Real Estate and Timberland Committee Meeting Agenda

Wednesday, August 5, 2026, 9:30 a.m.*

I. Approval of the Minutes (Voting Item)

II. Executive Director/Chief Investment Officer Report

III. Performance Review and Market Summary

Appendices

A. Minutes of the PRIM Real Estate and Timberland Committee Meeting of May 6, 2026
B. PRIT Fund Performance Presentation (June 30, 2026)
C. PRIT Fund Performance Report (June 30, 2026)
D. Real Estate and Timberland Performance Charts

* "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 May 6, 2026, Real Estate and Timberland Committee meeting are attached as **Appendix A**.

II. Executive Director/Chief Investment Officer Report

Markets and PRIT Fund Performance Summary

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. Performance Review and Market Summary

Performance data for Real Estate and Timberland is attached as **Appendix D.**

Total Real Estate

Through June 30, 2026, net-of-fees returns for Real Estate over the one-, three-, five- and ten-year periods were as follows:

	PRIM Real Estate	Combined Benchmark*	Over/Under Performance
1-Year	6.3%	5.5%	0.8%
3-Year	0.0%	-1.6%	1.6%
5-Year	3.8%	1.7%	2.1%
10-Year	5.6%	3.9%	1.7%

**Includes NCREIF NFI-ODCE Net Index as of March 31, 2026 (One Quarter Lag). June Index returns were not available in time for month-end performance calculation.*

Private Real Estate Performance

Through June 30, 2026, net-of-fees returns for Private Real Estate over the one-, three-, five- and ten-year periods were as follows:

	PRIM Private Real Estate	Benchmark*	Over/Under Performance
1-Year	3.9%	3.1%	0.8%
3-Year	-1.2%	-2.8%	1.6%
5-Year	4.4%	2.1%	2.4%
10-Year	6.1%	3.9%	2.1%

**NCREIF NFI-ODCE Net Index as of March 31, 2026 (One Quarter Lag). June Index returns were not available in time for month-end performance calculation.*

Real Estate Securities Performance

Through June 30, 2026, net-of-fees returns for REITs over the one-, three-, five- and ten-year periods were as follows:

	PRIM REITs	Benchmark*	Over/Under Performance
1-Year	22.4%	21.5%	0.8%
3-Year	11.4%	10.2%	1.2%
5-Year	3.3%	2.3%	1.0%
10-Year	5.1%	4.0%	1.0%

**FTSE Nareit Equity REIT Index as of June 30, 2026*

As of June 30, 2026, the Total Real Estate Portfolio was valued at $11.1 billion, or 8.6% of the PRIT Fund. Core Real Estate assets represent 79.1% of the Total Real Estate portfolio; 5.7% of the portfolio is invested in Non-Core assets and PRIM's FUTURE Portfolio; and 15.1% is invested in REITs.

Timberland

Through June 30, 2026, net-of-fees returns for Timberland over the one-, three-, five- and ten-year periods were as follows:

	PRIM Timberland	Benchmark*	Over/Under Performance
1-Year	3.1%	4.9%	-1.9%
3-Year	5.8%	6.8%	-0.9%
5-Year	6.8%	8.7%	-1.8%
10-Year	5.6%	5.5%	0.1%

**NCREIF Timberland Index as of March 31, 2026 (One Quarter Lag). June Index returns were not available in time for month-end performance calculation.*

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Appendix A

Minutes of the PRIM Real Estate and Timberland Committee Meeting of May 6, 2026

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Minutes of the PRIM Real Estate and Timberland Committee Remote Meeting
Wednesday, May 6, 2026

Committee members attending:

- Jill Hatton, CRE, Chair
- Treasurer Deborah Goldberg
- Robert Gifford
- Jack Lutz, Ph.D.
- William McCall, CRE
- Garlan Morse, Jr., CRE
- Carly Rose

Committee members not attending:

- Lydia Chesnick, Esq.
- Peter O'Connell

The PRIM Real Estate and Timberland Committee meeting was called to order at 9:32 a.m. Jill Hatton, acting as 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 Real Estate and Timberland Committee approved (unanimously) by roll call vote the minutes of its February 11, 2026, meeting.

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 informing the Committee that the required Board self-assessment process results coincide with the current cycle, and that feedback given by many Board members included the desire to streamline meetings to increase efficiency. To address this feedback, he stated his intention to keep his remarks efficient and encouraged others to do the same.

Mr. Trotsky then congratulated Helen Huang, Senior Investment Officer and Director of Growth and Venture Capital on the Private Equity team, on her Alpha Edge recognition as one of the "Most Influential Women in Private Markets" by Institutional Investor. He explained that the Alpha Edge program recognizes those "whose conviction, judgment, and impact set the standard for the industry."

Mr. Trotsky concluded his organizational update by informing committee members that Maria Garrahan, Senior Investment Officer and Director of Research, had decided not to return to PRIM following her family leave. Mr. Trotsky expressed deep gratitude to Ms. Garrahan and spoke about her success at PRIM over the years, and wished her continued success in her future endeavors.

PRIT Fund Performance Summary

Mr. Trotsky began by highlighting that the global markets experienced one of the most geopolitically volatile quarters in recent memory and was pleased that the PRIT Fund had been resilient through it all. He added that through a series of truly historic market dislocations — including the Iran war, the unprecedented oil supply shock, and significant rotations across equity markets the PRIT Fund has performed well. In the first quarter of the calendar year, markets were up through February, but March was especially challenging. While global equities declined sharply in March, PRIM is very pleased to report that the PRIT Fund's careful diversification again helped cushion the impact. With a balance of $122.1 billion at the end of March, the PRIT Fund was down less than one percent, -0.8% in the quarter, significantly outperforming the markets and a 60/40 mix of stocks and bonds. Mr. Trotsky pointed out that this is another example of the PRIT Fund performing well in both up markets and down markets. This past quarter, Global Equities and Hedge Funds were the weakest asset classes, while Private Equity, Real Estate, and Timberland were the strongest. Noteworthy is that in April, after the announcement of a ceasefire in Iran, there was a complete reversal with the S&P 500 and the Nasdaq each achieving new record levels, more than overcoming the March quarter sell-off. The S&P 500 was up 10.5% in April after falling 5% in March. Mr. Trotsky expressed hope that the markets would continue to show strength.

Mr. Trotsky continued, the longer-term results of the PRIT Fund remain strong, despite recent volatility. For the 12-month period ending in March, the PRIT Fund gained 11.5% net of fees, an investment gain of $12.6 billion. And over the 12-month period, Global Equities, Private Equity, and Value-Added Fixed Income were the strongest asset classes, while interest-sensitive asset classes such as Core Fixed Income and Real Estate were the weakest.

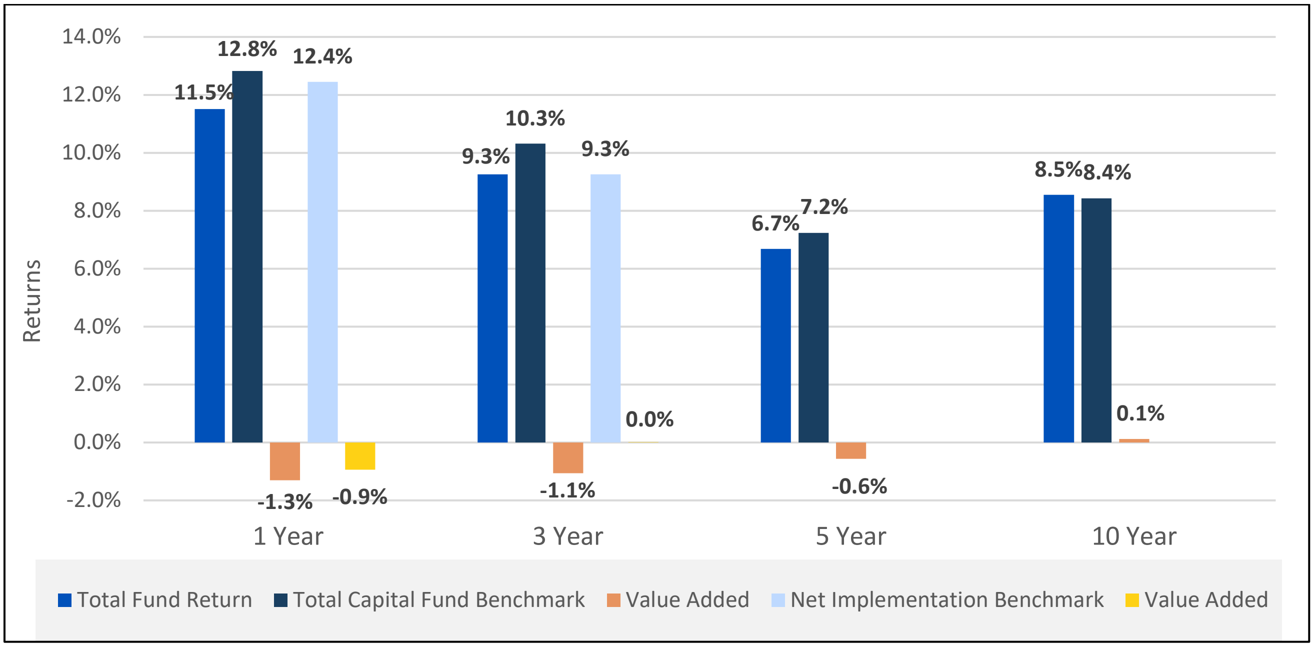
Mr. Trotsky reminded the Committee that at the end of last year, he described US equities as being in a three-year "Super Streak" with a three-year annualized return of nearly 23%, meaning the market had nearly doubled in just three years. He attributed this streak primarily to the AI Surge, where a small group of "Mega-cap" tech stocks posted unprecedented growth. He identified the Magnificent 7 stocks: Nvidia, Google, Amazon, Apple, Meta, Tesla, and Microsoft. Mr. Trotsky noted that these three-year Super Streak markets most often exhibit a "Mean Reversion" the following year. Mr. Trotsky referred to this as the markets "taking a breather." He then pointed out that in the first quarter of the calendar year 2026, markets definitely took a short breather.

Mr. Trotsky then highlighted the PRIT Fund's carefully designed, diversified portfolio. The Fund's portfolio has components that will perform well in any investment environment, and PRIM remains pleased and confident about the resiliency of the PRIT Fund and its performance over all time periods and throughout several different market environments – in both up markets like the preceding three years and in down markets, like in the first quarter of 2026.

Mr. Trotsky briefly referenced the PRIT Fund's performance presentation, including the following slides:

Total PRIT Fund Returns

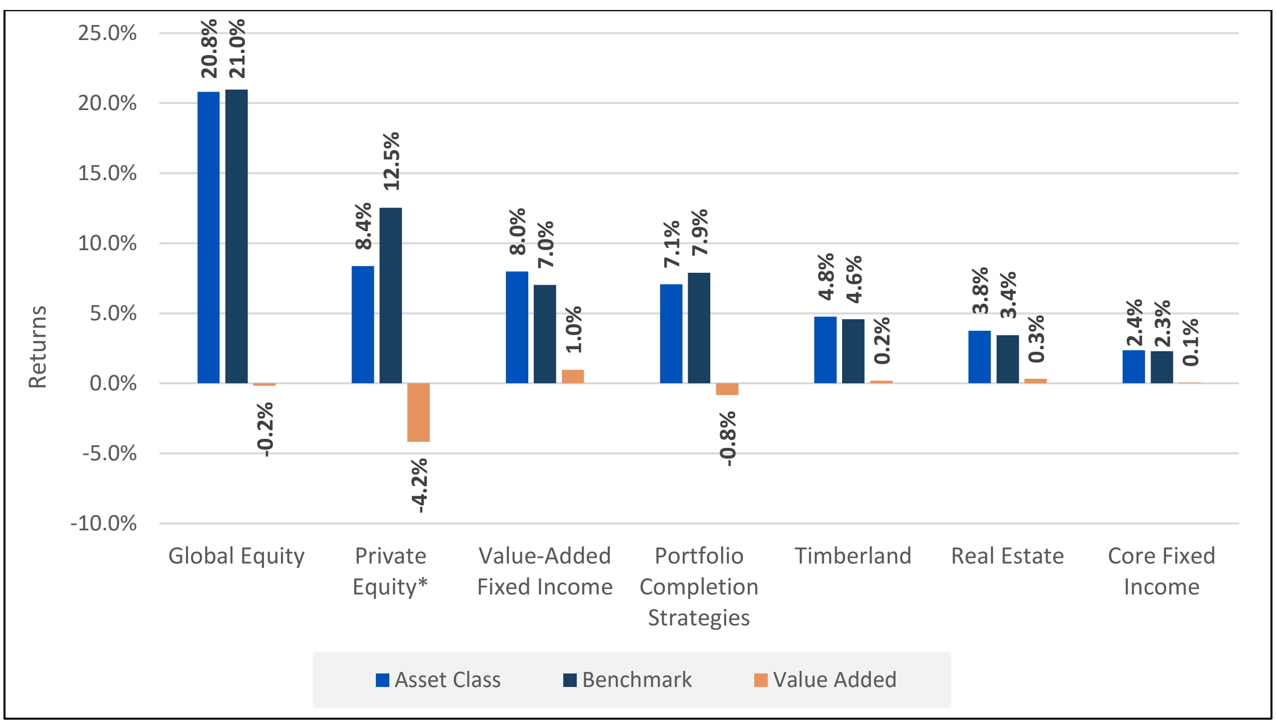
Annualized Returns as of March 31, 2026 (Net of Fees)



Source: BNY. Total Capital Fund Benchmark includes private equity benchmark. Net Implementation Benchmark includes short-term PE benchmark.

PRIT Asset Class Performance Summary

One Year ended March 31, 2026 (Net of Fees)



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

PRIT Fund Annualized Returns by Asset Class

March 31, 2026 (Net of Fees)

1 Year	3 Year	5 Year	10 Year
GLOBAL EQUITY 20.8%	GLOBAL EQUITY 16.1%	PRIVATE EQUITY 11.0%	PRIVATE EQUITY 15.7%
PRIVATE EQUITY 8.4%	VALUE-ADDED FIXED INCOME 9.2%	GLOBAL EQUITY 9.1%	GLOBAL EQUITY 11.3%
VALUE-ADDED FIXED INCOME 8.0%	PORTFOLIO COMPLETION STRATEGIES 8.9%	TIMBER 7.5%	VALUE-ADDED FIXED INCOME 6.2%
PORTFOLIO COMPLETION STRATEGIES 7.1%	PRIVATE EQUITY 7.6%	VALUE-ADDED FIXED INCOME 6.5%	TIMBER 5.7%
TIMBER 4.8%	TIMBER 6.3%	PORTFOLIO COMPLETION STRATEGIES 5.9%	REAL ESTATE 5.5%
REAL ESTATE 3.8%	CORE FIXED INCOME 1.6%	REAL ESTATE 4.5%	PORTFOLIO COMPLETION STRATEGIES 5.4%
CORE FIXED INCOME 2.4%	REAL ESTATE (1.2%)	CORE FIXED INCOME (1.1%)	CORE FIXED INCOME 1.3%

Source: BNY.

Market and Economic Summary

Mr. Trotsky mentioned that in the U.S., the economy continued to expand, with GDP growing at a 2.0% annualized pace in the first quarter of 2026, recovering from 0.5% in the prior quarter but coming in just below expectations. Government spending rebounded strongly as federal operations resumed following the shutdown, and private domestic investment rose sharply, supported by meaningful increases in business spending on equipment and structures, particularly in AI-related areas. Consumer spending moderated to 1.6% in the first quarter, but remained positive. Inflation accelerated, with headline CPI rising to 3.3% year-over-year in March, driven largely by energy prices tied to the Iran conflict. The unemployment rate decreased to 4.3%, with weekly jobless claims falling to their lowest level since 1969, despite highly publicized layoffs. The Federal Reserve held rates steady at its April meeting, though the decision featured notable dissent, underscoring rising uncertainty around the economic outlook and the effects of geopolitical tensions.

Market volatility has edged upward, reflecting ongoing conflict in the Middle East, elevated energy prices, unusual dissent within the Federal Open Market Committee (FOMC), and questions about the sustainability of AI-driven corporate spending. Crude oil (WTI) prices have surged nearly 90% year-to-date to around $110 per barrel, with markets pricing in persistent geopolitical risk. Manufacturing conditions stabilized, with the ISM Manufacturing PMI rising to 52.7 in March and remaining flat in April. A reading above 50 indicates expansion and is generally viewed as a sign of economic health. Retail sales were stronger than expected, and housing data was mixed. Consumer sentiment, however, remained exceptionally weak, reaching the lowest reading on record as households absorbed the economic impacts of the conflict in Iran and higher energy prices.

Elsewhere, China's GDP grew 5.0% year-over-year in the first quarter, accelerating from the fourth quarter and exceeding expectations. The unemployment rate rose slightly to 5.4%, and inflation cooled to 1.0% year-over-year. The People's Bank of China kept its key lending rates unchanged for an 11th straight month. Retail sales softened, rising 1.7%, while the manufacturing sector showed firmer momentum.

Mr. Trotsky added that in the Eurozone, the economy expanded 0.8% year-over-year in the first quarter of 2026, slowing from 1.3% in the prior quarter as energy price shocks weighed on households. The unemployment rate edged down to 6.2%, and inflation accelerated to 3.0%. The European Central Bank held rates steady in April, noting intensifying upside risks to inflation and downside risks to growth. Retail sales softened modestly, while the Manufacturing PMI increased to 52.2, the strongest reading since 2022, supported by rising export demand, thought to be driven by preemptive stockpiling amid supply-chain concerns.

Mr. Trotsky concluded his remarks by stating that in Japan, the economy continued to recover, with fourth-quarter GDP revised up to 1.3% annualized, rebounding from a contraction in the third quarter. Domestic demand remained the primary driver of the improvement. The unemployment rate ticked up to 2.7%, and inflation rose to 1.5% year over year in March. The Bank of Japan held rates steady at 0.75%, though the vote included several dissents favoring a hike. Retail sales posted a solid rebound, and the manufacturing PMI reached 54.9, marking the fastest expansion since early 2022, supported by strong output growth and rising export demand.

III. Performance Review and Market Summary

Mr. Schlitzer provided a performance and market update, referencing pages in Appendix D, and noted that additional detail was available in the agenda materials.

Real Estate

Mr. Schlitzer began his remarks on the market environment by noting that while recent geopolitical events could affect results and decision-making at some point, no material impact had been observed to date, and that the range of potential outcomes remained too broad to be meaningful at this time. He referenced the private market index (ODCE), which returned 1.0% in the first quarter and 3.1% for the trailing year, and the U.S. REIT market, which returned 4.8% in the first quarter and was up 13.3% year-to-date through the prior Monday. Mr. Schlitzer explained that this strong public market performance reflects a market rotation, with particular strength in sectors such as data centers, healthcare and senior housing, and self-storage, which are less prominent in the private market benchmark and in PRIM's private portfolio.

Turning to conditions on the ground, Mr. Schlitzer noted that oversupply persists in parts of the multifamily and industrial sectors, though overall rent trends remain positive, particularly in supply-constrained coastal apartment markets and select Southern industrial markets. California remains more challenged due to oversupply, though conditions are improving. He added that long-term Treasury rates have drifted upward in 2026 but have not moved materially, with spreads generally unchanged, and that swap rates have also drifted up amid a less clear inflation outlook. He noted that PRIM's accretive borrowing was executed in December, ahead of this move.

Mr. Schlitzer stated that, broadly, risk premiums embedded in cap rates remain inadequate; however, assets are generally trading below replacement cost, and as the supply picture improves, staff is more confident in the outlook for rent growth across the market and the portfolio. He concluded the market discussion by noting that the portfolio is now one quarter into this year's operating plans, presented at the prior meeting.

Mr. Schlitzer then reviewed PRIM's real estate portfolio performance. Real Estate represents 8.9% of the PRIT Fund, with no significant change to the allocation, and remains well within range. Total Real Estate returned 3.8% net for the year, 32 basis points above benchmark. Public Real Estate (REITs) ended the year at 13.7% of the portfolio, returning 7.9% net, 104 basis points above benchmark, a period that coincided with the hiring of two new managers and the U.S. conversion. Mr. Schlitzer noted that both the new managers and the strategy performed well in their first year, and that the $300 million borrowed in December was invested in the REIT market rather than distributed, producing a strong return ahead of the long-term deployment of that capital.

Private Real Estate ended the year at 85% of the real estate portfolio, returning 3.2% net, 25 basis points above benchmark. Mr. Schlitzer explained that Levered Core, representing 95% of the private portfolio, returned 4.0%, 110 basis points above the ODCE Index, with retail and self-storage leading the market on a sector basis. Outperformance was driven primarily by asset-specific factors across most major sectors, including office, as well as specialty sectors such as self-storage, while return dispersion was most notable at the geographic level, depending on where individual MSAs sit in their supply cycles. He noted that managers closed five transactions during the quarter — three acquisitions and two sales — and that activity in the separate accounts reflects net repositioning with an eye toward long-term net growth of the accounts.

Mr. Schlitzer concluded the real estate discussion by noting that Non-Core, representing 4.6% of private real estate, detracted from performance, returning -10.1% for the year. He stated that the drivers were unchanged from prior discussions: Higher leverage office, life science, and apartment strategies with more complex business plans and development exposure, have been more challenged.

Timberland

Mr. Schlitzer transitioned to the timberland market environment, noting that the U.S. timberland index returned 1.1% for the quarter and 4.9% for the year, with the Southern region returning 6.6%, outperforming the Pacific Northwest at 2.4%. He noted that housing starts increased to 1.5 million in March, typically viewed as a positive level by log sellers, and that tariffs on lumber imports to the U.S. — notably duties of approximately 45% on Canadian imports — have reduced lumber import volumes. Lumber prices increased in the first quarter, he explained, partly reflecting these tariff dynamics and partly seasonal demand ahead of the spring building season.

Mr. Schlitzer added that net log prices are experiencing margin pressure from higher fuel costs, though he did not expect this to affect harvest volumes, noting uncertainty as to how long the pressure would persist. He stated that structural headwinds continue, including elevated mortgage rates, costs rising faster than prices, and uncertainty around tariffs and labor. On a more positive note, he observed that the Chinese housing market appears to be bottoming in terms of home prices, though this has not yet translated into new construction activity. Mr. Schlitzer also noted that staff had recently traveled to Australia and New Zealand and reported a favorable on-the-ground assessment of the portfolio's investments there.

Turning to PRIM's timberland portfolio, Mr. Schlitzer reported that Timberland represents 2.6% of the PRIT Fund, well within range, with no transactions so far this year. Total Timberland returned 4.8% net, 19 basis points above benchmark, for the one-year period. He explained that a key return driver was strong performance in the Australia/New Zealand portfolio, primarily attributable to FX conversion, though local-currency returns were also positive, while Asian demand trends continue to weigh on three- and five-year performance in the New Zealand and certain Pacific Northwest holdings. Mr. Schlitzer concluded by noting that the Southern region also outperformed domestically, continuing to benefit from population growth and associated development as well as additional production capacity coming online, adding that construction is slowing in Southern markets — a benefit to the apartment portfolio, but a trend being monitored for its potential impact on the timberland portfolio.

The PRIM Real Estate and Timberland Committee meeting adjourned at 10:23 a.m.

List of documents and exhibits used during the meeting:

- *Minutes of the PRIM Real Estate and Timberland Committee Meeting of February 11, 2026*
- *PRIT Fund Performance Presentation (March 31, 2026)*
- *PRIT Fund Performance Report (March 31, 2026)*
- *Real Estate and Timberland Performance Charts*

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Appendix B

PRIT Fund Performance Presentation (June 30, 2026)

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PRIT FUND REVIEW

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

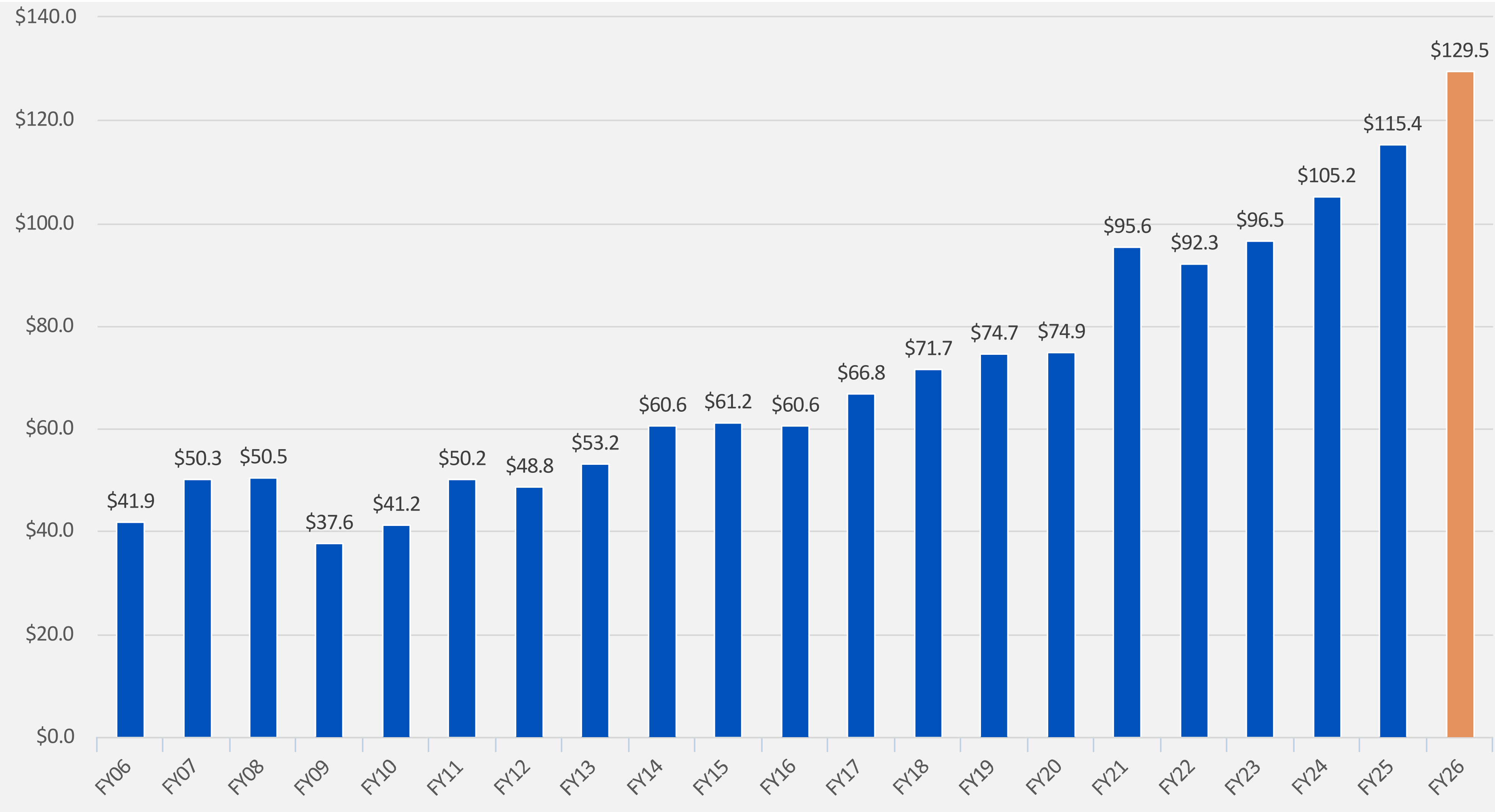
August 5, 2026

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

All figures as of June 30, 2026 unless otherwise noted

Total PRIT Fund Fiscal Year Market Value

Value ($Billions)



Source: BNY. As of June 30, 2026

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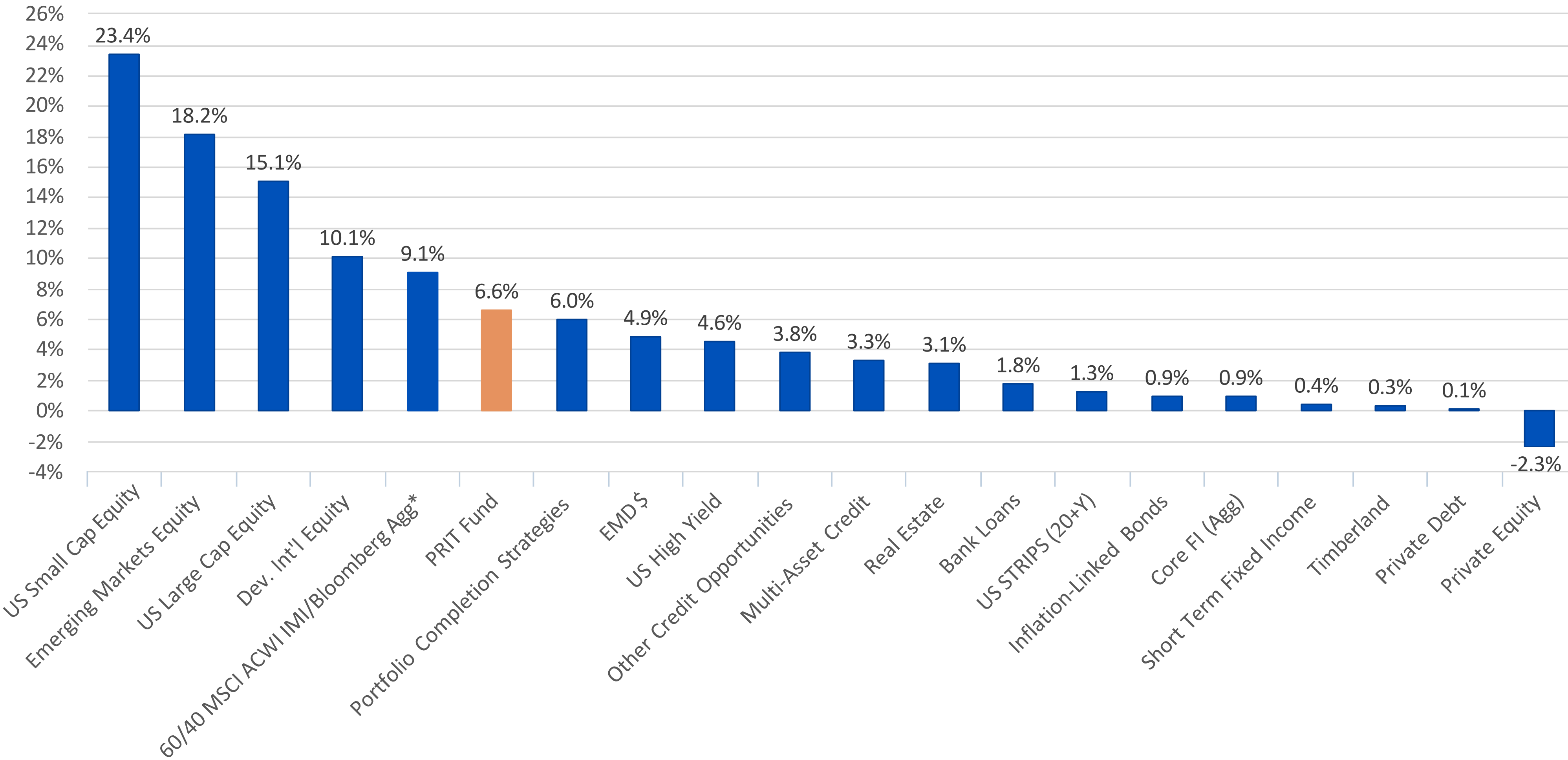
PRIT Performance By Strategy - Second Quarter 2026

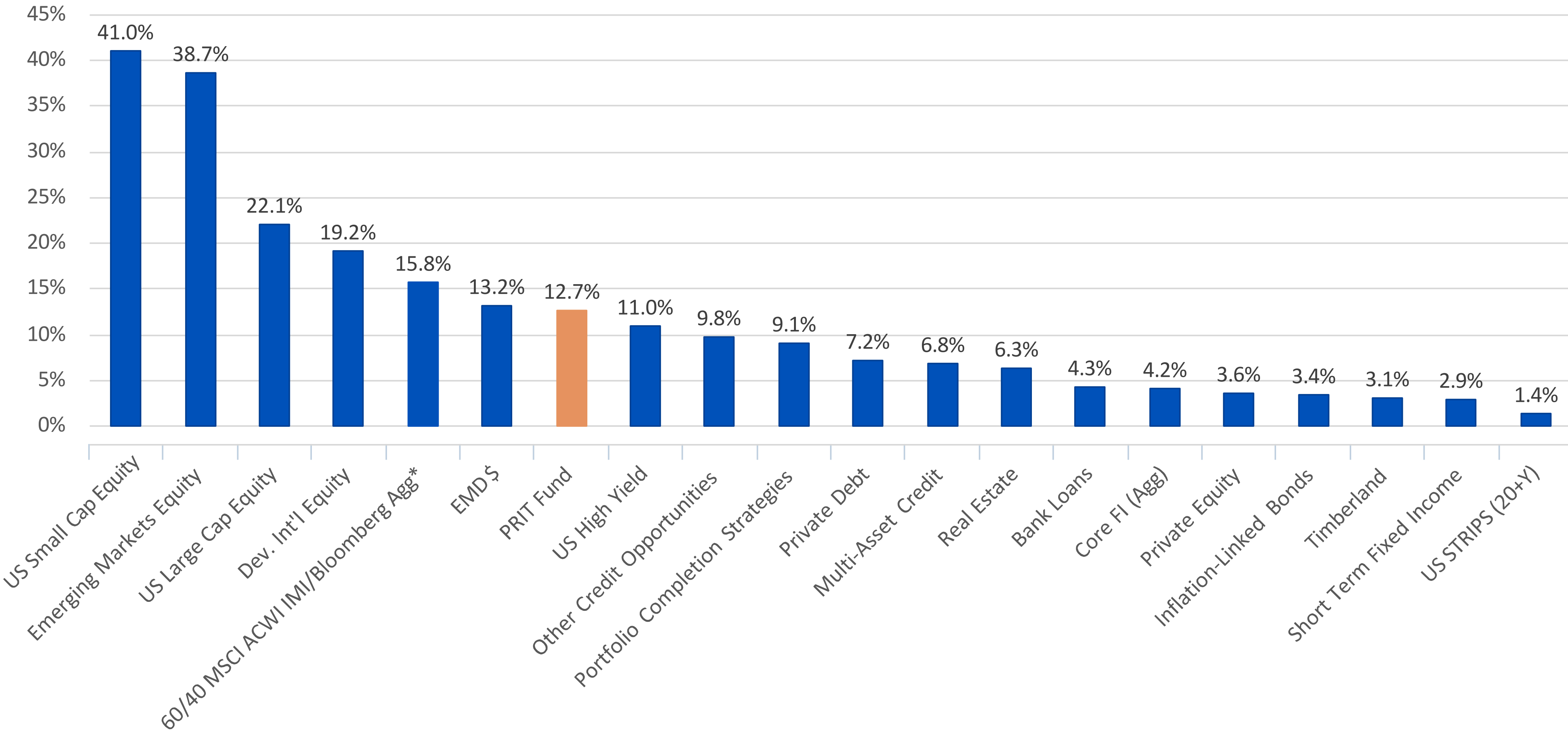
Quarter Ended June 30, 2026 (Net of Fees)



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 Performance By Strategy - One Year

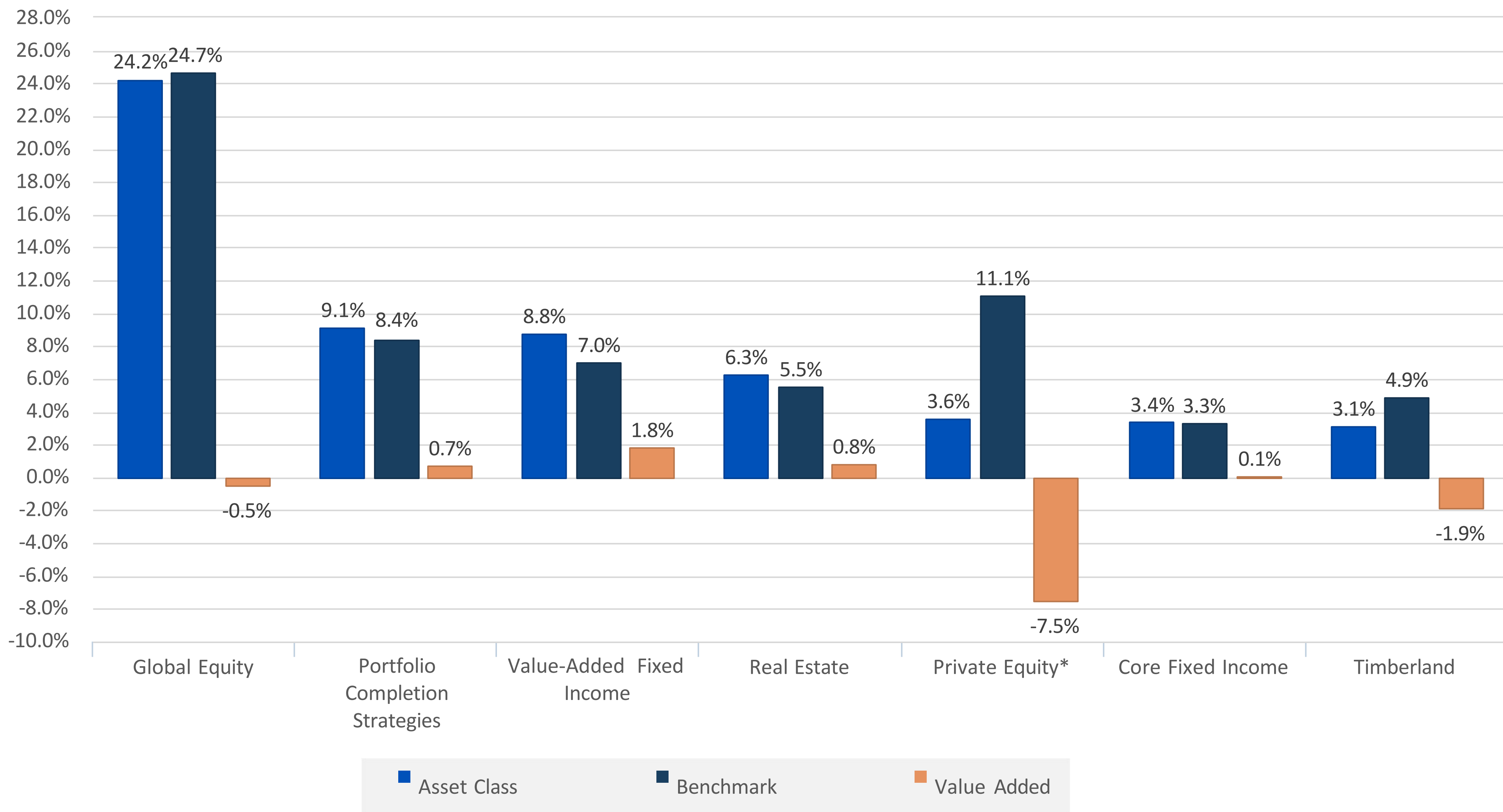
One-Year Ended June 30, 2026 (Net of Fees)



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

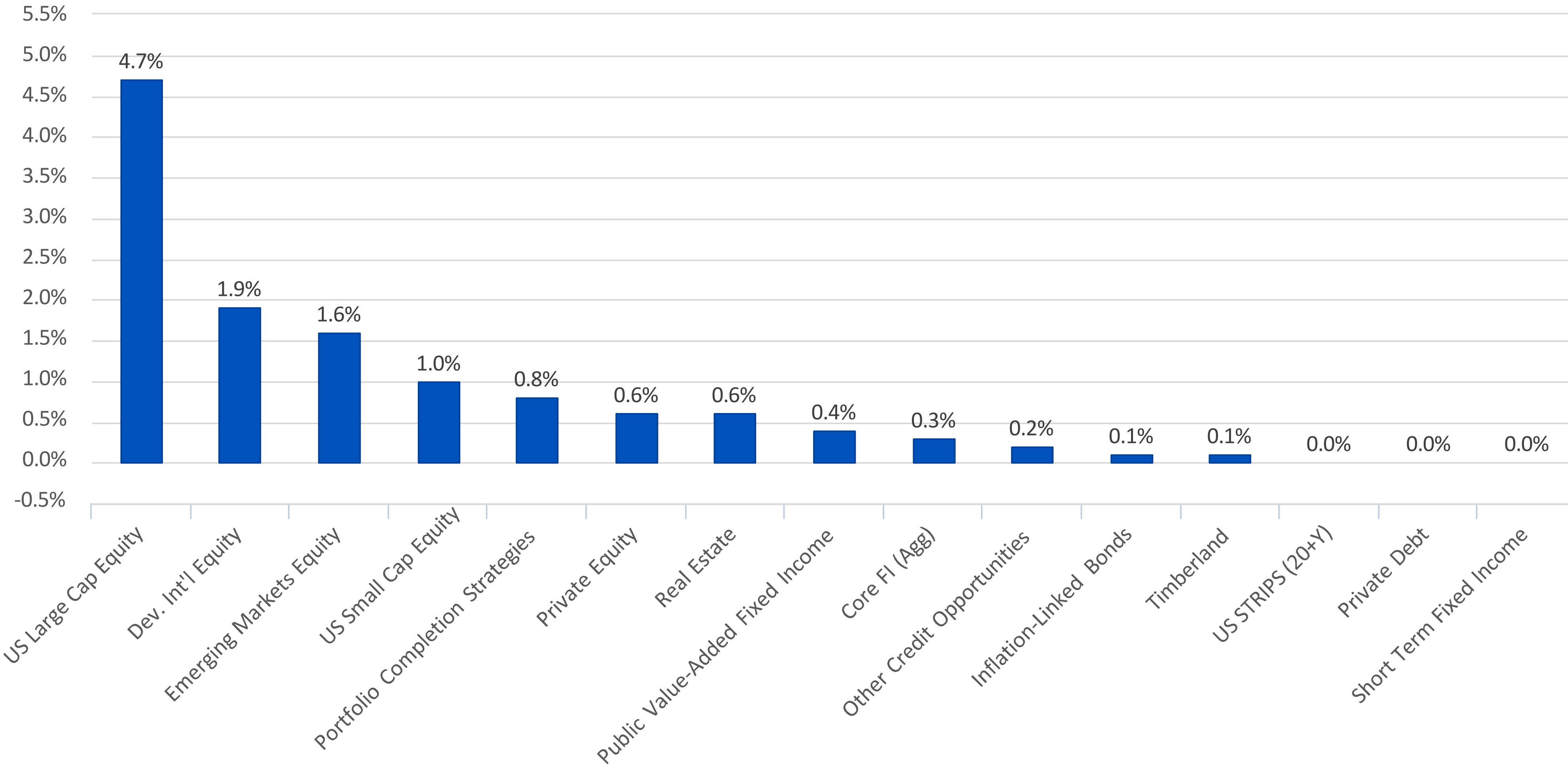
One-Year Ended June 30, 2026 (Net of Fees)



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

PRIT Fund Contribution to Return By Strategy

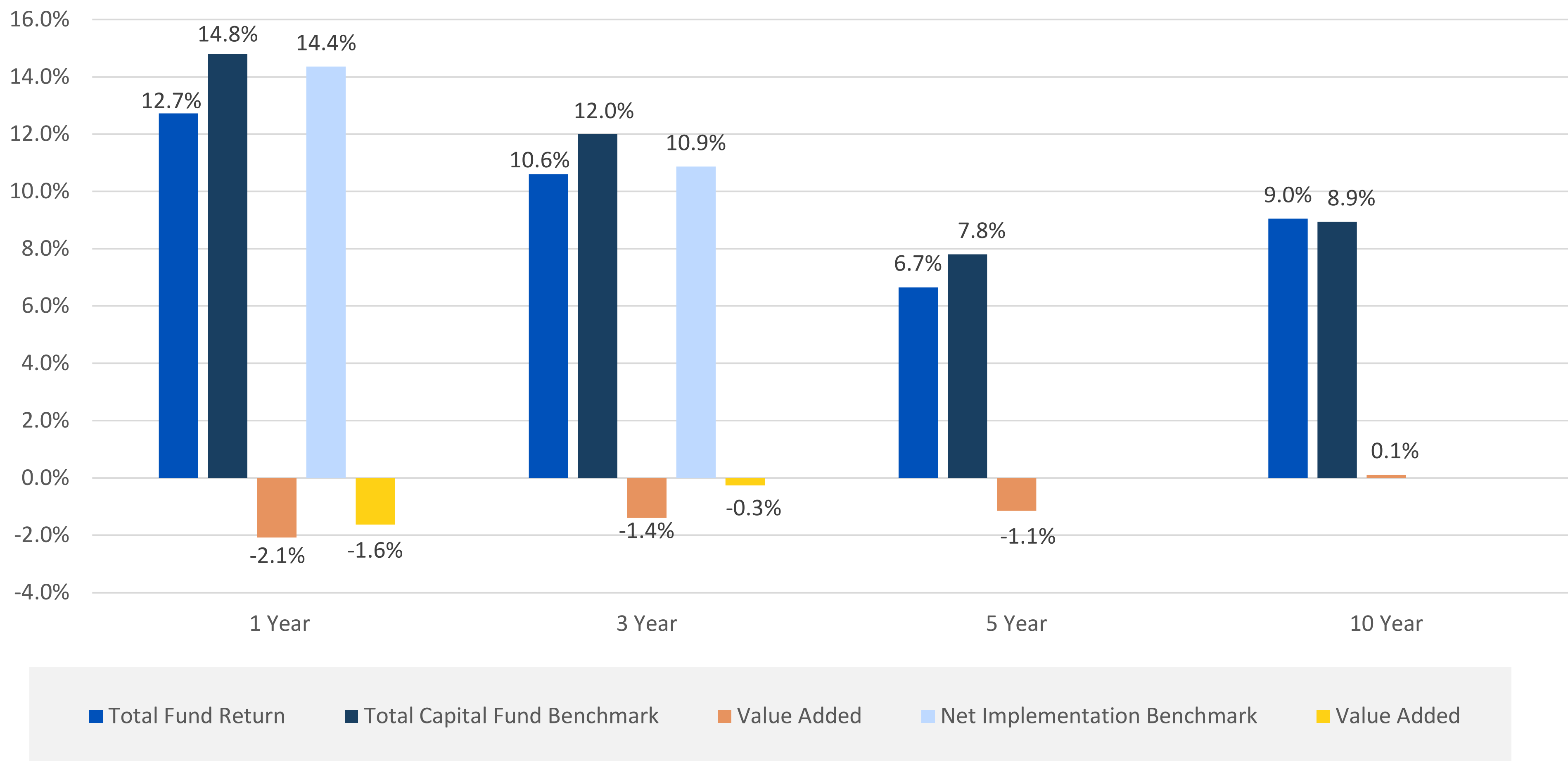
One-Year Ended June 30, 2026 (Net of Fees)



Source: Solovis. Totals may not add due to rounding.

PRIT Fund Total Returns

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



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

PRIT Fund Annualized Returns by Asset Class

As of June 30, 2026 (Net of Fees)

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%	TIMBER 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%	TIMBER 5.8%	VALUE-ADDED FIXED INCOME 6.4%	TIMBER 5.6%
CORE FIXED INCOME 3.4%	CORE FIXED INCOME 2.3%	REAL ESTATE 3.8%	REAL ESTATE 5.6%
TIMBER 3.1%	REAL ESTATE (0.0%)	CORE FIXED INCOME (1.6%)	CORE FIXED INCOME 0.9%

Source: BNY.

RISK REVIEW

AS OF JUNE 30, 2026

EQUITY RISK

Equity Risk Exposure

Beta (risk) Adjusted Weights – Total Fund

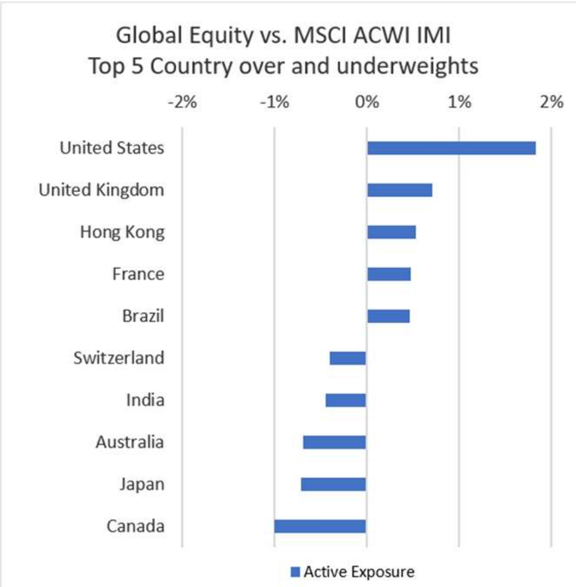
Equity Exposure – Beta (risk) adjusted weight

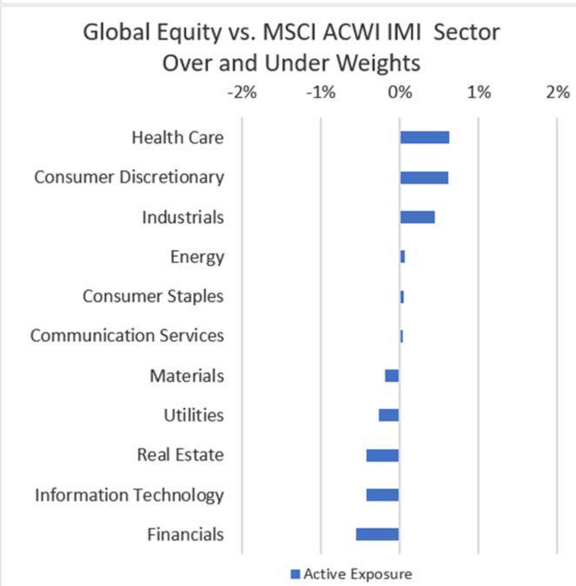
	Equity exposure		
Asset Class Name	**6/30/2026**	**Beta (risk) estimate***	**Beta adjusted (%)**
GLOBAL EQUITY	40.7%	1.00	40.7%
PRIVATE EQUITY	14.6%	1.10	16.1%
PRIVATE REAL ESTATE	7.2%	0.62	4.5%
REITS	1.3%	0.67	0.9%
DIRECTIONAL HEDGE FUNDS	3.2%	0.50	1.6%
PRIVATE DEBT (Equity Portion)	0.3%	1.00	0.3%
OVERLAY	0.3%	0.45	0.1%
TOTAL CAPITAL FUND	**67.5%**		**64.4%**

* 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 6/30/26





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	0.60%	0.99	-0.09	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	$33,052,431	63.08%	62.71%
INTERNATIONAL EQUITY	$12,982,151	24.78%	24.97%
EMERGING MARKETS	$6,363,915	12.15%	12.32%
Global Equity	$52,398,497	100.0%	100.0%

Source: BNY for Market Values, MSCI for ACWI w eights

- Modest tracking error (60 bp)
- Tight risk exposures (beta and style); smaller capitalization
- Modest Country and Sector Bets (+/- 2.0%)
- 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.

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INTEREST RATE AND CREDIT RISK

Interest Rate Risk

Core Fixed Income & Public Value-Added FI as of 6/30/26

	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	$9,601,536	7.41%	46.5%	46.7%	6.06	5.83	0.23
STRIPS	$4,151,515	3.20%	20.1%	20.0%	24.32	24.33	-0.01
1-3 Yr	$1,422,927	1.10%	6.9%	6.7%	1.87	1.87	0.00
ILBs	$1,354,454	1.05%	6.6%	6.7%	8.33	8.14	0.19
TIPS	$4,097,253	3.16%	19.9%	20.0%	6.34	6.34	0.00
Total Core FI	**$20,627,685**	**15.91%**	**100.0%**	**100.0%**	**9.65**	**9.53**	**0.12**
Public Value added FI							
Total High Yield	$1,432,781	1.11%	21.4%	40.0%	2.88	2.98	-0.10
Total Bank Loans	$1,413,734	1.09%	21.2%	40.0%	0.36	0.27	0.09
Total MAC (Multi-Asset Credit)	$2,495,870	1.93%	37.3%	0.0%	1.71	1.99	-0.28
Total EM Debt	$1,340,937	1.03%	20.1%	20.0%	6.69	6.14	0.54
Total Public Value added FI	**$6,683,322**	**5.16%**	**100.0%**	**100.0%**	**2.67**	**2.67**	**0.00**
Other Credit Opportunities	**$3,210,254**	**2.48%**	**100.0%**	**100.0%**	**0.77**	**1.89**	**-1.13**
Private Debt	**$526,416**	**0.41%**	**100.0%**	**100.0%**	**2.70**	**2.70**	**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
- Interest rate risk is slightly less than the benchmark in Public Value-Added Fixed Income

Note: Source BNY for MVs. 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 is one quarter lagged (as of 3/31/26). 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 and is one quarter lagged (as of 3/31/26).

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Credit Risk

Core Fixed Income & Public Value-Added FI as of 6/30/26

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	5.06%	51	4.44	0.29	4.73%	28	3.96	0.14	0.14
STRIPS	5.09%	-3	0.00	0.00	5.10%	-3	0.00	0.00	0.00
1-3 Yr	4.16%	0	0.00	0.00	4.16%	0	0.00	0.00	0.00
ILBs	4.27%	17	1.80	0.03	4.17%	9	1.41	0.01	0.02
TIPS	4.35%	0	0.00	0.00	4.35%	0	0.00	0.00	0.00
Total Core FI	**4.81%**	**24**	**2.19**	**0.13**	4.65%	**13**	**1.93**	**0.07**	**0.07**
Public Value added FI									
Total High Yield	6.15%	182	3.59	0.82	7.13%	273	2.91	0.99	-0.17
Total Bank Loans	7.88%	420	2.75	1.17	8.50%	531	2.30	1.23	-0.06
Total MAC (Multi-Asset Credit)	8.14%	455	3.03	1.42	7.83%	360	3.12	1.12	0.30
Total EM Debt	6.52%	200	6.46	1.49	6.69%	162	6.22	1.15	0.35
Total Public Value added FI	**7.33%**	**338**	**3.78**	**1.25**	**7.59%**	**338**	**3.52**	**1.12**	**0.13**
Other Credit Opportunities	**11.02%**	**847**	**2.92**	**2.48**	**7.91%**	**393**	**3.21**	**1.12**	**1.36**
Private Debt	**20.92%**	**1491**	**2.62**	**3.93**	**20.92%**	**1491**	**2.62**	**3.93**	**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. 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 is one quarter lagged (as of 3/31/26). 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 and is one quarter lagged (as of 3/31/26).

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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%

Appendix D

Real Estate and Timberland Performance Charts

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PRESENTATION TO THE

REAL ESTATE AND TIMBERLAND COMMITTEE

PRESENTED BY

Tim Schlitzer, CRE, CFA, Senior Investment Officer
Director of Real Estate and Timberland Investments

August 5, 2026

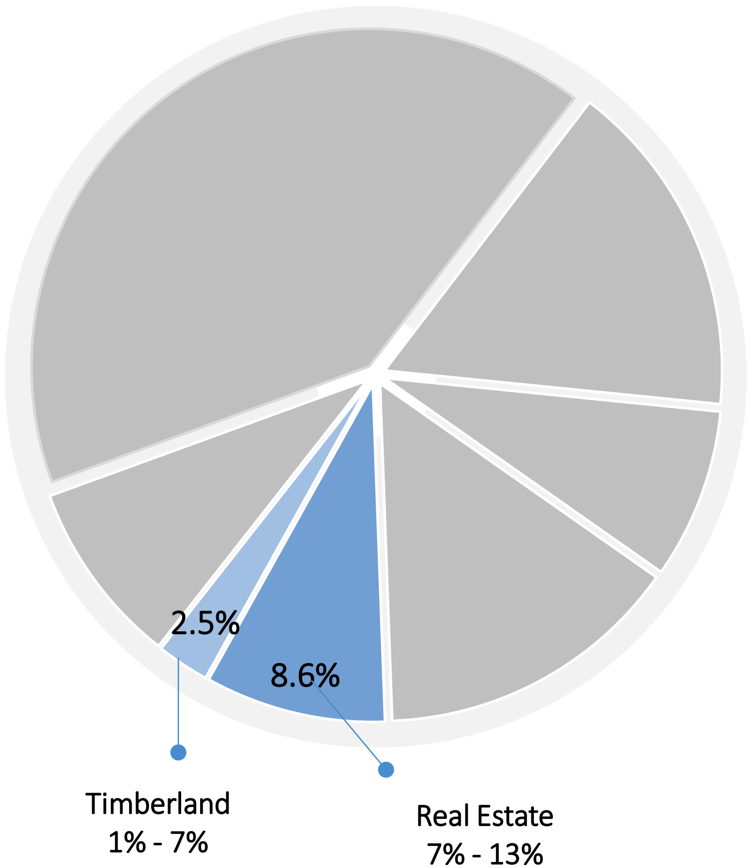
All figures as of 06/30/2026 unless otherwise noted

REAL ESTATE PORTFOLIO OVERVIEW

Real Estate and Timberland Portfolios

PRIT FUND TARGET ASSET ALLOCATION

Actual Allocation as of June 30, 2026



$14.3 billion, 11.1% of PRIT Fund

- Real Estate: $11.1 billion, 8.6% of PRIT Fund
- Timberland: $3.2 billion, 2.5% of PRIT Fund

17 portfolios

- 6 core portfolios
- 5 non-core portfolios
- 3 U.S. REIT portfolios
- 2 timberland portfolios
- 1 direct investment portfolio

Property investments

- Real estate – 123 properties
- Timberland – 23 properties

71 U.S. real estate securities

4 primary strategies

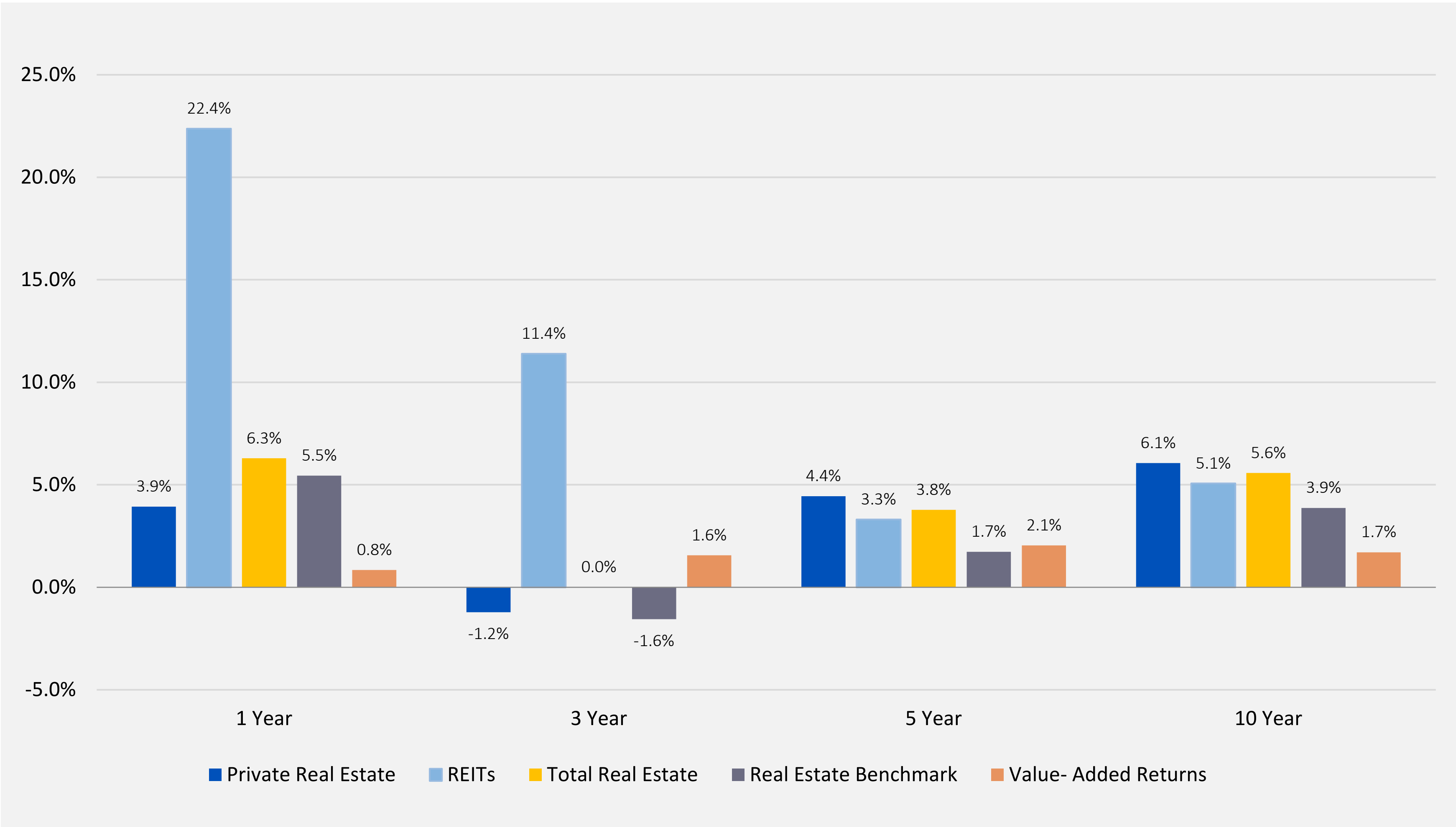
- Core U.S. private real estate
- Non-core U.S. private real estate
- U.S. real estate securities
- Global timberland

6 team members

 Source: BNY Mellon and PRIM Staff.

Total Real Estate Performance

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

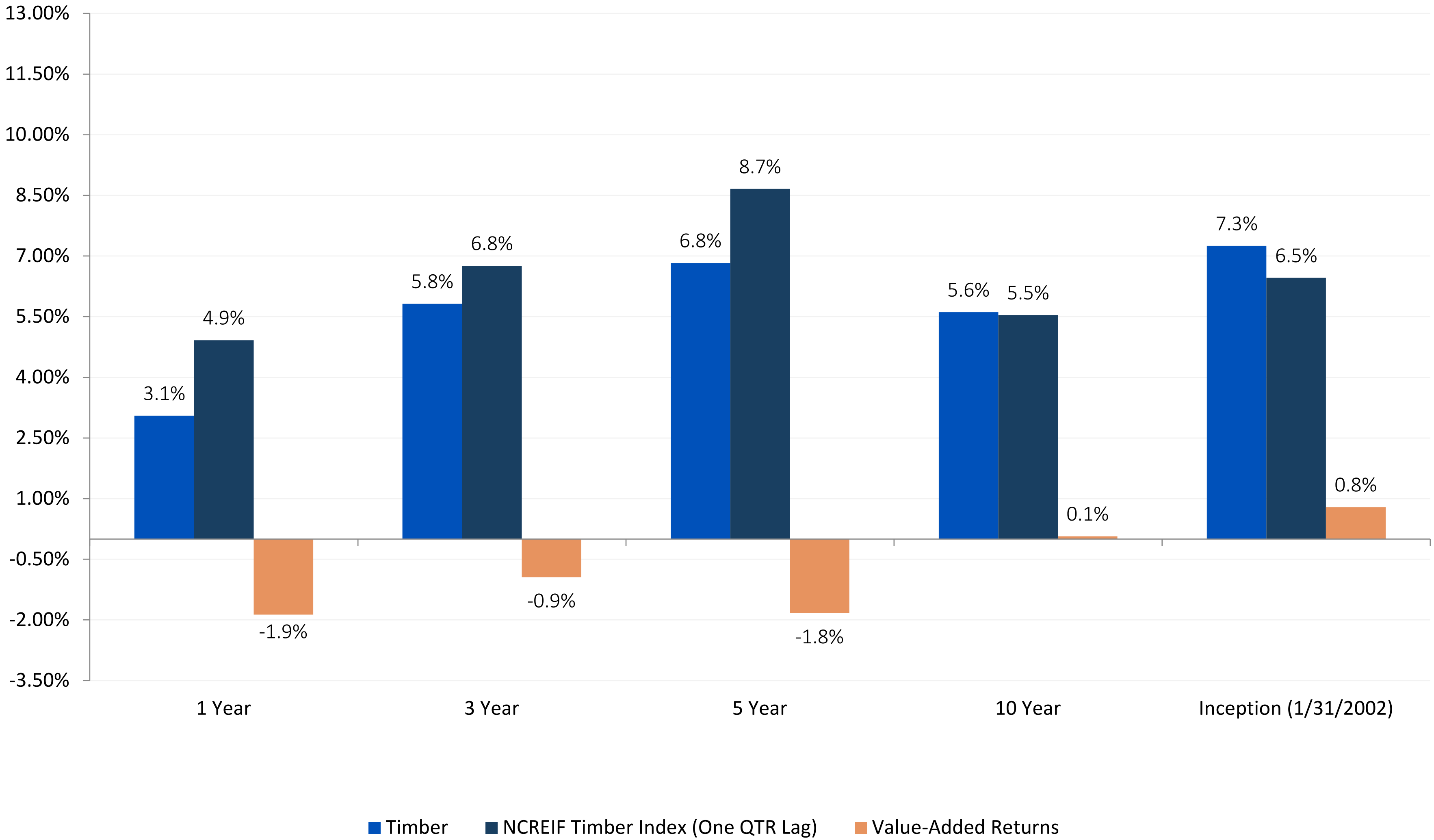


 Source: BNY Mellon


TIMBERLAND PORTFOLIO
Mass
PRIM

Timberland Performance

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



 Source: BNY Mellon