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**Employees' Retirement System of the City of
Norfolk**
Investment Review
2nd Quarter 2015

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Executive Summary

HIGHLIGHTS

- **Winners for the recent quarter**
 - Bloomberg Commodity +4.7%
 - MSCI EAFE Small Cap +4.3%
 - Russell 2000 Growth US Equity +2.0%
 - Barclays Government 1-3 +0.15%
- **Losers for the recent quarter**
 - Barclays LT Treasury Bonds -8.3%
 - Alerian MLP -6.1%
 - Barclays US Credit -2.9%
 - Barclays Aggregate -1.7%
- **Areas of strength for the recent quarter**
 - Small Cap Growth US/Non U.S. (beta)
 - Commodities (absolute return)

- **Winners for the trailing year**
 - Russell 1000 Growth US Equity +10.6%
 - Russell 2500 Growth US Equity +11.3%
 - Russell 2000 Growth US Equity +12.3%
 - Barclays LT Treasury Bonds +6.3%
 - FTSE NAREIT Equity REITs +4.3%
- **Losers for the trailing year**
 - Bloomberg Commodity -23.7%
 - Barclays Global Bonds ex US -13.2%
 - MSCI Emerging Markets (net) -5.1%
 - MSCI EAFE (net) -4.2%
- **Areas of strength for the trailing year**
 - US Equity Growth (beta)
 - Real Estate

- **Areas of future focus**
 - Continued diversification of the portfolio

COMMENTARY

- Allocation to equities ended the quarter at 56.2%, within the targeted range of 55%-65%.
- Market value for the **Total Fund** was down slightly to \$1.01 billion by quarter end from \$1.03 billion in the previous quarter. The Total Plan posted a -0.2% return for the quarter and 2.1% for the trailing 12 months. The Total Plan outperforming its Policy Index by 23 basis points for the quarter, while relatively flat versus its Policy Index for the trailing 12 months (down 4 basis points).
- The **Total Fund** ranked in the 58th percentile for the quarter and in the 81st percentile over the last 12 months.
- The **Domestic Equity Composite** continues to closely track the performance of the Russell 3000 Index. For the quarter and year, the portfolio returned 0.15% and 7.4%, respectively, and ranking in the 58th percentile of the peer universe for the quarter and in the 38th percentile for the year.
- The **International Equity Composite** outperforms the policy index for the quarter in a low absolute return environment for international equities, returning 0.61% and ranking in the 76th percentile versus peers. For the trailing year, the composite returning -5.1%, outperforming the index by 17 basis points, and ranking in the 90th percentile versus peers.
- The **Fixed Income Composite** returned -1.4% for the quarter, outperforming the Barclays Aggregate Index by 33 basis points, and ranking in the 51st percentile versus peers. For the trailing year, the portfolio returning 2.5%, ahead of the index by 65 basis points and ranking in the top quartile (22nd) versus peers.
- The **Real Estate Composite** returned 3.1% for the quarter, underperforming the index by 49 basis points, and ranking in the 52nd percentile versus other real estate portfolios. For the trailing year, the composite returned 11.9% and ranking in the 58th percentile among peers.
- The **MLP Composite** returning -2.8% for the quarter, outperforming the index by over 3.0% and ranking above median versus peers (41st). For the trailing year, the portfolio posted -10.8%, while significantly outperforming the benchmark by 9.0% and ranking in the 32nd percentile versus peers.

Executive Summary

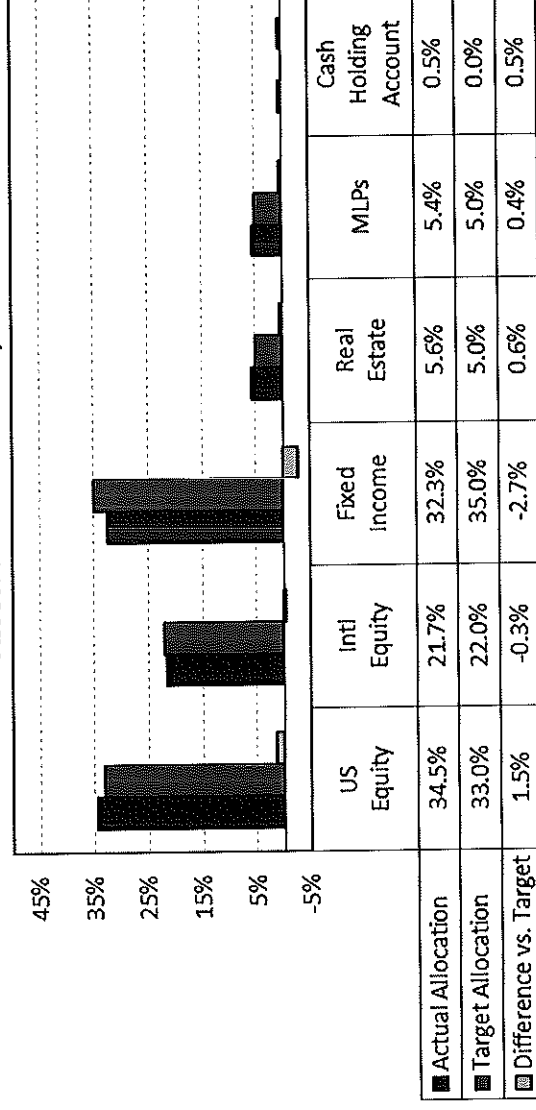
June 30, 2015

REBALANCING ACTIVITY FOR THE QUARTER

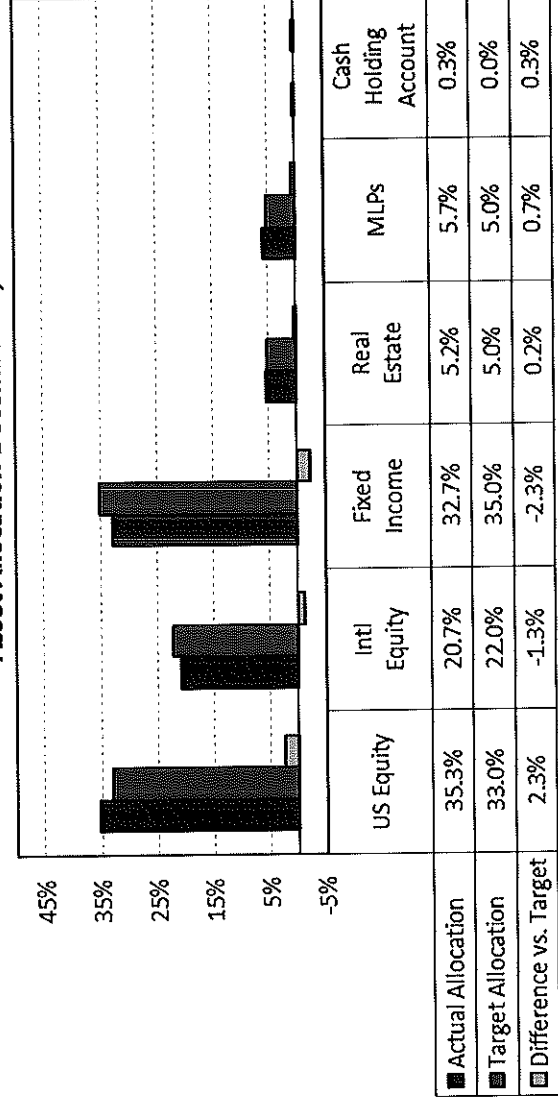
- Raise cash for benefit payments:
 - PIMCO
To cash \$1,120,000
04/17/2015 (standing monthly order)
 - SSgA Russell 3000 Index
Non-Lending to cash \$2,000,000
04/28/2015
 - PIMCO
To cash \$1,120,000
05/18/2015 (standing monthly order)
 - SSgA Russell 3000 Index
Non-Lending to cash \$3,500,000
05/22/2015
 - PIMCO
To cash \$1,120,000
06/17/2015 (standing monthly order)
 - SSgA Russell 3000 Index
Non-Lending to cash \$3,500,000
06/23/2015

- Total quarterly transfer from cash to checking account: \$12,360,000.

Asset Allocation June 30, 2015



Asset Allocation December 31, 2014



Economic Review

Economic & Capital Market Highlights

June 30, 2015

Economy

US economic activity appears to have picked up in the second quarter relative to the slow start of 2015. Real estate market indicators rose, while job growth remained strong, pushing the unemployment rate lower. Generally, economic indicators are at levels consistent with moderate demand and the middle of the business cycle. Economic data and comments from the head of the US Federal Reserve, Janet Yellen, imply short-term interest rates are likely to rise in the second half of 2015.

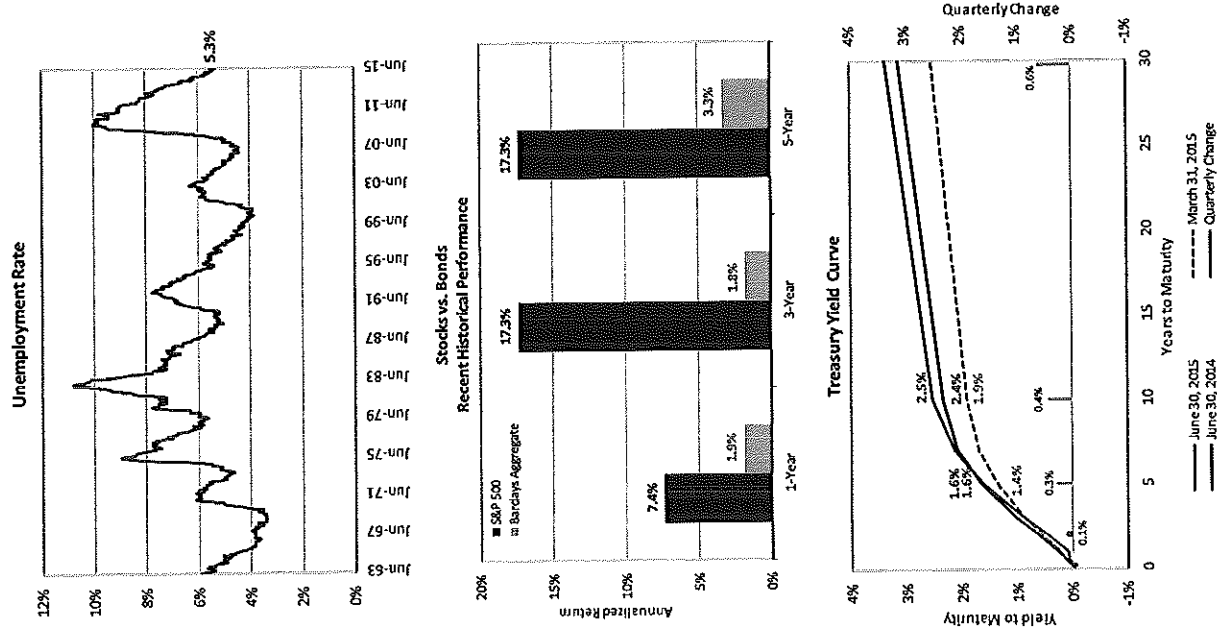
Events in Greece, China, and Puerto Rico made headlines in June, replacing the timing of the first Fed rate hike as the main focus of investors towards the end of the quarter. Concerns around the implications of a Greek debt default on the eurozone and global economy were front and center, while the rapid rise and correction of the Shanghai Composite in China also received attention. Facing major economic headwinds and a mounting debt burden, the governor of Puerto Rico announced at the end of June that the country would not be able to fulfill its obligations and will need to restructure its debt. What has not changed, however, is the fact that monetary policy of central banks around the world remains accommodative, as global growth and inflation expectations remain muted.

Capital Markets

Equity markets around the world moved higher during the quarter, albeit modestly. The S&P 500 reached an all-time high but underperformed developed international and emerging equity markets. Interest rates ended the quarter higher and spreads widened slightly, resulting in declines for most bond indices.

Market Performance (Returns in USD)

	Quarter	1 Year	3 Year	5 Year
MSCI ACWI IMI	0.5%	0.8%	13.3%	12.2%
Russell 3000	0.1%	7.3%	17.7%	17.5%
S&P 500	0.3%	7.4%	17.3%	17.3%
Russell 1000	0.1%	7.4%	17.7%	17.6%
Russell 1000 Value	0.1%	4.1%	17.3%	16.5%
Russell 1000 Growth	0.1%	10.6%	18.0%	18.6%
Russell 2000	0.4%	6.5%	17.8%	17.1%
Russell 2000 Value	-1.2%	0.8%	15.5%	14.8%
Russell 2000 Growth	2.0%	12.3%	20.1%	19.3%
MSCI EAFE	0.6%	-4.2%	12.0%	9.5%
MSCI EAFE Small Cap	4.3%	-0.8%	15.7%	12.4%
MSCI Emerging Markets	0.7%	-5.1%	3.7%	3.7%
Barclays Aggregate	-1.7%	1.9%	1.8%	3.3%
Barclays US Treasury	-1.6%	2.3%	0.9%	2.7%
Barclays US Credit	-2.9%	0.9%	3.0%	4.9%
Barclays US MBS	-0.7%	2.3%	1.9%	2.9%
Barclays US Corp: High Yield	0.0%	-0.4%	6.8%	8.6%
Barclays US High Yield Bonds	3.8%	14.4%	13.1%	14.4%
NCREIF ODCE				



Relative Performance

June 30, 2015

STYLE PERFORMANCE RANKING: ONE-YEAR TIME PERIODS

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Q2 2015	10 Yr ROR	20 Yr ROR
	EM	EAFE	Large Value Growth	Large Value Growth	Large Value Growth	Large Value Growth	EM	Small Value	Small Value	Core Bonds	EM	EM	EM	EM	EM	Int. Treas.	EM	Small Growth	Core Bonds	EM	Small Growth	Large Value Growth	Small Growth	Small Growth	Small Growth	Small Growth
Best Performing	74.8%	8.1%	38.4%	23.1%	35.2%	38.7%	66.4%	22.8%	24.0%	10.3%	55.8%	25.6%	34.1%	32.2%	39.4%	11.4%	78.5%	29.1%	7.8%	18.2%	49.3%	13.7%	8.7%	2.0%	9.9%	10.3%
	32.9%	2.7%	37.6%	23.0%	33.4%	28.6%	43.1%	11.6%	8.4%	9.6%	48.5%	27.3%	14.0%	26.9%	11.8%	5.2%	58.2%	25.9%	6.6%	10.1%	38.8%	13.5%	5.5%	0.7%	9.1%	9.5%
Worst Performing	29.8%	1.3%	37.2%	21.6%	30.5%	30.5%	33.2%	10.3%	8.2%	-1.4%	47.3%	EAFE	Large Value Growth	Small Value Growth	EAFE	HY Bonds	Large Growth	Small Value	Int. Treas.	Small Value	Small Value	Large Value Growth	Small Value	EAFE	Small Cap	Small Cap
	18.9%	-1.0%	31.0%	21.4%	30.3%	25.6%	27.3%	7.0%	5.3%	-6.0%	46.0%	18.3%	5.3%	22.2%	8.8%	-26.2%	37.2%	24.5%	5.0%	17.3%	34.5%	13.1%	4.8%	0.6%	8.4%	9.2%
Best Performing	18.1%	-1.5%	28.4%	16.5%	22.4%	8.7%	21.3%	-3.0%	2.5%	-11.4%	39.2%	16.5%	4.9%	18.4%	7.1%	-33.8%	31.9%	16.7%	2.1%	16.3%	32.5%	5.6%	2.9%	0.3%	7.9%	8.2%
	17.1%	-1.8%	25.9%	11.4%	12.9%	8.6%	21.0%	-5.9%	-2.4%	-15.5%	30.0%	14.3%	8.7%	15.8%	7.0%	-36.5%	27.2%	15.5%	0.4%	16.0%	32.4%	4.9%	2.5%	0.1%	7.9%	8.2%
Worst Performing	13.4%	-1.3%	19.2%	11.3%	12.7%	1.9%	7.4%	-9.1%	5.6%	-15.7%	29.5%	11.1%	4.6%	13.4%	5.5%	-37.0%	26.5%	15.1%	-2.9%	15.8%	22.8%	4.3%	1.2%	0.1%	7.9%	7.5%
	10.1%	-2.0%	18.5%	6.4%	9.7%	1.2%	2.4%	-14.0%	-9.2%	-20.5%	29.0%	10.9%	4.1%	11.9%	1.9%	-38.4%	20.6%	15.1%	-4.2%	15.3%	7.4%	2.6%	0.8%	0.0%	7.0%	7.4%
Best Performing	9.8%	-2.4%	14.4%	6.0%	7.7%	2.5%	0.4%	32.4%	31.9%	22.0%	28.7%	6.3%	2.7%	9.1%	-0.2%	-38.5%	19.7%	7.8%	Small Value Growth	Small Value Growth	Int. Treas.	Small Value	Small Value	Int. Treas.	EAFE	EM
	8.2%	-2.9%	11.6%	4.0%	2.1%	-6.5%	-0.8%	-22.4%	-20.4%	-27.9%	4.1%	4.3%	2.4%	4.3%	-1.6%	-43.4%	5.9%	6.5%	-12.1%	4.2%	Core Bonds	Core Bonds	Core Bonds	Small Value	Core Bonds	Core Bonds
Worst Performing	Large Growth	EM	EM	Core Bonds	EM	EM	Small Value	EM	EAFE	Small Growth	Int. Treas.	Int. Treas.	Int. Treas.	Int. Treas.	Small Cap	EM	Int. Treas.	Int. Treas.	EM	Int. Treas.	EM	EAFE	Large Value	Core Bonds	Int. Treas.	Int. Treas.
	2.9%	-7.3%	-5.2%	3.6%	-11.6%	-25.3%	-3.5%	-30.6%	-21.2%	-30.3%	2.1%	2.0%	1.6%	3.5%	-9.8%	59.3%	-1.4%	5.3%	-18.4%	1.7%	-2.6%	-4.9%	-0.6%	-1.7%	3.7%	4.8%

Total Fund

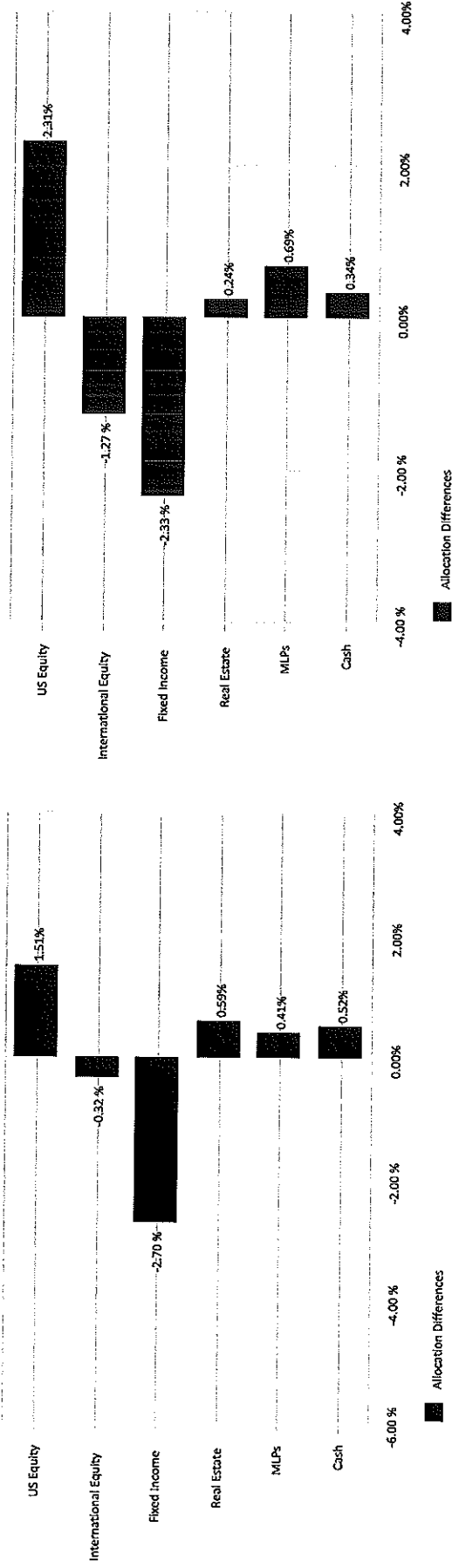
Employees' Retirement System of the City of Norfolk

Asset Allocation vs. Target Allocation

June 30, 2015

June 30, 2015

December 31, 2014



June 30, 2015

December 31, 2014

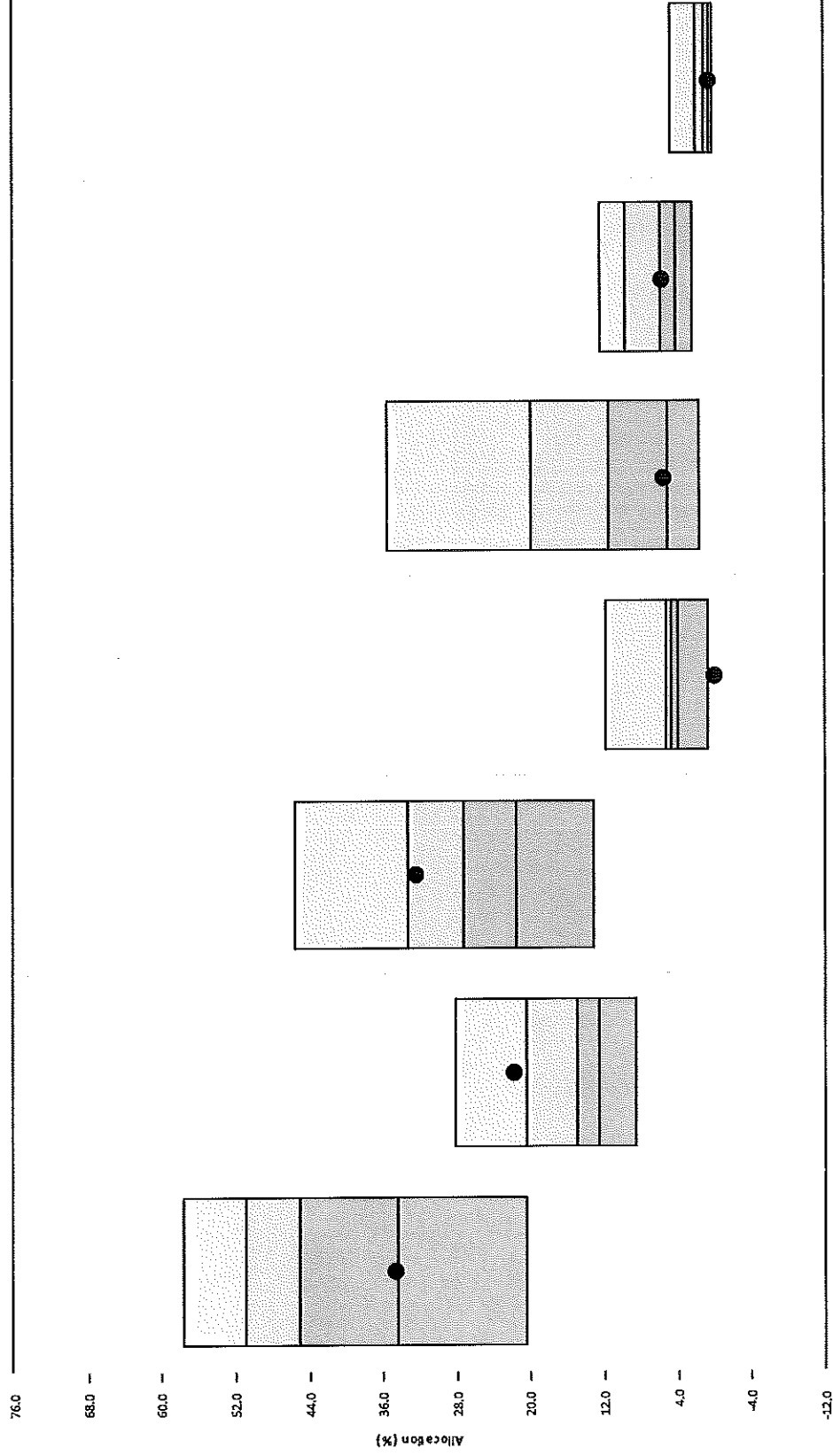
	Market Value (\$)	Allocation (%)	Target (%)
US Equity	349,112,990	34.51	33.00
International Equity	219,302,401	21.68	22.00
Fixed Income	326,700,166	32.30	35.00
Real Estate	56,551,181	5.59	5.00
MLPs	54,690,313	5.41	5.00
Cash	5,221,680	0.52	0.00
Total Fund	1,011,578,731	100.00	100.00

	Market Value (\$)	Allocation (%)	Target (%)
US Equity	358,629,773	35.31	33.00
International Equity	210,575,842	20.73	22.00
Fixed Income	331,788,398	32.67	35.00
Real Estate	53,265,661	5.24	5.00
MLPs	57,820,743	5.69	5.00
Cash	3,478,516	0.34	0.00
Total Fund	1,015,558,933	100.00	100.00

Employees' Retirement System of the City of Norfolk

All Public Plans-Total Fund Plan Sponsor Asset Allocation

June 30, 2015

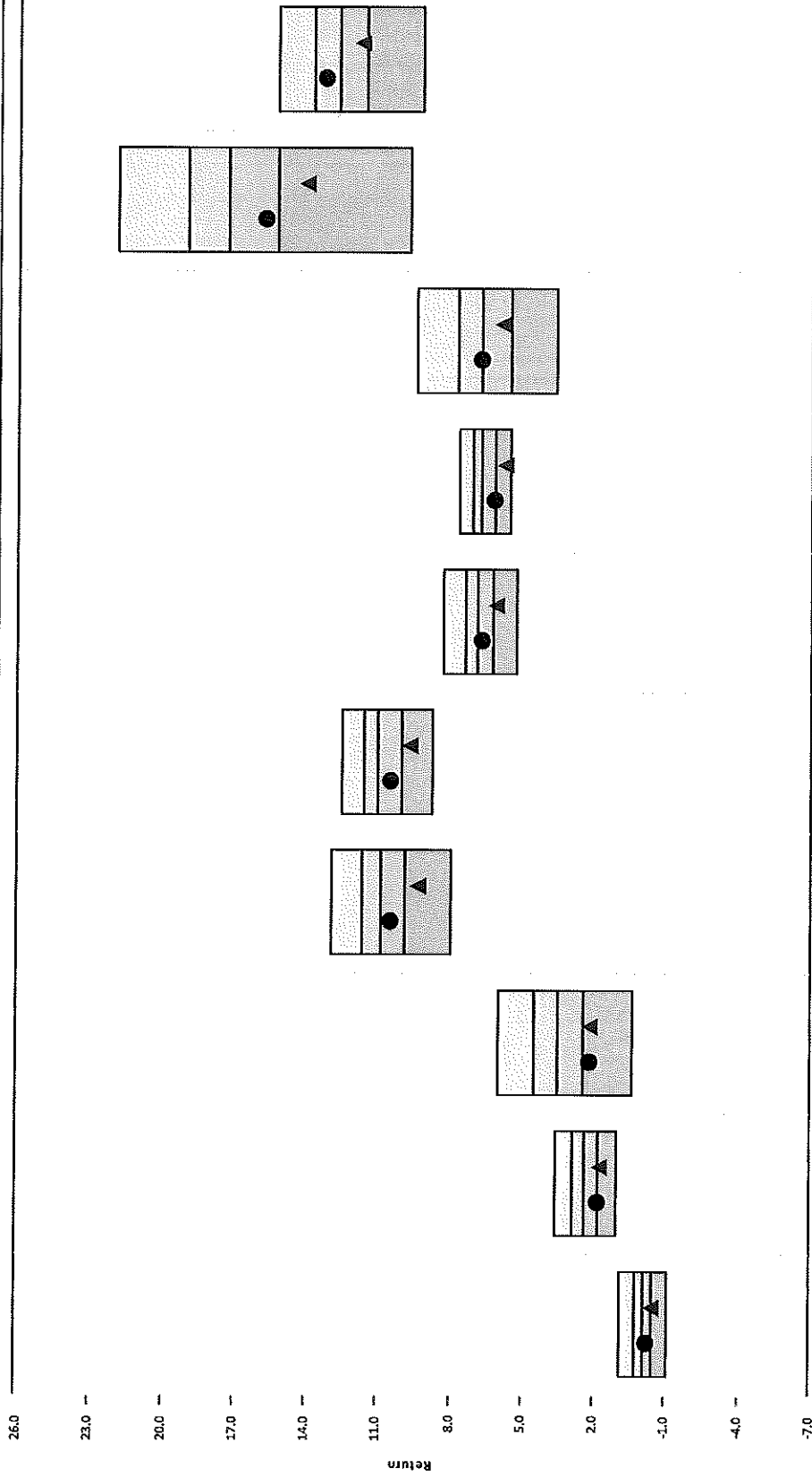


Parenttheses contain percentile rankings.

Employees' Retirement System of the City of Norfolk

Plan Sponsor Peer Group Analysis - All Public Plans-Total Fund Plan Sponsor Peer Group Analysis

June 30, 2015



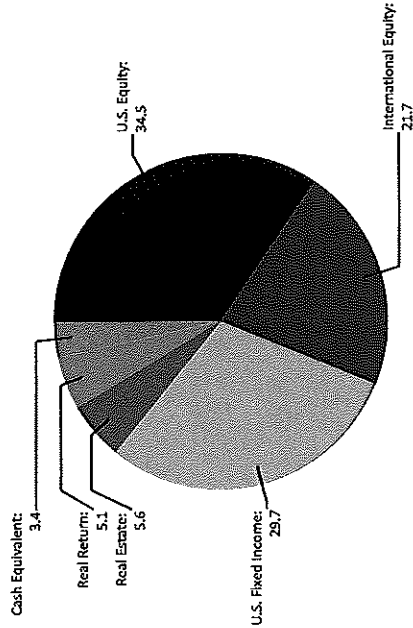
	3 Month	CYTD	1 Year	3 Year	5 Year	7 Year	10 Year	2014	2013	2012
● Total Fund Composite	-0.24 (58)	1.79 (77)	2.12 (81)	10.43 (61)	10.44 (67)	6.70 (58)	6.19 (77)	6.80 (49)	15.82 (70)	13.27 (39)
▲ Total Fund Policy	-0.47 (73)	1.72 (81)	2.16 (80)	9.32 (86)	9.65 (85)	6.10 (83)	5.78 (93)	5.92 (70)	14.11 (85)	11.77 (73)
5th Percentile	0.90	3.55	6.02	12.92	12.49	8.30	7.72	9.46	21.92	15.25
1st Quartile	0.26	2.86	4.47	11.69	11.58	7.43	7.12	7.73	19.03	13.82
Median	-0.14	2.35	3.52	10.89	10.99	6.88	6.77	6.74	17.32	12.76
3rd Quartile	-0.50	1.80	2.45	9.91	10.05	6.29	6.21	5.59	15.32	11.59
95th Percentile	-1.12	1.01	0.41	7.95	8.78	5.28	5.56	3.63	9.74	9.23

Employees' Retirement System of the City of Norfolk

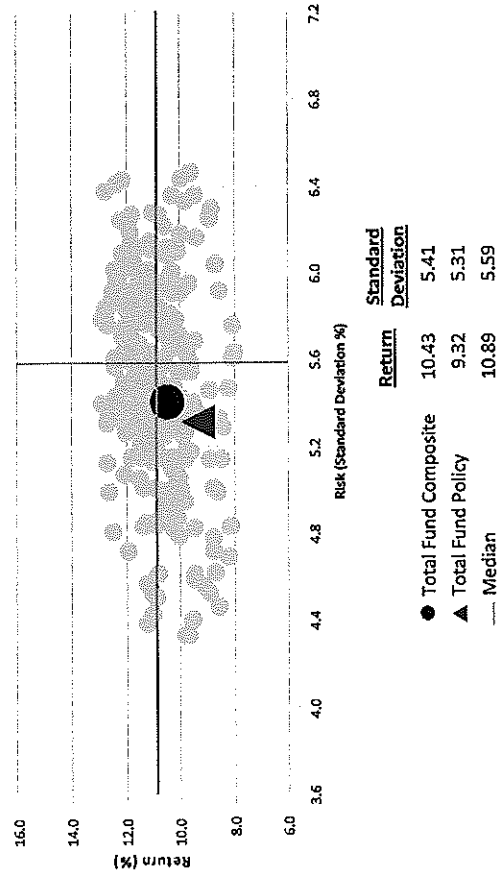
Total Fund Composite

As of June 30, 2015

Asset Allocation by Segment

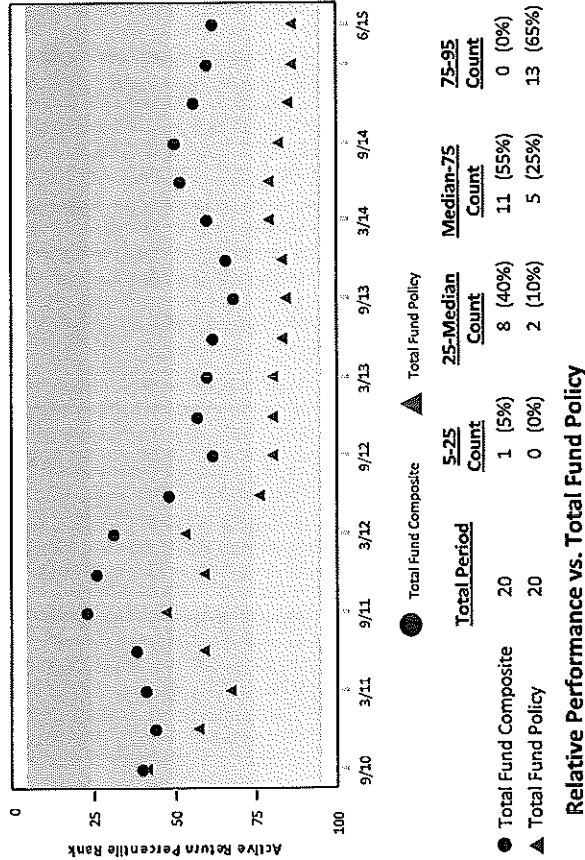


Risk vs. Return (07/01/12 - 06/30/15)

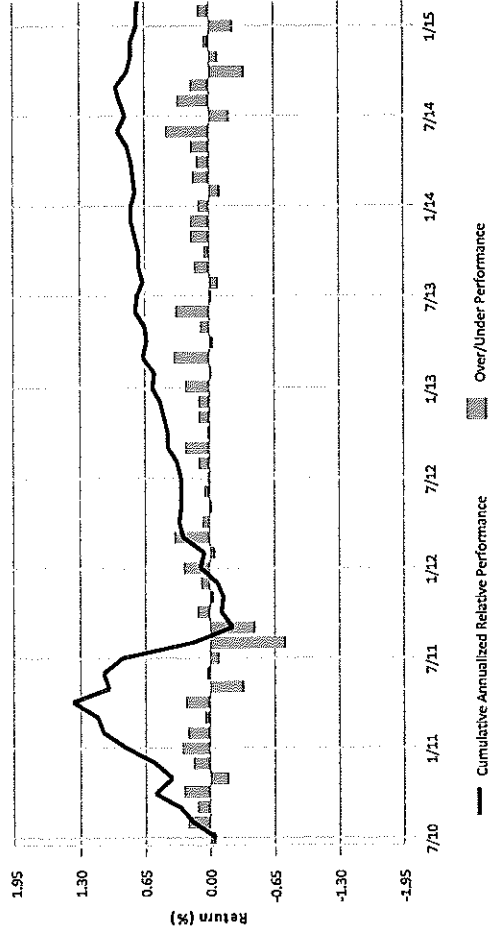


* Cash Equivalent allocation includes manager cash.

3 Year Rolling Return Rank



Relative Performance vs. Total Fund Policy



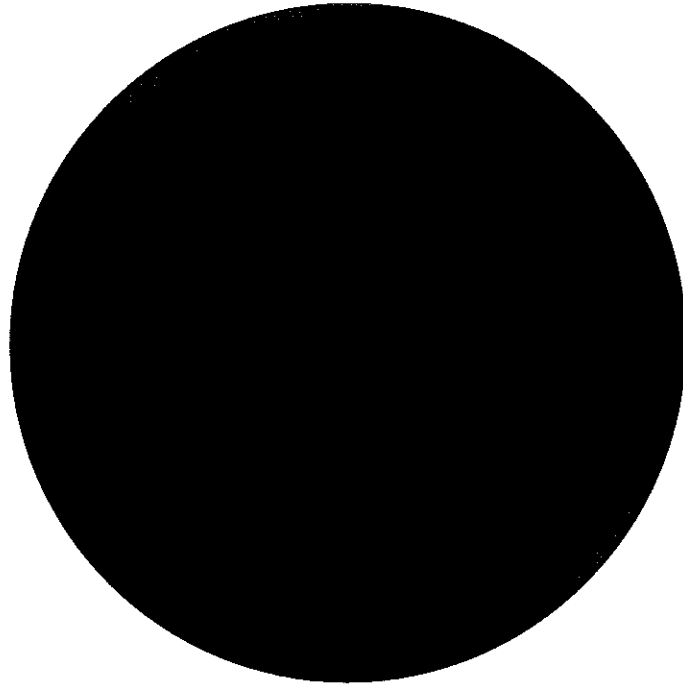
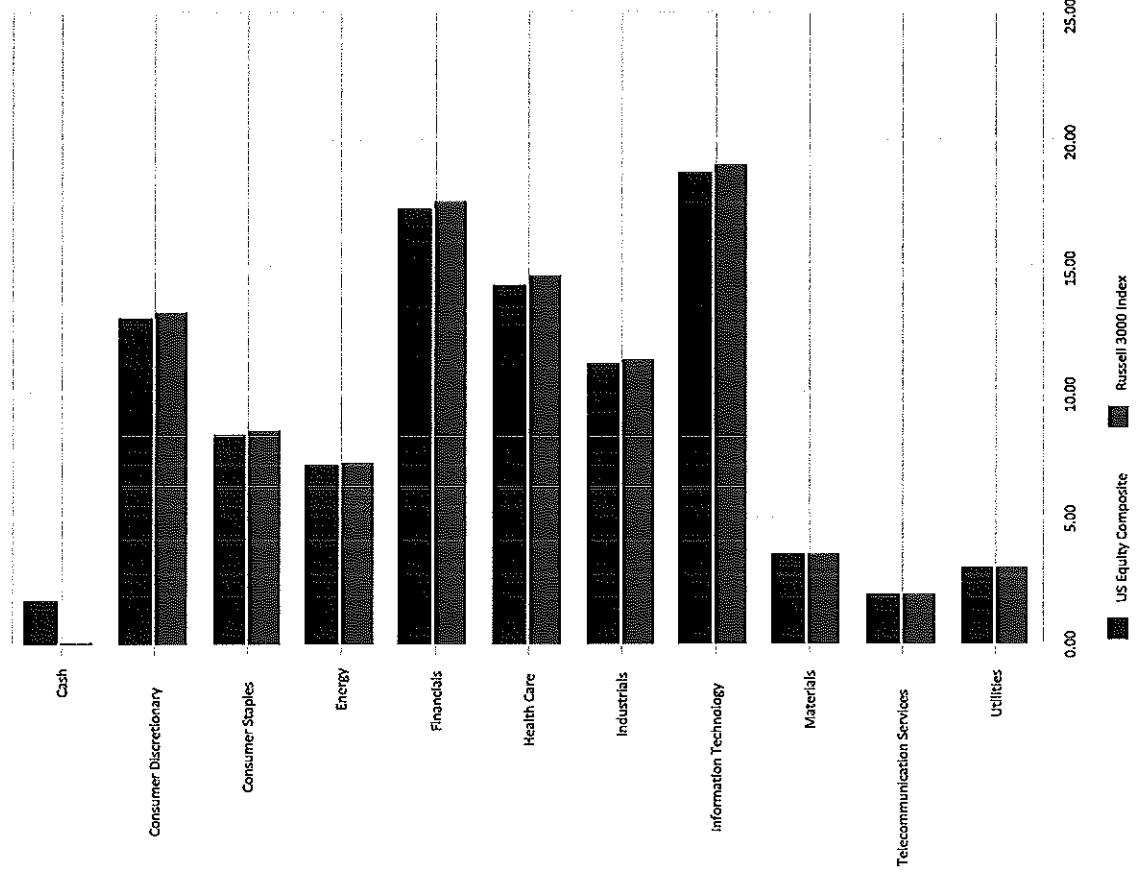
US Equity

Employees' Retirement System of the City of Norfolk US Equity Composite vs. Russell 3000 Index June 30, 2015

Manager Allocation

June 30, 2015 : \$349,112,990

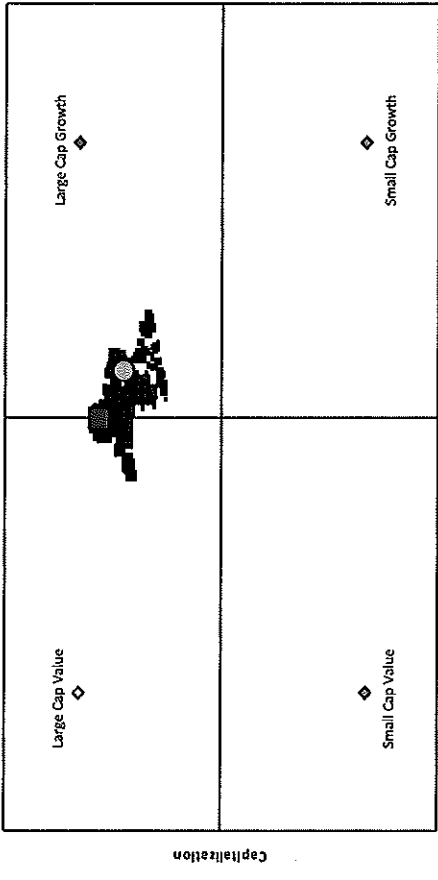
Sector Allocation - Holdings Based



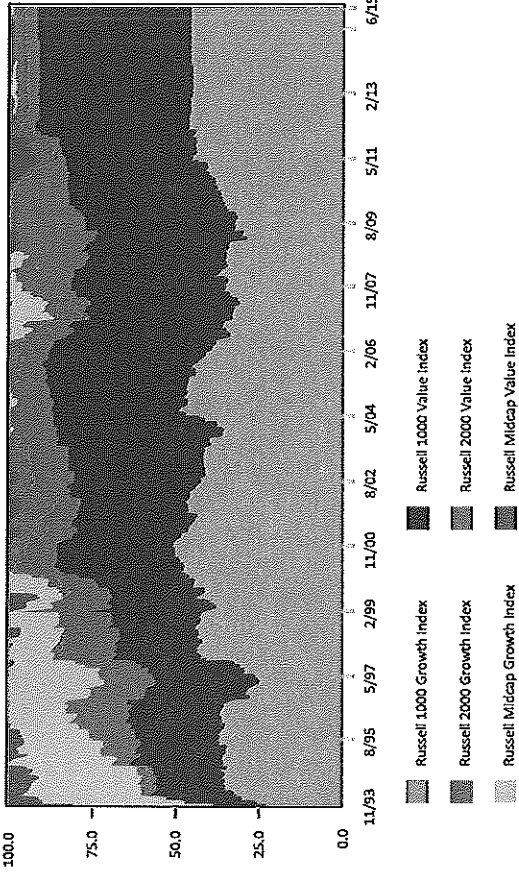
Market Value (\$)	Allocation (%)
SSGA Russell 3000	349,112,990
	100.00

Employees' Retirement System of the City of Norfolk US Equity Composite vs. Russell 3000 Index June 30, 2015

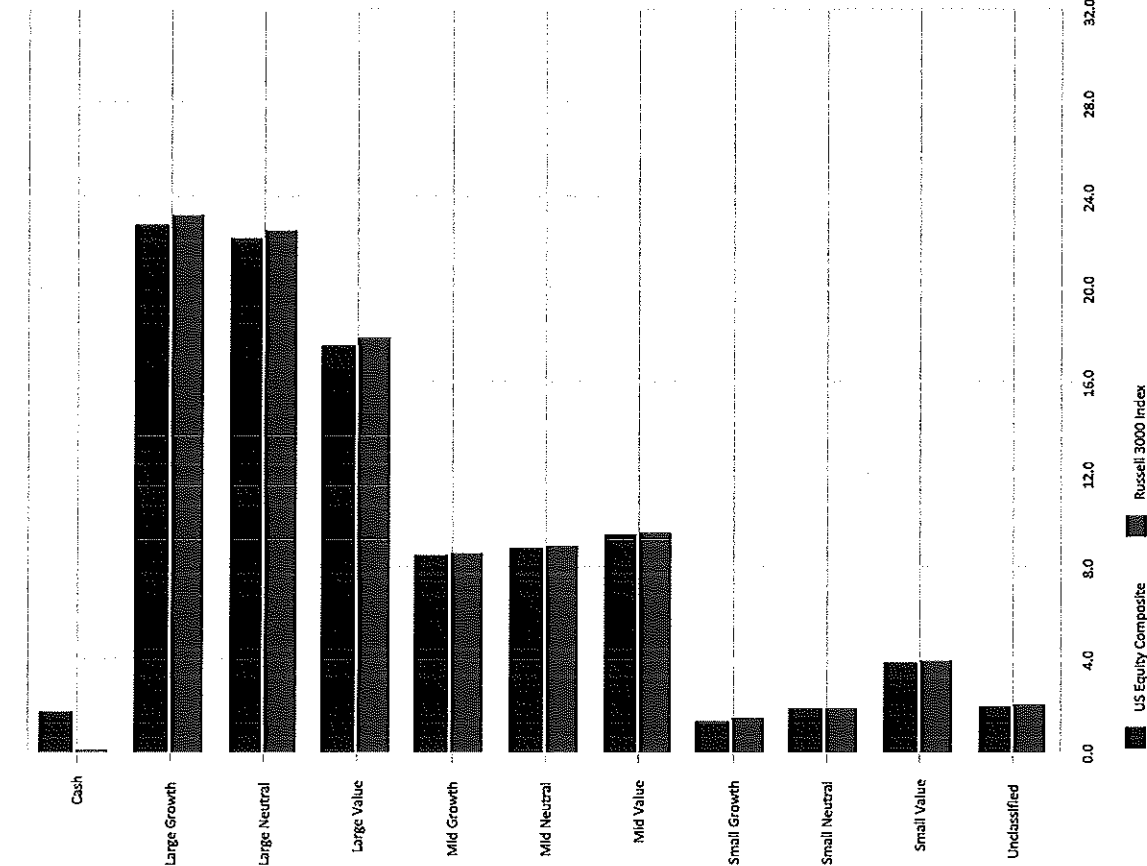
Style Analysis - Returns Based



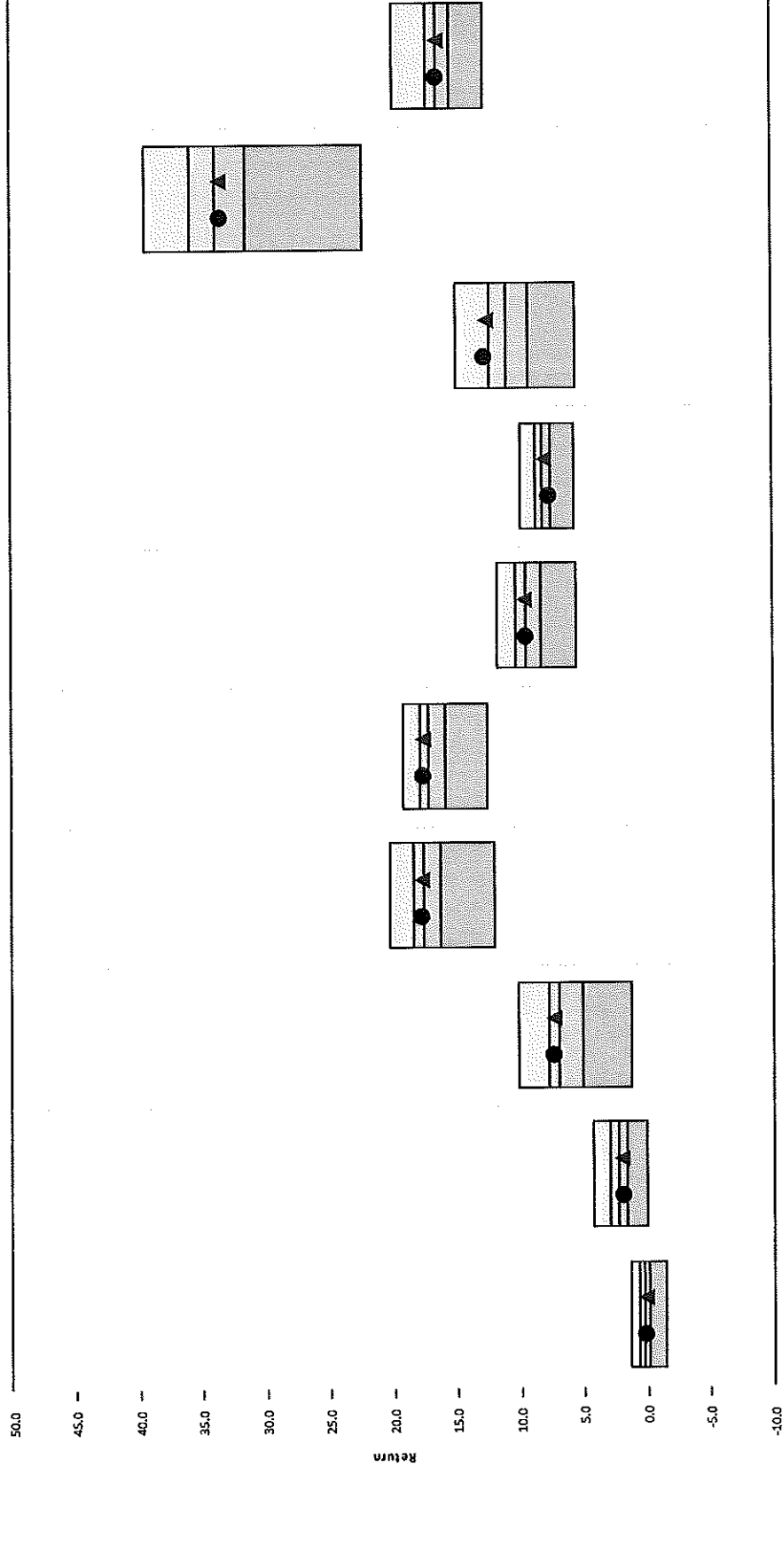
3 Year Style Analysis



Style Allocation - Holdings Based



Employees' Retirement System of the City of Norfolk Plan Sponsor Peer Group Analysis - All Master Trust-US Equity Segment June 30, 2015



	3 Month	1 Year	3 Year	5 Year	7 Year	10 Year	2014	2013	2012
US Equity Composite	0.15 (58)	7.35 (38)	17.75 (43)	17.57 (37)	9.51 (47)	7.61 (67)	12.60 (20)	33.52 (57)	16.45 (51)
US Equity Policy	0.14 (59)	7.29 (41)	17.73 (43)	17.54 (37)	9.65 (44)	8.06 (51)	12.56 (20)	33.55 (56)	16.42 (52)
5th Percentile	1.36	10.20	20.25	19.22	11.80	9.82	14.87	39.45	19.88
1st Quartile	0.61	7.76	18.43	17.84	10.23	8.68	12.24	35.84	17.26
Median	0.24	7.00	17.54	17.18	9.41	8.08	10.90	33.93	16.45
3rd Quartile	-0.13	5.11	16.22	15.82	8.31	7.43	9.18	31.50	15.40
95th Percentile	-1.40	1.14	12.00	12.55	5.46	5.56	5.42	22.23	12.72

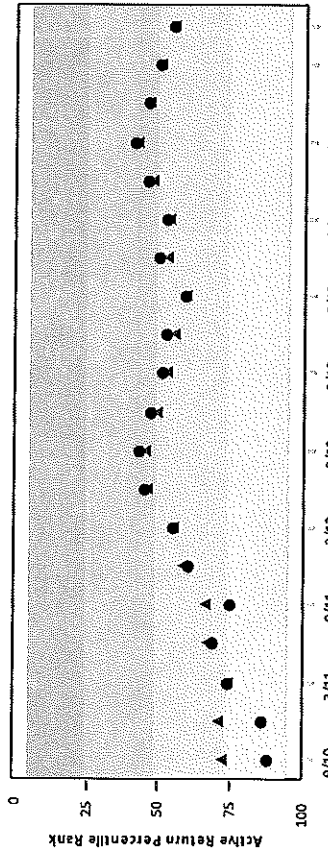
gross of fees

Employees' Retirement System of the City of Norfolk

US Equity Composite

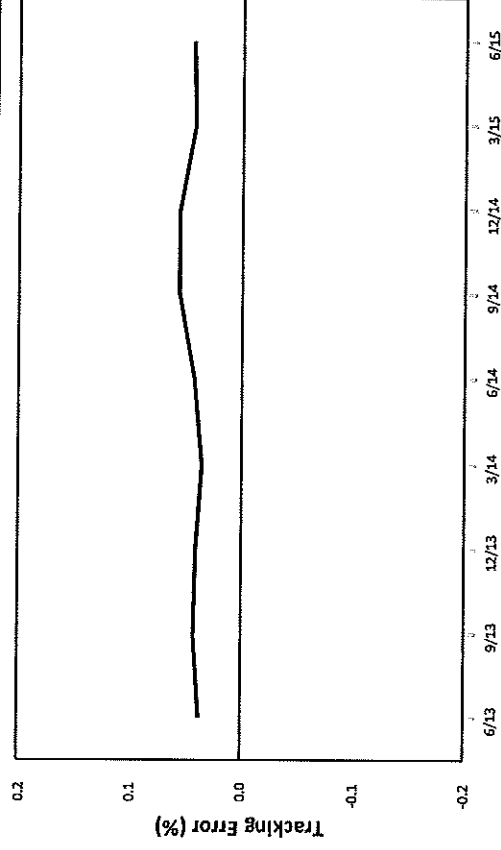
As of June 30, 2015

3 Year Rolling Return Rank

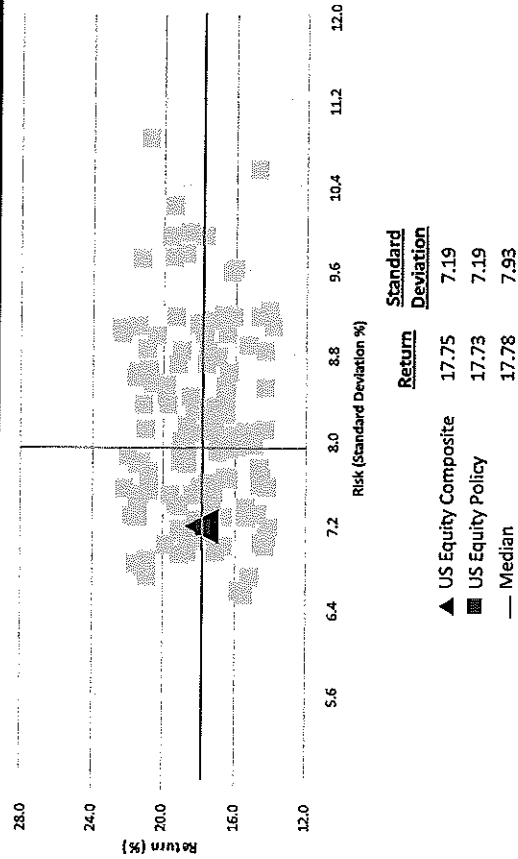


	Total Period	5-25	25-Median	Median-75	75-95
	Count	Count	Count	Count	Count
● US Equity Composite	20	0 (0%)	8 (40%)	10 (50%)	2 (10%)
▲ US Equity Policy	20	0 (0%)	7 (35%)	13 (65%)	0 (0%)

3 Years Rolling Tracking Error



Risk vs. Return (07/01/12 - 06/30/15)



	Return	Standard Deviation
▲ US Equity Composite	17.75	7.19
■ US Equity Policy	17.73	7.19
— Median	17.78	7.93

Equity Characteristics vs. Benchmark

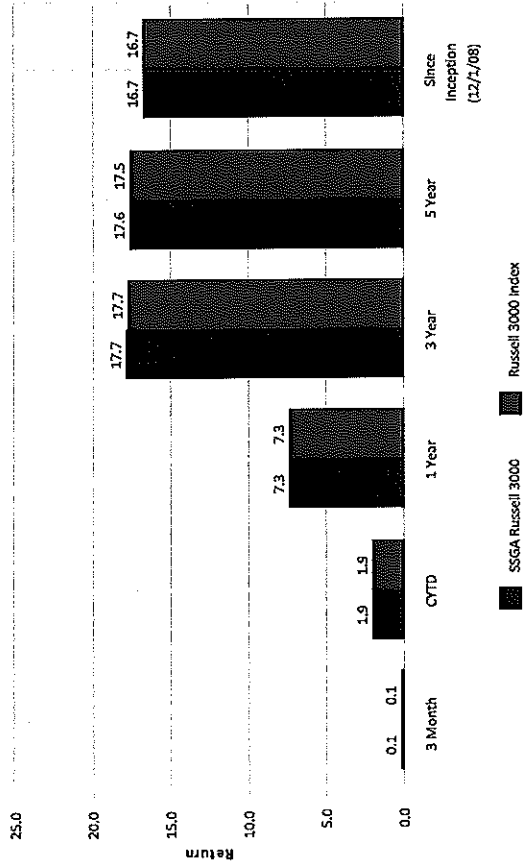
	US Equity Composite	US Equity Policy
Weighted Averages		
Wtd. Avg. Mkt. Cap (\$M)	108,778	108,212
Median Mkt. Cap (\$M)	2,093	1,605
Price/Earnings ratio	19.48	19.50
Price/Book ratio	3.00	3.01
5 Yr. EPS Growth Rate	13.16	13.14
Current Yield	1.94	1.93
Beta	1.00	1.00
Number of Stocks	2,598	3,004
Debt to Equity	1.18	1.17

Employees' Retirement System of the City of Norfolk

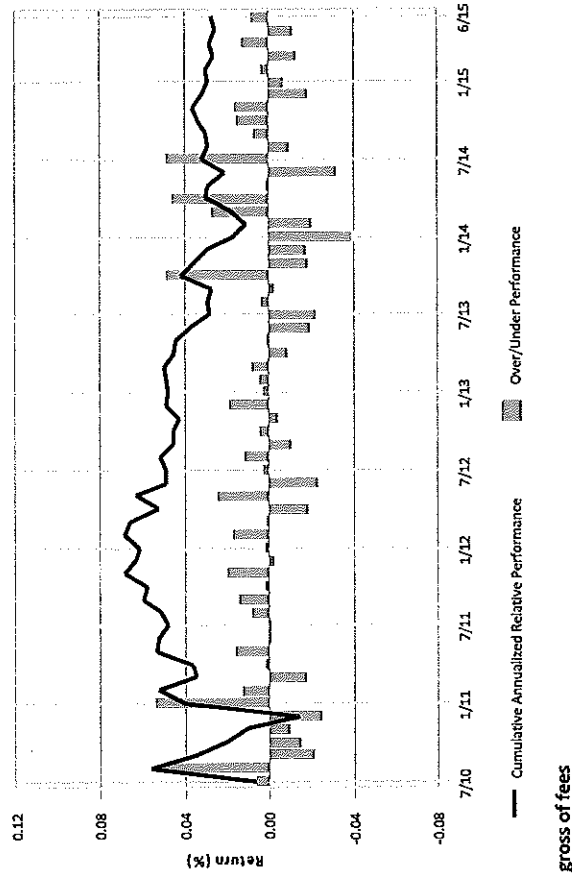
SSGA Russell 3000 vs. IM U.S. All Cap Equity (SA+CF)

June 30, 2015

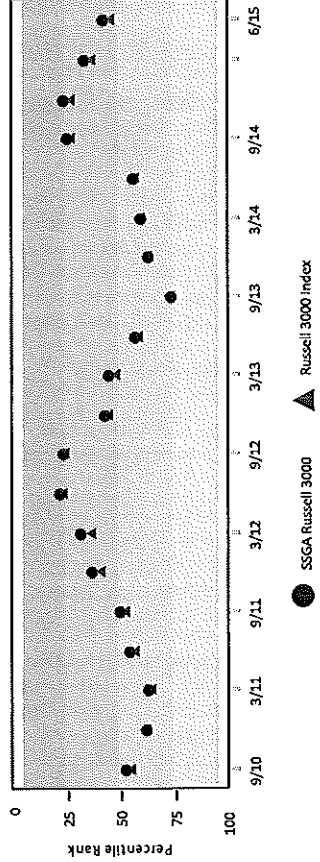
Comparative Performance



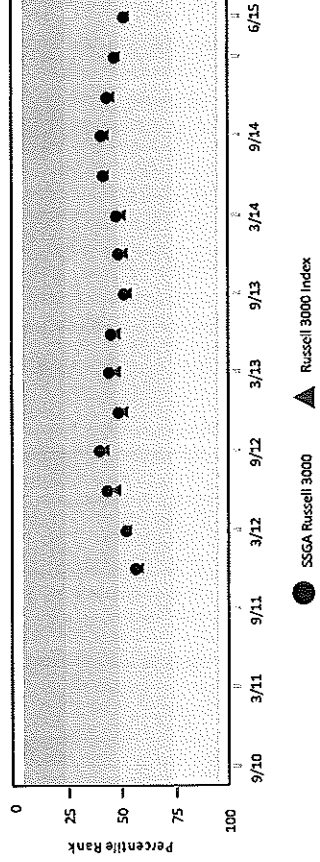
Relative Performance vs Russell 3000 Index



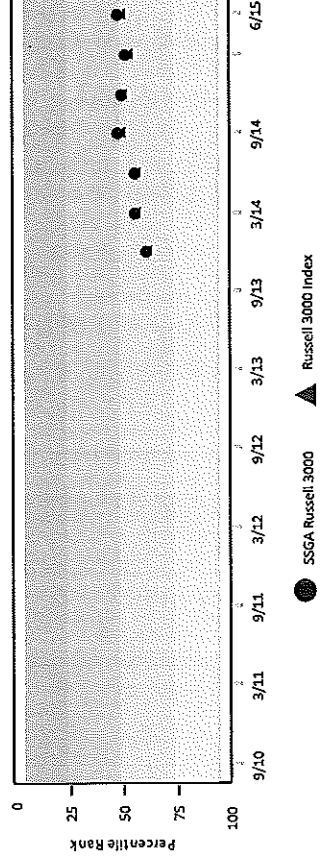
1 Year Rolling Percentile Ranking



3 Year Rolling Percentile Ranking



5 Year Rolling Percentile Ranking



Employees' Retirement System of the City of Norfolk

SSGA Russell 3000 vs. Russell 3000 Index

June 30, 2015

Portfolio Characteristics

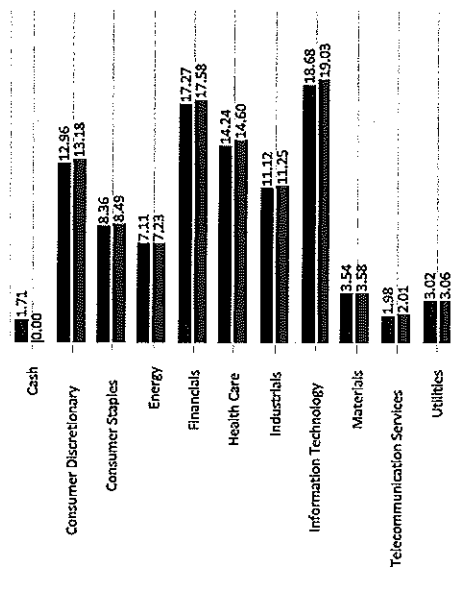
Wtd. Avg. Mkt. Cap (\$000)	108,777,891
Median Mkt. Cap (\$000)	2,093,299
Price/Earnings ratio	19.48
Price/Book ratio	3.00
5 Yr. EPS Growth Rate (%)	13.16
Current Yield (%)	1.94
Beta (5 Years, Monthly)	1.00
Number of Stocks	2,598

Benchmark	108,211,760
	1,604,941
	19.50
	3.01
	13.14
	1.93
	1.00
	3,004

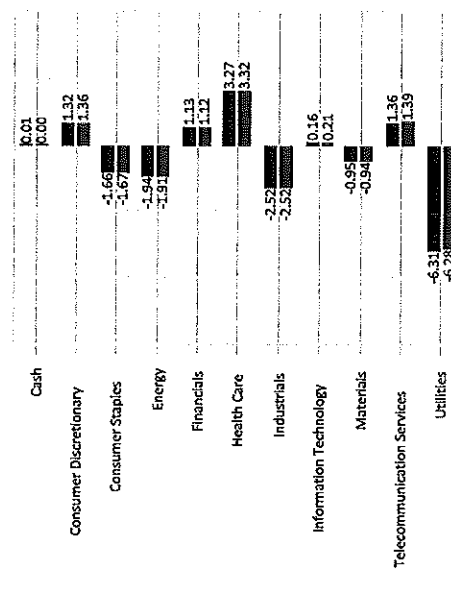
Top Ten Equity Holdings

	Portfolio Weight (%)	Benchmark Weight (%)	Active Weight (%)	Quarterly Return (%)
Apple Inc	3.17	3.16	0.01	1.22
Microsoft Corp	1.57	1.56	0.01	9.30
Exxon Mobil Corp	1.53	1.52	0.01	-1.29
General Electric Co	1.18	1.17	0.01	7.99
Johnson & Johnson	1.18	1.18	0.00	-2.41
Wells Fargo & Co	1.15	1.15	0.00	4.09
Berkshire Hathaway Inc	1.11	1.11	0.00	-5.69
JPMorgan Chase & Co	1.10	1.10	0.00	12.60
Procter & Gamble Co (The)	0.93	0.93	0.00	-3.73
Pfizer Inc	0.91	0.90	0.01	-2.82
% of Portfolio	13.83	13.78		

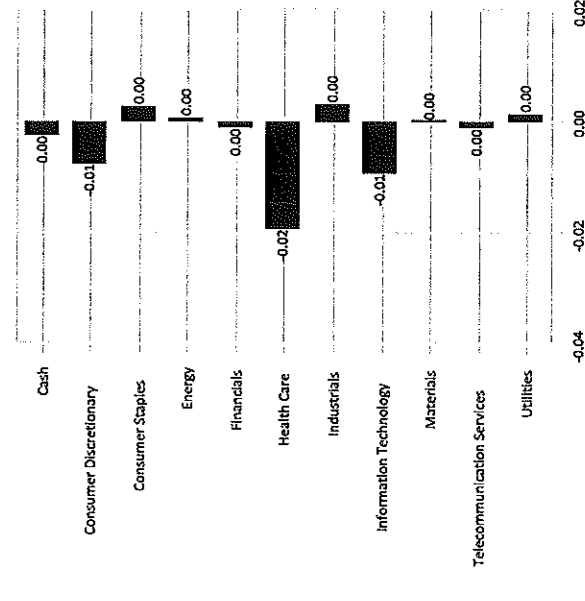
Sector Allocation



Sector Performance



Total Sector Attribution



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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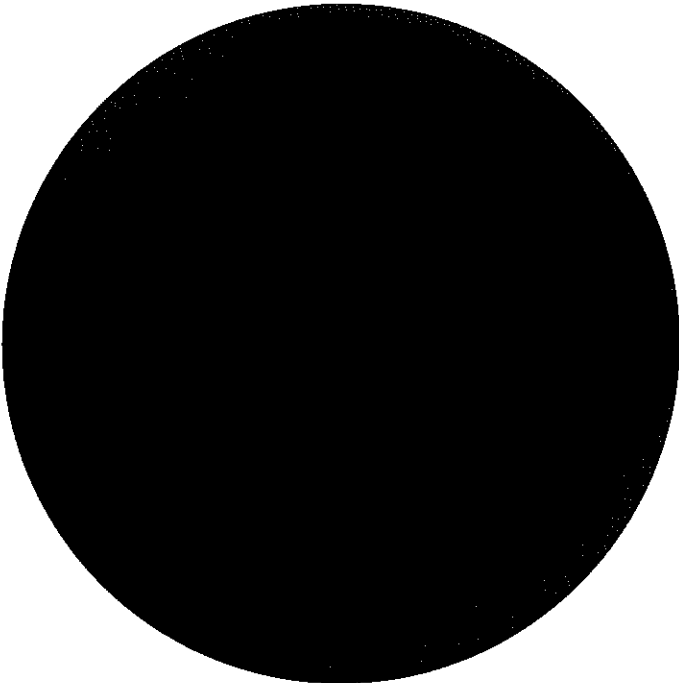
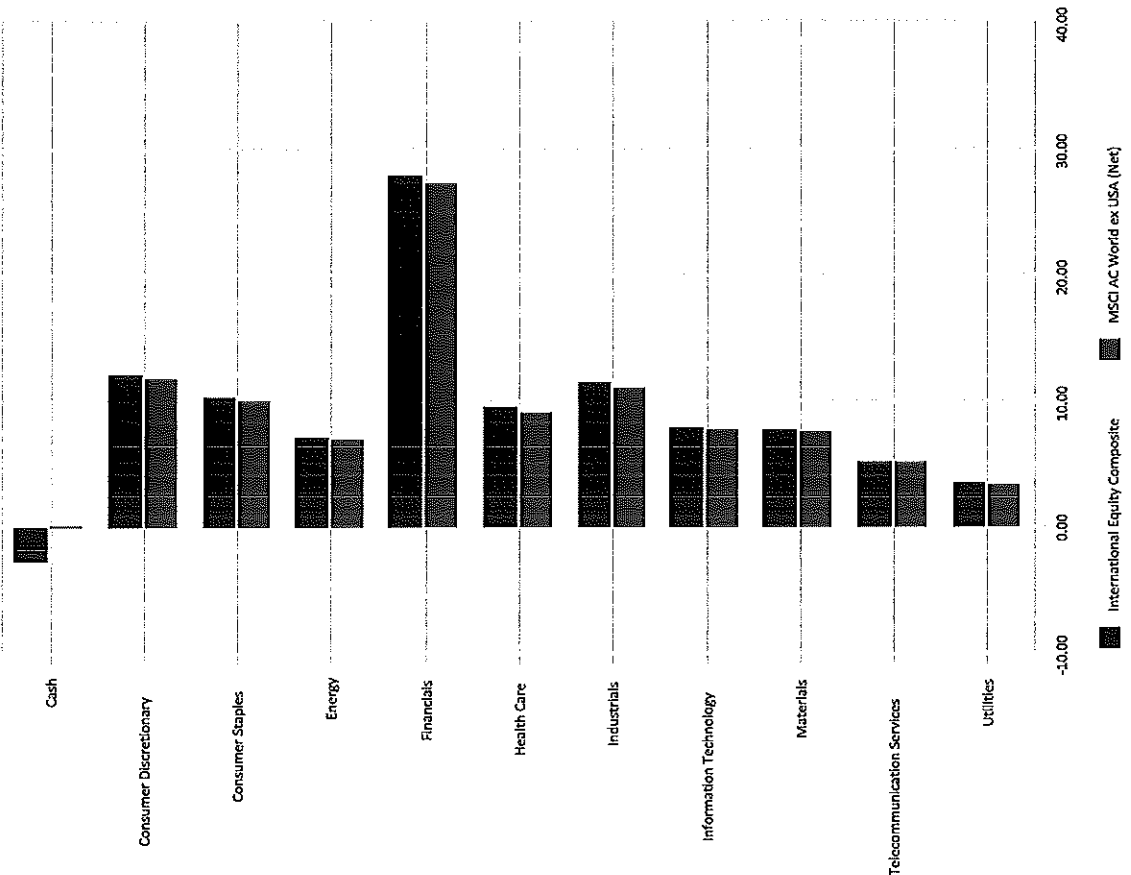
International Equity

Employees' Retirement System of the City of Norfolk International Equity Composite vs. MSCI AC World ex USA (Net) June 30, 2015

Manager Allocation

June 30, 2015 : \$219,302,401

Sector Allocation - Holdings Based



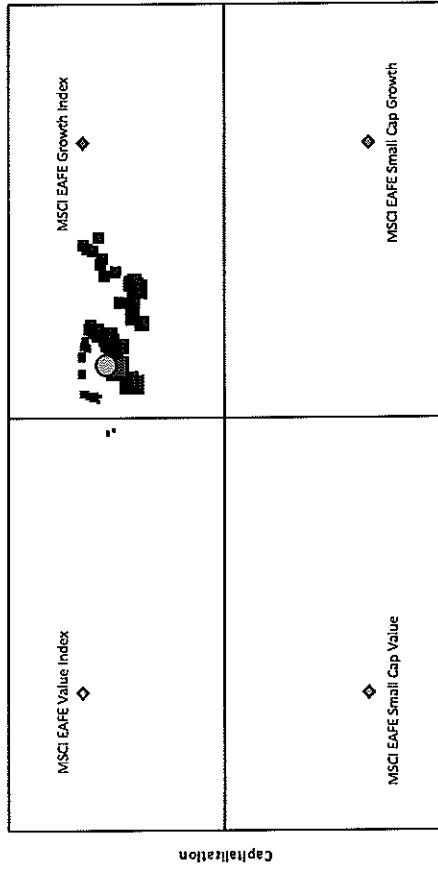
SSGA MSCI ACWI-ex US Index Market Value (\$)
219,302,401 Allocation (%)
100.00

Employees' Retirement System of the City of Norfolk

International Equity Composite vs. MSCI AC World ex USA (Net)

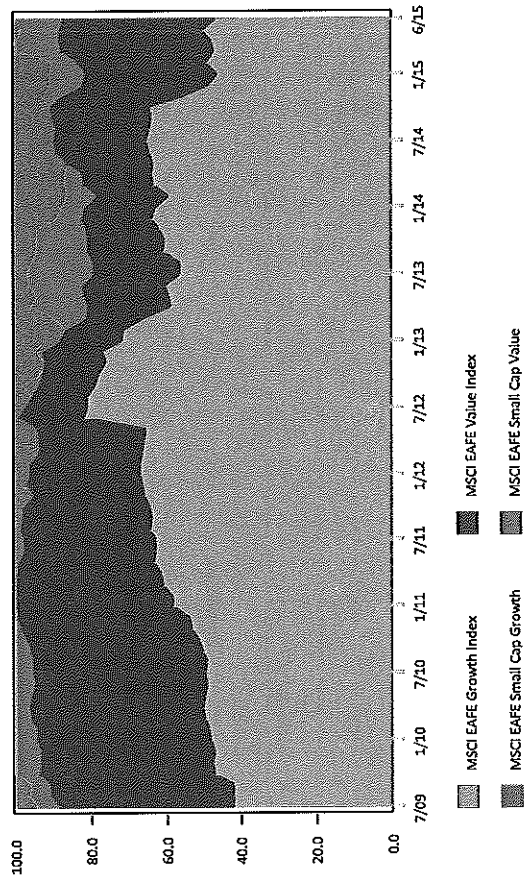
June 30, 2015

Style Analysis - Returns Based

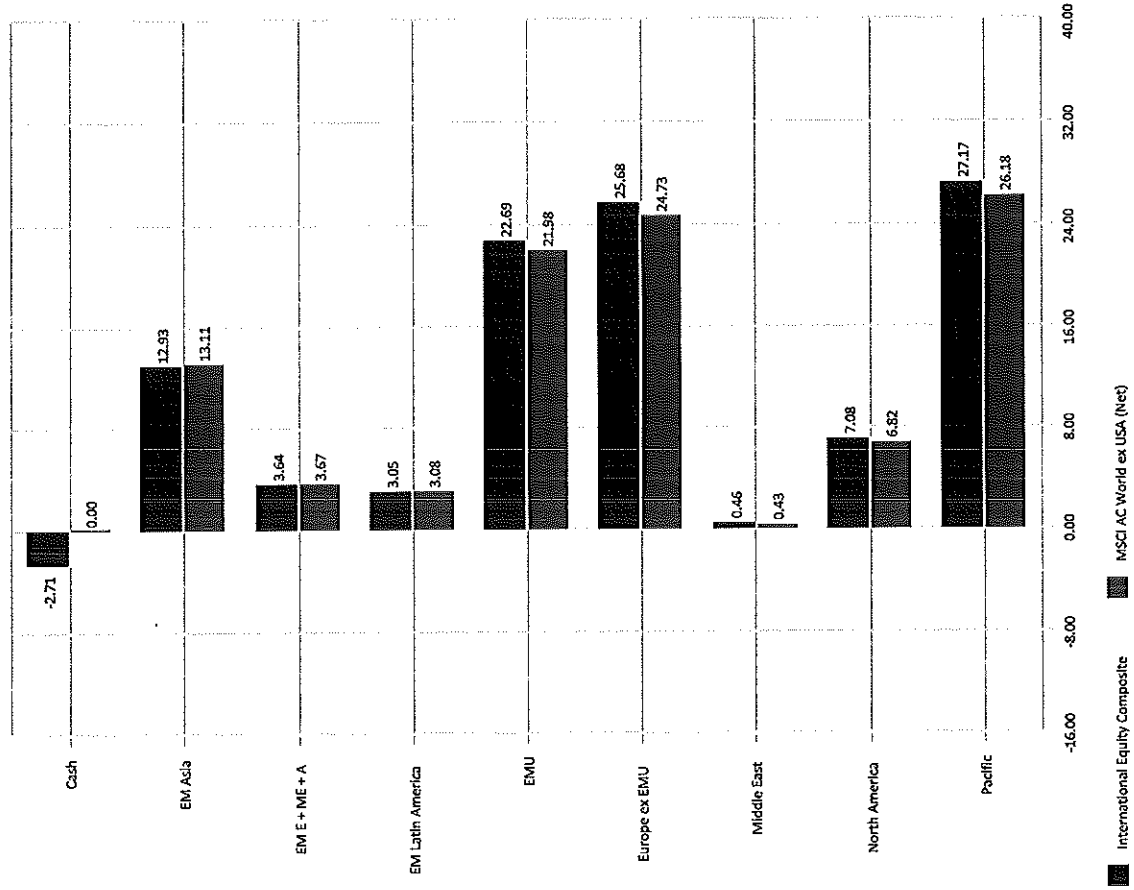


Style History Jun-2015 Avg. Exposure

3 Year Style Analysis



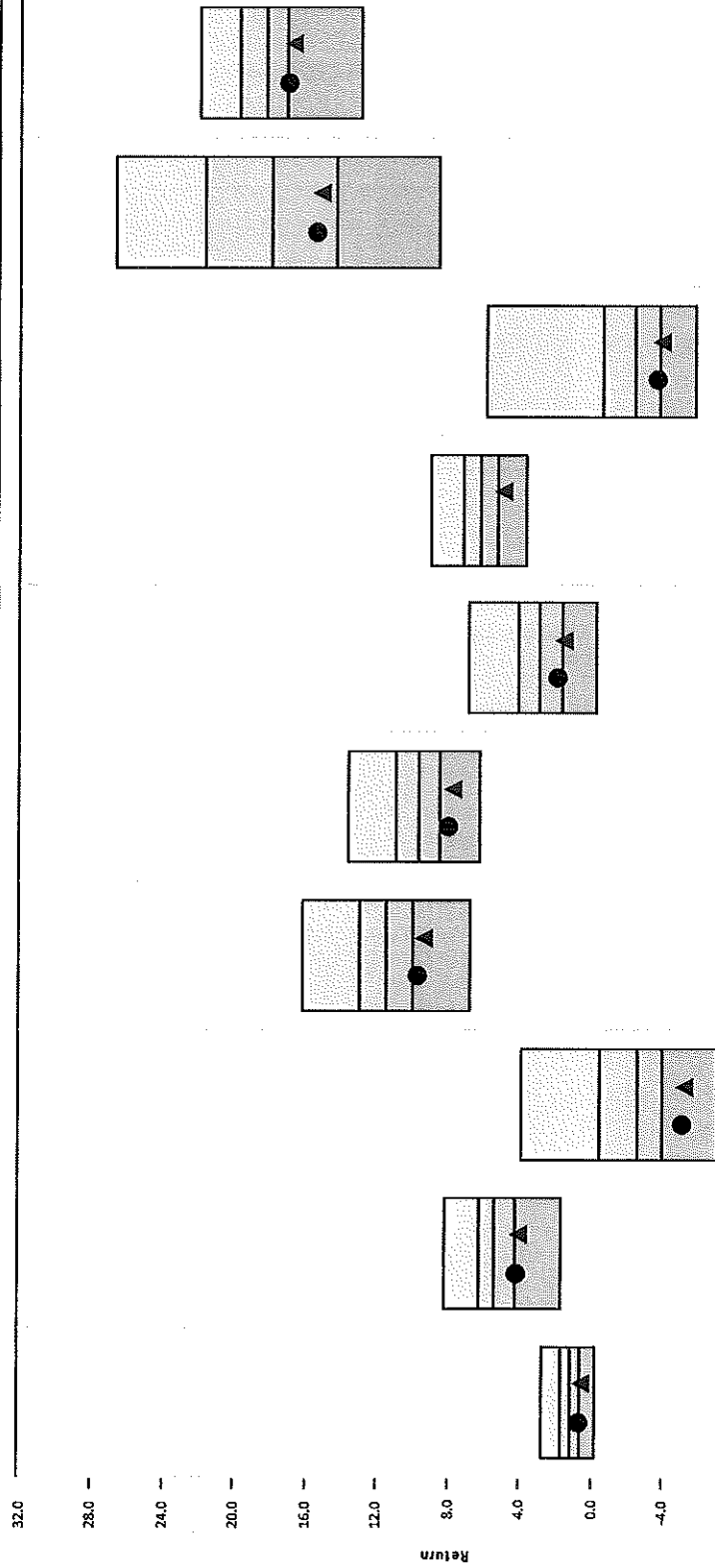
Region Allocation - Holdings Based



Employees' Retirement System of the City of Norfolk

Plan Sponsor Peer Group Analysis - All Master Trust-Intl. Equity Segment

June 30, 2015



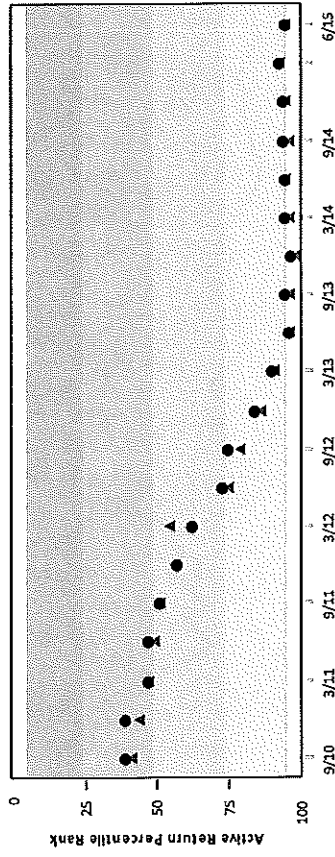
	<u>3 Month</u>	<u>CYTD</u>	<u>1 Year</u>	<u>3 Year</u>	<u>5 Year</u>	<u>7 Year</u>	<u>10 Year</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
● International Equity Composite	0.61 (76)	4.17 (77)	-5.09 (90)	9.67 (80)	7.97 (82)	1.91 (73)	-	-3.62 (74)	15.50 (70)	17.10 (77)
▲ International Equity Policy	0.53 (79)	4.03 (80)	-5.26 (91)	9.44 (83)	7.76 (85)	1.58 (79)	4.98 (79)	-3.87 (78)	15.29 (71)	16.83 (79)
5th Percentile	2.81	8.24	3.97	16.20	13.65	6.93	9.10	6.00	26.77	22.07
1st Quartile	1.69	6.25	-0.48	13.02	10.96	4.11	7.23	-0.56	21.74	19.80
Median	1.13	5.42	-2.56	11.49	9.71	2.94	6.29	-2.34	18.03	18.37
3rd Quartile	0.62	4.25	-3.92	10.01	8.54	1.75	5.32	-3.69	14.40	17.21
95th Percentile	-0.25	1.72	-7.03	6.81	6.31	-0.25	3.69	-5.80	8.69	12.96
gross of fees										

Employees' Retirement System of the City of Norfolk

International Equity Composite

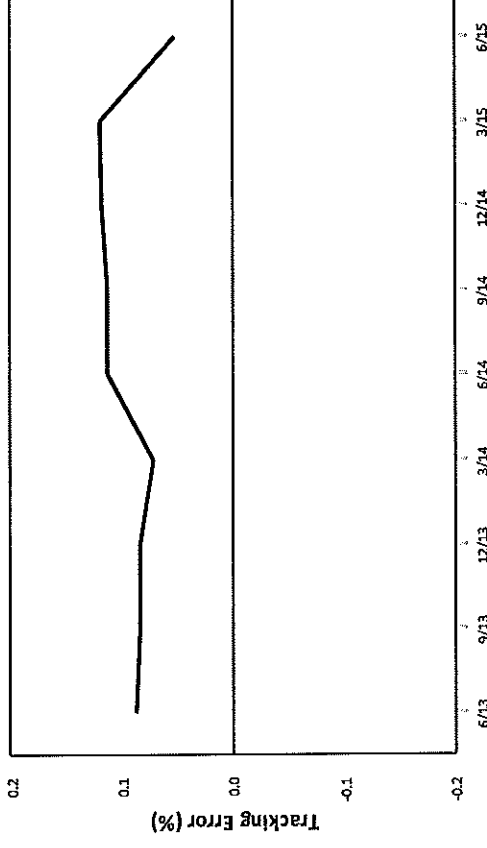
As of June 30, 2015

3 Year Rolling Return Rank

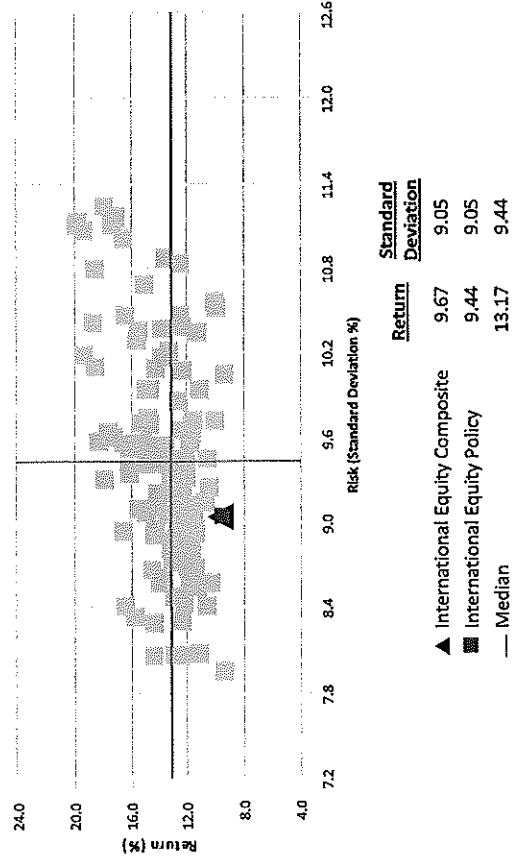


	Total Period	5-25	25-Median	Median-75	75-95
● International Equity Composite	20	0 (0%)	4 (20%)	5 (25%)	11 (55%)
▲ International Equity Policy	20	0 (0%)	4 (20%)	4 (20%)	12 (60%)

3 Years Rolling Tracking Error



Risk vs. Return (07/01/12 - 06/30/15)



Equity Characteristics vs. Benchmark

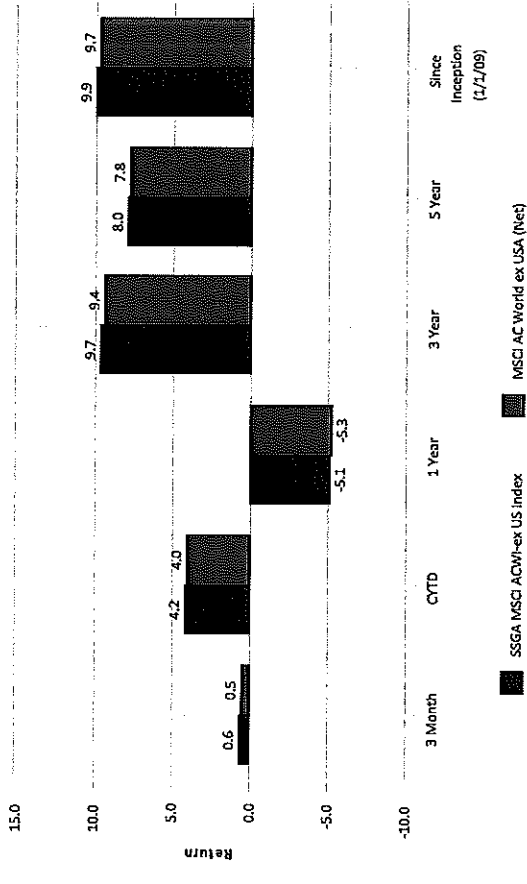
	International Equity Composite	International Equity Policy
Weighted Averages		
Wtd. Avg. Mkt. Cap (\$M)	52,726	55,401
Median Mkt. Cap (\$M)	7,599	7,498
Price/Earnings ratio	15.49	15.47
Price/Book ratio	2.15	2.15
5 Yr. EPS Growth Rate	11.15	11.18
Current Yield	2.99	2.98
Beta	1.00	1.00
Number of Stocks	1,894	1,843
Debt to Equity	1.28	1.28

Employees' Retirement System of the City of Norfolk

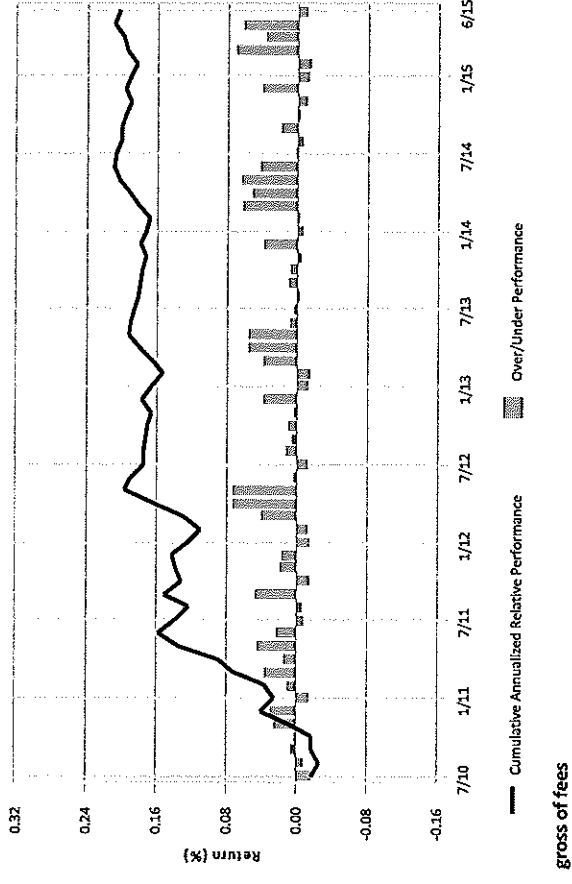
SSGA MSCI ACWI-ex US Index vs. IM International Core Equity (SA+CF)

June 30, 2015

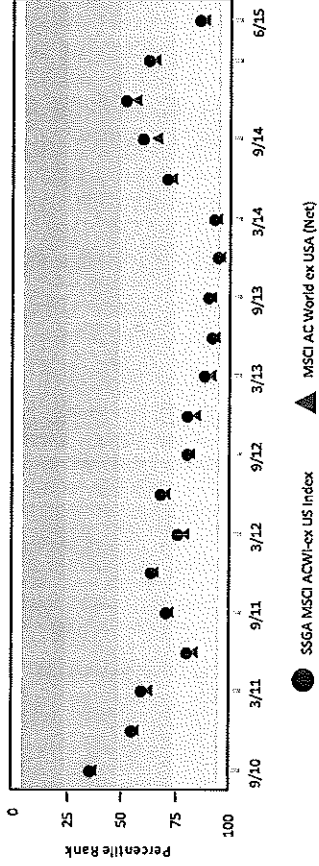
Comparative Performance



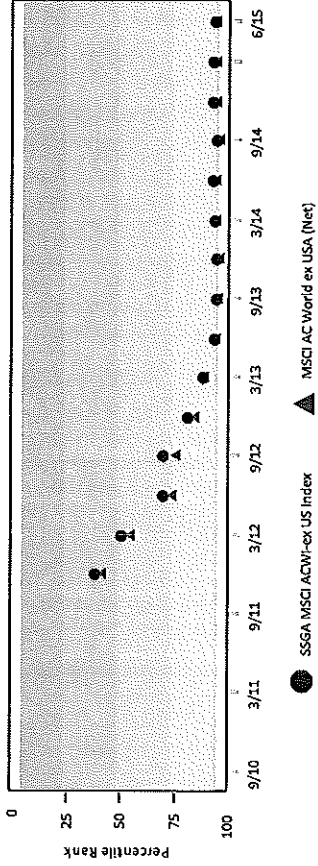
Relative Performance vs MSCI AC World ex USA (Net)



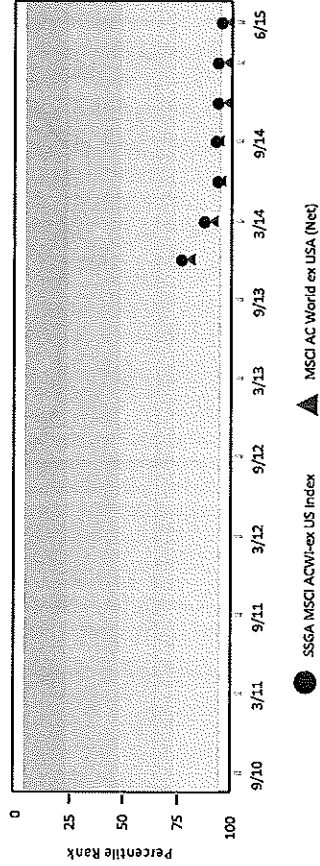
1 Year Rolling Percentile Ranking



3 Year Rolling Percentile Ranking



5 Year Rolling Percentile Ranking



Employees' Retirement System of the City of Norfolk

SSGA MSCI ACWI-ex US Index vs. MSCI AC World ex USA (Net)

June 30, 2015

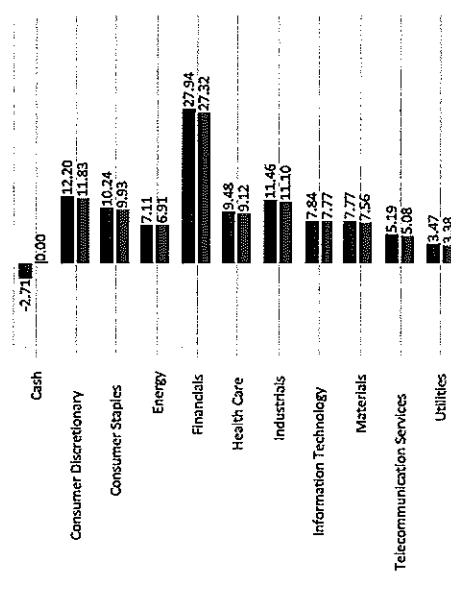
Portfolio Characteristics

Wtd. Avg. Mkt. Cap (\$000)	Portfolio	Benchmark
Median Mkt. Cap (\$000)	52,725,881	55,401,032
Price/Earnings ratio	7,598,806	7,497,911
Price/Book ratio	15.49	15.47
5 Yr. EPS Growth Rate (%)	2.15	2.15
Current Yield (%)	11.15	11.18
Beta (5 Years, Monthly)	2.99	2.98
Number of Stocks	1,000	1,000
	1,894	1,843

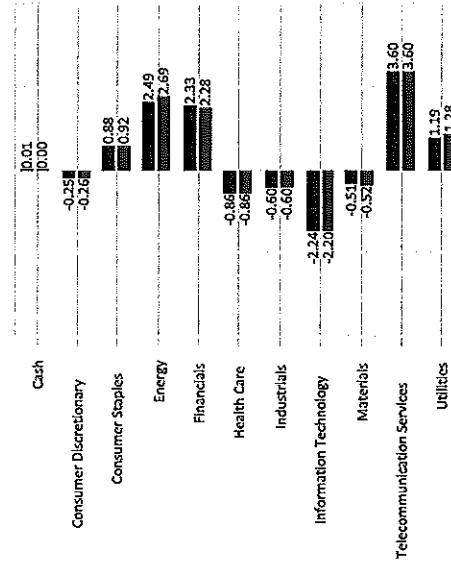
Top Ten Equity Holdings

	Portfolio Weight (%)	Benchmark Weight (%)	Active Weight (%)	Quarterly Return (%)
CASH	4.72	0.00	4.72	-
Nestle SA, Cham Und Vevey	1.20	1.28	-0.08	-1.56
Novartis AG	1.16	1.24	-0.08	-0.37
Roche Holding AG	1.01	1.08	-0.07	1.59
Toyota Motor Corp	0.95	1.00	-0.05	-4.10
HSBC Holdings PLC	0.90	0.94	-0.04	6.32
Samsung Electronics Co Ltd	0.69	0.69	0.00	-12.79
BP PLC	0.63	0.66	-0.03	3.40
Taiwan Semiconductor Manufacturing Co Ltd	0.61	0.61	0.00	0.82
Sanofi	0.60	0.64	-0.04	2.85
% of Portfolio	12.47	8.14		

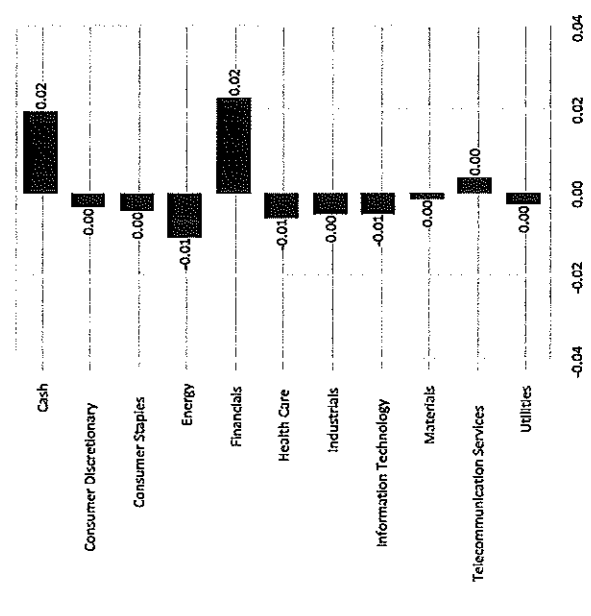
Sector Allocation



Sector Performance



Total Sector Attribution

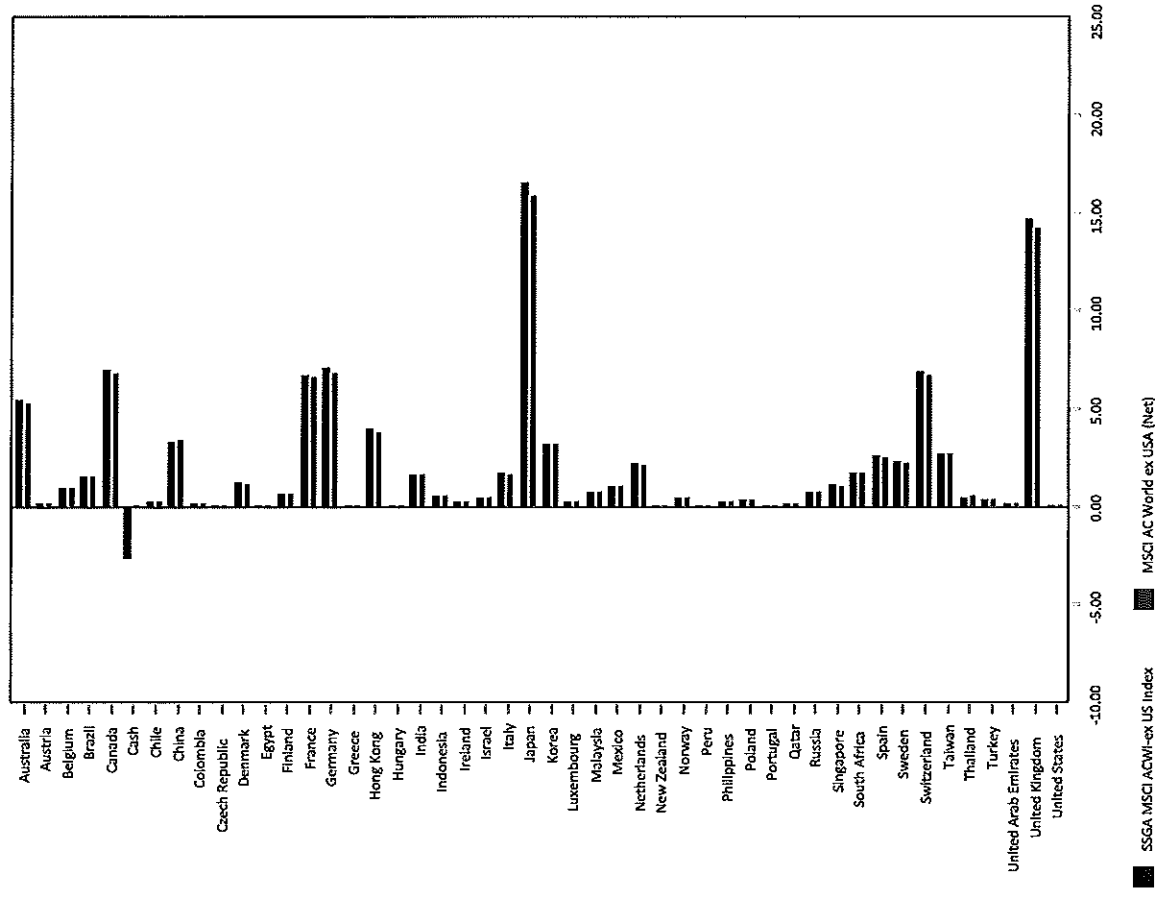


Employees' Retirement System of the City of Norfolk

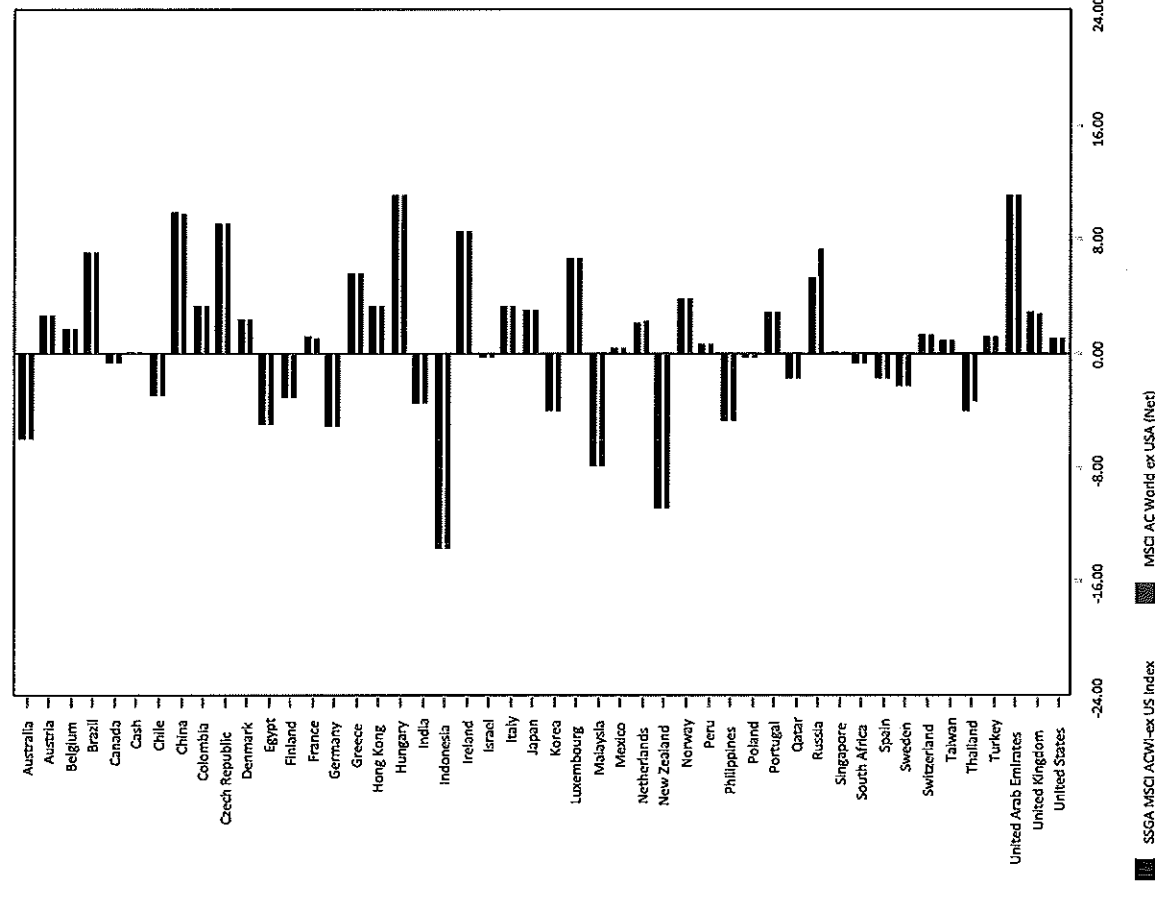
SSGA MSCI ACWI-ex US Index vs. MSCI AC World ex USA (Net)

June 30, 2015

Country Allocation



Country Performance



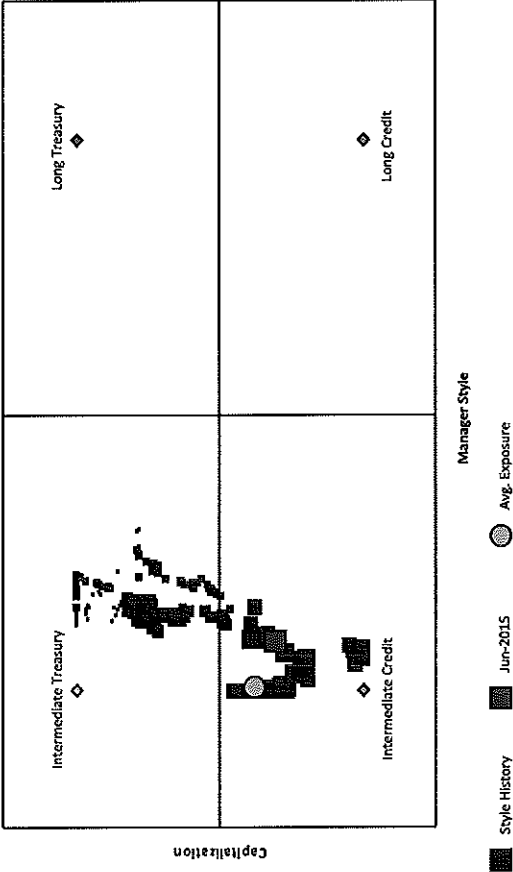
Fixed Income

Employees' Retirement System of the City of Norfolk Total Fixed Income Composite June 30, 2015

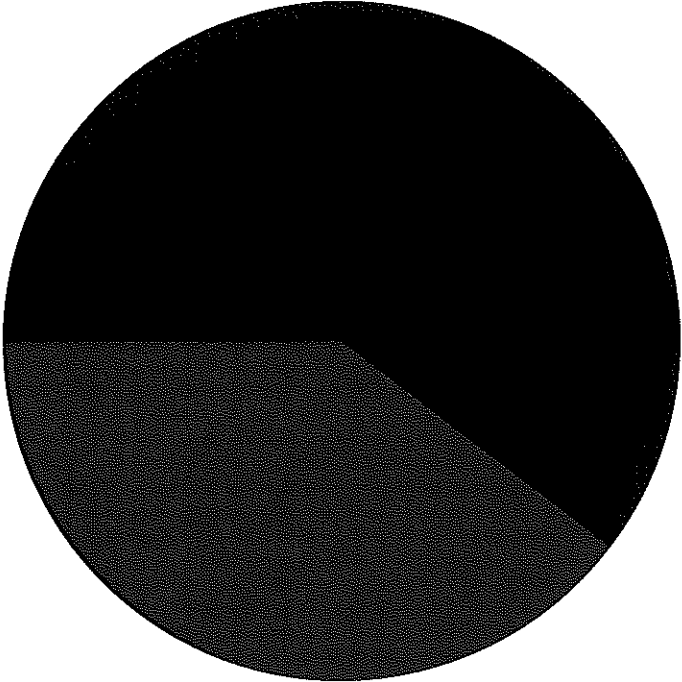
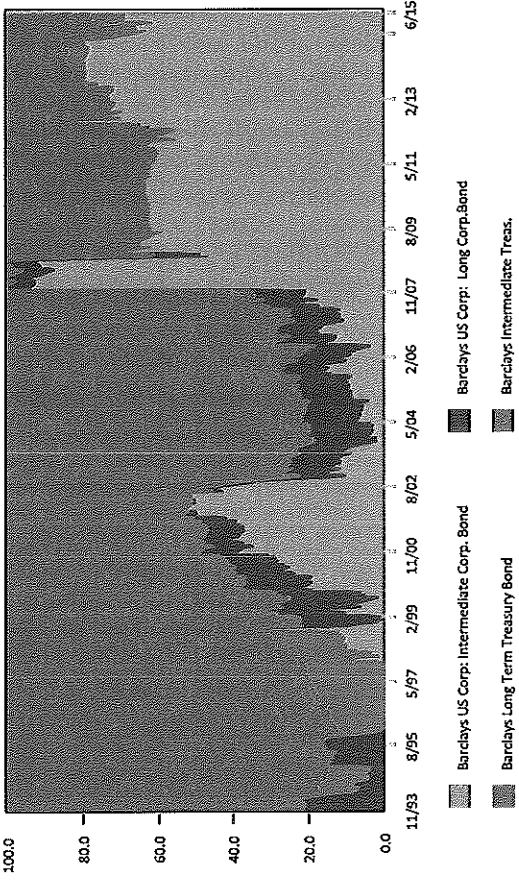
Manager Allocation



Style Analysis - Returns Based

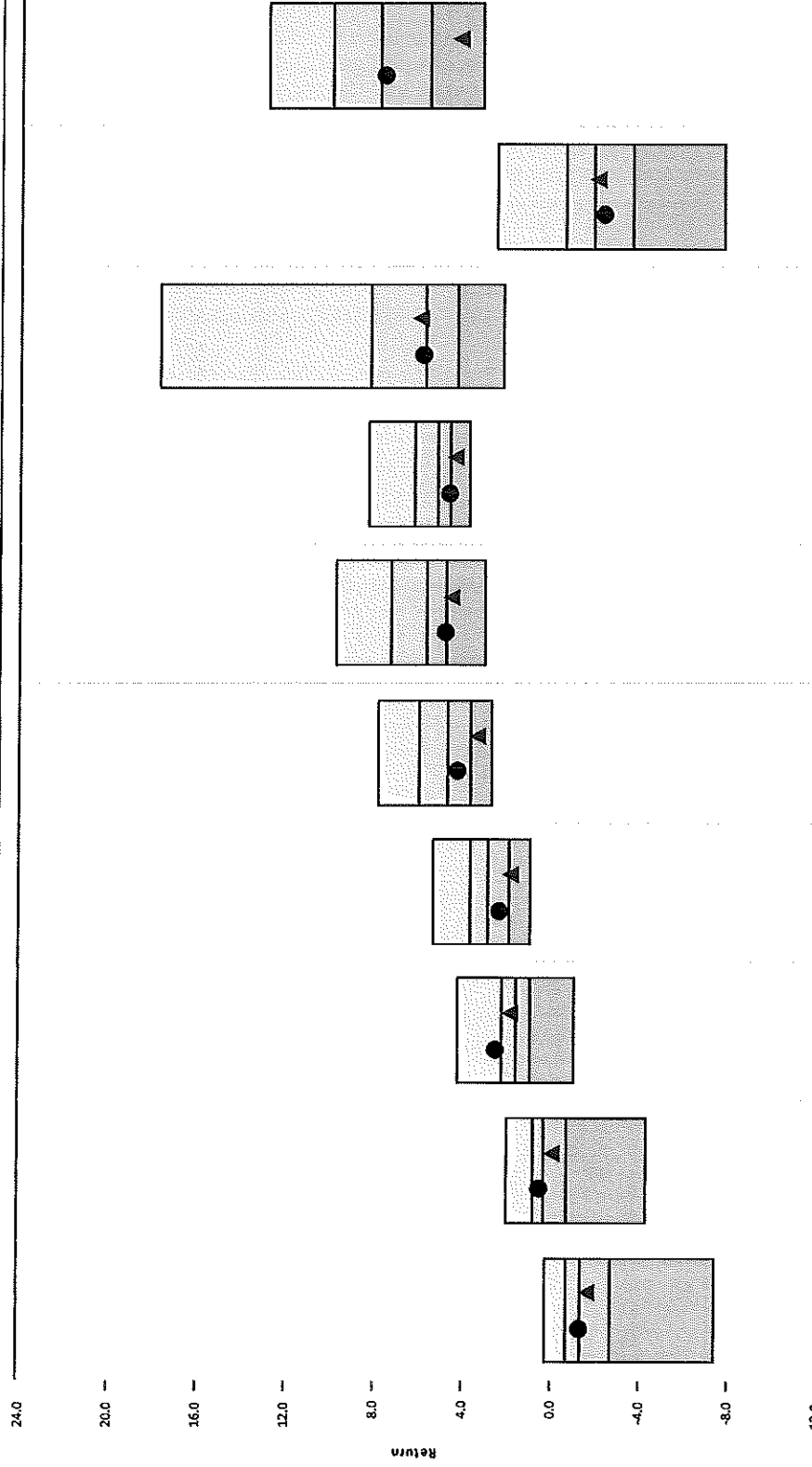


3 Year Style Analysis



Market Value (\$)	Allocation (%)
PIMCO Total Return	60.40
SSGA Bond Market Index	39.60

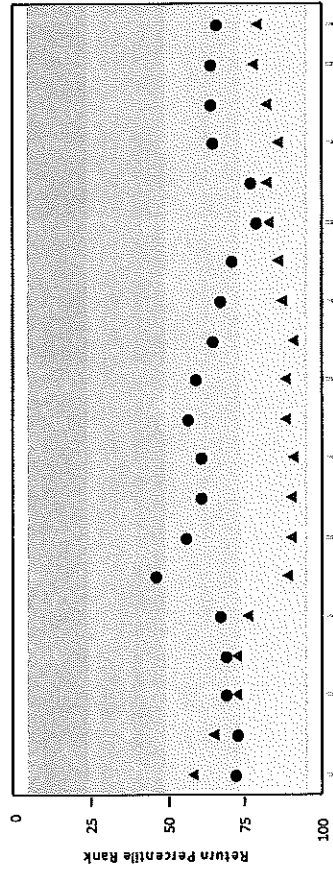
Employees' Retirement System of the City of Norfolk Plan Sponsor Peer Group Analysis - All Master Trust-US Fixed Income Segment June 30, 2015



	3 Month	1 Year	3 Year	5 Year	7 Year	10 Year	2014	2013	2012
● Total Fixed Income Composite	-1.35 (51)	2.51 (22)	2.34 (65)	4.24 (63)	4.83 (74)	4.65 (74)	5.84 (49)	-2.32 (63)	7.61 (55)
▲ Barclays Aggregate	-1.68 (65)	1.86 (42)	1.83 (79)	3.35 (86)	4.59 (81)	4.44 (83)	5.97 (47)	-2.02 (56)	4.21 (91)
5th Percentile	0.22	4.24	5.35	7.83	9.74	8.28	17.78	2.57	12.87
1st Quartile	-0.71	2.26	3.67	5.97	7.24	6.26	8.24	-0.57	9.97
Median	-1.34	1.62	2.88	4.73	5.71	5.19	5.76	-1.80	7.87
3rd Quartile	-2.69	0.97	1.96	3.71	4.80	4.63	4.32	-3.62	5.59
95th Percentile	-7.44	-1.02	0.97	2.70	3.05	3.75	2.21	-7.76	3.23
gross of fees									

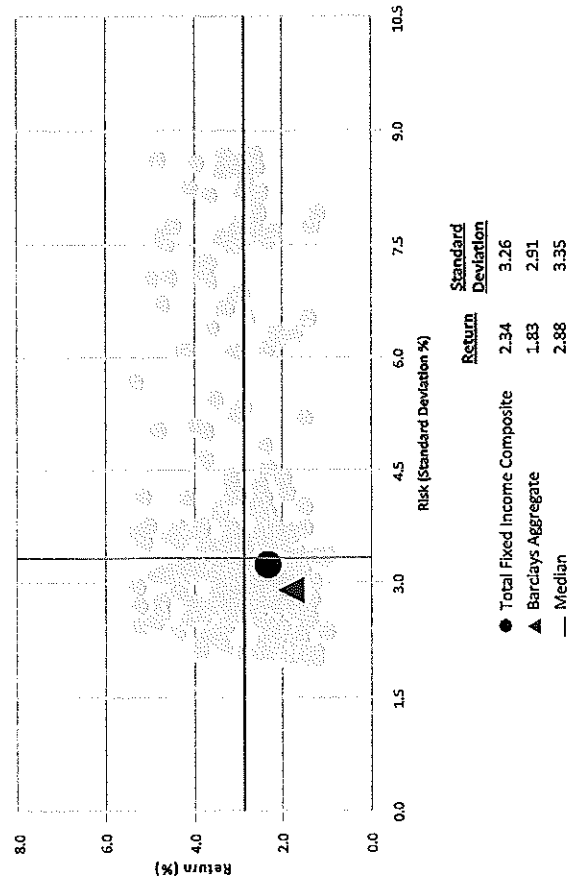
June 30, 2015

3 Year Rolling Return Rank

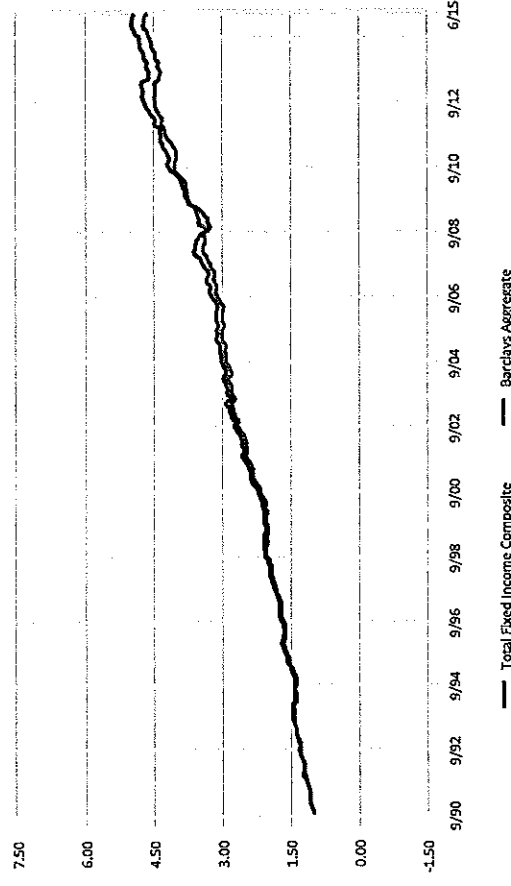


	Total Fixed Income Composite				Barclays Aggregate			
	5-25		25-Median		Median-75		75-95	
	Total Period	Count	Total Period	Count	Total Period	Count	Total Period	Count
● Total Fixed Income Composite	20	0 (0%)	1 (5%)	2 (10%)	17 (85%)	2 (10%)	16 (80%)	15 (80%)
▲ Barclays Aggregate	20	0 (0%)	0 (0%)	4 (20%)	4 (20%)	15 (80%)	16 (80%)	15 (80%)

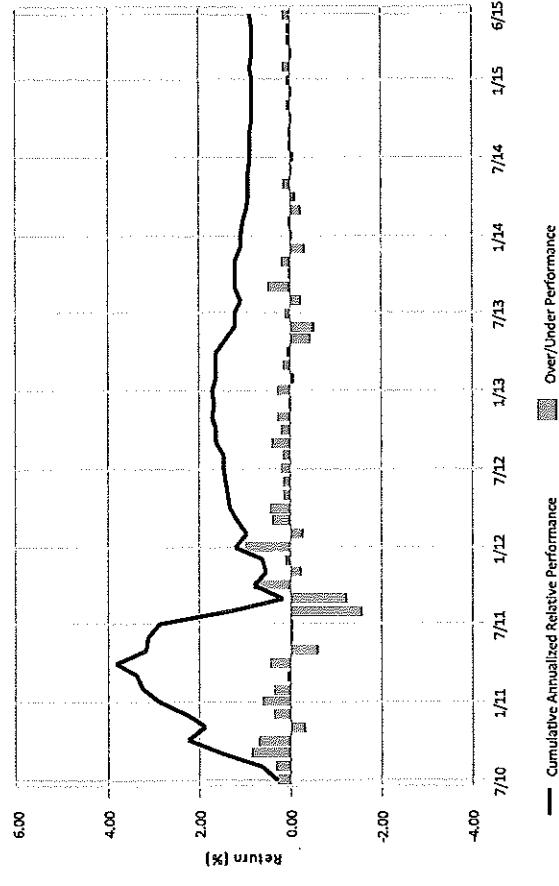
Risk vs. Return (07/01/12 - 06/30/15)



Growth of \$1 - Since Inception (10/01/90)



Relative Performance vs. Barclays Aggregate



Peer Group Analysis: All Master Trust-US Fixed Income Segment

Monthly Distribution of Returns

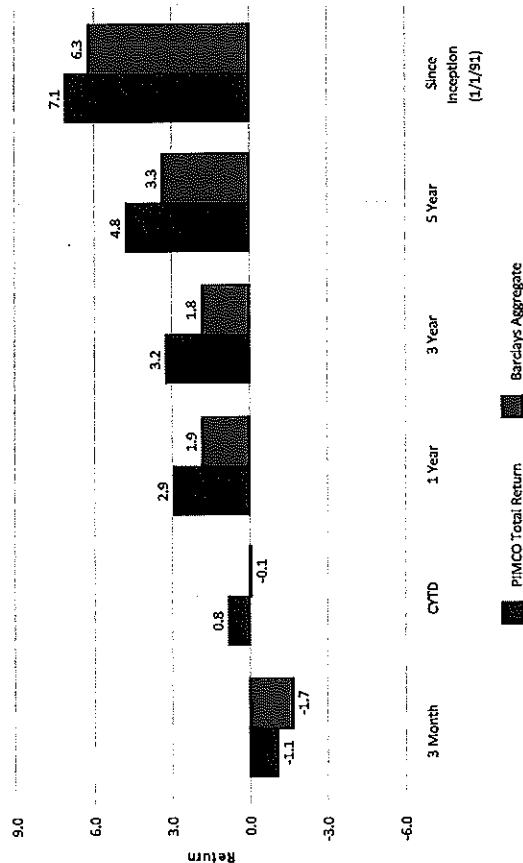


Employees' Retirement System of the City of Norfolk

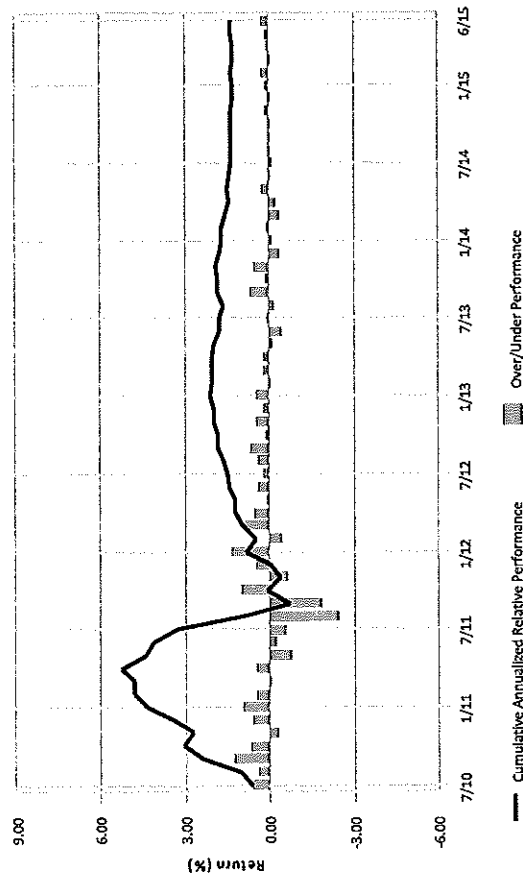
PIMCO Total Return vs. IM U.S. Broad Market Core Fixed Income (SA+CF)

June 30, 2015

Comparative Performance

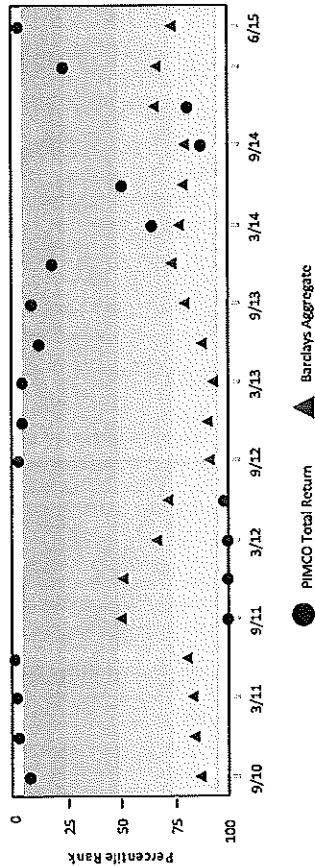


Relative Performance vs Barclays Aggregate

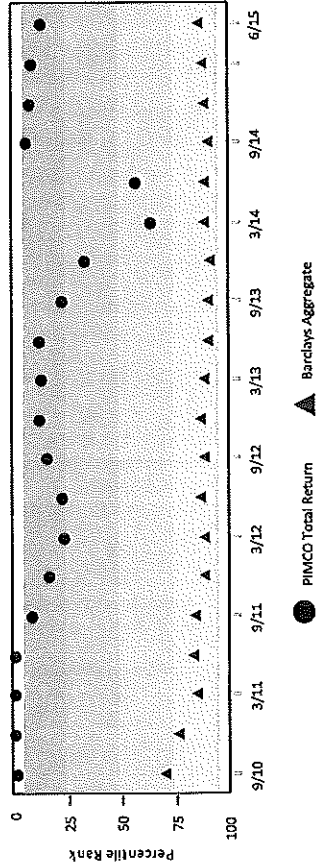


gross of fees

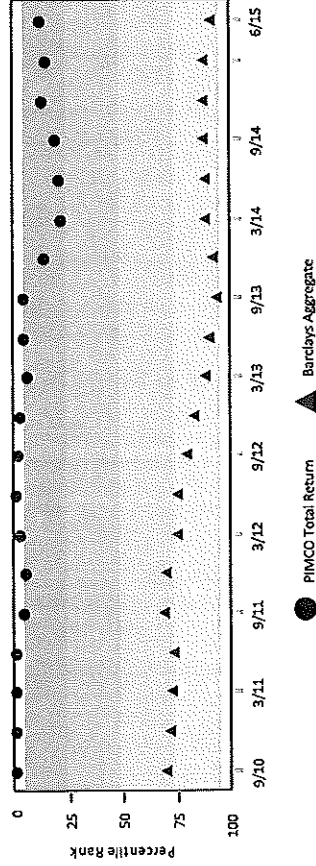
1 Year Rolling Percentile Ranking



3 Year Rolling Percentile Ranking



5 Year Rolling Percentile Ranking



Employees' Retirement System of the City of Norfolk

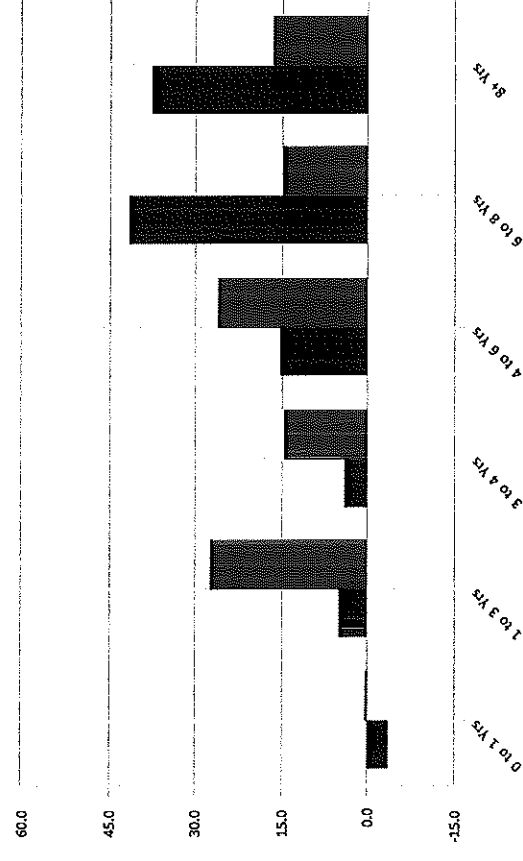
PIMCO Total Return vs. Barclays Aggregate

June 30, 2015

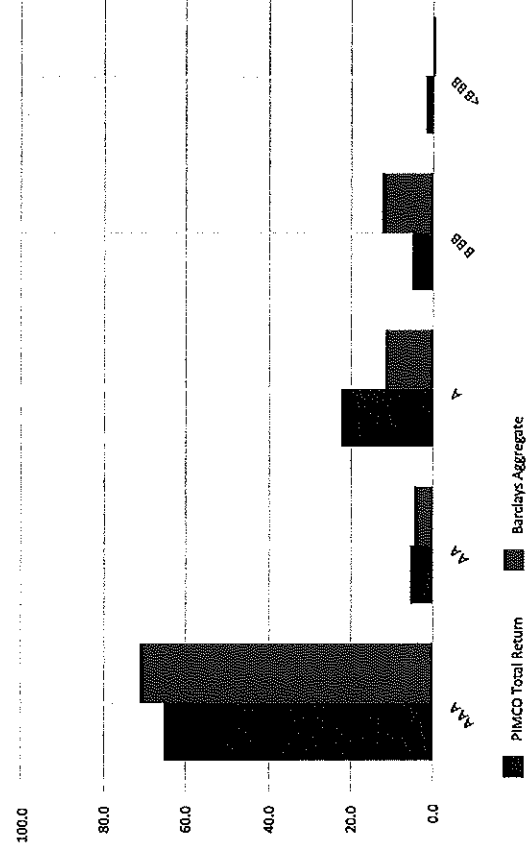
Portfolio Characteristics

	Portfolio	Benchmark
Avg. Maturity	6.94	7.87
Avg. Quality	AA	AA1/AA2
Coupon Rate (%)	2.29	3.31
Convexity	-0.39	0.09
Effective Duration	3.94	5.63

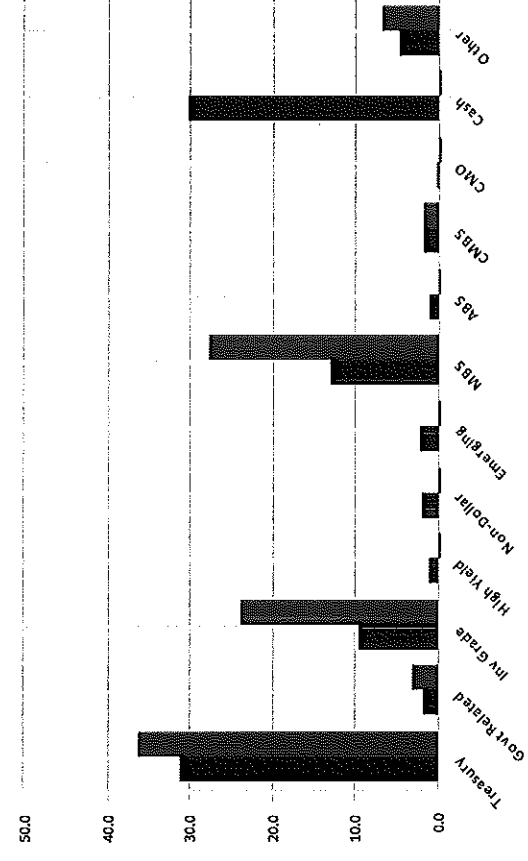
Duration Distribution (%)



Credit Quality Distribution (%)



Sector Distribution (%)

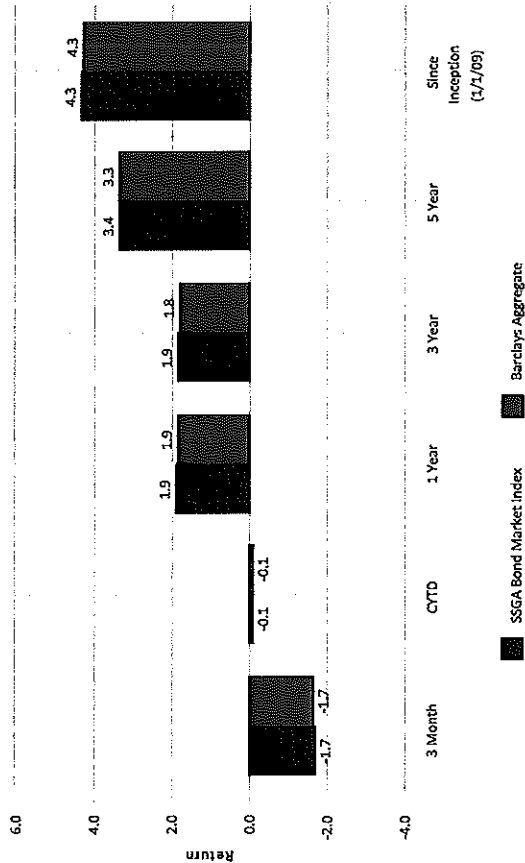


Employees' Retirement System of the City of Norfolk

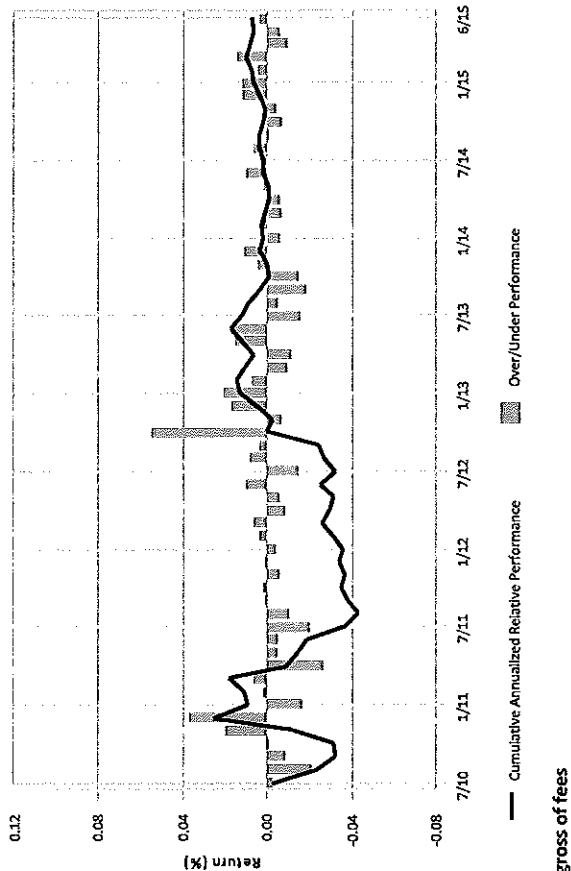
SSGA Bond Market Index vs. IM U.S. Broad Market Core Fixed Income (SA+CF)

June 30, 2015

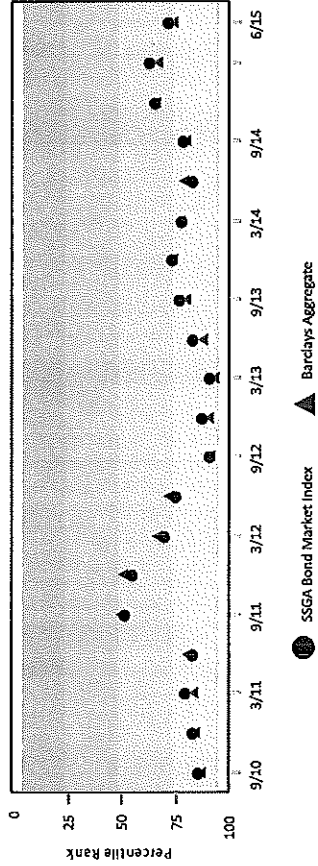
Comparative Performance



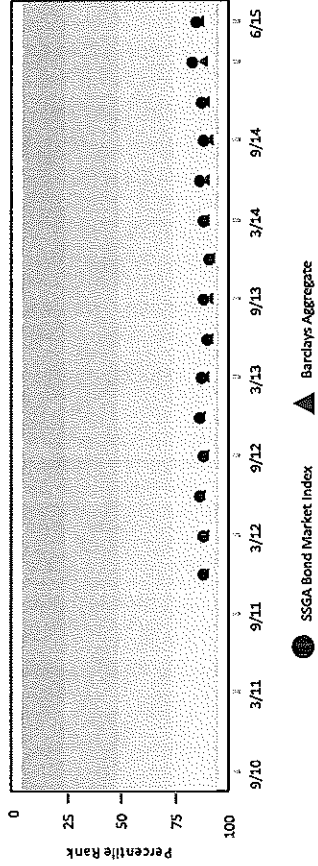
Relative Performance vs Barclays Aggregate



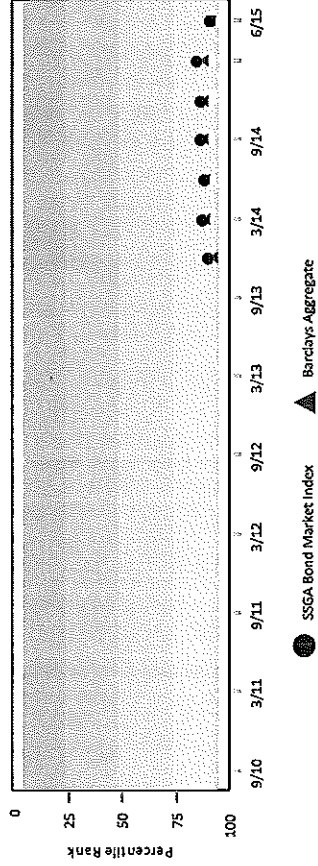
1 Year Rolling Percentile Ranking



3 Year Rolling Percentile Ranking



5 Year Rolling Percentile Ranking



Employees' Retirement System of the City of Norfolk

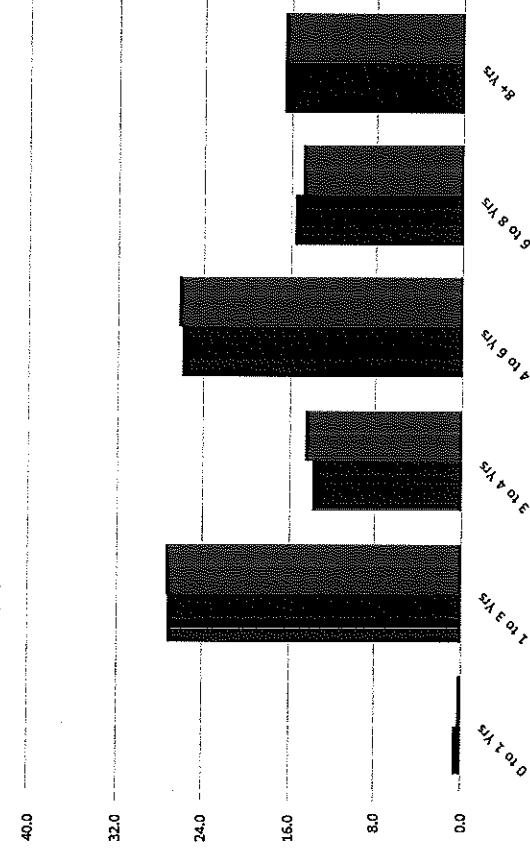
SSGA Bond Market Index vs. Barclays Aggregate

June 30, 2015

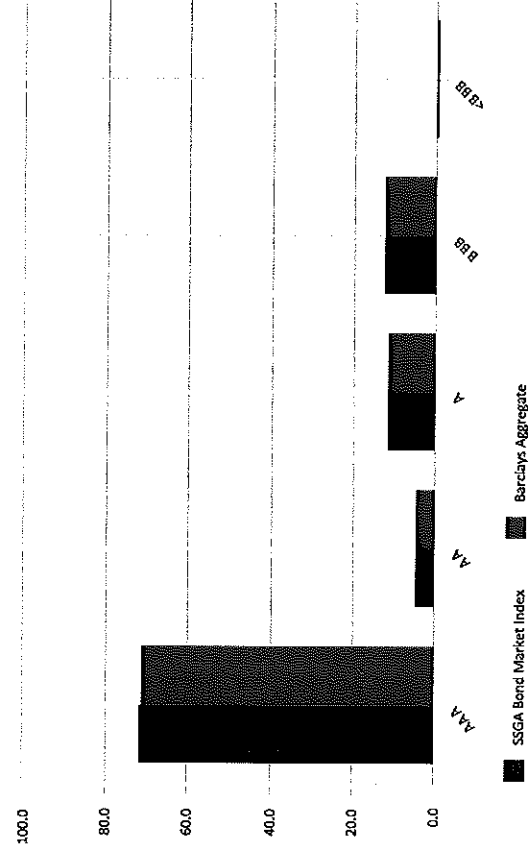
Portfolio Characteristics

	Portfolio	Benchmark
Avg. Maturity	7.86	7.87
Avg. Quality	AA2	AA1/AA2
Yield To Maturity (%)	2.38	2.40
Modified Duration	5.44	5.63
Convexity	0.10	0.09

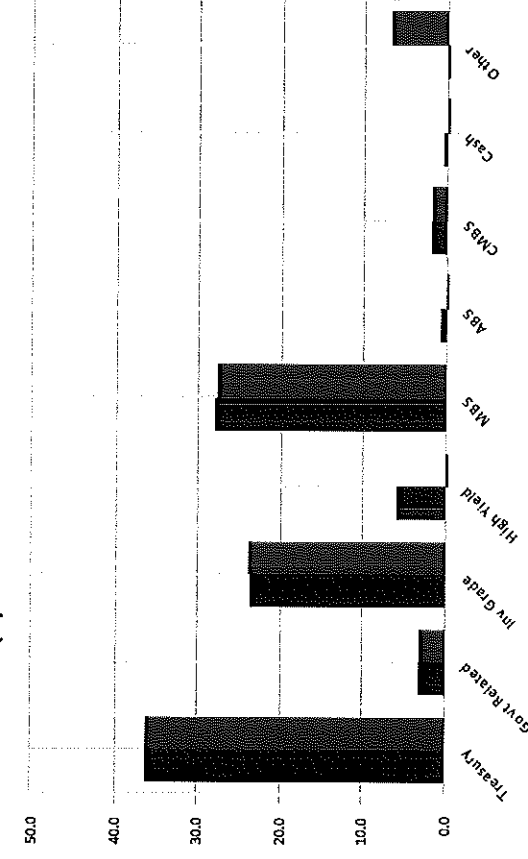
Duration Distribution (%)



Credit Quality Distribution (%)



Sector Distribution (%)



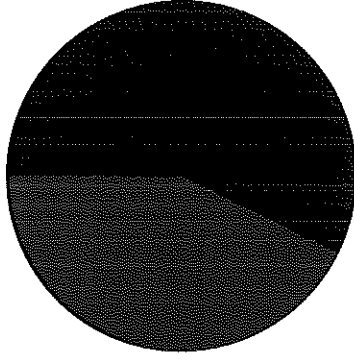
Real Estate

Employees' Retirement System of the City of Norfolk

Asset Allocation Chart - Real Estate Manager Allocation

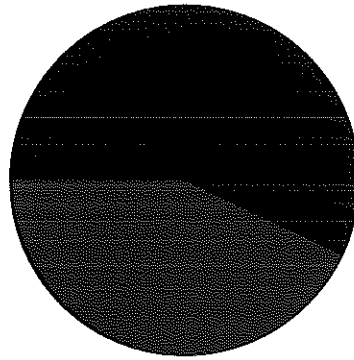
June 30, 2015

June 30, 2015 : \$56,551,181



	Market Value (\$)	Allocation (%)
JP Morgan Asset Management Strategic Property Fund	32,306,773	57.13
UBS Trumbull Property Fund	24,244,408	42.87
Real Estate Cash	-	0.00

March 31, 2015 : \$54,853,995

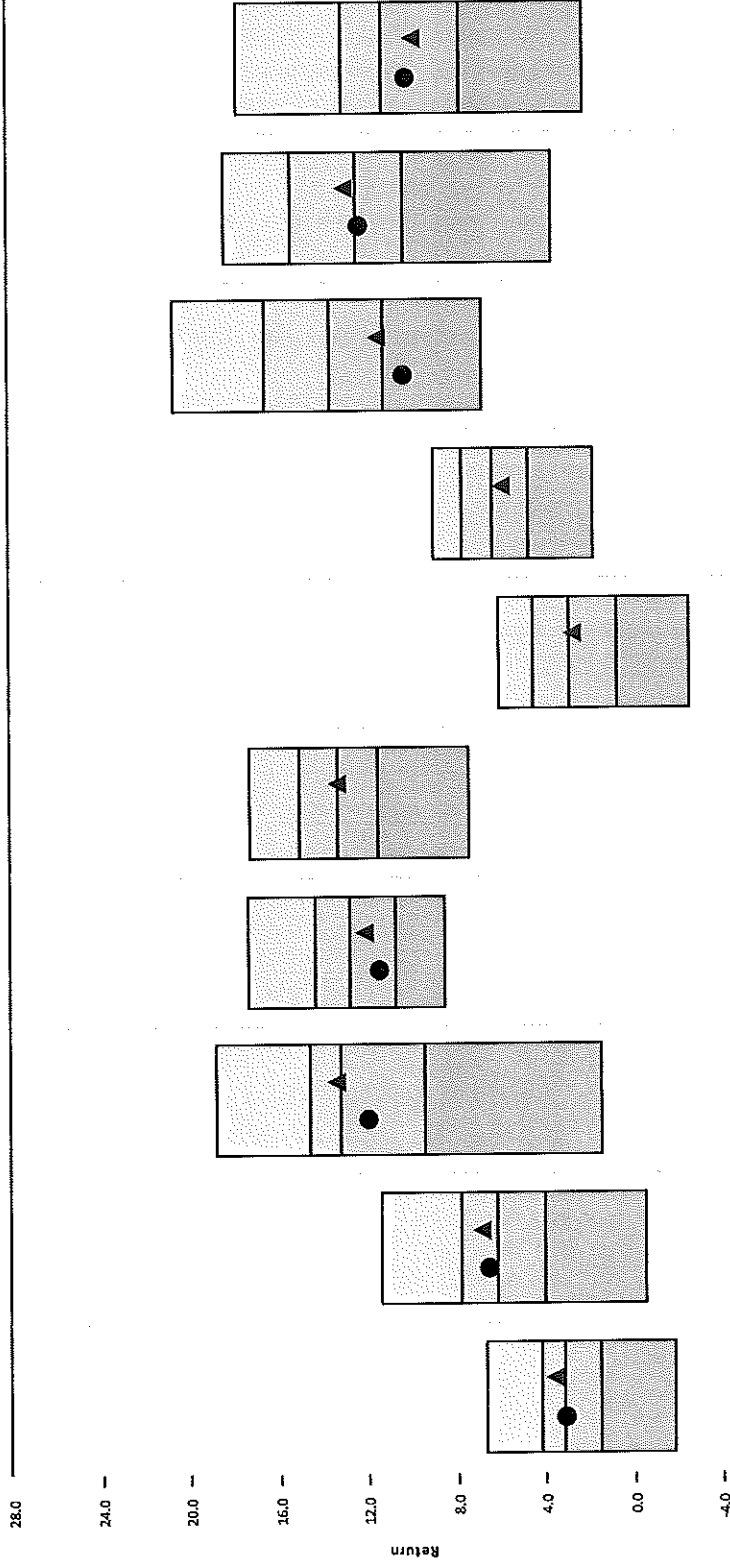


	Market Value (\$)	Allocation (%)
JP Morgan Asset Management Strategic Property Fund	31,228,569	56.93
UBS Trumbull Property Fund	23,625,426	43.07
Real Estate Cash	-	0.00

Employees' Retirement System of the City of Norfolk

Plan Sponsor Peer Group Analysis - All Master Trust-Real Estate Segment

June 30, 2015



	3 Month	1 Year	3 Year	5 Year	7 Year	10 Year	2014	2013	2012
● Real Estate Composite	3.09 (52)	11.93 (58)	11.40 (68)	-	-	-	10.19 (88)	12.17 (58)	10.00 (60)
▲ NCREIF Fund Index-ODCE (Net)	3.58 (40)	13.39 (46)	12.07 (61)	13.33 (50)	2.65 (54)	5.86 (61)	11.46 (73)	12.90 (45)	9.79 (61)
5th Percentile	6.70	18.79	17.36	17.25	6.03	8.89	20.65	18.32	17.69
1st Quartile	4.24	14.59	14.30	15.05	4.43	7.60	16.52	15.28	13.01
Median	3.18	13.18	12.75	13.32	2.86	6.25	13.61	12.39	11.14
3rd Quartile	1.50	9.41	10.74	11.51	0.64	4.60	11.14	10.20	7.62
95th Percentile	-1.83	1.47	8.53	7.40	-2.56	1.74	6.72	3.51	2.09
Population	148	113	77	59	46	30	82	91	74
net of fees									

Employees' Retirement System of the City of Norfolk Real Estate Manager Summary June 30, 2015

JP MORGAN FLEMING: Strategic Property Fund

General Fund Information	
Structure	Commingled Pension Fund
Inception Date	1/1/1998
Termination Date	Infinite Life
L/T Return Objective	1.0% over NCREIF
Eligible Property Types	Office, Residential, Industrial, Retail, Land
# of Investors	335
Maximum Leverage	Portfolio 35%; Asset Specific 65%

Fund Characteristics	
# of Investments / Assets	164
Fund NAV (\$)	\$26.7 billion
Fund GAV (\$)	\$36.6 billion
Cash & Equivalents (% of NAV)	3%
Portfolio Leverage (%)	27%
Occupancy %	91%
# of Metro Areas Invested	58
Wtd Avg Cost of Debt	4.2%
% Debt that is Fixed	86%
Net Investor Flows this Qtr (\$)	\$112.7 million
Size of Contribution Queue (\$)	\$2.0 billion

Contact Information	
Portfolio Manager	Kimberly Adams
PM Tenure	July 2012
Address	270 Park Avenue, 7th Floor New York, NY 10017
Phone	212-648-2176
Email	kimberly.a.adams@jpmorgan.com

General Firm Information	
Year Founded	1871 (Firm); 1970 (Real Estate)
AUM (\$)	\$1.8 trillion

Quarter Ending: June 30, 2015

Fund Diversification			
Property Type	Geographic Region	Property Size	
- Office - Retail - Industrial - Hotel - Storage - Other	- East - South - West - Non-U.S.	< \$25 million \$25-50 million \$50-100 million \$100-200 million > \$200 million	

Performance (% gross of fees)	
Fund	
Quarter	Income
YTD	1.2%
1-Year	2.5%
3-Years	5.1%
5-Years	5.2%
NFI ODCE	
Income	Apprec
YTD	2.5%
1-Year	5.2%
3-Years	7.9%
5-Years	8.4%
Top Six MSAs	
MSA	% of GMV
New York-No. NJ	17.5%
Los Angeles, CA	11.0%
Dallas-Fort Worth, TX	8.5%
Boston, MA	7.7%
San Francisco, CA	5.1%
Miami, FL	4.6%

Ten Largest Investments (GMV)	
Investment Name	GMV (\$)
Edens	\$1,650,373,509
Donahue Schriber	\$1,484,486,243
1345 Ave. Americas	\$1,069,387,431
200 Fifth Avenue	\$937,606,399
Century Plaza Towers	\$861,199,570
Boston Office Port.	\$849,969,273
1285 Ave. Americas	\$829,738,236
Alliance Texas	\$815,690,115
North Park Ctr.	\$775,748,884
Valley Fair Mall	\$760,265,858
Quarterly Fund Activity	
Acquisitions	
# of Investments	2
Total GMV (\$)	\$334.0 million
Dispositions	
# of Investments	3
Total GMV (\$)	\$240.4 million
Marked to Market	
# Written Up	61
# Written Down	2

Employees' Retirement System of the City of Norfolk

Real Estate Manager Summary

June 30, 2015

UBS REALTY INVESTORS: Trumbull Property Fund

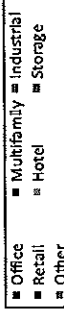
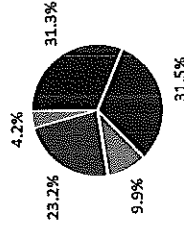
Quarter Ending: June 30, 2015

General Fund Information

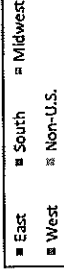
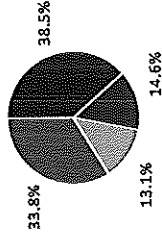
Structure	Limited Partnership
Inception Date	1/13/1978
Termination Date	Infinite Life
L/T Return Objective	5% Real Return
Eligible Property Types	Office, Residential, Retail, Hotel, Multi-Family
# of Investors	416
Maximum Leverage	20%

Fund Diversification

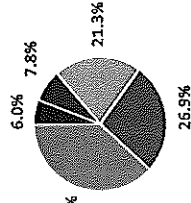
Property Type



Geographic Region



Property Size



Fund Characteristics

# of Investments / Assets	201
Fund NAV (\$)	\$17.1 billion
Fund GAV (\$)	\$20.1 billion
Cash & Equivalents (% of NAV)	3%
Portfolio Leverage (%)	14%
Occupancy %	95%
# of Metro Areas Invested	85
Wtd Avg Cost of Debt	3.9%
% Debt that is Fixed	99%
Net Investor Flows this Qtr (\$)	\$374.5 million
Size of Contribution Queue (\$)	\$1.2 billion

Performance (% gross of fees)

	Fund		NFI ODCE	
	Income	Apprec	Income	Apprec
Quarter	1.3%	1.7%	1.2%	2.6%
YTD	2.5%	3.5%	2.4%	4.9%
1-Year	5.1%	7.3%	4.9%	9.2%
3-Years	5.2%	5.6%	5.1%	7.7%
5-Years	5.4%	6.6%	5.3%	8.7%
				14.4%

Top Six MSAs

MSA	% of GMV
New York, NY	15.6%
Chicago, IL	11.2%
Los Angeles, CA	9.0%
Boston, MA	8.4%
Washington, D.C.	8.0%
San Francisco, CA	6.1%

Ten Largest Investments (GMV)

Investment Name	GMV (\$)	MSA	Type	%
53 State Street	\$731,000,000	Boston, MA	Office	3.8%
135 West 50th St	\$662,000,000	New York, NY	Office	3.4%
Cambridge Side	\$571,760,000	Boston, MA	Retail	2.9%
Galleria Dallas	\$508,000,000	Dallas, TX	Retail	2.6%
Liberty Green-Luxe	\$487,000,000	New York, NY	Apt.	2.5%
35 West Wacker	\$482,770,000	Chicago, IL	Office	2.5%
120 Broadway	\$472,500,000	New York, NY	Office	2.4%
Water Tower Place	\$465,275,000	Chicago, IL	Retail	2.4%
1177 Ave. Americas	\$462,890,000	New York	Office	2.4%
Bay St. Emeryville	\$306,000,000	Oakland, CA	Retail	1.6%

Contact Information

Portfolio Manager	Kevin Crean
PM Tenure	February 1984
Address	10 State House Square, 15th Floor Hartford, CT 06103
Phone	860-616-9039
Email	kevin.crean@ubs.com

General Firm Information

Year Founded	1996
AUM (\$)	\$27.8 billion

Quarterly Fund Activity

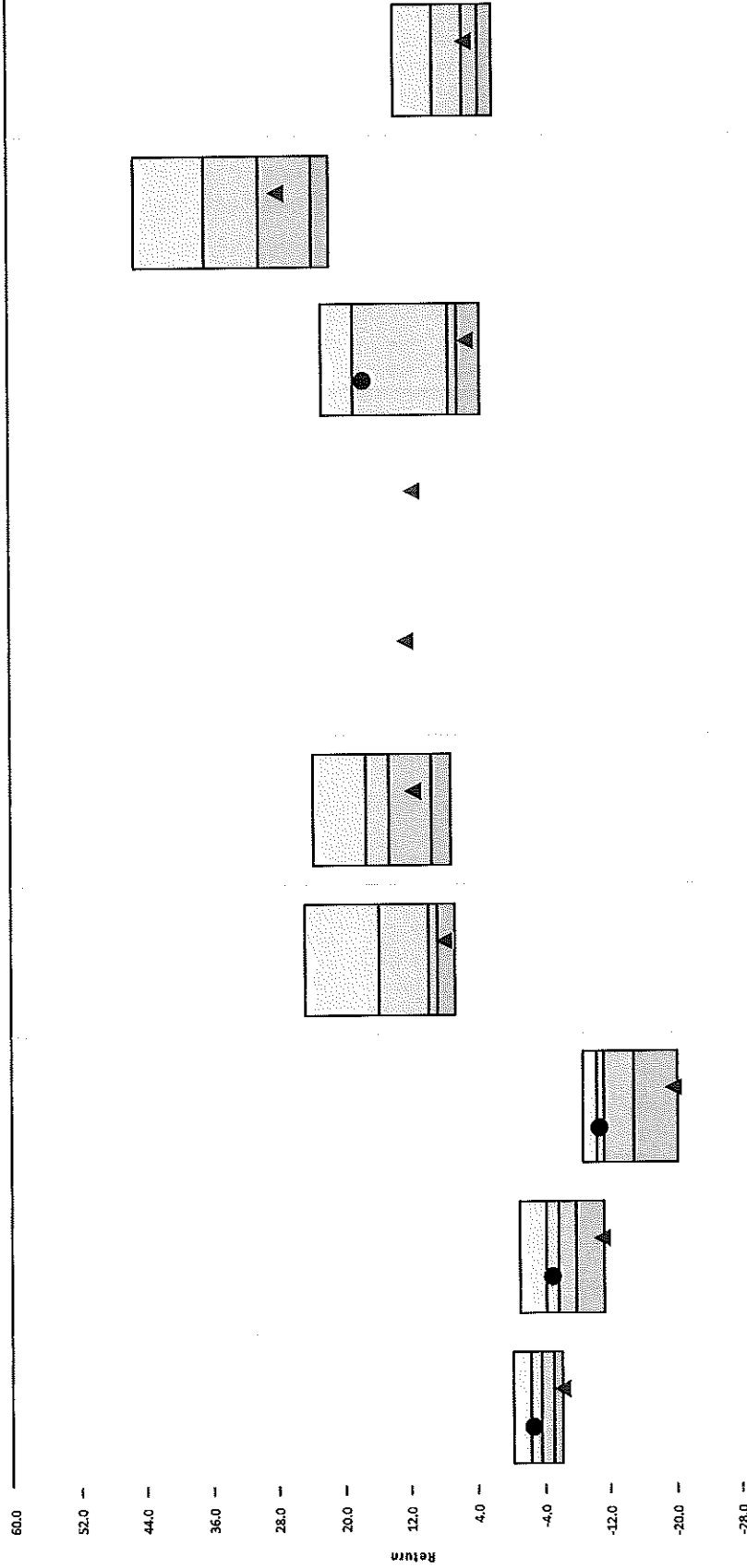
Acquisitions	
# of Investments	9
Total GMV (\$)	\$873.7 million
Dispositions	
# of Investments	2
Total GMV (\$)	\$83.0 million
Marked to Market	
# Written Up	188
# Written Down	58

Master Limited Partnerships

Employees' Retirement System of the City of Norfolk

MLP Composite vs. Master Limited Partnerships (SA+CF+MF)

June 30, 2015



	3 Month	CYTD	1 Year	3 Year	5 Year	7 Year	10 Year	2014	2013	2012
● MLP Composite	-2.82 (41)	-5.04 (44)	-10.81 (32)	-	-	-	-	17.15 (30)	-	-
▲ Alerian MLP	-6.09 (90)	-11.00 (87)	-19.81 (95)	7.77 (80)	11.53 (59)	12.27 (-)	11.37 (-)	4.80 (84)	27.58 (61)	4.80 (56)
5th Percentile	-0.19	-1.18	-8.82	24.57	23.70	-	-	22.40	44.80	13.41
1st Quartile	-2.30	-4.19	-10.44	15.67	17.27	-	-	18.58	36.39	8.75
Median	-3.62	-5.68	-11.31	9.86	14.36	-	-	7.07	29.76	5.00
3rd Quartile	-5.12	-7.97	-14.89	8.77	9.30	-	-	5.84	23.38	3.10
95th Percentile	-6.28	-11.35	-20.32	6.50	7.09	-	-	3.06	21.21	1.40

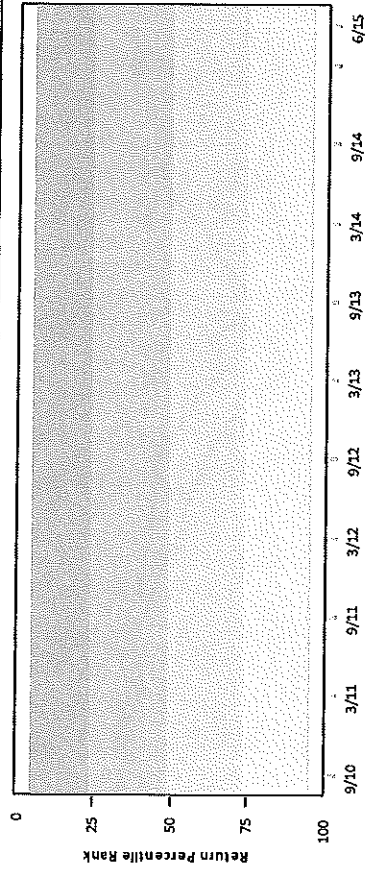
gross of fees

Employees' Retirement System of the City of Norfolk

MLP Composite

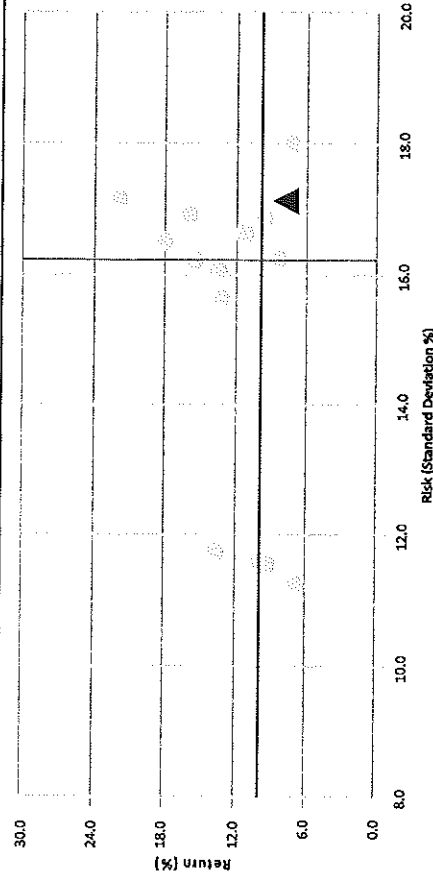
June 30, 2015

3 Year Rolling Return Rank



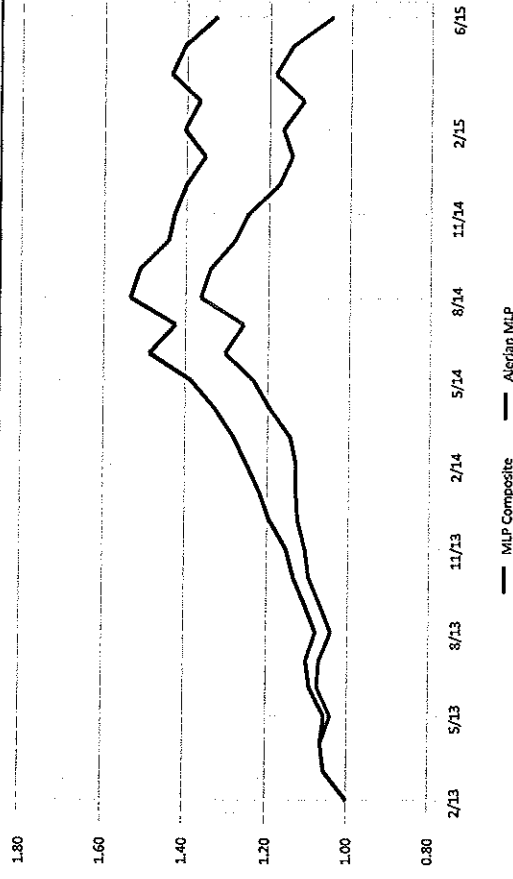
	Total Period	5-25	25-Median	Median-75	75-95
● MLP Composite	0	0	0	0	0
▲ Alerian MLP	0	0	0	0	0

Risk vs. Return (07/01/12 - 06/30/15)

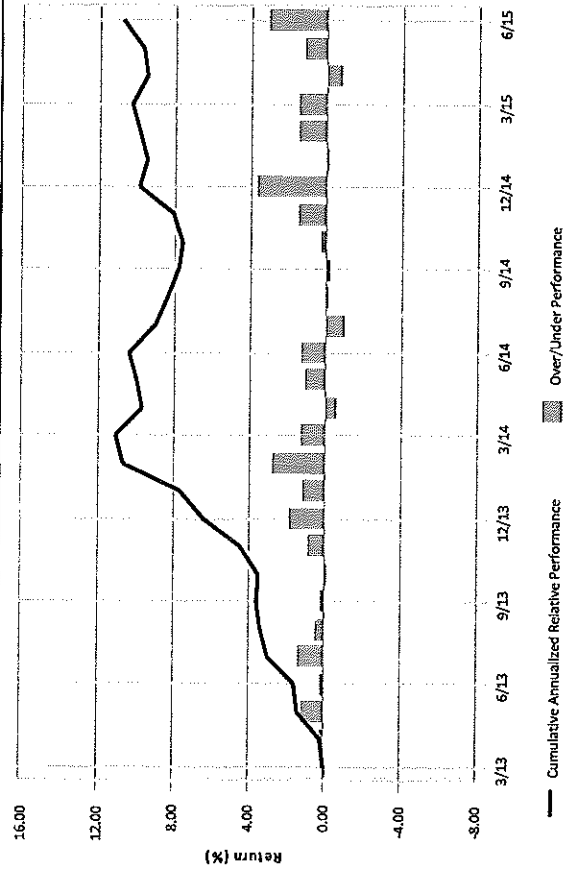


	Return	Standard Deviation
● MLP Composite	7.77	17.12
▲ Alerian MLP	9.86	16.22
— Median		

Growth of \$1 - Since Inception (03/01/13)



Relative Performance vs. Alerian MLP

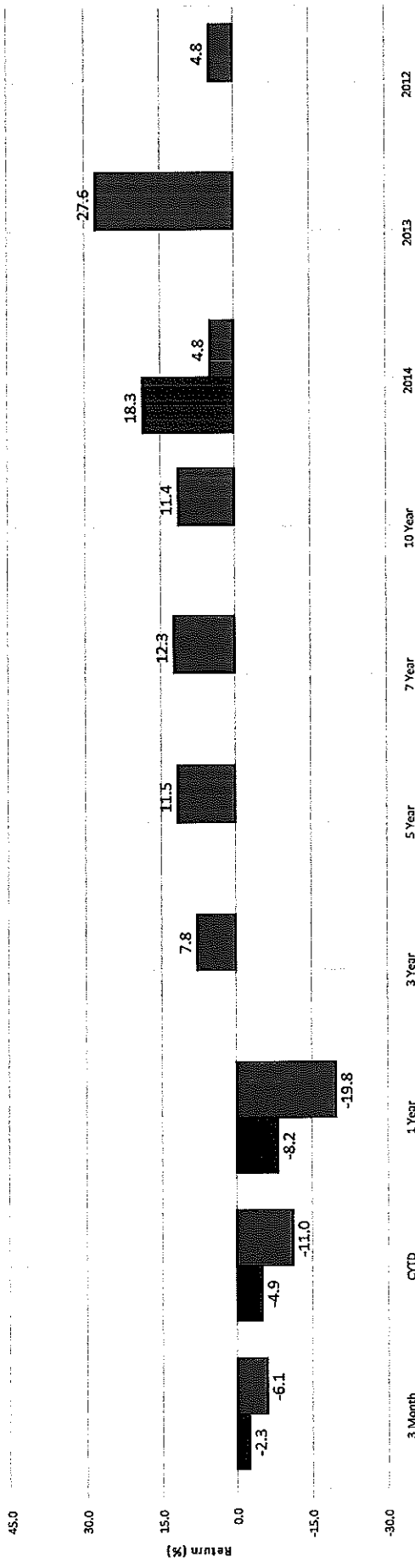


Employees' Retirement System of the City of Norfolk

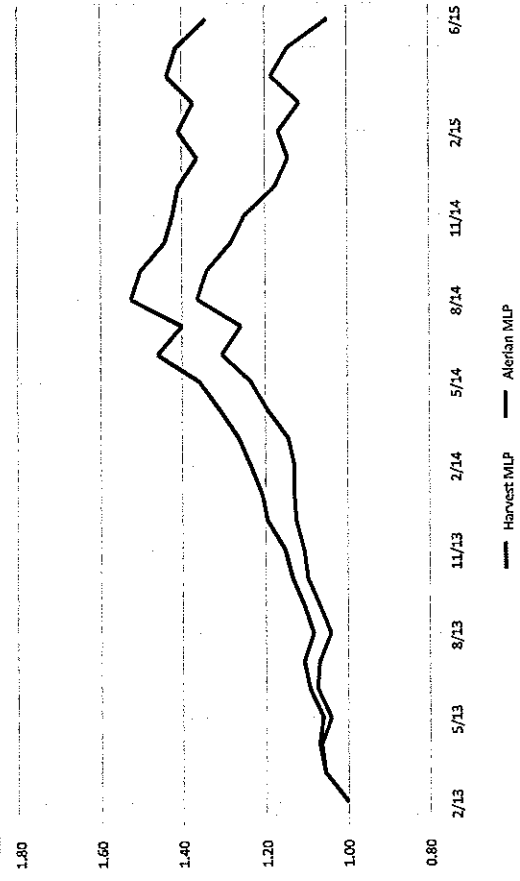
Harvest MLP

June 30, 2015

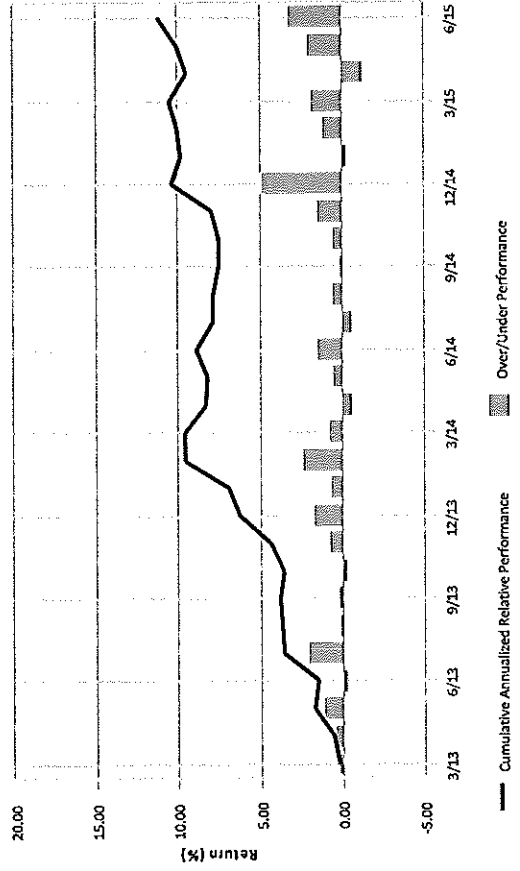
Comparative Performance



Growth of \$1 - Since Inception (03/01/13)



Relative Performance vs. Alerian MLP



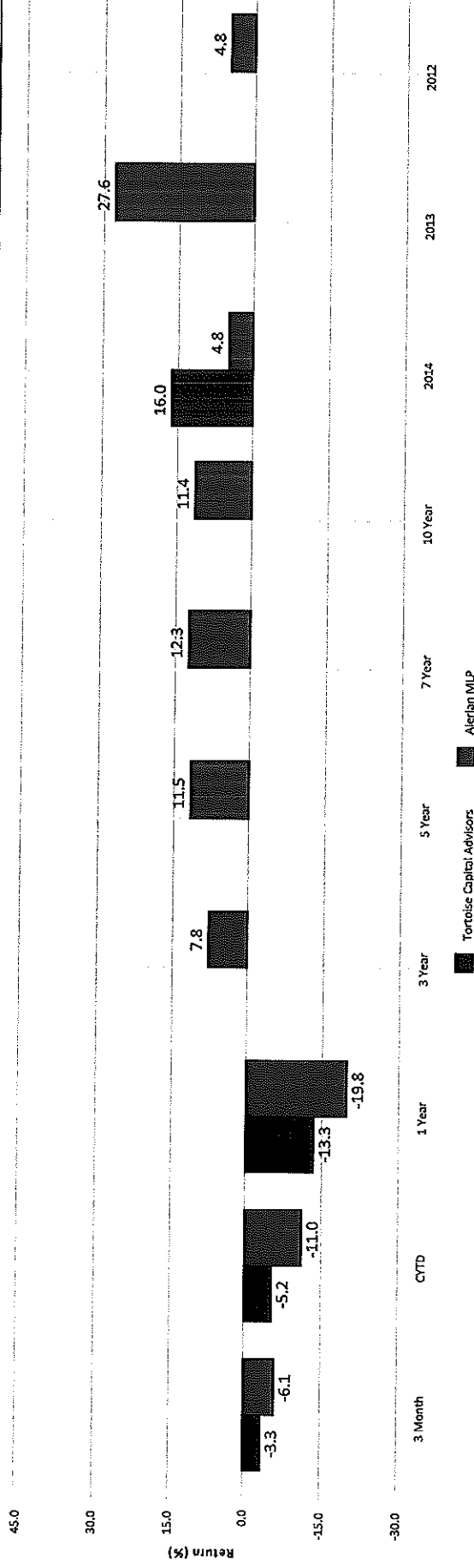
gross of fees

Employees' Retirement System of the City of Norfolk

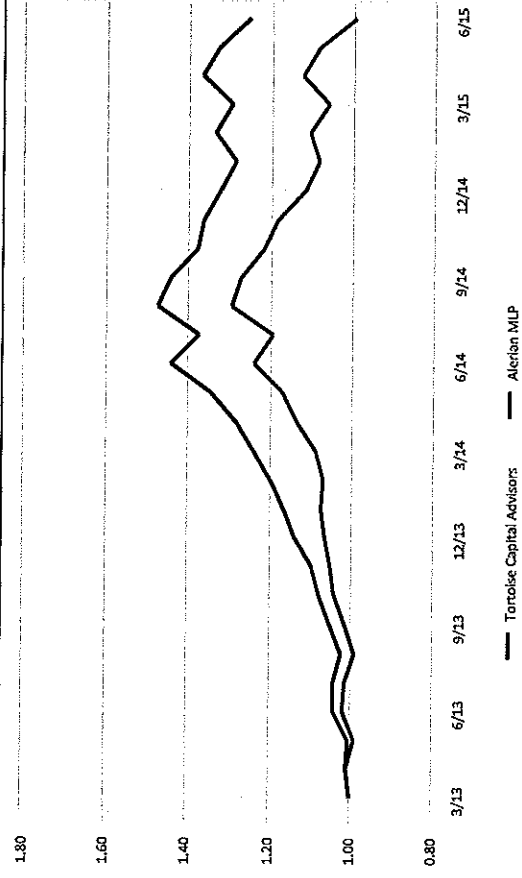
Tortoise Capital Advisors

June 30, 2015

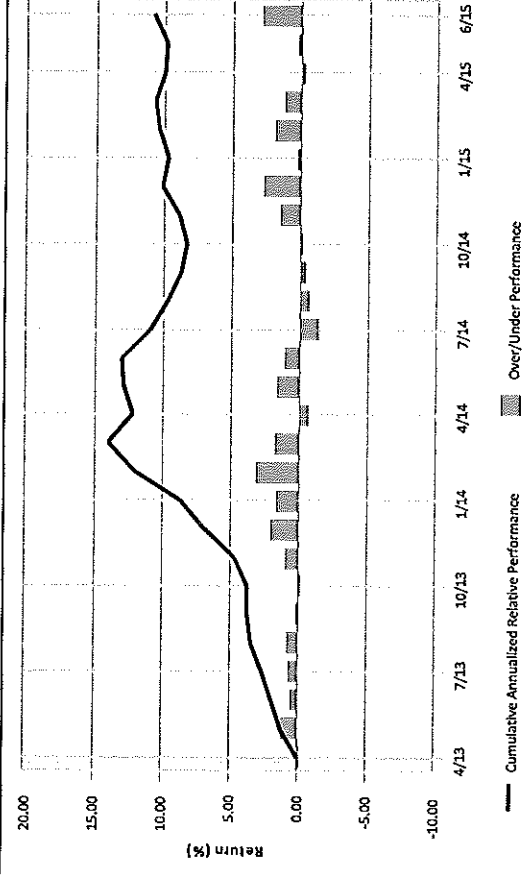
Comparative Performance



Growth of \$1 - Since Inception (04/01/13)



Relative Performance vs. Alerian MLP



gross of fees

Appendix

Employees' Retirement System of the City of Norfolk - Performance Gross of Fees
 Asset Allocation & Performance (gross of fees)
 June 30, 2015

Performance(%) and Percentile Rank											
	Asset \$	Asset %	3 Month	CYTD	1 Year	2 Year	3 Year	5 Year	Since Inception	Inception Date	
Total Fund Composite	1,011,578,731	100.00	-0.24	1.79	77	81	67	10.43	61	10.44	65
Total Fund Policy			-0.47	1.72	2.16	8.78	9.32	9.65	8.44		Oct-1990
Excess Return			0.23	0.07	-0.04	0.75	1.11	0.79	0.13		
Total Fund Composite	1,011,578,731	100.00	-0.24	1.79	2.12	9.53	10.43	10.44	8.57		Oct-1990
Total Fund Strategy Index			-0.51	1.36	1.54	8.59	9.50	9.88	8.49		
Excess Return			0.27	0.43	0.58	0.94	0.93	0.56	0.08		
Total Equity Composite	568,415,391	56.19	0.32	2.78	2.35	12.61	14.53	13.76	9.35		Oct-1990
Total Equity Policy			0.33	2.82	2.20	12.51	14.43	13.61	9.56		
Excess Return			-0.01	-0.04	0.15	0.10	0.10	0.15	-0.21		
US Equity Composite	349,112,990	34.51	0.15	1.93	63	38	15.93	43	17.57	37	76
US Equity Policy			0.14	1.94	7.29	15.91	17.73	17.54	10.37		Oct-1990
Excess Return			0.01	-0.01	0.06	0.02	0.02	0.03	-0.11		
International Equity Composite	219,302,401	21.68	0.61	4.17	77	90	7.64	81	9.67	82	76
International Equity Policy			0.53	4.03	-5.26	7.40	9.44	7.76	2.75		Jun-2006
Excess Return			0.08	0.14	0.17	0.24	0.23	0.21	0.33		
Total Fixed Income Composite	326,700,166	32.30	-1.35	0.47	41	22	3.49	57	2.34	63	70
Barclays Aggregate			-1.68	-0.10	1.86	3.11	1.83	3.35	6.65		Oct-1990
Excess Return			0.33	0.57	0.65	0.38	0.51	0.89	6.40		
Real Estate Composite*	56,551,181	5.59	3.09	6.51	43	58	11.58	73	11.40	55	Apr-2011
NCREIF Fund Index-ODCE (Net)			3.58	6.85	13.39	12.56	12.07	-	12.27		
Excess Return			-0.49	-0.34	-1.46	-0.98	-0.67	-	-0.35		
MLP Composite	54,690,313	5.41	-2.82	-5.04	44	32	10.38	19	-	12.98	18
Alerian MLP			-6.09	-11.00	-19.81	-1.27	-	-	2.00		Mar-2013
Excess Return			3.27	5.96	9.00	11.65	-	-	10.98		
Cash	5,221,680	0.52	0.03	0.05	0.08	0.14	0.16	0.20	1.59		Jul-2003
90 Day US Treasury Bill			0.01	0.02	0.03	0.04	0.05	0.07	1.39		
Excess Return			0.02	0.03	0.05	0.10	0.11	0.13	0.20		
Returns are Net of Fees.											

*Returns are Net of Fees.

Employees' Retirement System of the City of Norfolk - Performance Gross of Fees

Asset Allocation & Performance (gross of fees)

June 30, 2015

June 30, 2015

Performance(%) and Percentile Rank																
	Asset \$	Asset %	3 Month	CYTD	1 Year	2 Year	3 Year	5 Year	Since Inception	Inception Date						
US Equity																
SSGA Russell 3000	349,112,990	34.51	0.15	1.93	64	7.35	42	15.93	47	17.75	52	17.57	48	16.69	63	Dec-2008
Russell 3000 Index			0.14	1.94		7.29		15.91		17.73		17.54		16.65		
Excess Return			0.01	-0.01		0.06		0.02		0.02		0.03		0.04		
International Equity																
SSGA MSCI ACWI-ex US Index	219,302,401	21.68	0.61	4.17	89	-5.09	86	7.64	90	9.67	94	7.97	96	9.95	84	Jan-2009
MSCI AC World ex USA (Net)			0.53	4.03		-5.26		7.40		9.44		7.76		9.72		
Excess Return			0.08	0.14		0.17		0.24		0.23		0.21		0.23		
Fixed Income																
PIMCO Total Return	197,334,961	19.51	-1.12	0.84	4	2.91	3	3.93	19	3.20	13	4.77	12	7.08	11	Jan-1991
Barclays Aggregate			-1.68	-0.10		1.86		3.11		1.83		3.35		6.25		
Excess Return			0.56	0.94		1.05		0.82		1.37		1.42		0.83		
SSGA Bond Market Index	129,365,206	12.79	-1.69	-0.08	80	1.89	72	3.10	87	1.86	85	3.36	91	4.33	92	Jan-2009
Barclays Aggregate			-1.68	-0.10		1.86		3.11		1.83		3.35		4.31		
Excess Return			-0.01	0.02		0.03		-0.01		0.03		0.01		0.02		
Total Real Assets																
JP Morgan Asset Management Strategic Property Fund*	32,306,773	3.19	3.45	7.29	56	12.28	87	12.63	75	12.84	69	-	-	12.99	66	Apr-2011
NCREIF Fund Index-ODCE (Net)			3.58	6.85		13.39		12.56		12.07		-	-	12.27		
Excess Return			-0.13	0.44		-1.11		0.07		0.77		-	-	0.72		
UBS Trumbull Property Fund*	24,244,408	2.40	2.62	5.40	85	11.38	96	10.23	100	9.67	100	-	-	9.45	-	Dec-2011
NCREIF Fund Index-ODCE (Net)			3.58	6.85		13.39		12.56		12.07		-	-	11.74		
Excess Return			-0.96	-1.45		-2.01		-2.33		-2.40		-	-	-2.29		
MLP's																
Harvest MLP	27,225,445	2.69	-2.33	-4.86	43	-8.17	4	10.97	17	-	-	-	-	13.46	18	Mar-2013
Alerian MLP			-6.09	-11.00		-19.81		-1.27		-		-	-	2.00		
Excess Return			3.76	6.14		11.64		12.24		-		-	-	11.46		
Tortoise Capital Advisors	27,464,867	2.72	-3.31	-5.22	44	-13.29	66	9.81	21	-	-	-	-	10.53	18	Apr-2013
Alerian MLP			-6.09	-11.00		-19.81		-1.27		-		-	-	-0.28		
Excess Return			2.78	5.78		6.52		11.08		-		-	-	10.81		

*Returns are Net of Fees.

Employees' Retirement System of the City of Norfolk

Benchmark Composition

June 30, 2015

Total Fund Policy:	Weight (%)	Total Fund Strategy Index:	Weight (%)
Russell 3000 Index	36.00%	Russell 3000 Index	33.00%
MSCI AC World ex US Index (Net)	24.00%	MSCI AC World ex US Index (Net)	22.00%
Barclays Aggregate	40.00%	Barclays Aggregate	35.00%
		Alerian MLP	5.00%
		NCREIF - ODCE (Net)	5.00%
Total Equity Policy:	Weight (%)		
Russell 3000 Index	60.00%		
MSCI AC World ex US Index (Net)	40.00%		
Domestic Equity Policy:	Weight (%)		
Russell 3000 Index	100.00%		
International Equity Policy:	Weight (%)		
MSCI AC World ex US Index (Net)	100.00%		

Strategy Index is comprised of the returns of the various broad market benchmarks assigned to each manager and weighted to reflect the System's target asset allocation.

Glossary

<u>Term</u>	<u>Description</u>
Simple Alpha (Excess or Relative Return)	The arithmetic difference between the portfolio's return and the benchmark's return.
Alpha	A measure of the difference between a portfolio's actual returns and its expected performance, given its level of risk as measured by beta. It is a measure of the portfolio's historical performance not explained by movements of the market, or a portfolio's non-systematic return.
Asset Allocation Effect	In attribution analysis, the incremental return attributable to diverging from the target weights of the policy benchmark holding all other factors constant.
Beta	Also called systematic risk or non-diversifiable risk, beta measures the sensitivity of asset returns to the market (benchmark). In isolation a lower beta is considered less risky but does not distinguish between upside and downside risk.
Consistency	The percentage of periods that a product achieved a rate of return higher than that of its benchmark. The higher the consistency figure, the more value a manager has contributed to the product's performance.
Down Market Capture	The ratio of average portfolio return over the benchmark during periods of negative benchmark return. Lower values indicate better product performance.
Excess Risk	A measure of the standard deviation of a portfolio's performance relative to the risk free return.
Information Ratio	Measured by dividing the active rate of return by the tracking error. The higher the Information Ratio, the more value-added contribution by the manager. Negative Information Ratios are difficult to interpret.
Manager Value-Added (Selection Effect)	In attribution analysis, the incremental return attributable to active management; the result of diverging from the benchmark allocation within a given asset class.
Market Timing / Other	In attribution analysis, represents the impact of intra-period shifts in asset allocation. For example a rapidly appreciating asset could have markedly different weights throughout the analysis period (which looks at fixed points in time).

Glossary

R-Squared	The percentage of portfolio performance explained by the performance of its benchmark; measured on a scale of 0 to 100, with 100 indicating that the portfolio's performance is entirely determined by the benchmark.
Sharpe Ratio	Also called the reward-to-variability ratio, Sharpe Ratio measures the absolute rate of return per unit of risk and is calculated as the Excess Return vs. the Risk Free Rate divided by the standard deviation of the Excess Return. Investors prefer higher Sharpe Ratios (more return per unit of risk).
Standard Deviation	Typically referred to as Volatility or Risk, standard deviation measures the dispersion of actual returns around their average.
Tracking Error	A measure of the standard deviation of a portfolio's performance relative to the performance of an appropriate market benchmark.
Treynor Ratio	Similar to Sharpe ratio, but focuses on beta rather than excess risk (standard deviation). Represents the excess rate of return over the risk free rate divided by the beta. The result is the absolute rate of return per unit of risk. The higher the value, the better the product's historical risk-adjusted performance.
Up Market Capture	The ratio of average portfolio return over the benchmark during periods of positive benchmark return. Higher values indicate better product performance.

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