

Investment Performance Review
Period Ending December 31, 2020

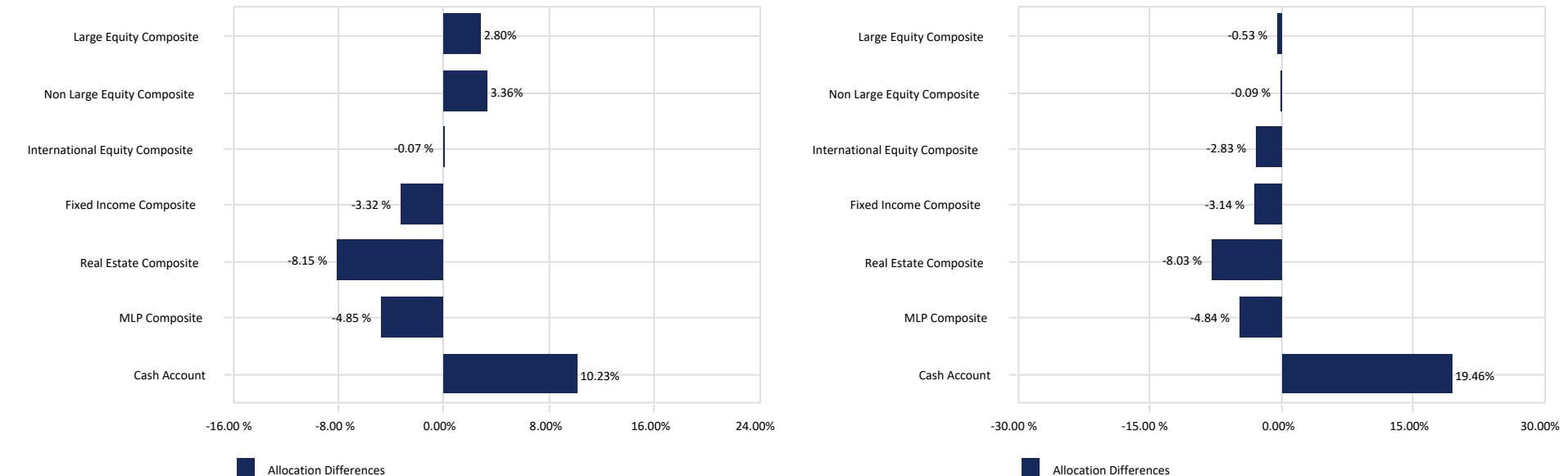
City of Gainesville General Employees' Pension Plan



City of Gainesville General Employees' Pension Plan

Asset Allocation vs. Target Allocation

December 31, 2020



December 31, 2020

	Market Value (\$)	Allocation (%)	Target (%)		Market Value (\$)	Allocation (%)	Target (%)
Large Equity Composite	212,797,495	32.80	30.00	Large Equity Composite	183,789,030	29.47	30.00
Non Large Equity Composite	132,041,860	20.36	17.00	Non Large Equity Composite	105,451,256	16.91	17.00
International Equity Composite	181,206,223	27.93	28.00	International Equity Composite	156,964,654	25.17	28.00
Fixed Income Composite	30,345,274	4.68	8.00	Fixed Income Composite	30,295,241	4.86	8.00
Real Estate Composite	24,952,359	3.85	12.00	Real Estate Composite	24,768,803	3.97	12.00
MLP Composite	1,000,008	0.15	5.00	MLP Composite	1,000,008	0.16	5.00
Cash Account	66,338,665	10.23	0.00	Cash Account	121,338,665	19.46	0.00
Total Fund	648,681,884	100.00	100.00	Total Fund	623,607,656	100.00	100.00



City of Gainesville General Employees' Pension Plan

Composite Asset Allocation & Net of Fees Performance

December 31, 2020

	Asset \$	Asset %	Performance (%)												Since Inception	Inception Date
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year			
Total Fund Composite	648,681,884	100.00	4.02	12.97	19.00	40.71	8.84	12.97	8.84	7.83	10.49	8.40	9.75	9.12	Oct-1994	
<i>Policy Index</i>			3.86	12.41	19.84	40.74	13.51	12.41	13.51	9.16	10.94	8.50	9.24	8.26		
Excess Return			0.16	0.56	-0.84	-0.03	-4.67	0.56	-4.67	-1.33	-0.45	-0.10	0.51	0.86		
Total Equity Composite	526,045,578	81.09	5.34	18.82	26.65	54.39	15.34	18.82	15.34	10.44	12.86	9.85	10.95	10.19	Dec-1994	
US Equity Composite	344,839,354	53.16	5.52	19.64	26.60	55.82	12.64	19.64	12.64	11.74	13.17	10.78	12.29	8.55	Jan-2000	
<i>Russell 3000 Index</i>			4.50	14.68	25.24	52.83	20.89	14.68	20.89	14.49	15.43	12.76	13.79	7.04		
Excess Return			1.02	4.96	1.36	2.99	-8.25	4.96	-8.25	-2.75	-2.26	-1.98	-1.50	1.51		
International Equity Composite	181,206,223	27.93	5.00	17.41	26.74	51.97	20.36	17.41	20.36	7.91	12.08	7.89	8.30	7.25	Oct-1994	
<i>International Equity Policy Index</i>			5.41	17.01	24.33	44.37	10.65	17.01	10.65	4.88	8.93	4.82	4.92	5.15		
Excess Return			-0.41	0.40	2.41	7.60	9.71	0.40	9.71	3.03	3.15	3.07	3.38	2.10		
Fixed Income Composite	30,345,274	4.68	0.17	0.97	1.76	6.06	9.16	0.97	9.16	5.78	4.90	4.51	4.34	5.74	Dec-1994	
<i>Blmbg. Barc. U.S. Gov't/Credit</i>			0.09	0.82	1.60	5.38	8.93	0.82	8.93	5.97	4.98	4.42	4.19	5.76		
Excess Return			0.08	0.15	0.16	0.68	0.23	0.15	0.23	-0.19	-0.08	0.09	0.15	-0.02		
Real Estate Composite	24,952,359	3.85	0.74	1.68	1.72	0.22	0.87	1.68	0.87	4.95	6.37	8.28	9.82	5.95	Feb-2005	
<i>NCREIF Fund Index-ODCE (Net)</i>			1.09	1.09	1.36	-0.41	0.34	1.09	0.34	3.99	5.27	7.34	8.87	6.35		
Excess Return			-0.35	0.59	0.36	0.63	0.53	0.59	0.53	0.96	1.10	0.94	0.95	-0.40		
Cash Account	66,338,665	10.23														

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Manager Asset Allocation & Net of Fees Performance

December 31, 2020

	Asset \$	Asset %	Performance (%)												Since Inception	Inception Date
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year			
US Equity																
Twin Capital	52,692,229	8.12	4.16	12.87	21.51	46.55	15.73	12.87	15.73	-	-	-	-	-	13.37	Jun-2018
Russell 1000 Index			4.23	13.69	24.46	51.62	20.96	13.69	20.96	-	-	-	-	-	16.43	
Excess Return			-0.07	-0.82	-2.95	-5.07	-5.23	-0.82	-5.23	-	-	-	-	-	-3.06	
Barrow, Hanley, Mewhinney & Strauss	106,937,856	16.49	4.77	19.85	25.68	48.58	3.70	19.85	3.70	7.03	10.36	8.87	10.92	8.86	Apr-2000	
Russell 1000 Value Index			3.83	16.25	22.75	40.30	2.80	16.25	2.80	6.07	9.74	8.20	10.50	6.89		
Excess Return			0.94	3.60	2.93	8.28	0.90	3.60	0.90	0.96	0.62	0.67	0.42	1.97		
Brown Advisory	53,167,409	8.20	3.04	7.85	19.93	51.82	32.53	7.85	32.53	25.24	20.02	16.06	-	16.87	Sep-2011	
Russell 1000 Growth Index			4.60	11.39	26.12	61.22	38.49	11.39	38.49	22.99	21.00	17.53	-	18.52		
Excess Return			-1.56	-3.54	-6.19	-9.40	-5.96	-3.54	-5.96	2.25	-0.98	-1.47	-	-1.65		
Pzena Investment Management	63,038,688	9.72	8.43	38.98	38.72	75.68	0.39	38.98	0.39	2.54	7.99	6.93	9.38	9.92	Nov-2001	
Russell 2000 Value Index			7.92	33.36	36.77	62.63	4.63	33.36	4.63	3.72	9.65	6.25	8.66	8.91		
Excess Return			0.51	5.62	1.95	13.05	-4.24	5.62	-4.24	-1.18	-1.66	0.68	0.72	1.01		
Disciplined Growth Investors	69,003,172	10.64	7.50	26.94	33.52	70.86	25.39	26.94	25.39	16.08	17.21	13.04	15.72	12.45	Oct-1994	
DGI Benchmark			4.80	19.02	30.18	69.57	35.59	19.02	35.59	20.50	18.66	14.87	15.45	9.64		
Excess Return			2.70	7.92	3.34	1.29	-10.20	7.92	-10.20	-4.42	-1.45	-1.83	0.27	2.81		
International Equity																
Silchester International Investors	89,742,127	13.83	4.54	15.17	18.83	31.17	-0.55	15.17	-0.55	-0.06	6.40	4.51	6.96	9.79	May-2003	
MSCI EAFE Value Index (Net)			4.43	19.20	20.62	35.61	-2.63	19.20	-2.63	-1.24	4.20	1.32	3.37	6.45		
Excess Return			0.11	-4.03	-1.79	-4.44	2.08	-4.03	2.08	1.18	2.20	3.19	3.59	3.34		
Baillie Gifford Overseas	91,464,097	14.10	5.51	20.83	38.64	89.55	62.96	20.83	62.96	22.77	22.28	13.75	12.71	13.45	Nov-2009	
MSCI EAFE Growth Index (Net)			4.87	13.09	22.62	43.41	18.29	13.09	18.29	9.67	10.50	7.32	7.51	8.22		
Excess Return			0.64	7.74	16.02	46.14	44.67	7.74	44.67	13.10	11.78	6.43	5.20	5.23		
Fixed Income																
Loomis Sayles	30,345,274	4.68	0.17	0.86	1.65	5.95	9.04	0.86	9.04	5.88	-	-	-	5.31	Jan-2017	
Blmbg. Barc. U.S. Aggregate			0.14	0.67	1.29	4.23	7.51	0.67	7.51	5.34	-	-	-	4.89		
Excess Return			0.03	0.19	0.36	1.72	1.53	0.19	1.53	0.54	-	-	-	0.42		

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Manager Asset Allocation & Net of Fees Performance

December 31, 2020

	Asset \$	Asset %	Performance (%)												Since Inception	Inception Date
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year			
Real Estate																
Principal Global Investors	24,952,359	3.85	0.74	1.68	1.72	0.22	0.60	1.68	0.60	4.86	6.31	8.23	9.81	6.51	Feb-2005	
NCREIF Fund Index-ODCE (Net)			1.09	1.09	1.36	-0.41	0.34	1.09	0.34	3.99	5.27	7.34	8.87	6.35		
Excess Return			-0.35	0.59	0.36	0.63	0.26	0.59	0.26	0.87	1.04	0.89	0.94	0.16		
Cash																
Cash Account	66,338,665	10.23														

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City of Gainesville General Employees' Pension Plan

Composite Asset Allocation & Gross of Fees Performance

December 31, 2020

	Asset \$	Asset %	Performance (%)												Since Inception	Inception Date
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year			
Total Fund Composite	648,681,884	100.00	4.04	13.03	19.26	41.15	9.31	13.03	9.31	8.38	11.09	9.02	10.37	9.57	Oct-1994	
Policy Index			3.86	12.41	19.84	40.74	13.51	12.41	13.51	9.16	10.94	8.50	9.24	8.26		
Excess Return			0.18	0.62	-0.58	0.41	-4.20	0.62	-4.20	-0.78	0.15	0.52	1.13	1.31		
Total Equity Composite	526,045,578	81.09	5.36	18.89	26.92	54.87	15.82	18.89	15.82	10.97	13.45	10.44	11.56	10.67	Dec-1994	
US Equity Composite	344,839,354	53.16	5.54	19.70	26.88	56.31	13.10	19.70	13.10	12.28	13.78	11.42	12.94	9.16	Jan-2000	
Russell 3000 Index			4.50	14.68	25.24	52.83	20.89	14.68	20.89	14.49	15.43	12.76	13.79	7.04		
Excess Return			1.04	5.02	1.64	3.48	-7.79	5.02	-7.79	-2.21	-1.65	-1.34	-0.85	2.12		
International Equity Composite	181,206,223	27.93	5.03	17.52	27.00	52.45	20.88	17.52	20.88	8.42	12.62	8.42	8.83	7.73	Oct-1994	
International Equity Policy Index			5.41	17.01	24.33	44.37	10.65	17.01	10.65	4.88	8.93	4.82	4.92	5.15		
Excess Return			-0.38	0.51	2.67	8.08	10.23	0.51	10.23	3.54	3.69	3.60	3.91	2.58		
Fixed Income Composite	30,345,274	4.68	0.17	1.03	1.87	6.24	9.40	1.03	9.40	6.02	5.15	4.79	4.66	5.98	Dec-1994	
Blmbg. Barc. U.S. Gov't/Credit			0.09	0.82	1.60	5.38	8.93	0.82	8.93	5.97	4.98	4.42	4.19	5.76		
Excess Return			0.08	0.21	0.27	0.86	0.47	0.21	0.47	0.05	0.17	0.37	0.47	0.22		
Real Estate Composite	24,952,359	3.85	0.82	1.92	2.20	0.94	1.85	1.92	1.85	5.95	7.38	9.30	10.85	6.92	Feb-2005	
NCREIF Fund Index-ODCE			1.29	1.29	1.78	0.19	1.17	1.29	1.17	4.91	6.21	8.31	9.87	7.34		
Excess Return			-0.47	0.63	0.42	0.75	0.68	0.63	0.68	1.04	1.17	0.99	0.98	-0.42		
Cash Account	66,338,665	10.23														

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Manager Asset Allocation & Gross of Fees Performance

December 31, 2020

	Asset \$	Asset %	Performance (%)												Since Inception	Inception Date
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year			
US Equity																
Twin Capital	52,692,229	8.12	4.16	12.87	21.51	46.55	15.73	12.87	15.73	-	-	-	-	-	13.37	Jun-2018
Russell 1000 Index			4.23	13.69	24.46	51.62	20.96	13.69	20.96	-	-	-	-	-	16.43	
Excess Return			-0.07	-0.82	-2.95	-5.07	-5.23	-0.82	-5.23	-	-	-	-	-	-3.06	
Barrow, Hanley, Mewhinney & Strauss	106,937,856	16.49	4.77	19.85	25.90	49.01	4.00	19.85	4.00	7.39	10.76	9.28	11.36	9.33	Apr-2000	
Russell 1000 Value Index			3.83	16.25	22.75	40.30	2.80	16.25	2.80	6.07	9.74	8.20	10.50	6.89		
Excess Return			0.94	3.60	3.15	8.71	1.20	3.60	1.20	1.32	1.02	1.08	0.86	2.44		
Brown Advisory	53,167,409	8.20	3.18	8.00	20.28	52.49	33.33	8.00	33.33	26.02	20.75	16.79	-	17.55	Sep-2011	
Russell 1000 Growth Index			4.60	11.39	26.12	61.22	38.49	11.39	38.49	22.99	21.00	17.53	-	18.52		
Excess Return			-1.42	-3.39	-5.84	-8.73	-5.16	-3.39	-5.16	3.03	-0.25	-0.74	-	-0.97		
Pzena Investment Management	63,038,688	9.72	8.43	38.98	39.34	76.46	1.10	38.98	1.10	3.50	9.05	7.98	10.45	10.98	Nov-2001	
Russell 2000 Value Index			7.92	33.36	36.77	62.63	4.63	33.36	4.63	3.72	9.65	6.25	8.66	8.91		
Excess Return			0.51	5.62	2.57	13.83	-3.53	5.62	-3.53	-0.22	-0.60	1.73	1.79	2.07		
Disciplined Growth Investors	69,003,172	10.64	7.50	27.10	33.90	71.57	26.10	27.10	26.10	16.78	17.94	13.76	16.48	13.03	Oct-1994	
DGI Benchmark			4.80	19.02	30.18	69.57	35.59	19.02	35.59	20.50	18.66	14.87	15.45	9.64		
Excess Return			2.70	8.08	3.72	2.00	-9.49	8.08	-9.49	-3.72	-0.72	-1.11	1.03	3.39		
International Equity																
Silchester International Investors	89,742,127	13.83	4.60	15.37	19.26	31.90	0.18	15.37	0.18	0.67	7.19	5.29	7.78	10.71	May-2003	
MSCI EAFE Value Index (Net)			4.43	19.20	20.62	35.61	-2.63	19.20	-2.63	-1.24	4.20	1.32	3.37	6.45		
Excess Return			0.17	-3.83	-1.36	-3.71	2.81	-3.83	2.81	1.91	2.99	3.97	4.41	4.26		
Baillie Gifford Overseas	91,464,097	14.10	5.51	20.83	38.64	89.55	62.96	20.83	62.96	22.77	22.28	13.75	12.71	13.45	Nov-2009	
MSCI EAFE Growth Index (Net)			4.87	13.09	22.62	43.41	18.29	13.09	18.29	9.67	10.50	7.32	7.51	8.22		
Excess Return			0.64	7.74	16.02	46.14	44.67	7.74	44.67	13.10	11.78	6.43	5.20	5.23		
Fixed Income																
Loomis Sayles	30,345,274	4.68	0.17	0.92	1.76	6.12	9.28	0.92	9.28	6.12	-	-	-	5.52	Jan-2017	
Blmbg. Barc. U.S. Aggregate			0.14	0.67	1.29	4.23	7.51	0.67	7.51	5.34	-	-	-	4.89		
Excess Return			0.03	0.25	0.47	1.89	1.77	0.25	1.77	0.78	-	-	-	0.63		

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Manager Asset Allocation & Gross of Fees Performance

December 31, 2020

	Asset \$	Asset %	Performance (%)												Since Inception	Inception Date
			1 Month	QTD	6 Month	9 Month	CYTD	FYTD	1 Year	3 Year	5 Year	7 Year	10 Year			
<u>Real Estate</u>																
Principal Global Investors	24,952,359	3.85	0.82	1.92	2.20	0.94	1.62	1.92	1.62	5.87	7.33	9.27	10.86	7.56	Feb-2005	
NCREIF Fund Index-ODCE			1.29	1.29	1.78	0.19	1.17	1.29	1.17	4.91	6.21	8.31	9.87	7.34		
Excess Return			-0.47	0.63	0.42	0.75	0.45	0.63	0.45	0.96	1.12	0.96	0.99	0.22		
<u>Cash</u>																
Cash Account	66,338,665	10.23														

Returns for periods greater than one year are annualized.



City of Gainesville General Employees' Pension Plan

Benchmark Compositions

As of December 31, 2020

Total Fund Policy Index

Jul-2020	Jan-1979	International Equity Policy Index
Russell 3000 Index	Russell 3000 Index	
MSCI AC World ex USA (Net)	MSCI EAFE Index (Net)	
Blmbg. Barc. U.S. Aggregate	Blmbg. Barc. U.S. Gov't/Credit	
NCREIF Fund Index-Open End Diversified Core Eq	Blmbg. Barc. U.S. Aggregate	
Russell 3000 Index	NCREIF Fund Index - ODCE (Net)	

Apr-2013

Russell 3000 Index
MSCI AC World ex USA (Net)
Blmbg. Barc. U.S. Gov't/Credit
NCREIF Fund Index-ODCE (VW) (Net)
Alerian MLP Index

Jul-2008

Russell 3000 Index
MSCI AC World ex USA (Net)
Blmbg. Barc. U.S. Gov't/Credit
NCREIF Fund Index - ODCE (Net)
90 Day T-Bill + 400 BPS

Apr-2005

Russell 3000 Index
MSCI EAFE Index (Net)
Blmbg. Barc. U.S. Gov't/Credit
NCREIF Fund Index - ODCE (Net)
90 Day T-Bill + 400 BPS

International Equity Policy Index

Jul-2008	
MSCI AC World ex USA (Net)	100.00
Oct-1994	
MSCI EAFE Index (Net)	100.00

DGI Benchmark

	<u>(%)</u>
Feb-2014	
Russell Midcap Growth Index	100.00
Jan-1979	
Russell 2000 Growth Index	100.00



Active Return	- Arithmetic difference between the manager's performance and the designated benchmark return over a specified time period.
Alpha	- A measure of the difference between a portfolio's actual performance and its expected return based on its level of risk as determined by beta. It determines the portfolio's non-systemic return, or its historical performance not explained by movements of the market.
Beta	- A measure of the sensitivity of a portfolio to the movements in the market. It is a measure of the portfolio's systematic risk.
Consistency	- The percentage of quarters that a product achieved a rate of return higher than that of its benchmark. Higher consistency indicates the manager has contributed more to the product's performance.
Distributed to Paid In (DPI)	- The ratio of money distributed to Limited Partners by the fund, relative to contributions. It is calculated by dividing cumulative distributions by paid in capital. This multiple shows the investor how much money they got back. It is a good measure for evaluating a fund later in its life because there are more distributions to measure against.
Down Market Capture	- The ratio of average portfolio performance over the designated benchmark during periods of negative returns. A lower value indicates better product performance
Downside Risk	- A measure similar to standard deviation that utilizes only the negative movements of the return series. It is calculated by taking the standard deviation of the negative quarterly set of returns. A higher factor is indicative of a riskier product.
Excess Return	- Arithmetic difference between the manager's performance and the risk-free return over a specified time period.
Excess Risk	- A measure of the standard deviation of a portfolio's performance relative to the risk free return.
Information Ratio	- This calculates the value-added contribution of the manager and is derived by dividing the active rate of return of the portfolio by the tracking error. The higher the Information Ratio, the more the manager has added value to the portfolio.
Public Market Equivalent (PME)	- Designs a set of analyses used in the Private Equity Industry to evaluate the performance of a Private Equity Fund against a public benchmark or index.
R-Squared	- The percentage of a portfolio's performance that can be explained by the behavior of the appropriate benchmark. A high R-Squared means the portfolio's performance has historically moved in the same direction as the appropriate benchmark.
Return	- Compounded rate of return for the period.
Sharpe Ratio	- Represents the excess rate of return over the risk free return divided by the standard deviation of the excess return. The result is an absolute rate of return per unit of risk. A higher value demonstrates better historical risk-adjusted performance.
Standard Deviation	- A statistical measure of the range of a portfolio's performance. It represents the variability of returns around the average return over a specified time period.
Total Value to Paid In (TVPI)	- The ratio of the current value of remaining investments within a fund, plus the total value of all distributions to date, relative to the total amount of capital paid into the fund to date. It is a good measure of performance before the end of a fund's life
Tracking Error	- This is a measure of the standard deviation of a portfolio's returns in relation to the performance of its designated market benchmark.
Treynor Ratio	- Similar to Sharpe ratio but utilizes beta rather than excess risk as determined by standard deviation. It is calculated by taking the excess rate of return above the risk free rate divided by beta to derive the absolute rate of return per unit of risk. A higher value indicates a product has achieved better historical risk-adjusted performance.
Up Market Capture	- The ratio of average portfolio performance over the designated benchmark during periods of positive returns. A higher value indicates better product performance.

AndCo compiled this report for the sole use of the client for which it was prepared. AndCo is responsible for evaluating the performance results of the Total Fund along with the investment advisors by comparing their performance with indices and other related peer universe data that is deemed appropriate. AndCo uses the results from this evaluation to make observations and recommendations to the client.

AndCo uses time-weighted calculations which are founded on standards recommended by the CFA Institute. The calculations and values shown are based on information that is received from custodians. AndCo analyzes transactions as indicated on the custodian statements and reviews the custodial market values of the portfolio. As a result, this provides AndCo with a reasonable basis that the investment information presented is free from material misstatement. This methodology of evaluating and measuring performance provides AndCo with a practical foundation for our observations and recommendations. Nothing came to our attention that would cause AndCo to believe that the information presented is significantly misstated.

This performance report is based on data obtained by the client's custodian(s), investment fund administrator, or other sources believed to be reliable. While these sources are believed to be reliable, the data providers are responsible for the accuracy and completeness of their statements. Clients are encouraged to compare the records of their custodian(s) to ensure this report fairly and accurately reflects their various asset positions.

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