

CITY OF BURLINGTON EMPLOYEES RETIREMENT SYSTEM
UBS - TRUMBULL PROPERTY
PERFORMANCE REVIEW
SEPTEMBER 2019

Real Estate Investor Report

UBS Trumbull Property Fund

As of September 30, 2019

Market Value \$ 16,480,684 Last Appraisal Date: 9/30/2019

Initial Commitment	\$ 15,000,000
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Capital Committed	\$ 14,998,566	99.99%
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Net IRR	3.4%
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Date	Contributions	% of Commitment	Dividends Reinvested	% of Commitment	Distributions
7/1/2016	\$ 14,998,566	100.0%	\$ -	0.00%	\$ -
10/17/2016	\$ -	0.0%	\$ -	0.00%	\$ (111,204)
1/17/2017	\$ -	0.0%	\$ -	0.00%	\$ (110,985)
4/17/2017	\$ -	0.0%	\$ 119,327	0.00%	\$ -
7/17/2017	\$ -	0.0%	\$ 123,507	0.00%	\$ -
10/16/2017	\$ -	0.0%	\$ 123,661	0.00%	\$ -
1/17/2018	\$ -	0.0%	\$ 126,836	0.00%	\$ -
4/16/2018	\$ -	0.0%	\$ 128,121	0.00%	\$ -
7/17/2018	\$ -	0.0%	\$ 132,081	0.00%	\$ -
10/15/2018	\$ -	0.0%	\$ 132,582	0.00%	\$ -
1/15/2019	\$ -	0.0%	\$ 133,478	0.00%	\$ -
4/15/2019	\$ -	0.0%	\$ 141,380	0.00%	\$ -
7/16/2019	\$ -	0.0%	\$ 143,138	0.00%	\$ -
Total	\$ 14,998,566	99.99%	\$ 1,304,111	8.69%	\$ (222,189)

EXECUTIVE SUMMARY**PERFORMANCE SUMMARY**

	Qtr / FYTD	1 Year	3 Year	5 Year
Total Portfolio - Gross	0.9	-0.5	4.1	----
Total Portfolio - Net	0.7	-1.4	3.1	----
NCREIF ODCE	1.3	5.6	7.3	9.3
Real Assets - Gross	0.9	-0.5	4.1	----

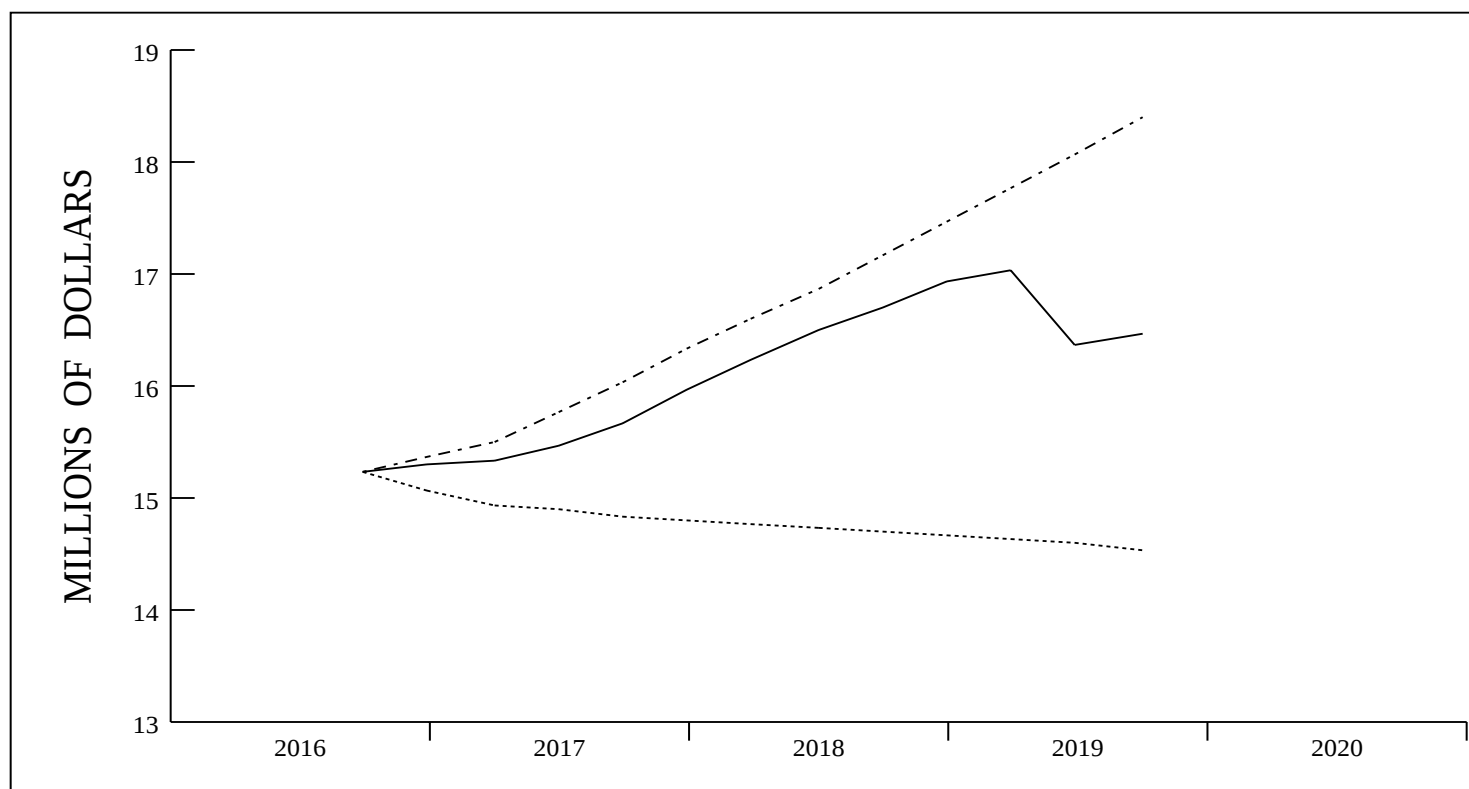
ASSET ALLOCATION

Real Assets	100.0%	\$ 16,480,684
Total Portfolio	100.0%	\$ 16,480,684

INVESTMENT RETURN

Market Value 6/2019	\$ 16,370,180
Contribs / Withdrawals	- 37,498
Income	196,426
Capital Gains / Losses	- 48,424
Market Value 9/2019	\$ 16,480,684

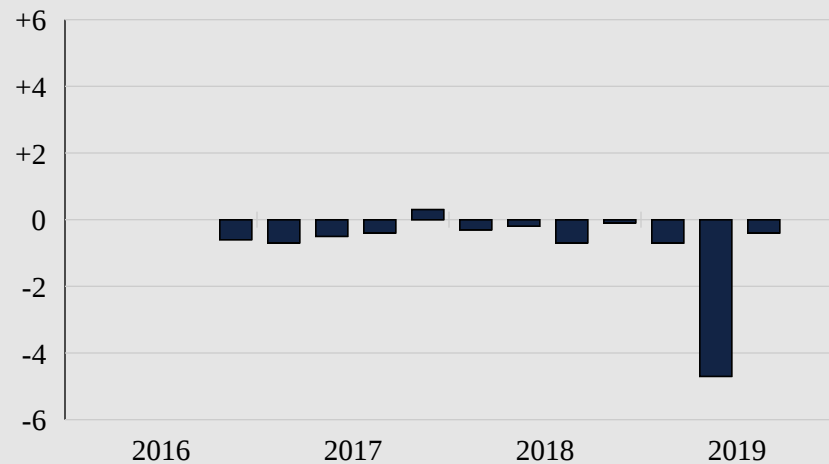
INVESTMENT GROWTH



— ACTUAL RETURN
 - - - 8.0%
 . . . 0.0%

VALUE ASSUMING
 8.0% RETURN \$ 18,408,690

	LAST QUARTER	THREE YEARS
BEGINNING VALUE	\$ 16,370,180	\$ 15,253,279
NET CONTRIBUTIONS	- 37,498	-690,402
INVESTMENT RETURN	148,002	1,917,807
ENDING VALUE	\$ 16,480,684	\$ 16,480,684
INCOME	196,426	1,630,470
CAPITAL GAINS (LOSSES)	- 48,424	287,337
INVESTMENT RETURN	148,002	1,917,807

TOTAL PORTFOLIO QUARTERLY PERFORMANCE SUMMARY**COMPARATIVE BENCHMARK: NCREIF NFI-ODCE INDEX****VARIATION FROM BENCHMARK**

Total Quarters Observed	12
Quarters At or Above the Benchmark	1
Quarters Below the Benchmark	11
Batting Average	.083

RATES OF RETURN

Date	Portfolio	Benchmark	Difference
12/16	1.5	2.1	-0.6
3/17	1.1	1.8	-0.7
6/17	1.2	1.7	-0.5
9/17	1.5	1.9	-0.4
12/17	2.4	2.1	0.3
3/18	1.9	2.2	-0.3
6/18	1.8	2.0	-0.2
9/18	1.4	2.1	-0.7
12/18	1.7	1.8	-0.1
3/19	0.7	1.4	-0.7
6/19	-3.7	1.0	-4.7
9/19	0.9	1.3	-0.4

**CITY OF BURLINGTON EMPLOYEES RETIREMENT SYSTEM
PRELIMINARY PERFORMANCE AND MARKET VALUES
OCTOBER 31, 2019**

FUND	MTD	QTD	FYTD	CYTD	MARKET VALUE	%
Total Portfolio	1.9	1.9	2.0	14.3	\$198,043,096	100.0
<i>Burlington Manager Shadow Index</i>	<i>1.9</i>	<i>1.9</i>	<i>2.0</i>	<i>15.0</i>	---	
Mellon Large Cap Index	2.2	2.2	3.9	23.2	\$61,868,485	31.2
<i>S&P 500</i>	<i>2.2</i>	<i>2.2</i>	<i>3.9</i>	<i>23.2</i>	---	
Mellon SMID Cap Index	1.9	1.9	0.6	20.0	\$35,364,224	17.9
<i>Russell 2500</i>	<i>1.9</i>	<i>1.9</i>	<i>0.6</i>	<i>20.0</i>	---	
Mellon Interntaional Index	3.6	3.6	2.6	17.4	\$19,470,371	9.8
<i>MSCI EAFE</i>	<i>3.6</i>	<i>3.6</i>	<i>2.6</i>	<i>17.4</i>	---	
Mellon Emerging Markets Index	4.2	4.2	-0.2	10.4	\$19,436,191	9.8
<i>MSCI Emerging Markets Net</i>	<i>4.2</i>	<i>4.2</i>	<i>-0.2</i>	<i>10.4</i>	---	
Hamilton Lane Secondary Fund II*	0.0	0.0	7.1	32.0	\$257,027	0.1
Hamilton Lane Fund VII Series A*	0.0	0.0	3.6	11.5	\$775,358	0.4
Hamilton Lane Fund VII Series B*	0.0	0.0	-1.5	0.9	\$534,661	0.3
<i>Cambridge PE¹</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>11.4</i>	---	
UBS Trumbull Property*	0.0	0.0	0.9	-2.2	\$16,480,684	8.3
<i>NCREIF NFI-ODCE Index¹</i>	<i>0.0</i>	<i>0.0</i>	<i>1.3</i>	<i>3.8</i>	---	
Molpus Woodland Group SWF II*	0.0	0.0	0.6	2.1	\$2,860,973	1.4
<i>NCREIF Timber Index¹</i>	<i>0.0</i>	<i>0.0</i>	<i>0.2</i>	<i>1.3</i>		
Mellon Intermediate Gov/Credit	0.4	0.4	1.8	6.8	\$40,304,309	20.4
<i>Intermediate Gov/Credit</i>	<i>0.4</i>	<i>0.4</i>	<i>1.8</i>	<i>6.8</i>	---	
Key Bank Cash	---	---	---	---	\$690,813	0.3
<i>90 Day T Bill</i>	<i>0.1</i>	<i>0.1</i>	<i>0.6</i>	<i>1.8</i>	---	

*The market value seen was carried forward from the previous quarter. A return of 0.0% was assumed.

¹ The NCREIF NFI- ODCE , NCREIF Timber and Cambridge PE Indexes are reported quarterly. A 0.0% return was assumed.

**CITY OF BURLINGTON EMPLOYEES RETIREMENT SYSTEM
PRELIMINARY PERFORMANCE AND MARKET VALUES
NOVEMBER 30, 2019**

FUND	MTD	QTD	FYTD	CYTD	MARKET VALUE	%
Total Portfolio	2.0	3.9	4.0	16.6	\$201,940,216	100.0
<i>Burlington Manager Shadow Index</i>	<i>2.0</i>	<i>3.9</i>	<i>4.0</i>	<i>17.2</i>	---	---
Mellon Large Cap Index	3.6	5.9	7.7	27.6	\$64,113,705	31.7
<i>S&P 500</i>	<i>3.6</i>	<i>5.9</i>	<i>7.7</i>	<i>27.6</i>	---	---
Mellon SMID Cap Index	4.3	6.3	5.0	25.3	\$36,885,358	18.3
<i>Russell 2500</i>	<i>4.3</i>	<i>6.3</i>	<i>4.9</i>	<i>25.1</i>	---	---
Mellon Interntaional Index	1.1	4.8	3.7	18.4	\$19,692,449	9.8
<i>MSCI EAFE</i>	<i>1.1</i>	<i>4.8</i>	<i>3.7</i>	<i>18.8</i>	---	---
Mellon Emerging Markets Index	-0.2	4.1	-0.4	10.2	\$19,405,011	9.6
<i>MSCI Emerging Markets Net</i>	<i>-0.1</i>	<i>4.1</i>	<i>-0.3</i>	<i>10.2</i>	---	---
Hamilton Lane Secondary Fund II*	0.0	0.0	7.1	32.0	\$257,027	0.1
Hamilton Lane Fund VII Series A*	0.0	0.0	3.6	11.5	\$775,358	0.4
Hamilton Lane Fund VII Series B*	0.0	0.0	-1.5	0.9	\$534,661	0.3
<i>Cambridge PE¹</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>11.4</i>	---	---
UBS Trumbull Property*	0.0	0.0	0.9	-2.2	\$16,480,684	8.2
<i>NCREIF NFI-ODCE Index¹</i>	<i>0.0</i>	<i>0.0</i>	<i>1.3</i>	<i>3.8</i>	---	---
Molpus Woodland Group SWF II*	0.0	0.0	0.6	2.1	\$2,860,973	1.4
<i>NCREIF Timber Index¹</i>	<i>0.0</i>	<i>0.0</i>	<i>0.2</i>	<i>1.3</i>	---	---
Mellon Intermediate Gov/Credit	-0.1	0.3	1.6	6.7	\$40,244,177	19.9
<i>Intermediate Gov/Credit</i>	<i>-0.1</i>	<i>0.2</i>	<i>1.6</i>	<i>6.7</i>	---	---
Key Bank Cash	----	----	----	----	\$690,813	0.3
<i>90 Day T Bill</i>	<i>0.1</i>	<i>0.3</i>	<i>0.8</i>	<i>1.9</i>	---	---

*The market value seen was carried forward from the previous quarter. A return of 0.0% was assumed.

¹ The NCREIF NFI- ODCE , NCREIF Timber and Cambridge PE Indexes are reported quarterly. A 0.0% return was assumed.

Real Estate vs Fixed Income Return Comparison

Quarter	Real Estate	Fixed Income
0381	3.80	0.48
0681	4.45	-0.33
0981	3.97	-4.06
1281	3.79	10.58
0382	2.63	3.90
0682	2.04	2.83
0982	1.53	14.44
1282	1.06	8.46
0383	1.85	3.31
0683	3.28	1.55
0983	3.13	1.56
1283	4.38	1.70
0384	3.90	0.40
0684	3.14	-2.07
0984	2.89	8.78
1284	3.09	7.66
0385	2.27	2.23
0685	2.17	8.54
0985	2.23	2.14
1285	2.37	7.75
0386	2.08	7.77
0686	1.41	1.19
0986	1.44	2.37
1286	1.65	3.25
0387	1.44	1.65
0687	1.42	-1.79
0987	2.25	-2.73
1287	1.46	5.81
0388	1.60	3.76
0688	1.74	1.18
0988	1.98	1.99
1288	1.81	0.76
0389	1.69	1.14
0689	1.40	7.97
0989	2.18	1.13
1289	1.29	3.72
0390	1.34	-0.79
0690	1.30	3.66
0990	0.37	0.86
1290	-1.57	5.06

Quarter	Real Estate	Fixed Income
0391	-0.67	2.80
0691	-0.97	1.62
0991	-1.29	5.68
1291	-3.45	5.07
0392	-1.12	-1.28
0692	-1.21	4.03
0992	-1.86	4.30
1292	-1.43	0.27
0393	0.13	4.14
0693	-0.74	2.65
0993	0.54	2.61
1293	0.62	0.06
0394	1.28	-2.87
0694	1.42	-1.03
0994	1.73	0.61
1294	1.56	0.38
0395	2.34	5.05
0695	2.22	6.09
0995	2.12	1.96
1295	0.26	4.26
0396	2.40	-1.77
0696	3.24	0.57
0996	2.72	1.85
1296	2.87	3.00
0397	2.85	-0.56
0697	3.61	3.67
0997	3.62	3.32
1297	4.24	2.95
0398	3.81	1.56
0698	5.02	2.34
0998	3.83	4.23
1298	2.84	0.34
0399	3.01	-0.50
0699	3.19	-0.88
0999	2.95	0.68
1299	3.42	-0.12
0300	2.74	2.21
0600	3.65	1.74
0900	3.87	3.01
1200	3.32	4.21

Quarter	Real Estate	Fixed Income
0301	2.30	3.03
0601	1.95	0.56
0901	0.90	4.61
1201	0.38	0.05
0302	0.52	0.09
0602	1.27	3.69
0902	1.67	4.58
1202	1.97	1.57
0303	1.84	1.39
0603	2.46	2.50
0903	2.26	-0.15
1203	2.41	0.32
0304	2.33	2.66
0604	3.28	-2.44
0904	3.26	3.20
1204	3.61	0.95
0305	4.50	-0.48
0605	5.21	3.01
0905	5.05	-0.67
1205	5.10	0.60
0306	3.80	-0.65
0606	3.98	-0.08
0906	3.54	3.81
1206	4.09	1.24
0307	3.93	1.50
0607	5.07	-0.52
0907	4.00	2.84
1207	2.11	3.00
0308	1.37	2.17
0608	0.32	-1.02
0908	-0.63	-0.49
1208	-10.94	4.58
0309	-13.69	0.12
0609	-9.03	1.78
0909	-7.32	3.74
1209	-3.48	0.20
0310	0.75	1.78
0610	4.40	3.49
0910	5.45	2.49
1210	4.99	-1.29

Quarter	Real Estate	Fixed Income
0310	0.75	1.78
0610	4.40	3.49
0910	5.45	2.49
1210	4.99	-1.29
0311	4.01	0.43
0611	4.62	2.30
0911	3.52	3.83
1211	2.97	1.12
0312	2.82	0.31
0612	2.54	2.06
0912	2.77	1.59
1212	2.35	0.22
0313	2.68	-0.12
0613	3.86	-2.33
0913	3.56	0.58
1213	3.17	-0.14
0314	2.52	1.84
0614	2.93	2.04
0914	3.24	0.16
1214	3.25	1.79
0315	3.39	1.61
0615	3.82	-1.68
0915	3.68	1.24
1215	3.34	-0.56
0316	2.18	3.04
0616	2.13	2.22
0916	2.07	0.46
1216	2.11	-2.98
0317	1.77	0.82
0617	1.70	1.44
0917	1.87	0.85
1217	2.07	0.39
0318	2.20	-1.46
0618	2.05	-0.16
0918	2.09	0.02
1218	1.76	1.64
0319	1.42	2.94
0619	1.00	3.08
0919	1.31	2.27
Avg. Ann. Return	8.12	7.65

*Red text indicates negative performance.

Bold text highlights the asset class with better performance in a given quarter.

Return Comparison

Real Estate Better: 97 quarters, 69%

Fixed Income Better: 62 quarters, 31%

Total Periods: 159 quarters

Drawdown Comparison

Real Estate Negative: 16 quarters, 10%

Fixed Income Negative: 33 quarters, 21%

While negative quarters are sporadic and isolated in fixed income, real estate's negative returns tend to be clustered.

USGG10YR Index (US Generic Govt 10 Year Yield)



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BURLINGTON EMPLOYEES' RETIREMENT SYSTEM

Robert Hooper
Chairman of the Board
Munir Kasti
Vice-Chairman

Stephanie Harker
Retirement Administrator
802-865-7097
VT Relay – dial 711

Retirement Board Meeting Agenda Conference Room 12 December 18, 2019 8:30am

1. Agenda
2. Public Forum
3. Approve Minutes of November 20, 2019
4. Approve Retirement Applications
5. Ratify Refunds / Rollovers
6. Approve Bills
7. Preliminary Performance October and November 2019 – Dahab
8. Performance Review UBS Trumbull Fund Quarter 3 – Dahab
9. Presentation of Real Estate vs Fixed Income Return Comparisons
10. Update on Johnson Contract – City Attorney's Office
11. UBS Que Action / Discussion
12. Discussion Regarding Consent Agenda
13. Other Business
14. Adjourn

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at 865-7145.