rating of the portfolio. For example, all securities held must generally be investment grade. The guidelines for the PRIT Fund's high yield fixed income portfolio establish a fair value range of securities to be held with a specific minimum credit rating and the overall weighted average credit rating of the portfolio.

Credit risk for derivative instruments held by the PRIT Fund results from counterparty risk. The PRIT Fund is exposed to credit risk resulting from counterparties being unable to meet their obligations under the terms of the derivative agreements. See note 7 for more information on the PRIT Fund's derivative instruments.

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The weighted average quality rating of the debt securities portfolio, excluding pooled investments, investments explicitly backed by the U.S. government and other nonrated investments was BBB- at June 30, 2026 and 2025. The following tables present the PRIT Fund's fixed-income securities credit ratings at June 30:

	2026						
	Total fair value	Investment grade			Noninvestment grade		
		AAA	AA+ to A-	BBB+ to BBB-	BB+ to B-	CCC+ to D	Not rated
Asset-backed securities	$ 1,757,052	120,949	62,894	32,723	205,240	202,695	1,132,551
Commercial mortgage-backed securities	861,009	106,012	32,733	85,469	130,820	80,643	425,332
Corporate bonds and other credits	17,096,143	534,940	2,101,810	2,837,854	5,442,395	1,202,834	4,976,310
U.S. government agencies	16,511	—	16,511	—	—	—	—
U.S. government mortgage-backed securities	2,993,352	—	1,390,208	—	—	—	1,603,144
Global inflation linked bonds	387,883	52,809	209,852	91,718	2,172	—	31,332
Municipal bonds	78,612	843	56,090	11,754	8,776	—	1,149
Pooled money market fund	2,488,577	—	—	—	—	—	2,488,577
Other pooled funds	2,504,048	—	—	—	—	—	2,504,048
Total credit risk, fixed income, and short-term investments	$ 28,183,187	815,553	3,870,098	3,059,518	5,789,403	1,486,172	13,162,443
Fixed income investments explicitly backed by the U.S. government	13,778,663						
Total fixed income and short-term investments	$ 41,961,850						
Securities lending collateral investments:							
Pooled money market fund	$ 590,738	590,738	—	—	—	—	—
Total securities lending collateral investments	$ 590,738	590,738	—	—	—	—	—

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	2025						
	Total fair value	Investment grade			Noninvestment grade		
		AAA	AA+ to A-	BBB+ to BBB-	BB+ to B-	CCC+ to D	Not rated
Asset-backed securities	$ 1,392,626	91,983	78,509	8,981	245,363	248,521	719,269
Commercial mortgage-backed securities	698,218	103,195	22,638	86,565	112,776	55,667	317,377
Corporate bonds and other credits	13,100,636	473,235	1,960,548	2,198,205	3,649,864	1,175,229	3,643,555
U.S. government agencies	14,330	—	14,330	—	—	—	—
U.S. government mortgage-backed securities	2,759,176	—	1,271,348	11,306	—	—	1,476,522
Global inflation linked bonds	291,490	36,319	133,163	98,529	2,109	—	21,370
Municipal bonds	53,286	1,270	49,103	2,398	515	—	—
Pooled money market fund	2,133,189	—	—	—	—	—	2,133,189
Other pooled funds	3,077,969	—	—	—	—	—	3,077,969
Total credit risk, fixed income, and short-term investments	$ 23,520,920	706,002	3,529,639	2,405,984	4,010,627	1,479,417	11,389,251
Fixed income investments explicitly backed by the U.S. government	10,830,370						
Total fixed income and short-term investments	$ 34,351,290						
Securities lending collateral investments:							
Pooled money market fund	$ 238,819	238,819	—	—	—	—	—
Total securities lending collateral investments	$ 238,819	238,819	—	—	—	—	—

(Continued)

(d) Foreign Currency Risk

Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of investments. Although the PRIM Board has no overall policy regarding foreign currency risk, the PRIM Board does manage the PRIT Fund's exposure to foreign currencies by establishing investment guidelines with each of its managers who invest in securities not denominated in U.S. dollars. These guidelines set maximum investment balances for any currency and/or country holdings must be within a certain percentage of predefined benchmarks. In addition, the PRIM Board's investment managers may actively manage exposure to foreign currencies through the use of forward foreign currency contracts. The following tables present the PRIT Fund's foreign currency exposures at June 30 (stated in U.S. dollars in thousands):

	2026						
	Cash and short-term investments	Equity	Fixed income	Portfolio completion strategies	Private equity investments	Timberland investments	Total
Australian Dollar	$ 2,453	443,693	19,156	5,077	—	495,538	965,917
Brazilian Real	3,852	252,865	137,510	31,224	—	—	425,451
British Pound	10,113	1,823,407	310,445	16,254	162,845	—	2,323,064
Canadian Dollar	4,278	966,020	27,662	53,231	10,470	—	1,061,661
Chinese Yuan	2,872	265,948	—	34,774	—	—	303,594
Euro	90,802	4,108,704	817,206	195,985	2,459,759	—	7,672,456
Hong Kong Dollar	1,734	1,224,986	—	13,635	—	—	1,240,355
Indian Rupee	2,831	502,043	448	562	—	—	505,884
Japanese Yen	23,440	2,530,903	39,781	253,150	—	—	2,847,274
New Taiwan Dollar	348	1,396,643	—	(43)	—	—	1,396,948
Singapore Dollar	730	170,436	—	198,278	—	—	369,444
South Korean Won	9,462	1,186,275	97,072	13,564	—	—	1,306,373
Swiss Franc	3,109	797,401	—	(590)	88,496	—	888,416
Other foreign currencies	17,216	1,517,196	103,214	100,380	—	—	1,738,006
Total securities subject to foreign currency risk	173,240	17,186,520	1,552,494	915,481	2,721,570	495,538	23,044,843
International investments denominated in U.S. dollars	—	2,314,894	2,864,711	—	—	186,352	5,365,957
Total international investments and cash deposits	$ 173,240	19,501,414	4,417,205	915,481	2,721,570	681,890	28,410,800

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	2025						
	Cash and short-term investments	Equity	Fixed income	Portfolio completion strategies	Private equity investments	Timberland investments	Total
Australian Dollar	$ 2,116	393,101	9,762	1,251	—	486,570	892,800
Brazilian Real	2,161	206,012	96,340	66,306	—	—	370,819
British Pound	8,611	2,168,573	230,774	24,107	143,817	—	2,575,882
Canadian Dollar	4,661	808,873	28,186	52,546	6,272	—	900,538
Euro	66,992	3,596,014	692,040	166,973	2,497,322	—	7,019,341
Hong Kong Dollar	5,274	1,298,345	—	17,360	—	—	1,320,979
Indian Rupee	1,280	669,316	—	(746)	—	—	669,850
Japanese Yen	33,679	2,387,872	44,247	338,842	—	—	2,804,640
New Taiwan Dollar	245	680,772	—	(97)	—	—	680,920
South Korean Won	3,891	568,829	13,010	7,424	—	—	593,154
Swedish Krona	1,419	299,765	5,236	(1,461)	—	—	304,959
Swiss Franc	3,571	654,679	—	4,085	56,497	—	718,832
Other foreign currencies	18,609	1,532,381	41,646	367,783	—	—	1,960,419
Total securities subject to foreign currency risk	152,509	15,264,532	1,161,241	1,044,373	2,703,908	486,570	20,813,133
International investments denominated in U.S. dollars	—	1,980,963	2,545,408	—	—	208,730	4,735,101
Total international investments and cash deposits	$ 152,509	17,245,495	3,706,649	1,044,373	2,703,908	695,300	25,548,234

(e) Concentration of Credit Risk

The PRIM Board manages the PRIT Fund's exposure to concentration of credit risk by establishing guidelines with each investment manager that limit the percentage of investment in any single issue or issuer. The PRIT Fund has no investments, at fair value, that exceed 5% of the PRIT Fund's total investments as of June 30, 2026 and 2025.

(f) Financial Instruments with Off-Balance-Sheet Risk

In the normal course of business, the PRIT Fund enters into financial instrument transactions with off-balance-sheet risk. These financial instruments involve varying degrees and type of risks, including credit and market risks, which may be in excess of the amounts recognized in the statements of pooled net position. Futures and foreign currency exchange contracts represent commitments to purchase or sell foreign currencies at a future date and at a specified price. The PRIT Fund could be exposed to risks if the counterparties to the contracts are unable to meet the terms of their contracts or if the value of the foreign currency changes unfavorably.

(Continued)

(5) Securities Lending Program

The PRIM Board uses a third-party securities lending agent to manage its securities lending program. The program loans domestic and international equity, REIT, and fixed income securities for collateral with a simultaneous agreement to return the collateral for the same securities in the future. Securities on loan are secured with collateral ranging from 102% to 105% determined by the type of securities lent. Securities on loan are valued daily to maintain the collateral requirement and, where applicable, additional collateral is delivered. At June 30, 2026 and 2025, the PRIT Fund has no credit risk exposure to borrowers because the borrowers provided collateralization greater than 100% of the fair value of the securities on loan. The PRIT Fund cannot pledge or sell the collateral securities unless the lending agent defaults. The PRIT Fund is indemnified in the event that the lending agent fails to return the securities on loan (and if the collateral is inadequate to replace the securities on loan) or if the lending agent fails to perform its obligations as stipulated in the agreement. There was no lending agent default during the years ended June 30, 2026 and 2025.

Securities loans are terminable on demand therefore maturities of the securities loans do not generally match the maturities of investments made with cash collateral. Investments made with cash collateral are primarily in short-term investments with maximum maturity of three months from the date of purchase.

Securities on loan are included in investments at fair value in the accompanying statements of pooled net position. As of June 30, 2026 and 2025, the fair value of securities on loan was $1,453,153 and $1,114,468, respectively, and the associated collateral received in cash was $1,497,626 and $1,140,922, respectively. Securities lending obligations to repay the collateral are reported in the accompanying statements of pooled net position. There was no security collateral or noncash collateral at June 30, 2026 and 2025. The PRIT Fund paid a monthly rebate on approximately $650,000 of the cash collateral received and is included in securities lending expenses in the accompanying statements of changes in pooled net position.

For the years ended June 30, 2026 and 2025, in accordance with the Securities Lending Agency Agreement, the PRIT Fund loaned $900,000 of the cash collateral to the LLC to invest in real estate investments. $250,000 of the loans mature on March 10, 2027 and can be prepaid at any time. Interest is paid monthly in arrears at a per annum rate equal to an agreed upon Fallback SOFR rate. $500,000 of the loans mature on November 18, 2031 and can be prepaid at any time. Interest is paid monthly in arrears at a per annum rate as agreed to by the parties. On November 18, 2026, the LLC repaid $250,000 of this loan. The remaining balance of $250,000 continues to mature on November 18, 2031. $150,000 of the loans mature on September 27, 2034 and can be prepaid at any time. Interest is paid monthly in arrears at a per annum rate as agreed to by the parties. As these are inter-entity loans, they have been eliminated in consolidation in the accompanying financial statements. The fair value of the remaining cash collateral reinvested was $590,738 and $238,819 at June 30, 2026 and 2025, respectively, and is reported as securities lending collateral in the accompanying statements of pooled net position.

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(6) Real Estate Debt

(a) Notes Payable

The LLC's notes payable obligations consisted of the following as of June 30:

		2026	2025
Senior unsecured notes	$	200,000	200,000
Senior unsecured term loan		300,000	—
Total	$	500,000	200,000

On February 14, 2013, the LLC issued 4.00% Series C Senior Notes in the aggregate principal amount of $150,000 which matured on February 14, 2025. Interest on the notes was payable semi-annually.

On February 12, 2020, the LLC issued 3.07% Series D Senior Notes in the aggregate principal amount of $200,000 maturing February 12, 2030. Interest on the notes is payable semi-annually.

On December 17, 2025, the LLC issued a Senior Unsecured Term Loan with a principal amount of $300,000 maturing December 15, 2028, the Initial Maturity Date. The Initial Maturity Date may be extended two times for one year each. The First Extended Maturity Date is December 14, 2029. The Second Extended Maturity Date is December 13, 2030. Interest is payable monthly based on Daily Simple SOFR plus an applicable rate based upon the range into which the Total Leverage Ratio falls as outlined in the Credit Agreement. As of June 30, 2026, the effective interest rate was 4.52%.

Both the Senior Unsecured Notes and Senior Unsecured Term Loan contain certain financial covenants as outlined in the respective agreements. The LLC was in compliance with such covenants at June 30, 2026 and 2025.

(b) Mortgage Loans Payable

The LLC had 12 and 13 property-level mortgage loans payable as of June 30, 2026 and 2025, respectively. The mortgages have a weighted average interest rate of 4.41% and 4.78% and a weighted average maturity of 1.8 and 2.6 years at June 30, 2026 and 2025, respectively. The following table presents the face value of mortgage loans payable at June 30:

		2026	2025
Mortgage loans payable	$	610,736	653,648
Total	$	610,736	653,648

(c) Other Liabilities

The LLC had other liabilities of $16,526 and $9,725 as of June 30, 2026 and 2025, respectively.

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(7) Derivative Investments

The PRIT Fund regularly trades financial instruments with off-balance-sheet risk in the normal course of its investing activities to assist in managing exposure to market risks. These financial instruments include contracts for differences, foreign currency exchange contracts, futures contracts, and swap contracts.

(a) Contracts for differences

A contract for differences is an instrument whose value is based on the price movement of the underlying asset. It allows for gain or losses to be realized when the underlying asset moves in relation to the position taken, although the actual underlying asset is not owned by the PRIT Fund. The fair value of these instruments is generally recorded at the contract's net equity value. The net equity value is calculated by determining the change in value of the underlying asset less the cost of any leverage. The changes in fair value are recorded by the PRIT Fund as unrealized gains or losses. When the contract is closed, the PRIT Fund records a realized gain or loss equal to the difference between the value of the contract at the time it was opened and the value at the time it was closed.

Contracts for differences held at June 30 were as follows:

	2026			
Description	Number of contracts	Gross notional amount	Fair value of contracts	Unrealized appreciation (depreciation)
Long exposure	33,280,903	$ 68,852	70,398	1,546
Short exposure	(14,564,275)	(97,837)	(102,749)	(4,912)
Total exposure		$ (28,985)	(32,351)	(3,366)

	2025			
Description	Number of contracts	Gross notional amount	Fair value of contracts	Unrealized appreciation (depreciation)
Long exposure	34,579,073	$ 40,127	40,127	—
Short exposure	(2,535,534)	(45,488)	(46,474)	(986)
Total exposure		$ (5,361)	(6,347)	(986)

For the years ended June 30, 2026 and 2025, the change in net unrealized (depreciation) appreciation on contracts for differences was $(2,380) and $419, respectively.

(b) Foreign Currency Exchange Contracts

A foreign currency exchange contract is an agreement between two parties to buy or sell a fixed quantity of currency at a set price on a future date. The PRIT Fund may enter into foreign currency exchange contracts to hedge its exposure to the effect of changes in foreign currency exchange rates

upon its non-U.S. dollar-denominated investments. The fair value of such contracts will fluctuate with changes in currency exchange rates. The contracts are valued daily, and the changes in fair value are recorded by the PRIT Fund as unrealized gains or losses. When the contract is closed, the PRIT Fund records a realized gain or loss equal to the difference between the cost of the contract at the time it was opened and the value at the time it was closed.

Foreign currency exchange contracts open at June 30 (in U.S. dollars) were as follows:

	2026				
	Fair value	Aggregate face value	Delivery date(s)	Unrealized appreciation	Unrealized depreciation
Foreign currency exchange contracts purchased:					
Australian Dollar	$ 502,005	$ 504,749	7/1/26–6/25/27	$ 2,744	—
British Pound	956,733	959,798	7/1/26–1/22/27	3,065	—
Canadian Dollar	194,000	197,662	7/2/26–4/28/27	3,662	—
Chinese Yuan	3,703,062	3,697,330	7/2/26–6/22/27	—	(5,732)
Euro	1,766,701	1,784,647	7/1/26–12/10/26	17,946	—
Hong Kong Dollar	3,506,769	3,528,244	7/2/26–7/3/28	21,475	—
Indian Rupee	699,191	702,094	7/1/26–10/12/27	2,903	—
Japanese Yen	717,141	739,363	7/1/26–4/3/28	22,222	—
New Taiwan Dollar	245,598	248,291	7/1/26–6/15/27	2,693	—
New Zealand Dollar	126,459	129,943	7/1/26–6/16/27	3,484	—
Polish Zloty	107,899	111,146	7/2/26–10/7/26	3,247	—
Singapore Dollar	5,379,000	5,440,863	7/1/26–10/25/27	61,863	—
South Korean Won	294,407	297,917	7/1/26–12/15/27	3,510	—
Thai Baht	349,940	358,564	7/1/26–6/25/27	8,624	—
Other foreign currencies	1,713,686	1,733,087	7/1/26–6/25/31	22,219	(2,818)
Foreign currency exchange contracts sold:					
Australian Dollar	541,911	547,534	7/1/26–6/25/27	—	(5,623)
Chinese Yuan	3,703,758	3,699,203	7/2/26–7/2/27	4,555	—
Euro	1,010,235	1,014,705	7/1/26–12/10/26	—	(4,470)
Hong Kong Dollar	3,077,682	3,095,350	7/2/26–2/7/28	—	(17,668)
Japanese Yen	466,108	475,158	7/1/26–1/4/28	—	(9,050)
New Taiwan Dollar	409,622	416,102	7/2/26–6/15/28	—	(6,480)
Singapore Dollar	4,971,995	5,022,531	7/1/26–10/25/27	—	(50,536)
South Korean Won	826,450	837,628	7/1/26–7/2/27	—	(11,178)
Thai Baht	315,989	323,461	7/1/26–6/11/27	—	(7,472)
Other foreign currencies	2,458,007	2,465,586	7/1/26–10/12/27	2,423	(10,002)
Total				$ 186,635	(131,029)

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	2025				
	Fair value	Aggregate face value	Delivery date(s)	Unrealized appreciation	Unrealized depreciation
Foreign currency exchange contracts purchased:					
Brazilian Real	$ 133,149	$ 129,766	7/1/25–10/2/25	$ —	(3,383)
British Pound	585,306	579,881	7/1/25–6/17/26	—	(5,425)
Chinese Yuan	1,042,243	1,037,233	7/2/25–12/17/26	—	(5,010)
Coin(O)	755,831	776,067	7/14/25–4/16/26	20,236	—
Euro	1,466,107	1,424,333	7/1/25–6/17/26	—	(41,774)
Gold	665,694	673,791	7/1/25–7/25/25	8,097	—
Hong Kong Dollar	1,615,156	1,620,993	7/2/25–6/16/26	5,837	—
Japanese Yen	789,239	771,142	7/1/25–7/1/27	—	(18,097)
Mexican Peso	138,011	134,973	8/14/25–9/17/25	—	(3,038)
New Taiwan Dollar	825,872	790,459	7/1/25–10/8/26	—	(35,413)
Polish Zloty	73,861	71,414	7/10/25–10/17/25	—	(2,447)
Singapore Dollar	6,682,593	6,515,055	7/1/25–9/10/26	—	(167,538)
South Korean Won	401,968	396,782	7/1/25–7/17/26	—	(5,186)
Swiss Franc	121,852	118,698	7/1/25–4/16/26	—	(3,154)
Other foreign currencies	1,457,926	1,449,675	7/1/25–5/16/30	743	(8,994)
Foreign currency exchange contracts sold:					
Australian Dollar	271,193	268,832	7/1/25–6/17/26	2,361	—
Brazilian Real	194,002	187,976	7/2/25–9/17/25	6,026	—
Chinese Yuan	955,448	950,671	7/2/25–12/17/26	4,777	—
Coin(O)	702,225	722,970	7/14/25–3/23/26	—	(20,745)
Euro	951,805	930,396	7/1/25–6/17/26	21,409	—
Gold	664,484	672,557	7/1/25–7/25/25	—	(8,073)
Hong Kong Dollar	883,339	886,493	7/2/25–6/16/26	—	(3,154)
Hungarian Forint	50,573	48,356	9/17/25	2,217	—
Japanese Yen	400,069	395,866	7/1/25–7/1/27	4,203	—
New Taiwan Dollar	850,487	822,440	7/2/25–10/8/26	28,047	—
Singapore Dollar	6,056,829	5,943,803	7/1/25–8/11/26	113,026	—
South Korean Won	413,269	408,599	7/2/25–7/17/26	4,670	—
Swiss Franc	133,174	129,613	7/1/25–4/16/26	3,561	—
Other foreign currencies	1,476,708	1,470,619	7/1/25–6/10/27	6,426	(337)
Total				$ 231,636	(331,768)

For the years ended June 30, 2026 and 2025, the change in net unrealized appreciation (depreciation) on foreign currency exchange contracts was $155,738 and $(128,107), respectively.

(c) Futures Contracts

The PRIT Fund enters into financial and commodity futures on various exchanges. A futures contract is an agreement between two parties to buy or sell units of a particular index, security, or commodity at a set price on a future date. Upon entering into financial and commodity futures contracts, the PRIT Fund is required to pledge to the broker an amount of cash or securities equal to a certain percentage of the contract amount (initial margin deposit). Pursuant to the contract, the PRIT Fund agrees to receive from, or pay to, the broker an amount of cash equal to the daily fluctuation in value of the contract. Such receipts or payments are known as “variation margin” and are recorded by the PRIT Fund as unrealized gains or losses. When the contract is closed, the PRIT Fund records a realized gain or loss

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equal to the difference between the value of the contract at the time it was opened and the value at the time it was closed. The potential risk to the PRIT Fund is that the change in value of futures contracts primarily corresponds with the value of underlying instruments, which may not correspond to the change in value of the hedged instruments. The PRIT Fund is also subject to credit risk should its clearing brokers be unable to meet their obligations to the PRIT Fund.

Futures contracts held at June 30 were as follows:

	2026				
Description	Number of contracts	Expiration dates (month/year)	Gross notional amount	Fair value of contracts	Unrealized appreciation (depreciation)
Short cash and cash equivalents:					
3-month SOFR	(2,108)	3/27-12/28	(506,109)	(505,199)	910
Euro FX currency	(753)	9/26	(107,834)	(106,283)	1,551
Other short cash and cash equivalents	(2,559)	9/26-9/28	(1,235,040)	(1,234,585)	455
Long cash and cash equivalents:					
3-Month Euribor	906	12/26	254,442	252,278	(2,164)
3-month SOFR	7,020	9/26-12/27	1,691,540	1,685,238	(6,302)
Canadian Dollar currency	609	9/26	43,893	43,020	(873)
Other long cash and cash equivalents	3,668	7/26-3/28	736,519	735,840	(679)
Short fixed income:					
Euro-Schatz	(1,061)	9/26	(129,423)	(128,662)	761
US 10-Yr Treasury Notes	(3,344)	9/26	(373,488)	(376,068)	(2,580)
Ultra US 10-Yr Treasury Notes	(1,172)	9/26	(130,204)	(131,813)	(1,609)
Other short fixed income	(4,665)	9/26-10/26	(660,290)	(661,251)	(961)
Long fixed income:					
US 5-Yr Treasury Notes	6,586	9/26-10/26	703,064	704,988	1,924
US 10-Yr Treasury Notes	5,106	9/26	558,955	562,727	3,772
US Long Bond	453	9/26	50,248	51,416	1,168
Ultra US Treasury Bond	1,705	9/26	192,595	198,059	5,464
Other long fixed income	4,230	9/26-10/26	539,219	540,002	783
Short equity and commodities:					
Metal	(2,325)	7/26-12/26	(217,655)	(206,489)	11,166
FTSE China A50 Index	(4,765)	7/26	(73,172)	(73,924)	(752)
Other short equity and commodities	(3,491)	7/26-5/27	(104,546)	(105,431)	(885)
Long equity and commodities:					
Metal	2,308	7/26-12/26	224,307	211,869	(12,438)
KOSPI Index	197	9/26	45,290	44,530	(760)
MSCI EAFE Index	1,440	9/26	224,861	226,462	1,601
MSCI Emerging Markets Index	1,668	9/26	144,733	146,559	1,826
Russell 2000 Mini Index	255	9/26	37,834	38,831	997
S&P 500 E-mini Index	489	9/26	180,228	184,555	4,327
S&P/TSX 60 Index	180	9/26	52,924	52,162	(762)
Other long equity and commodities	2,960	7/26-3/27	253,081	253,023	(58)
Total futures exposure			$ 2,395,972	2,401,854	5,882

(Continued)

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	2025				
Description	Number of contracts	Expiration dates (month/year)	Gross notional amount	Fair value of contracts	Unrealized appreciation (depreciation)
Short cash and cash equivalents:					
90-Day Bank Bill	(5,630)	12/25	$ (3,661,811)	(3,664,636)	(2,825)
3-month SOFR	(1,518)	3/26-6/28	(367,252)	(368,037)	(785)
Euro FX currency	(569)	9/25	(84,184)	(86,241)	(2,057)
Other short cash and cash equivalents	(548)	9/25–3/26	(92,173)	(92,735)	(562)
Long cash and cash equivalents:					
90-Day Bank Bill	5,630	6/26–12/26	3,662,601	3,664,940	2,339
Euro FX currency	250	9/25	36,139	37,049	910
Other long cash and cash equivalents	9,636	7/25–3/28	2,373,629	2,374,831	1,202
Short fixed income:					
Euro-Schatz	(706)	9/25	(87,666)	(88,867)	(1,201)
US 10-Yr Treasury Notes	(2,147)	9/25	(242,668)	(246,004)	(3,336)
US 5-Yr Treasury Notes	(641)	9/25	(69,869)	(70,707)	(838)
Ultra US 10-Yr Treasury Notes	(774)	9/25	(86,840)	(88,442)	(1,602)
Other short fixed income	(3,439)	9/25	(460,712)	(463,567)	(2,855)
Long fixed income:					
US 2-Yr Treasury Notes	2,111	9/25	437,873	439,417	1,544
US 5-Yr Treasury Notes	4,443	9/25	480,691	485,926	5,235
US 10-Yr Treasury Notes	1,892	9/25	210,619	213,396	2,777
US Treasury Bond	302	9/25	33,590	34,872	1,282
Ultra US 10-Yr Treasury Notes	992	9/25	111,201	113,352	2,151
Ultra US Treasury Bond	973	9/25	111,179	116,083	4,904
Other long fixed income	3,831	9/25	337,890	339,290	1,400
Short equity and commodities:					
Metal	(1,456)	7/25–12/25	(164,356)	(171,577)	(7,221)
Other short equity and commodities	(7,952)	7/25–7/26	(135,796)	(136,294)	(498)
Long equity and commodities:					
Metal	1,439	7/25–12/25	167,425	174,206	6,781
KOSPI Index	629	9/25	44,659	48,606	3,947
MSCI EAFE Index	1,608	9/25	212,604	215,609	3,005
MSCI Emerging Markets Index	2,002	9/25	119,762	123,473	3,711
Russell 2000 Mini Index	317	9/25	33,699	34,738	1,039
S&P 500 E-mini Index	505	9/25	152,621	157,907	5,286
S&P Midcap 400 E-mini Index	127	9/25	38,521	39,694	1,173
Other long equity and commodities	2,536	7/25–4/26	204,337	206,050	1,713
Total futures exposure			$ 3,315,713	3,342,332	26,619

For the years ended June 30, 2026 and 2025, the change in net unrealized (depreciation) appreciation on futures contracts was $(20,737) and $20,185, respectively.

(Continued)

(d) Swaps

The PRIT Fund enters into swap agreements to gain exposure to certain markets and actively hedge other exposures to market and credit risks. The PRIT Fund utilizes interest rate, credit default, currency, inflation, and total return swaps within the portfolio. The PRIT Fund's OTC swap agreements are recorded at fair value as estimated by the PRIM Board. These estimated fair values are determined in good faith by using information from the PRIT Fund's investment managers, including methods and assumptions considering market conditions and risks existing at the date of the statements of pooled net position. Such methods and assumptions incorporate standard valuation conventions and techniques, such as discounted cash flow analysis and option pricing models. All methods utilized to estimate fair values result only in general approximations of value, and such values may or may not actually be realized.

Upon entering into centrally cleared swap contracts, the PRIT Fund is required to deposit an initial margin with the broker an amount of cash or securities. Pursuant to the contract, the PRIT Fund agrees to receive from, or pay to, the broker an amount of cash equal to the daily fluctuation in value of the contract. Such receipts or payments are known as "variation margin" and are recorded by the PRIT Fund as unrealized gains or losses. Payments received from or paid to the counterparty, including at termination, are recorded by the PRIT Fund as realized gains or losses.

Open swap contracts at June 30 were as follows:

	2026				
	PRIT pays/receives interest rate	**PRIT pays/receives index/ protection**	**Maturity dates (month/year)**	**Gross notional amount**	**Net unrealized appreciation (depreciation)**
Interest rate swaps	0.65%-13.67%	Various*	7/26-3/66	$ 44,161,904	58,138
Credit default swaps	0.00%-5.00%	Credit default protection	9/26-12/72	6,112,759	(219,258)
Other swaps	Variable	Various*	7/26-6/56	1,129,131	(2,724)
Total swaps				$ 51,403,794	(163,844)

* PRIT pays/receives counterparty based on 1-Week CNY, 1-Month HIBOR, 1-Month MYR, 1-Month WIBOR, 3-Month AUD Fixing Rate, 3-Month BKBM, 3-Month CDOR, 3-Month EURIBOR, 3-Month HKD, 3-Month KRW CD Rate, 3-Month MYR, 3-Month NZD Bank Bill, 3-Month NZD Fixing Rate, 3-Month TWD TWCPBA, 6-Month AUD Fixing Rate, 6-Month AUD-BBR-BBSW, 6-Month EURIBOR, 6-Month PRIBOR, 6-Month WIBOR, AUD O/N OIS Rate, Brazil CDI rate, BUBOR, BZDIOVRA, Chile Interbank rate, CORRA, Effective Federal Funds Rate, ESTRON Index, Eurozone HICP rate, INR OIS ON, JPY ON, Mexican TIIE rate, NZD ON OIS rate, OBFR, SOFR, SONIA, SORA, TONA, THB ON Repo Rate, UK RPI, US CPI URBAN CONSUMERS NSA, ZARONIA.

(Continued)

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	2025				
	PRIT pays/receives interest rate	PRIT pays/receives index/ protection	Maturity dates (month/year)	Gross notional amount	Net unrealized appreciation (depreciation)
Interest rate swaps	0.27%–13.05%	Various*	7/25-9/58	$ 39,856,538	75,305
Credit default swaps	0.11%–5.00%	Credit default protection	12/25-12/72	5,456,436	(188,353)
Other swaps	Variable	Various*	7/25-11/54	493,725	9,489
Total swaps				$ 45,806,699	(103,559)

* PRIT pays/receives counterparty based on 1-Week CNY, 1-Month JIBAR, 1-Month MYR, 3-Month AUD Fixing Rate, 3-Month BKBM, 3-Month CDOR, 3-Month HKD, 3-Month KRW CD Rate, 3-Month MYR, 3-Month NZD Bank Bill, 3-Month NZD Fixing Rate, 3-Month TWD TWCPBA, 6-Month AUD Fixing Rate, 6-Month EURIBOR, 6-Month PRIBOR, 6-Month WIBOR, AUD O/N OIS Rate, Brazil CDI rate, BUBOR, BZDIOVRA, Chile Interbank rate, CORRA, Effective Federal Funds Rate, ESTRON Index, Eurozone HICP rate, INR OIS ON, JPY ON, Mexican TIIE rate, NZD ON OIS rate, OBFR, SIBCSORA, SOFR, SONIA, SORA, TELBOR, TONA, THB ON Repo Rate, US CPI URBAN CONSUMERS NSA.

For the years ended June 30, 2026 and 2025, the change in net unrealized (depreciation) on swap contracts was $(60,285) and $(38,873), respectively.

The PRIT Fund's exposures in the event of nonperformance by counterparties at June 30 were as follows:

		2026					
		Interest rate swaps		Credit default swaps		Other swaps	
Counterparty	Credit rating	Gross notional	Fair value	Gross notional	Fair value	Gross notional	Fair value
Bank of America NA	A+	$ 300,000	5,032	38,492	(2,636)	353	(8)
Barclays Bank PLC	A+	6,943	(1)	404,082	(21,712)	—	—
BNP Paribas SA	A+	—	—	167,804	(21,349)	—	—
BNP Paribas Commodity Futures Ltd	A+	—	—	88,289	(5,861)	—	—
Citibank NA	A+	—	—	7,525	42	188,740	(4,277)
Goldman Sachs & Co	A+	1,128,044	32,216	3,581,659	(39,797)	25,592	(366)
Goldman Sachs International	A+	—	—	47,381	(4,108)	325	1
Intercontinental Exchange Holdings Inc.	A-	—	—	378,619	4,061	—	—
JPMorgan Chase Bank NA	AA-	—	—	207,157	(25,035)	50,570	16
JP Morgan Securities	AA-	40,560,418	9,338	392,236	(29,954)	19,268	549
LCH Ltd	AA-	849,464	8,404	—	—	816,025	1,104
Morgan Stanley & Co LLC	A+	—	—	451,368	(30,556)	3,881	68
Morgan Stanley Capital Services LLC	A+	—	—	275,235	(42,128)	—	—
SMBC Capital Markets Inc.	A	250,000	2,962	—	—	—	—
All others	Various	1,067,035	187	72,912	(225)	24,377	189
		$ 44,161,904	58,138	6,112,759	(219,258)	1,129,131	(2,724)

(Continued)

		2025					
		Interest rate swaps		Credit default swaps		Other swaps	
Counterparty	Credit rating	Gross notional	Fair value	Gross notional	Fair value	Gross notional	Fair value
Bank of America NA	A+	$ —	—	56,790	(7,174)	1	1
Barclays Bank PLC	A+	8,400	99	438,767	(16,496)	458	(47)
BNP Paribas SA	A+	4,245,817	208	211,812	(41,151)	—	—
BNP Paribas Commodity Futures Ltd	A+	—	—	79,871	(6,555)	—	—
CME Group Inc.	AA-	502,909	(2,548)	—	—	—	—
Goldman Sachs & Co	A+	1,398,916	38,500	3,319,666	(43,561)	8,500	149
Goldman Sachs International	A+	—	—	41,285	(3,828)	2,119	307
Intercontinental Exchange Holdings Inc.	A-	—	—	196,944	4,127	—	—
JPMorgan Chase Bank NA	AA-	28,125	(1,666)	42,896	(9,111)	118,482	5,268
JP Morgan Securities	AA-	29,215,094	32,503	553,887	(20,574)	19,954	45
LCH Ltd	AA-	2,108,288	2,772	—	—	179,164	59
Morgan Stanley & Co LLC	A+	1,476,240	325	379,352	(30,965)	9,710	104
Morgan Stanley Capital Services	A+	—	—	122,870	(13,120)	20	95
SMBC Capital Markets Inc.	A	250,000	5,623	—	—	—	—
All others	Various	622,749	(511)	12,296	55	155,317	3,508
		$ 39,856,538	75,305	5,456,436	(188,353)	493,725	9,489

(8) Investment Expenses

Investment expenses consist of investment management fees, investment advisory fees, and custodian fees.

(a) Investment Management Fees

Investment management fees are paid to discretionary managers pursuant to executed contracts. Total investment management fees were $244,085 and $193,922 for the years ended June 30, 2026 and 2025, respectively, of which $146,067 and $104,716 were incurred by the PRIM Board for the years ended June 30, 2026 and 2025, respectively. The remaining investment management fees were incurred by the single-member limited liability corporations that are consolidated into the PRIT Fund.

Domestic, international, and emerging market equity managers are generally paid a base fee calculated as a percentage of current net position under management. Base fees are paid quarterly. In addition, some active (nonindexed) equity managers are eligible to receive a performance fee.

Fixed income managers are generally paid a quarterly asset-based fee. Certain managers are eligible for a performance fee. Fees for other credit opportunities investments generally consist of a base fee and a performance fee based on return.

Fees for private equity investments are typically a percentage of committed capital with the fee percentage decreasing over time. In addition, the general partners (investment managers) of private equity limited partnerships are allocated additional profit, known as carried interests, based on the net gains generally above a specified hurdle rate, on realized partnership investments.

(Continued)

The LLC's investment management fees generally consist of a base fee and a performance fee. Performance fees are paid to managers who out-perform their respective hurdle rates, as defined in the investment management agreements or partnership agreements.

Timberland investment management fees consist of a base fee and a performance fee component and are calculated and paid similar to the LLC's investment management fees.

Hedge fund-of-funds investment managers are paid base fees, which are calculated and paid quarterly.

Fees for portfolio completion strategies investments generally consist of a base fee and a performance fee based on return.

The majority of investment management fees for private equity and private debt investments are charged by the general partners to the investment partnerships and not to the limited partner investors directly. Investment management fees for portfolio completion strategies investments and commingled account investments are charged to the respective investments. Most base investment management fees for investments in real estate properties and timberland are charged against the respective investments. Investment management fees for investments in real estate funds are charged to the investment partnership and not to the limited partner investors directly. Therefore, the fair values of these investments are reported net of investment management fees and these investment management fees are not included in the accompanying statements of changes in pooled net position, with the exception of investment management fees incurred by the single-member limited liability corporations that are consolidated into the PRIT Fund.

(b) Investment Advisory Fees

NEPC, LLC, Meketa Investment Group, Aberdeen Asset Management Inc., StepStone Group LP, International Woodland Company, and NewAlpha Asset Management served as the PRIM Board's principal investment advisors as of fiscal year end 2026. NEPC, LLC served as the asset allocation advisor, Meketa Investment Group served as the public markets advisor, Aberdeen Asset Management Inc. and NewAlpha Asset Management provided portfolio completion strategies advisory services, StepStone Group LP served as the private equity advisor, and International Woodland Company provided timberland advisory services. These investment advisors, among others, provided the PRIM Board with comprehensive investment advisory services, including recommendations on asset allocation, selection of investment managers, and the monitoring of performance of the PRIT Fund and its individual investment managers.

For the years ended June 30, 2026 and 2025, investment advisory fees were $18,972 and $16,786, respectively, which are included in investment expenses in the accompanying statements of changes in pooled net position.

(c) Custodian Fees

BNY is the investment custodian and record keeper for the PRIT Fund. BNY records all daily transactions, including investment purchases and sales, investment income, expenses, and all participant activity for the PRIT Fund. BNY also provides portfolio performance analysis each month for the PRIT Fund.

For the years ended June 30, 2026 and 2025, custodian fees were $935 and are included in investment expenses in the accompanying statements of changes in pooled net position.

(9) Administrative Expenses

For the years ended June 30, 2026 and 2025, administrative expenses of the PRIM Board, including employee compensation, professional fees and occupancy costs, charged to the PRIT Fund totaled $32,506 and $31,059, respectively, which are included in the accompanying statements of changes in pooled net position.

(10) Commitments

As of June 30, 2026 and 2025, the PRIT Fund had outstanding unfunded commitments to invest $10,223,727 and $9,767,998, respectively, in private debt, other credit opportunities, private equity, portfolio completion strategies, and real estate investments.

(11) Subsequent Events

For purposes of determining the effects of subsequent events on the financial statements, management has evaluated subsequent events after June 30, 2026 through December 3, 2026, the date on which the financial statements were available to be issued.

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Schedule of Pooled Net Position – Capital Fund and Cash Fund

June 30, 2026

(Dollars in thousands)

	Capital fund	Cash fund	Total
Assets:			
Investments, at fair value:			
Short-term	$ 2,367,620	120,957	2,488,577
Fixed income	33,848,858	—	33,848,858
Equity	51,329,633	—	51,329,633
Timberland	2,999,505	—	2,999,505
Private equity funds	18,738,478	—	18,738,478
Real estate:			
Real estate properties	10,380,175	—	10,380,175
Equity	1,701,420	—	1,701,420
Real estate funds	695,675	—	695,675
Mortgage loans receivable	172,832	—	172,832
Other	166,375	—	166,375
Total real estate	13,116,477	—	13,116,477
Portfolio completion strategies:			
Investment funds	3,329,277	—	3,329,277
Equity	3,365,247	—	3,365,247
Fixed income	5,624,415	—	5,624,415
Cash and cash equivalents	2,058,087	—	2,058,087
Agricultural investments	344,697	—	344,697
Total portfolio completion strategies	14,721,723	—	14,721,723
Total investments	137,122,294	120,957	137,243,251
Cash	209,896	258	210,154
Securities lending collateral	590,738	—	590,738
Interest and dividends receivable	421,595	833	422,428
Receivable for investments sold and other assets	1,318,396	—	1,318,396
Receivable for securities sold on a when-issued basis	1,546,452	—	1,546,452
Foreign currency forward contracts	186,635	—	186,635
Total assets	141,396,006	122,048	141,518,054
Liabilities:			
Securities sold short and other liabilities, at fair value:			
Portfolio completion strategies	3,236,305	—	3,236,305
Fixed income	77,288	—	77,288
Total securities sold short and other liabilities	3,313,593	—	3,313,593
Payable for investments purchased and other liabilities	2,973,686	—	2,973,686
Real estate debt and other liabilities	1,127,262	—	1,127,262
Securities lending obligations	1,497,626	—	1,497,626
Payable for securities purchased on a when-issued basis	2,798,762	—	2,798,762
Foreign currency forward contracts	131,029	—	131,029
Management fees payable to PRIM	63,660	—	63,660
Total liabilities	11,905,618	—	11,905,618
Net position held in trust for pool participants	$ 129,490,388	122,048	129,612,436

See accompanying independent auditors' report.

PENSION RESERVES INVESTMENT TRUST FUND
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Schedule of Changes in Pooled Net Position – Capital Fund and Cash Fund

Year ended June 30, 2026

(Dollars in thousands)

	Capital fund	Cash fund	Total
Additions:			
Contributions:			
State employees	$ —	965,190	965,190
State teachers	—	1,137,322	1,137,322
Other participants	—	1,876,498	1,876,498
Total contributions	—	3,979,010	3,979,010
Net investment income (loss):			
From investment activities:			
Net realized gain on investments and foreign currency transactions	6,093,223	—	6,093,223
Net change in unrealized appreciation on investments and foreign currency translations	5,679,261	—	5,679,261
Interest	1,222,901	10,845	1,233,746
Dividends	877,914	—	877,914
Timberland	14,544	—	14,544
Private equity	255,203	—	255,203
Portfolio completion strategies	339,189	—	339,189
Real estate:			
Income	833,716	—	833,716
Expenses	(290,407)	—	(290,407)
Total real estate	543,309	—	543,309
Income from investment activities	15,025,544	10,845	15,036,389
Investment expenses	(263,992)	—	(263,992)
Net income from investment activities	14,761,552	10,845	14,772,397
From securities lending activities:			
Securities lending income	7,620	—	7,620
Securities lending expenses	(28,268)	—	(28,268)
Net loss from securities lending activities	(20,648)	—	(20,648)
Total net investment income	14,740,904	10,845	14,751,749
Total additions	14,740,904	3,989,855	18,730,759
Deductions:			
Redemptions:			
State employees	—	1,731,949	1,731,949
State teachers	—	1,276,546	1,276,546
Other participants	—	1,535,815	1,535,815
Total redemptions	—	4,544,310	4,544,310
Administrative expenses	32,506	—	32,506
Total deductions	32,506	4,544,310	4,576,816
Interfund transfers in (out), net	(588,138)	588,138	—
Net increase in pooled net position	14,120,260	33,683	14,153,943
Net position held in trust for pool participants:			
Balance, beginning of year	115,370,128	88,365	115,458,493
Balance, end of year	$ 129,490,388	122,048	129,612,436

See accompanying independent auditors' report.

Appendix B

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Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

Administration and Audit Committee and Trustees,
Pension Reserves Investment Management Board:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Pension Reserves Investment Trust Fund (PRIT Fund), which comprise the PRIT Fund's statement of pooled net position as of June 30, 2026, and the related statement of changes in pooled net position for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated December 3, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the PRIT Fund's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the PRIT Fund's internal control. Accordingly, we do not express an opinion on the effectiveness of the PRIT Fund's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the PRIT Fund's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the PRIT Fund's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the PRIT Fund's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

(signed) KPMG LLP

Boston, Massachusetts
December 3, 2026

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

Administration and Audit Committee and Trustees,
Pension Reserves Investment Management Board:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Pension Reserves Investment Management Board (PRIM Board), which comprise the PRIM Board's statement of fiduciary net position as of June 30, 2026, and the related statement of changes in fiduciary net position for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated December 3, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the PRIM Board's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the PRIM Board's internal control. Accordingly, we do not express an opinion on the effectiveness of the PRIM Board's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the PRIM Board's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the PRIM Board's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the PRIM Board's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

(signed) KPMG LLP

Boston, Massachusetts
December 3, 2026

Appendix C

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Independent Accountants' Agreed-Upon Procedures Report

To the Pension Reserves Investment Management Board:

We have performed the procedures enumerated below related to the accuracy of the following benchmarks (collectively, The Benchmarks) presented in the documents titled "Pension Reserves Investment Management Board, Performance Measurement June 30, 2026" and ""Pension Reserves Investment Management Board, Performance Measurement, Net of Fees, June 30, 2026" (the Subject Matter) of the Pension Reserves Investment Management Board (the PRIM Board) as of June 30, 2026:

- Implementation Benchmark
- Total Capital Fund Benchmark
- Adjusted Policy Benchmark
- Asset Class Benchmarks (compromised of the Global Equity, Core Fixed Income, Value Added Fixed Income, VAFI Implementation, Private Equity, Real Estate, Total RE Implementation, Timberland, Portfolio Completion Strategies (PCS), Total PCS Implementation, Overlay and Liquidating Portfolios (Collectively, the Asset Class Benchmarks).

The PRIM Board is responsible for the Subject Matter. Bank of New York (BNY) calculates the Benchmarks used in the Subject Matter.

The PRIM Board has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of assisting the PRIM Board (the Specified Party) in evaluating the accuracy of The Benchmarks in the Subject Matter as of June 30, 2026. This report may not be suitable for any other purpose.

No other parties have agreed to or acknowledged the appropriateness of these procedures for the intended purpose or any other purpose.

The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes. We make no representation regarding the appropriateness of the procedures either for the intended purpose or for any other purpose.

As agreed with the PRIM Board, any recalculation differences resulting in an impact of less than 0.01% to the amounts presented in the Subject Matter are considered immaterial and consequently are not reported herein.

The procedures performed and the associated findings are as follows:

I. We obtained the following reports from BNY:

1. Performance Measurement Presentation, prepared and provided by BNY as of June 30, 2026.
2. Benchmark List, listing all benchmarks presented in the Subject Matter.
3. Master Structure Map, listing the composite benchmark, the benchmarks that make up the composite, start date, end date, segment, category, sector, level, and the weighted percentage of the composite.

4. Benchmark Return Streams, for the Total Capital Fund Benchmark, Adjusted Policy Benchmark, Implementation Benchmark, and the following asset class benchmarks: Global Equity, Core Fixed Income, Value Added Fixed Income, VAFI Implementation, Private Equity, Real Estate, Total RE Implementation, Timberland, PCS, Total PCS Implementation, Overlay, and Liquidating Portfolios (the Asset Class Benchmarks) for the year ended June 30, 2026 obtained by BNY directly from data vendors (collectively, the in-scope benchmarks).

5. Benchmark Change Letters, prepared by the PRIM Board and periodically sent to BNY instructing any changes to calculations of the in-scope benchmarks.

6. Benchmark Maintenance Forms for the in-scope benchmarks, prepared and provided by BNY to document the authorization, execution, and review of the benchmark changes requested in the Benchmark Change Letters.

7. Dollar and percentage impact of monthly fees related to the illiquid investments (private equity, real assets, hedge funds, timberland, and natural resources), prepared and provided by BNY.

II. The following procedures were performed to evaluate the calculation of the in-scope benchmarks:

1. We obtained copies of the following Benchmark Changes Letters in order to determine that all Total Capital Fund, Adjusted Policy, Implementation, and Asset Class Benchmarks included in the scope of our procedures were calculated as described in the following letters:

Benchmark Change Letter Date	**Effective Dates of Change**
June 13, 2025	July 1, 2025
October 1, 2025	September 30, 2025
June 1, 2026	June 1, 2026

We recalculated Total Capital Fund, Adjusted Policy, Implementation and Asset Class Benchmarks as described in the letters without exception.

2. We obtained the following Benchmark Maintenance Forms in order to determine whether they were completed by BNY:

Benchmark Maintenance Form Date	**Effective Dates of Change**
July 24, 2025	June 30, 2025
July 24, 2025	June 30, 2025
July 24, 2025	June 30, 2025

We determined the Benchmark Maintenance Forms listed above were completed, without exception.

III. Using the Benchmark Return Streams (item 1.4), we performed the following procedures for each of the Asset Class Benchmarks:

Step 1:
Sum of Weight (as provided) multiplied by Monthly Return for each asset class (as recalculated in Step III)
Equals Custom Benchmark (recalculated)
Divided by 100
Plus 1
Equals Monthly Figure (recalculated)

Step 2:
Product of the Monthly Figure(s) for the applicable period from Step 1 ^ (1/number of years) Less 1
Equals Return for the applicable period (recalculated)

1. We recalculated the June 30, 2026, Month to Date Return and agreed it to the Subject Matter:

   No exceptions noted

2. We recalculated the June 30, 2026, Quarter to Date Return and agreed it to the Subject Matter:

   No exceptions noted

3. We recalculated the Calendar Year to Date Return (January 1, 2026 – June 30, 2026) and agreed it to the Subject Matter:

   No exceptions noted

4. We recalculated the 1 Year Return (July 1, 2025 – June 30, 2026) and agreed it to the Subject Matter:

   No exceptions noted

5. We recalculated the Trailing 3 Year Return (July 1, 2023 – June 30, 2026) and agreed it to the Subject Matter:

   No exceptions noted, other than those caused by subsequent revisions to industry benchmarks per discussion with BNY. See below:

Asset Class Benchmark	**KPMG Calculation**	**BNY Report**	**Difference**
Value Added Fixed income	8.76%	8.87%	-0.11%

6. We recalculated the Trailing 5 Year Return (July 1, 2021 – June 30, 2026) and agreed it to the Subject Matter:

   No exceptions noted, other than those caused by subsequent revisions to industry benchmarks per discussion with BNY. See below:

Asset Class Benchmark	**KPMG Calculation**	**BNY Report**	**Difference**
Value Added Fixed income	5.47%	5.61%	-0.14%
Total Portfolio Completion Strategies	5.73%	5.79%	-0.06%

7. We recalculated the Trailing 10 Year Return (July 1, 2016 – June 30, 2026) and agreed it to the Subject Matter:

No exceptions noted, other than those caused by subsequent revisions to industry benchmarks per discussion with BNY. See below:

Asset Class Benchmark	KPMG Calculation	BNY Report	Difference
Value Added Fixed income	5.14%	5.21%	-0.07%
Total Portfolio Completion Strategies	5.62%	5.78%	-0.16%

IV. Using the monthly Asset Class Benchmarks recalculated in Section III, perform the following procedures over the Total Capital Fund Benchmark and the Implementation Benchmark:

Step 1:
Sum of Weight (as provided) multiplied by Monthly Return for each asset class (as recalculated in Step III)
Equals Custom Benchmark (recalculated)
Divided by 100
Plus 1
Equals Monthly Figure (recalculated)

Step 2:
Product of the Monthly Figure(s) for the applicable period from Step 1 ^ (1/number of years) Less 1
Equals Return for the applicable period (recalculated)

1. We recalculated the June 30, 2026, Month to Date Return and agreed it to the Subject Matter:

No exceptions noted, other than those caused by subsequent revisions to industry benchmarks per discussion with BNY. See below:

Asset Class Benchmark	KPMG Calculation	BNY Report	Difference
Implementation Benchmark	0.21%	0.22%	-0.01%

2. We recalculated the June 30, 2026, Quarter to Date Return and agreed it to the Subject Matter:

No exceptions noted, other than those caused by subsequent revisions to industry benchmarks per discussion with BNY. See below:

Asset Class Benchmark	KPMG Calculation	BNY Report	Difference
Implementation Benchmark	7.00%	7.01%	-0.01%

3. We recalculated the Calendar Year to Date Return (January 1, 2026 – June 30, 2026) and agreed it to the Subject Matter:

   No exceptions noted, other than those caused by subsequent revisions to industry benchmarks per discussion with BNY. See below:

Asset Class Benchmark	KPMG Calculation	BNY Report	Difference
Implementation Benchmark	6.66%	6.67%	-0.01%

4. We recalculated the 1 Year Return (July 1, 2025 – June 30, 2026) and agreed it to the Subject Matter:

   No exceptions noted, other than those caused by subsequent revisions to industry benchmarks per discussion with BNY. See below:

Asset Class Benchmark	KPMG Calculation	BNY Report	Difference
Implementation Benchmark	14.34%	14.35%	-0.01%

5. We recalculated the Trailing 3 Year Return (July 1, 2023 – June 30, 2026) and agreed it to the Subject Matter:

   No exceptions noted, other than those caused by subsequent revisions to industry benchmarks per discussion with BNY. See below:

Asset Class Benchmark	KPMG Calculation	BNY Report	Difference
Implementation Benchmark	10.85%	10.86%	-0.01%

V. Using the Total Capital Fund Benchmark recalculated in Section IV, we recalculated and subtracted the percentage impact of the monthly fees, as listed below, related to the illiquid investments (private equity, real assets, hedge funds, timberland, and natural resources) and performed procedures 1) to 5) over the Adjusted Policy Benchmark using the formulas listed below, for purposes of considering gross returns:

Month	Fees Subtracted	Percentage Impact
July 2025	$(4,902,144.20)	-0.0042%
August 2025	$(35,834,909.59)	-0.0307%
September 2025	$(40,545,427.60)	-0.0341%
October 2025	$(4,193,468.38)	-0.0035%
November 2025	$(39,896,668.35)	-0.0327%
December 2025	$(40,899,884.84)	-0.0333%

Month	Fees Subtracted	Percentage Impact
January 2026	$(2,662,824.31)	-0.0022%
February 2026	$(21,198,941.54)	-0.0169%
March 2026	$(55,312,672.70)	-0.0437%
April 2026	$(11,832,383.23)	-0.0097%
May 2026	$(45,906,144.24)	-0.0361%
June 2026	$(38,278,121.82)	-0.0296%

Step 1:
Total Fees (as provided)
Divided by Beginning Adjusted Market Value (as provided)
Multiplied by 100
Equals Basis Point Impact (recalculated)

Step 2:
PRMGX090PBA4 - Actual BM Return (as provided)
Plus Basis Point Impact (from Step 1)
Equals New Incentive BM Return - PRMGX090PBB3 (recalculated)

Step 3:
New Incentive BM Return - PRMGX090PBB3 (from Step 2)
Divided by 100
Plus 1
Equals Monthly Figure (recalculated)

Step 4:
Monthly Figure for the last month (from Step 3) Less 1
Equals Monthly Return (recalculated)
Product of Monthly Figures for the applicable period (from Step 3) ^ (1/number of years)
Less 1 Equals Return for the applicable period (recalculate)

1. We recalculated the June 30, 2026, Month to Date Return and agreed it to the Subject Matter:

   No exceptions noted

2. We recalculated the June 30, 2026, Quarter to Date Return and agreed it to the Subject Matter:

   No exceptions noted

3. We recalculated the Calendar Year to Date Return (January 1, 2026 – June 30, 2026) and agreed it to the Subject Matter:

   No exceptions noted

4. We recalculated the 1 Year Return (July 1, 2025 – June 30, 2026) and agreed it to the Subject Matter:

   No exceptions noted

5. We recalculated the Trailing 3 Year Return (July 1, 2023 – June 30, 2026) and agreed it to the Subject Matter:

   No exceptions noted

We inquired of BNY about the nature of the differences identified in Section III and IV. BNY informed us that the differences related to the benchmark indices which were revised subsequent to the date of the Subject Matter used for testing. These changes were recorded retroactively by BNY and differ from the data used for the Subject Matter. We did not perform any procedures over these index changes. BNY stated that effective January 1, 2012, the PRIM Board's policy is to update certain asset class benchmarks for any subsequent revisions reported by the benchmark data vendors. These indices are components of the Implementation Benchmark, Total Capital Fund Benchmark, and Adjusted Policy Benchmark; therefore, these benchmarks are subject to the same revisions as the indices.

* * * * * * *

We were engaged by the PRIM Board to perform this agreed-upon procedures engagement. We conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants, which involves us performing the specific procedures agreed to and acknowledged above and reporting on findings based on performing those procedures. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the Subject Matter. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the PRIM Board and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the PRIM Board, and is not intended to be, and should not be, used by anyone other than the Specified Party.

(signed) KPMG LLP

Boston, Massachusetts
December 3, 2026

Appendix D

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PENSION RESERVES INVESTMENT MANAGEMENT BOARD (THE PRIM BOARD)

Report on the PRIM Board's
Procurement Process for Investment Management and
Other Professional Services

Year ended June 30, 2026

(With Independent Accountants' Agreed-Upon Procedures Report)

PENSION RESERVES INVESTMENT MANAGEMENT BOARD

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PENSION RESERVES INVESTMENT MANAGEMENT BOARD

(1) Descriptions

This Section describes the controls of the Pension Reserves Investment Management Board (the PRIM Board) as they relate to the selection of third parties to provide investment management, advisory, custody and record keeping, auditing and other professional services related to the management of the PRIM Board and the Pension Reserves Investment Trust Fund (the PRIT Fund). Section II contains the report of agreed-upon procedures applied by KPMG LLP (KPMG). Appendix I details control objectives and related controls prepared by the PRIM Board, a description of the tests of selected controls performed by KPMG, and the results of those tests. Appendix II provides a listing of the services covered by this report that were procured by the PRIM Board during the period from July 1, 2025 to June 30, 2026.

(2) PRIM Board/PRIT Fund Overview

(a) Organization

The PRIT Fund, a component unit of the Commonwealth of Massachusetts, was created in 1983 under Chapter 661 of the Acts of 1983, as amended by Chapter 315 of the Acts of 1996. The PRIT Fund is a pooled investment fund that invests the assets of the State Teachers' and State Employees' Retirement Systems of Massachusetts and the assets of county, authority, school district, and municipal retirement systems that choose to invest in the PRIT Fund, as well as the assets of the State Retiree Benefits Trust Fund. The PRIT Fund is not registered with the Securities and Exchange Commission, but is subject to oversight provided by the PRIM Board. The PRIM Board was created by legislation to provide general supervision of the investments and management of the PRIT Fund.

A nine-member Board of Trustees (the Board) governs the PRIM Board. The Board has authority to employ an Executive Director, outside investment managers, custodians, advisors, and others it deems necessary; to formulate policies and procedures; and to take such other actions as necessary and appropriate to manage the assets of the PRIT Fund. See Massachusetts General Laws (M.G.L) ch. 32, sec. 23(2A) (e).

To assist them in carrying out their duties, the Board has established five advisory committees which include Board members and non-Board members: Investment; Administration and Audit; Real Estate and Timberland; Compensation; and Stewardship and Sustainability.

As trustees of the PRIT Fund, members of the Board are fiduciaries. The PRIM Board members fiduciary standards are guided by M.G.L ch. 32, sec. 23(3). Fiduciary standards of conduct also apply to the PRIM Board committee members, staff, investment managers, custodians, investment advisors, and others who exercise discretionary authority or discretionary control over the management or disposition of the PRIT Fund assets. See M.G.L. ch. 32, sec. 1.

Specific duties and responsibilities of the Board, Board Chair, Executive Director, and Committees are outlined in the Board Governance Manual.

The PRIM Board employs professional investment managers and gives them discretion, consistent with specified objectives and guidelines, to manage the PRIT Fund's assets. Each investment manager operates under a contract that delineates responsibilities and performance expectations, including investment guidelines and administrative requirements.

The PRIM Board may contract with investment management advisors to assist the Board, committees, and staff in performance review, asset allocation studies, investment structure analyses, manager screening and selection, investment research and other matters of investment policy, procedures, and implementation.

The PRIM Board may contract with one or more custodian banks or trust institutions to provide the PRIT Fund with comprehensive global custodial services associated with a complex, multibillion-dollar pension investment fund client. The custodian is responsible for the physical retention and administration of property received by the PRIT Fund, the collection of income, disbursement of funds, and the monthly reporting of all transactions in accordance with U.S. generally accepted accounting principles.

The PRIM Board may utilize the services of independent auditors, appraisers and other third parties, as needed.

(3) Summary of the PRIM Board's Procurement Practices

The PRIM Board's procurement practices apply to the selection of investment managers, advisors, custodians, auditors, and other specific providers of services to the PRIM Board. Procurement procedures are designed to ensure that the PRIM Board has access to a broad array of the highest quality of service providers. The PRIM Board's procurement practices are detailed in its Procurement Policy.

Request for Proposals

The PRIM Board's Request for Proposals (RFP) practice includes the following:

1. The PRIM Board staff, in conjunction with an advisor where appropriate, recommends to the appropriate Committee to recommend to the Board the issuance of an RFP for the specific services. The Board must approve the issuance of all RFPs.

2. The PRIM Board staff, in conjunction with an advisor where appropriate, drafts and issues a RFP. The RFP provides background information on the PRIM Board, outlines the scope of services, minimum criteria (if applicable), selection criteria and process, and requests detailed information on all topics relevant to the services sought. The RFP is advertised in industry and/or local publications.

3. An evaluation committee (typically comprised of the PRIM Board staff, an advisor where appropriate, and potentially representatives of the Board and/or its appropriate Committee) reviews the proposals received, making objective judgments based solely on the selection criteria outlined in the RFP. The evaluation committee may interview finalists, undertake site visits, and conduct such other due diligence as is prudent and warranted under the circumstances. The evaluation committee's recommendation is presented to the pertinent Committee for review. If approved, the Committee presents that recommendation to the Board for final approval. If approved, the Board delegates to the Executive Director the authority to carry out the recommendation.

    * To ensure PRIM can source high performing, institutional quality investment managers, procurement and selection of investment managers may also take place utilizing the "Alternate Procurement for Investment Opportunities" process outlined in the following section.

(a) Alternate Procurement for Investment Opportunities

Certain investments, such as Private Equity, Alternative Debt, Direct Hedge Fund, Core and Non-Core Real Estate partnerships, Core and Non-Core Real Estate direct property level investments, and Portfolio Completion Strategies (PCS) investments, cannot be sourced through a competitive bidding process (RFP process). Therefore, the PRIM Board has developed the following process to source, evaluate and select these investment opportunities as they arise.

The PRIM Board will select Private Equity, Alternative Debt, Direct Hedge Fund, Core and Non-Core Real Estate partnerships, Core and Non-Core Real Estate direct property level investments, and PCS investments based on the due diligence and the resulting recommendation of the PRIM Board staff and investment advisor, where appropriate.

The following criteria will be considered when selecting investments for recommendation:

a. quality and stability of the investment team,

b. previous investment track record,

c. proposed investment strategy,

d. ability of investment manager to demonstrate its capability to generate superior returns,

e. Legal and economic terms governing the investment structure

f. alignment of interests,

g. operational capabilities

h. PRIT Fund portfolio fit.

The PRIM Board selects investments in accordance with the following process:

a. The PRIM Board staff, along with an investment advisor, where applicable, performs due diligence on investment opportunities that meet the selection criteria and are appropriate for investment.

b. An Investment Report, which includes the PRIM Board staff's recommendation and an advisor's due diligence report, where applicable, is presented to the Investment or Real Estate and Timberland Committee (RE Committee), whichever is appropriate, for review. If approved, the appropriate Committee presents that recommendation to the Board for final approval. If approved, the Board delegates to the Executive Director the authority to carry out the recommendation.

c. If the closing of a private equity or alternative debt investment conflicts with PRIM Board's Investment Committee and Board meetings, an interim meeting approval process is followed. This interim meeting approval process may only be used for investment recommendations for existing relationships that the Board has previously approved. Upon completion of due diligence, the PRIM Board staff provides Investment Committee and Board members with the Investment Report, which includes the PRIM Board staff's recommendation and an advisor's due diligence report. Investment Committee and Board members may present questions and concerns to the PRIM Board staff. In consideration of all discussion with Investment Committee and Board members, the Chief Investment Officer has discretion to approve an investment in the recommended vehicle.

Independent Accountants' Agreed-Upon Procedures Report

Pension Reserves Investment Management Board:

We have performed the procedures enumerated below related to the Procurement Process of the Pension Reserves Investment Management Board (the PRIM Board) for the selection of third parties to provide investment management, consulting, custody and record keeping, auditing, and other professional services (the Subject Matter) for the year ended June 30, 2026. The PRIM Board is responsible for the Subject Matter.

The PRIM Board has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of assisting the PRIM Board in evaluating the Procurement Process for the selection of third parties to provide investment management, consulting, custody and record keeping, auditing, and other professional services for the year ended June 30, 2026. This report may not be suitable for any other purpose.

No other parties have agreed to or acknowledged the appropriateness of these procedures for the intended purpose or any other purpose.

The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes. We make no representation regarding the appropriateness of the procedures either for the intended purpose or for any other purpose.

The procedures performed and the associated findings are as follows:

The PRIM Board Controls listed in Appendix I are management's responsibility. The agreed-upon procedures were performed with respect to the Listing of Services Procured through Requests for Proposal (RFP) during the year ended June 30, 2026, listed in Appendix II. Certain procedures required a selection methodology, which was approved by the PRIM Board. Use of the selection method is noted where applicable.

Population Size	Selection Size
Less than 13	2
13 to 52	5
53 to 365	15
More than 365	25

No exceptions were noted in the performance of our procedures noted in Appendix I.

We were engaged by PRIM Board to perform this agreed-upon procedures engagement. We conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants, which involves us performing the specific procedures agreed to and acknowledged above and reporting on findings based on performing those procedures. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the Subject Matter. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the PRIM Board and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Specified Parties, and is not intended to be, and should not be, used by anyone other than the Specified Parties.

(signed) KPMG LLP

Boston, Massachusetts
December 3, 2026

Appendix I

THE PRIM BOARD CONTROL OBJECTIVES, CONTROLS AND AGREED-UPON PROCEDURES PERFORMED BY KPMG

Year Ended June 30, 2026

A. Request for Proposals (RFP)

1. Controls provide reasonable assurance that the Trustees approve the issuance of RFPs.

The PRIM Board Controls	Agreed-Upon Procedures
• The PRIM Board staff requests the appropriate Committee to make a recommendation to the Trustees to issue an RFP. If granted, the Committee makes a formal recommendation to the Trustees, which is included in the Board Meeting Agenda package. The Board has the authority to issue an RFP without prior recommendation from the committee.	• For all RFPs for which services were procured during the period, KPMG inspected the Board Meeting Agenda package and noted that there was an agenda item of the recommendation by the PRIM Board staff and the applicable Committee to request the Trustees to issue the RFP.
• The Trustees decide by a majority vote during a public meeting whether to accept or reject the recommendation of the Committee to issue an RFP.	• For all RFPs for which services were procured during the period, KPMG inspected Trustees' meeting minutes and noted that the minutes reflected that a majority of the Trustees voted to issue the RFP.

2. Controls provides reasonable assurance that pertinent information regarding the RFP process is provided to potential respondents.

The PRIM Board Controls	Agreed-Upon Procedures
• Each RFP authorized and issued by the Trustees defines the scope of services to be provided.	• For all RFPs for which services were procured during the period, KPMG inspected copies of the RFPs and noted that there was a section defining the scope of services to be provided.

Appendix I

The PRIM Board Controls	Agreed-Upon Procedures
• Each RFP authorized and issued by the Trustees includes a copy of The PRIM Board's standard investment management agreement, if applicable.	• For all RFPs for which services were procured during the period, KPMG inspected copies of the RFPs and noted that all RFPs for investment management services included a standard investment management agreement.
• Each RFP authorized and issued by the Trustees describes the selection process.	• For all RFPs for which services were procured during the period, KPMG inspected copies of the RFPs and noted that the selection process was described.
• Each RFP authorized and issued by the Trustees provides a tentative timetable for the selection process.	• For all RFPs for which services were procured during the period, KPMG inspected copies of the RFPs and noted that a tentative timetable was included.
• Each RFP authorized and issued by the Trustees defines minimum qualifications (if appropriate) that respondents must meet in order to be granted further consideration.	• For all RFPs for which services were procured during the period, KPMG inspected copies of the RFPs and noted that the minimum qualifications were defined. This requirement was applicable to all RFPs during the period.
• Each RFP authorized and issued by the Trustees contains selection criteria that will be used to evaluate respondent's proposals.	• For all RFPs for which services were procured during the period, KPMG inspected copies of the RFPs and noted that there were specific selection criteria.

3. Controls provide reasonable assurance that potential respondents are informed about the legal structure of PRIM as well as the overall investment mix of the PRIT Fund (if appropriate).

The PRIM Board Controls	Agreed-Upon Procedures
• Each RFP authorized and issued by the Trustees includes summary information on the PRIM Board's legal structure, the PRIT Fund's investment allocation, and/or a link referring potential respondents to a website which contains such information.	• For all RFPs for which services were procured during the period, KPMG inspected copies of the RFPs and noted that they included a summary of the PRIM Board's legal structure, the PRIT Fund's investment allocation and/or a link referring potential respondents to a website which contains such information.

4. Controls provide reasonable assurance that communication with potential respondents during the search process is organized and controlled.

The PRIM Board Controls	Agreed-Upon Procedures
• Each RFP authorized and issued by the Trustees includes the name of the Procurement Officer and clearly states that all communications regarding the RFP should be directed to the Procurement Officer.	• For all RFPs for which services were procured during the period, KPMG inspected copies of the RFPs and noted that the name of the Procurement Officer and a statement directing all questions to the Procurement Officer was included.
• Each RFP authorized and issued by the Trustees provides an opportunity and means for potential respondents to submit questions and obtain responses from the Procurement Officer prior to the Response Deadline.	• For all RFPs for which services were procured during the period, KPMG inspected the RFPs and noted that an explanation of the question and answer process and deadline for submission of questions was included.
• Inquiries from potential respondents are answered when received in writing on or before the stated Question Deadline. Questions received subsequent to the deadline are not answered.	• For all RFPs for which services were procured during the period, KPMG inspected the PRIM Board's Responses to Questions, which comprises a listing of questions and responses. KPMG selected a sample of questions from the list in accordance with the sample size determination on page 4 and agreed them to the originating firm's transmittal. KPMG inspected the originating firm's transmittal and noted that the date and time stamp on the transmittal was before or on the Question Deadline. • For all RFPs for which services were procured during the period, KPMG selected a sample of questions from the population of respondent transmittals in accordance with the sample size determination on page 4. KPMG inspected the respondent transmittal and noted that the date and time stamp on the respondent's transmittal was before or on the Question Deadline. KPMG agreed the question(s) from the respondent's transmittal to the PRIM Board's Responses to Questions document.

5. Controls provide reasonable assurance that information regarding the issuance of an RFP is widely disseminated.

The PRIM Board Controls	Agreed-Upon Procedures
• Each RFP issuance is advertised in industry publications, local publications or both, if appropriate.	• For all RFPs for which services were procured during the period, KPMG inspected copies of and/or original advertisements.
• Each RFP is available on the PRIM Board's website (www.mapension.com) until the Response Deadline.	• For all RFPs for which services were procured during the period, KPMG inspected a series of screen shots and/or confirmation from the website administrator evidencing that a respondent could download the RFP from the PRIM Board website.

6. Controls provide reasonable assurance that proposals received after the stated deadline are not evaluated.

The PRIM Board Controls	Agreed-Upon Procedures
• Each RFP authorized and issued by the Trustees contains a Response Deadline. All responses to RFPs are denoted with date and time of receipt. The Evaluation Committee does not consider proposals received after the Response Deadline.	• For all RFPs for which services were procured during the period, KPMG inspected the date and time stamp on the submitted proposal and noted that all proposals considered were received prior to or on the Response Deadline.

7. Controls provide reasonable assurance that responses to an RFP are reviewed and evaluated objectively.

The PRIM Board Controls	Agreed-Upon Procedures
• For each RFP, an Evaluation Committee is established if appropriate.	• For all RFPs for which services were procured during the period, KPMG inspected documentation noting that an Evaluation Committee was established. This requirement was applicable to all RFPs during the period.
• The Evaluation Committee initially reviews responses to ensure that respondents meet the minimum qualifications as stipulated in the RFP.	• For all RFPs for which services were procured during the period, KPMG inspected a sample of RFP response packages in accordance with the sample size determination on page 4, and verified that the respondent provided documentation indicating that it met the minimum qualifications as stipulated in the RFP.
• The Evaluation Committee may invite selected respondents (finalists) to an interview.	• For all RFPs for which services were procured during the period, KPMG inspected the notifications sent to each finalist and noted that the time and place of an interview were defined.
• The Evaluation Committee evaluates the respondents and makes objective judgments and recommendations based on the selection criteria outlined in the RFP.	• For all RFPs for which services were procured during the period, KPMG inspected the Evaluation Committee report and noted that the objective selection criteria outlined in the RFP was referenced as a basis to determine their selections.

8. Controls provide reasonable assurance that an investment advisor, where appropriate, provides insight into the selection process.

The PRIM Board Controls	Agreed-Upon Procedures
• For each RFP, an investment advisor (if appropriate) assists the Evaluation Committee in the evaluation of responses and provides the appropriate Committee and Trustees with an independent recommendation (if applicable).	• Management indicated this is applicable to RFPs for investment management services during the period. For all such RFPs during the period, KPMG inspected copies of Evaluation Committee reports addressed to the applicable Committee and noted that separate reports of an independent investment advisor were included.

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9. Controls provide reasonable assurance that potential conflicts of interest are identified.

The PRIM Board Controls	Agreed-Upon Procedures
• For each recommendation, the Evaluation Committee ensures the recommended firms have completed the Disclosure Statement that requires the respondent to disclose relationships with the PRIM Board, the Commonwealth of Massachusetts and its Office of the Treasurer.	• For all recommendations approved by the Trustees during the period, KPMG inspected copies of the Disclosure Statements and noted that they were completed.

10. Controls provide reasonable assurance that the appropriate Committee is educated about the search and selection process in order to make an informed recommendation to the Trustees.

The PRIM Board Controls	Agreed-Upon Procedures
• The selection process is summarized by the Evaluation Committee in a written recommendation that is included in the appropriate Committee Meeting Agenda package and discussed during the Committee meeting.	• For all RFPs for which services were procured during the period, KPMG inspected copies of applicable Committee materials and noted that reports from the Evaluation Committee were included.
• The appropriate Committee decides by a majority vote whether to accept, reject or modify the recommendation of the Evaluation Committee. The Committee then makes a formal recommendation to the Trustees, which is included in the Board Meeting Agenda package.	• For all RFPs for which services were procured during the period, KPMG inspected the Board Meeting Agenda package and noted that there was a formal recommendation made by the applicable Committee to the Trustees, including the results of the applicable Committee's vote to make the recommendation to the Board.

Appendix I

11. Controls provide reasonable assurance that the Trustees are informed about the search and selection process prior to accepting, rejecting or modifying the recommendation of the appropriate Committee.

The PRIM Board Controls	Agreed-Upon Procedures
• The selection process is summarized by the Evaluation Committee in a written recommendation that is included in the Board Meeting Agenda package and discussed during the Board meeting.	• For all RFPs for which services were procured during the period, KPMG inspected Trustees' meeting agendas and minutes and noted that there was a presentation to the Trustees, including results of the search and the applicable Committee's recommendation.
• The Trustees decide by a majority vote whether to accept, reject or modify the recommendation of the appropriate Committee during a public meeting.	• For all RFPs for which services were procured during the period, KPMG inspected the Trustees' meeting minutes and noted that the decision to accept, reject or modify the recommendation of the applicable Committee was made by a majority vote of the Trustees.

B. Alternate Procurement for Investment Opportunities

1. Controls provide reasonable assurance that an investment advisor, where appropriate, provides insight into investment opportunities.

The PRIM Board Controls	Agreed-Upon Procedures
• An investment advisor, where appropriate, provides a detailed Investment Report for each proposed investment opportunity that concludes with a recommendation which considers the following criteria, where applicable: – quality and stability of the investment team, – previous investment track record, – proposed investment strategy, – ability of investment manager to demonstrate its capability to generate superior returns, – alignment of interests, – operational capabilities, and – PRIT Fund portfolio fit.	• For all investments approved by the Trustees during the period, KPMG inspected copies of the investment advisor's report and noted that the information specified was included.

2. Controls provide reasonable assurance that potential conflicts of interest are identified.

The PRIM Board Controls	Agreed-Upon Procedures
• For each investment, the general partner/manager must complete a standard Disclosure Statement. The Disclosure Statement requires the respondent to disclose relationships with the PRIM Board, the Commonwealth of Massachusetts and its Office of the Treasurer.	• For all investments approved by the Trustees during the period, KPMG inspected copies of the Disclosure Statements and noted that they were completed.

Appendix I

3. Controls provide reasonable assurance that the appropriate Committee is educated about investment opportunities in order to make an informed recommendation to the Trustees.

The PRIM Board Controls	Agreed-Upon Procedures
• Each investment opportunity is summarized by the PRIM Board staff and is included in the appropriate Committee Meeting Agenda package.	• For all investments approved by the Trustees during the period, KPMG inspected copies of applicable Committee materials and noted that it included the PRIM Board staffs' recommendations. If the investment was approved via an Interim Recommendation, KPMG inspected the Interim Investment Recommendations Memorandum, and noted that the PRIM Board staff recommendations were included within the Memorandum.
• The investment advisor's Investment Report for each investment opportunity is provided as an appendix to the appropriate Committee Meeting Agenda package, if applicable.	• For all investments approved by the Trustees during the period, KPMG inspected the applicable Committee Meeting Agenda package to verify that the investment advisor's Investment Report for each investment opportunity was provided as an appendix. If the investment was approved via an Interim Recommendation, KPMG inspected the Interim Investment Recommendations Memorandum to verify that the investment advisor's Investment Report for each investment opportunity was provided as an appendix.
• The applicable Committee decides by a majority vote whether to accept or reject the recommendation of the PRIM Board staff and the investment advisor, if appropriate. If accepted, the Committee then makes a formal recommendation to the Trustees, which is included in the Board Meeting Agenda package.	• For all investments approved by the Trustees during the period, KPMG inspected the Board Meeting Agenda package and noted that it included the Committee's formal recommendation to the Trustees. If the investment was approved via an Interim Recommendation, KPMG inspected the Interim Investment Recommendations Memorandum and noted that the investment was approved based on the interim meeting approval process.

4. Controls provide reasonable assurance that the Trustees are informed about the investment opportunity prior to accepting or rejecting the recommendation of the appropriate Committee.

The PRIM Board Controls	Agreed-Upon Procedures
• The investment opportunity is summarized and included in the Board Meeting Agenda package and discussed during the Board meeting.	• For all investments approved by the Trustees during the period, KPMG inspected Trustees' meeting agendas and minutes and noted that there were presentations by the applicable Committee to the Trustees, including recommendation of the investment. If the investment was approved via an Interim Recommendation, KPMG inspected the Interim Investment Recommendations Memorandum and noted that the investment was approved based on the interim meeting approval process.
• The Trustees decide by a majority vote whether to accept, reject or modify the recommendation of the appropriate Committee during a public meeting.	• For all investments approved by the Trustees during the period, KPMG inspected the Trustees' meeting minutes and noted that the decision to accept, reject or modify the recommendation by the applicable Committee was made by a majority vote of the Trustees. If the investment was approved via an Interim Recommendation, KPMG inspected the Interim Investment Recommendations Memorandum and noted that the investment was approved based on the interim meeting approval process.

Appendix II

Listing of Services Procured through Requests for Proposal (RFP)

RFP No.	Board Approval Date	Advisory Committee	RFP Method	Decision	Type of RFP	Description
1	8/14/2025	Investment	B) Alternate Procurement	Approval to Invest	Public Markets - Other Credit Opportunities	Approve a commitment of up to $250 million to Blue Owl Custom Asset Based Finance Fund
2	8/14/2025	Investment	B) Alternate Procurement	Approval to Invest	Private Equity	Approve a commitment of up to $100 million to WindRose Health Investors VII, L.P. and add WindRose Health Investors to the board-approved bench of co-investment managers
3	8/14/2025	Investment	B) Alternate Procurement	Approval to Invest	Private Equity	Approve a commitment of up to $50 million to Polaris Growth Fund III, L.P.
4	8/14/2025	Investment	B) Alternate Procurement	Approval to Invest	Private Equity	Approve a commitment of up to €50 million to Medicxi V, L.P.
5	8/14/2025	Investment	A) RFP	Approval to Hire	Private Equity Advisory Services	Approve the selection of Stepstone Group LP to provide Private Equity Advisory Services
6	8/14/2025	Real Estate and Timberland	A) RFP	Approval to Hire	Real Estate Appraisal Services	Approve the selection of Altus Group U.S. Inc. to provide Private Real Estate Appraisal Services

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RFP No.	Board Approval Date	Advisory Committee	RFP Method	Decision	Type of RFP	Description
7	8/14/2025	Real Estate and Timberland	A) RFP	Approval to Hire	Real Estate and Timberland Advisory Services	Approve the selection of International Woodland Company A/S together with IWC Investment Partners A/S for General Timberland Advisory Services and place eight firms on a list of project-based advisors
8	12/4/2025	Investment	B) Alternate Procurement	Approval to Invest	Public Markets - Other Credit Opportunities	Approve a commitment of up to $200 million to PIMCO Private Mortgage Opportunities feeder Onshore, L.P.
9	12/4/2025	Investment	B) Alternate Procurement	Approval to Invest	Private Equity	Approve a commitment of up to $200 million to TowerBrook Investors VII, L.P.
10	2/26/2026	Investment	B) Alternate Procurement	Approval to Invest	Public Markets - Other Credit Opportunities	Approve a commitment of up to $200 million to KKR Opportunistic Real Estate Credit Fund III, L.P.
11	2/26/2026	Investment	B) Alternate Procurement	Approval to Invest	Portfolio Completion Strategies	Approve a commitment of up to $180 million to JEN 9 L.P.
12	2/26/2026	Investment	A) RFP	Approval to Hire	Portfolio Completion Strategies and Other Credit Opportunities Advisory Services	Approve the selection of Aberdeen Investments to provide Portfolio Completion Strategies Advisory Services, Aksia LLC to provide Other Credit Opportunities Advisory Services, and place four firms on a list of project-based advisors.

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RFP No.	Board Approval Date	Advisory Committee	RFP Method	Decision	Type of RFP	Description
13	2/26/2026	Investment	B) Alternate Procurement	Approval to Invest	Private Equity	Approve a commitment of up to $200 million to Quad-C Partners XI, L.P.
14	2/26/2026	Investment	B) Alternate Procurement	Approval to Invest	Private Equity	Approve a commitment of up to $18 million to Spark Capital IX, L.P. and a commitment of up to $42 million to Spark Capital Growth VI, L.P.
15	3/30/2026	Investment	B) Alternate Procurement	Approval to Invest*	Private Equity	Approve a commitment of up to €150 million to Nordic Capital XII
16	3/30/2026	Investment	B) Alternate Procurement	Approval to Invest*	Private Equity	Approve a commitment of up to €200 million to Waterland Private Equity Fund X C.V. and a commitment of up to €20 million to Waterland Partnership Fund II C.V.
17	5/21/2026	Investment	B) Alternate Procurement	Approval to Invest	Public Markets - Other Credit Opportunities	Approve a commitment of up to $250 million to Affinius Credit Fund-of-One
18	5/21/2026	Investment	A) RFP	Approval to Hire	Managed Account Platform Services	Approve the selection of Innocap to provide Managed Account Platform Services
19	5/21/2026	Investment	B) Alternate Procurement	Approval to Invest	Private Equity	Approve a commitment of up to €150 million to Altor Equity Partners VII

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RFP No.	Board Approval Date	Advisory Committee	RFP Method	Decision	Type of RFP	Description
20	6/22/2026	Investment	B) Alternate Procurement	Approval to Invest*	Private Equity	Approve a commitment of up to $25 million to Index Ventures XIII, L.P., a commitment of up to $5 million to Index Origin III, L.P., and a commitment of up to $5 million to Index Ventures Growth VII, L.P.

* Investment approved by PRIM's Chief Investment Officer in accordance with the PRIM Board's interim alternative investment review procedures.