

December 9,  
2021

# Alternative Investment Performance

## Merced County Employees' Retirement Association



Strictly Confidential. Not for Distribution.

# MercedCERA Private Equity Capital Budget & Implementation Plan

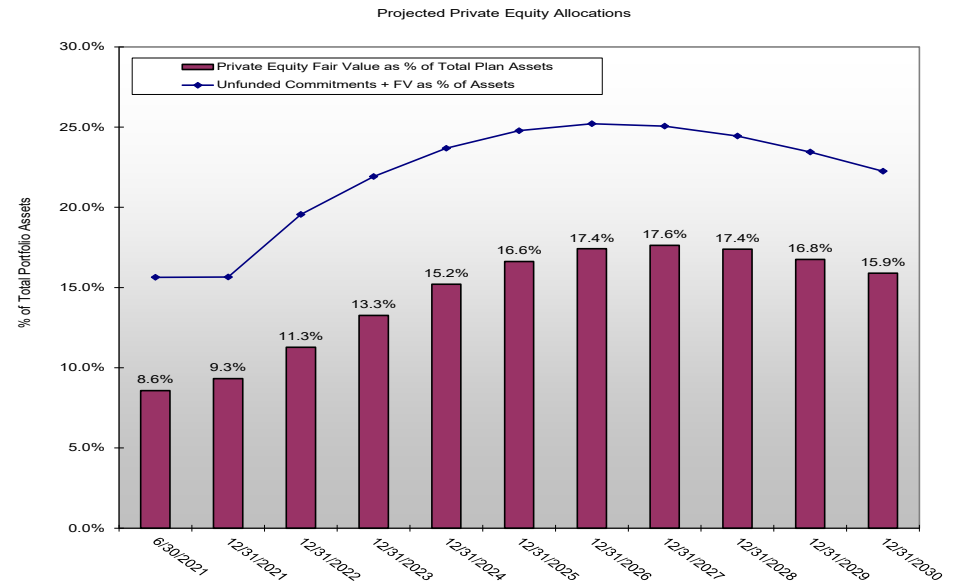


15% fund level target; an increase from 9% in 2018

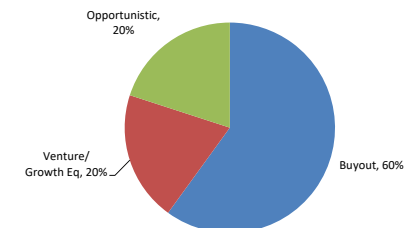
- Increase annual capital budget target to \$55 mm from \$40 mm
  - Range of \$40-\$70 million
- Target 5-10 investments, range of \$5-\$15 million per inv; average size of \$8 million per
- Forecasted to reach the targeted level in 3 years
- Targets for strategy exposures remain the same
- Update capital budgets on an annual basis

Performance comparisons:

- Long term investment objective: Earn a return premium over public equity (Russell 3000 + 3%)
- Recommended primary asset class benchmark: Cambridge Associates Global Private Equity & VC Index
- Recommended fund benchmarks: Each fund will be compared to the Cambridge Associates strategy universe for the respective vintage years and each vintage year will be compared to Cambridge Associates Global Private Equity & VC Index



## Target Strategy Diversification



	Target	Ranges
Buyout	60%	40-80%
Venture/Growth Eq	20%	10-30%
Opportunistic	20%	10-30%
	100%	

Note: MCERA's existing private equity portfolio was modeled using vintage year drawdown/return of capital assumptions patterned after historical category averages. Total fund growth of 5.5%.

# MercedCERA Private Equity Investment Structure & Portfolio Assessment

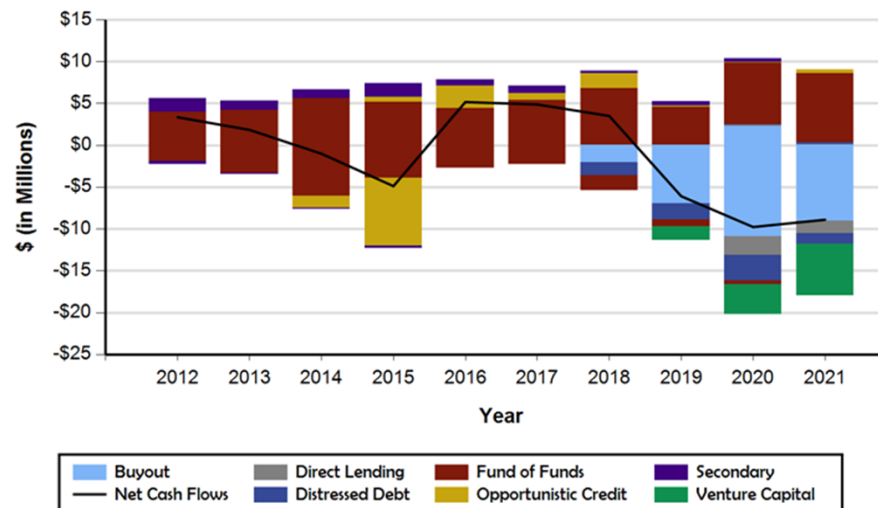
## Investment structure (15% fund target; 9.1% invested as of Sep 2021):

- Current portfolio is barbelled with half of commitments in 2007 & earlier FoFs and half in 2011 & later FoFs
  - Overall portfolio has not met performance expectations; 2011 & later portfolio is still in development with the funds in VY 2017-2021 in their investment period
  - Continued rebound in 2Q valuations offsetting the covid markdowns and there were annual gains of \$34 million; contributions exceed distributions by \$18 million as the newer portfolios are being built
  - Portfolio is diversified by strategy but overall it is in a negative cash flow situation

### Annual Summary

(in thousands)	Total Partnerships	Total Commitment	(A) Contributions	(B) Distributions	(C) Fair Value	(B+C) Total Value	(B+C-A) Gain Loss	Net IRR	Benchmark
June 30, 2020	33	\$154,940	\$81,397	\$66,583	\$48,933	\$115,517	\$34,119	8.32%	11.23%
June 30, 2021	41	\$208,392	\$114,025	\$81,177	\$101,035	\$182,212	\$68,187	11.47%	13.72%
Annual Change	8	\$53,452	\$32,628	\$14,594	\$52,102	\$66,695	\$34,068		

Annual Cash Flow



Note: Net cash flow is the for the respective calendar year.

# MercedCERA Private Equity Performance – as of Jun 30, 2021



Partnership Name	Strategy	(A) Commit.	Unfund. Amount	(B) Cumulat. Cont.	% Drawn	(C) Cumulat.	(D) Fair Value	(C+D) Total	(C+D-B) Gain/Loss	Net IRR	IRR Bench.	TVPI
<b>Vintage Year 2004</b>												
Invesco Partnership Fund IV, L.P.	Fund of Funds	10,000	2,417	7,898	76%	16,233	0	16,233	8,336	11.75%	9.95%	2.06x
<b>Vintage Year 2004 Total</b>		10,000	2,417	7,898	76%	16,233	0	16,233	8,336	11.75%	8.20%	2.06x
<b>Vintage Year 2005</b>												
ASP 2005 Non-US Fund	Fund of Funds	1,500	74	1,426	95%	1,717	252	1,969	543	4.81%	6.01%	1.38x
ASP 2005 US Fund	Fund of Funds	3,500	177	3,323	95%	4,842	593	5,435	2,112	7.32%	9.88%	1.64x
Pantheon Ventures Euro Fund IV	Fund of Funds	1,186	51	1,284	96%	1,584	92	1,676	393	4.65%	6.01%	1.31x
Pantheon Ventures USA Fund VI	Fund of Funds	3,750	206	3,544	95%	5,284	105	5,389	1,845	6.50%	9.88%	1.52x
<b>Vintage Year 2005 Total</b>		9,936	508	9,576	95%	13,427	1,042	14,469	4,893	6.35%	7.49%	1.51x
<b>Vintage Year 2006</b>												
Pantheon Global Secondary Fund III "B"	Secondary	10,000	540	9,460	95%	10,300	265	10,565	1,105	1.97%	N/A	1.12x
<b>Vintage Year 2006 Total</b>		10,000	540	9,460	95%	10,300	265	10,565	1,105	1.97%	7.29%	1.12x
<b>Vintage Year 2007</b>												
ASP 2007 Direct Fund	Fund of Funds	450	12	438	97%	880	253	1,133	694	12.48%	13.95%	2.58x
ASP 2007 Non-US Fund	Fund of Funds	1,575	78	1,497	95%	1,925	684	2,609	1,111	8.77%	9.30%	1.74x
ASP 2007 US Fund	Fund of Funds	2,475	115	2,360	95%	3,989	999	4,987	2,627	12.83%	13.95%	2.11x
<b>Vintage Year 2007 Total</b>		4,500	205	4,295	95%	6,794	1,935	8,729	4,433	11.48%	9.14%	2.03x
<b>Vintage Year 2011</b>												
ASP 2011 Direct Fund	Fund of Funds	500	37	463	93%	601	428	1,030	567	16.25%	25.38%	2.22x
ASP 2011 Emerging Markets Fund	Fund of Funds	500	64	436	87%	338	860	1,198	762	17.79%	14.02%	2.75x
ASP 2011 Non-US Developed Fund	Fund of Funds	1,500	239	1,261	84%	1,317	1,319	2,636	1,375	16.05%	14.02%	2.09x
ASP 2011 US Fund	Fund of Funds	2,500	326	2,175	87%	2,517	2,762	5,280	3,105	18.34%	25.38%	2.43x
Pantheon Asia Fund VI	Fund of Funds	1,000	95	906	91%	635	1,076	1,711	805	12.17%	14.02%	1.89x
Pantheon Euro Fund VII	Fund of Funds	1,654	220	1,493	87%	1,518	1,573	3,091	1,599	14.16%	14.02%	2.07x
Pantheon Ventures USA Fund IX	Fund of Funds	2,000	212	1,788	89%	2,148	2,237	4,385	2,597	17.65%	25.38%	2.45x
<b>Vintage Year 2011 Total</b>		9,654	1,194	8,521	88%	9,075	10,256	19,331	10,810	16.38%	13.59%	2.27x
<b>Vintage Year 2013</b>												
Invesco Partnership Fund VI, L.P.	Fund of Funds	5,000	1,548	3,958	69%	4,642	9,501	14,143	10,184	24.23%	27.46%	3.57x
<b>Vintage Year 2013 Total</b>		5,000	1,548	3,958	69%	4,642	9,501	14,143	10,184	24.23%	14.97%	3.57x
<b>Vintage Year 2014</b>												
Ocean Avenue Fund II	Fund of Funds	10,000	1,000	9,000	90%	11,147	9,051	20,198	11,198	19.91%	28.77%	2.24x
Raven Asset-Based Opportunity Fund II	Opp Credit	10,000	474	9,526	95%	6,633	2,074	8,707	-819	-2.60%	7.68%	0.91x
<b>Vintage Year 2014 Total</b>		20,000	1,474	18,526	93%	17,780	11,125	28,905	10,379	11.24%	20.53%	1.56x

Note: The benchmark represents the Cambridge Associates LLC median for the respective strategy and vintage year. At the vintage year level, the Cambridge Associates LLC Global Private Equity & VC<sup>®</sup> median is used for the respective vintage year.

# MercedCERA Private Equity Performance – as of Jun 30, 2021



Partnership Name	Strategy	(A) Commit.	Unfund. Amount	(B) Cumulat. Cont.	% Drawn	(C) Cumulat.	(D) Fair Value	(C+D) Total	(C+D-B) Gain/Loss	Net IRR	IRR Bench.	TVPI
<b>Vintage Year 2017</b>												
GTCR XII	Buyout	5,000	1,705	3,295	66%	709	4,890	5,598	2,303	36.36%	28.07%	1.70x
<b>Vintage Year 2017 Total</b>		<b>5,000</b>	<b>1,705</b>	<b>3,295</b>	<b>66%</b>	<b>709</b>	<b>4,890</b>	<b>5,598</b>	<b>2,303</b>	<b>36.36%</b>	<b>25.25%</b>	<b>1.70x</b>
<b>Vintage Year 2018</b>												
Carrick Capital Partners III, L.P.	Buyout	5,000	1,141	3,859	77%	0	4,820	4,820	960	19.04%	23.41%	1.25x
Cressey & Company Fund VI LP	Buyout	5,000	2,575	2,425	49%	0	3,586	3,586	1,161	30.84%	23.41%	1.48x
DK Long-Term Dist Opps Fund IV	Distressed Debt	5,000	343	4,743	93%	85	5,202	5,287	545	5.29%	N/A	1.11x
<b>Vintage Year 2018 Total</b>		<b>15,000</b>	<b>4,058</b>	<b>11,027</b>	<b>73%</b>	<b>85</b>	<b>13,607</b>	<b>13,692</b>	<b>2,666</b>	<b>13.82%</b>	<b>27.30%</b>	<b>1.24x</b>
<b>Vintage Year 2019</b>												
Accel-KKR Growth Capital Partners III	Buyout	5,000	2,939	2,061	41%	0	2,752	2,752	691	N/M	N/M	1.34x
Cortec Group Fund VII, L.P.	Buyout	10,000	7,257	4,283	27%	1,543	5,118	6,661	2,377	N/M	N/M	1.55x
Genstar Capital Partners IX, L.P.	Buyout	7,000	2,841	4,320	59%	163	6,371	6,534	2,214	N/M	N/M	1.51x
Summit Growth Equity Fund X-A, L.P.	Buyout	8,000	3,861	4,139	52%	0	5,476	5,476	1,337	N/M	N/M	1.32x
Silver Point Specialty Credit Fund II, L.P.	Direct Lending	8,000	4,174	3,676	48%	189	3,879	4,068	392	N/M	N/M	1.11x
TCV X, L.P.	Venture Capital	5,000	1,476	3,524	70%	0	8,450	8,450	4,926	84.24%	40.50%	2.40x
<b>Vintage Year 2019 Total</b>		<b>43,000</b>	<b>22,547</b>	<b>22,005</b>	<b>48%</b>	<b>1,895</b>	<b>32,047</b>	<b>33,942</b>	<b>11,937</b>	<b>58.46%</b>	<b>31.97%</b>	<b>1.54x</b>
<b>Vintage Year 2020</b>												
Accel-KKR Capital Partners VI, LP	Buyout	5,000	4,749	251	5%	0	140	140	-111	N/M	N/M	0.56x
GTCR Fund XIII/A & B LP	Buyout	8,000	8,000	0	0%	0	167	167	167	N/M	N/M	N/A
Marlin Heritage Europe II, L.P.	Buyout	8,301	6,680	1,624	20%	0	1,219	1,219	-405	N/M	N/M	0.75x
Thoma Bravo Discover Fund III, L.P.	Buyout	8,000	5,286	2,714	34%	0	2,735	2,735	21	N/M	N/M	1.01x
Taconic Market Dislocation Fund III L.P.	Distressed Debt	8,000	5,150	3,027	36%	237	3,710	3,947	919	N/M	N/M	1.30x
Spark Capital Growth Fund III, L.P.	Venture Capital	6,000	2,070	3,930	66%	0	4,697	4,697	767	N/M	N/M	1.20x
Spark Capital VI, L.P.	Venture Capital	3,000	1,725	1,275	43%	0	1,183	1,183	-92	N/M	N/M	0.93x
Summit Venture Capital Fund V-A, L.P.	Venture Capital	6,000	5,681	319	5%	0	286	286	-33	N/M	N/M	0.90x
<b>Vintage Year 2020 Total</b>		<b>52,301</b>	<b>39,341</b>	<b>13,140</b>	<b>25%</b>	<b>237</b>	<b>14,138</b>	<b>14,375</b>	<b>1,235</b>	<b>N/M</b>	<b>N/M</b>	<b>1.09x</b>

Note: The benchmark represents the Cambridge Associates LLC median for the respective strategy and vintage year. At the vintage year level, the Cambridge Associates LLC Global Private Equity & VC<sup>®</sup> median is used for the respective vintage year.

# MercedCERA Private Equity Performance – as of Jun 30, 2021



Partnership Name	Strategy	(A) Commit.	Unfund. Amount	(B) Cumulat. Cont.	% Drawn	(C) Cumulat.	(D) Fair Value	(C+D) Total	(C+D-B) Gain/Loss	Net IRR	IRR Bench.	TVPI
<b>Vintage Year 2021</b>												
Genstar Capital Partners X, L.P.	Buyout	8,000	8,000	0	0%	0	0	0	0	N/M	N/M	N/A
Khosla Ventures Seed E, L.P.	Venture Capital	2,000	1,814	186	9%	0	161	161	-25	N/M	N/M	0.86x
Khosla Ventures VII, L.P.	Venture Capital	6,000	5,364	636	11%	0	655	655	19	N/M	N/M	1.03x
TCV XI, L.P.	Venture Capital	8,000	6,499	1,501	19%	0	1,414	1,414	-88	N/M	N/M	0.94x
<b>Vintage Year 2021 Total</b>		<b>24,000</b>	<b>21,677</b>	<b>2,323</b>	<b>10%</b>	<b>0</b>	<b>2,229</b>	<b>2,229</b>	<b>-94</b>	<b>N/M</b>	<b>N/M</b>	<b>0.96x</b>
<b>Portfolio Total :</b>		<b>208,392</b>	<b>97,215</b>	<b>114,025</b>	<b>53%</b>	<b>81,177</b>	<b>101,035</b>	<b>182,212</b>	<b>68,187</b>	<b>11.47%</b>	<b>13.72%</b>	<b>1.60x</b>
<b>Portfolio Strategy Totals</b>												
Buyout		82,301	55,033	28,973	33%	2,415	37,274	39,688	10,716	36.21%		1.37x
Direct Lending		8,000	4,174	3,676	48%	189	3,879	4,068	392	N/M		1.11x
Distressed Debt		13,000	5,493	7,770	58%	322	8,912	9,234	1,464	11.81%		1.19x
Fund of Funds		49,090	6,873	43,248	86%	61,318	31,785	93,103	49,854	12.51%		2.15x
Opportunistic Credit		10,000	474	9,526	95%	6,633	2,074	8,707	-819	-2.61%		0.91x
Secondary		10,000	540	9,460	95%	10,300	265	10,565	1,105	1.97%		1.12x
Venture Capital		36,000	24,628	11,372	32%	0	16,846	16,846	5,474	67.48%		1.48x
<b>Portfolio Total :</b>		<b>208,392</b>	<b>97,215</b>	<b>114,025</b>	<b>53%</b>	<b>81,177</b>	<b>101,035</b>	<b>182,212</b>	<b>68,187</b>	<b>11.47%</b>	<b>13.72%</b>	<b>1.60x</b>

Note: The benchmark represents the Cambridge Associates LLC median for the respective strategy and vintage year. At the vintage year level, the Cambridge Associates LLC Global Private Equity & VC<sup>®</sup> median is used for the respective vintage year.

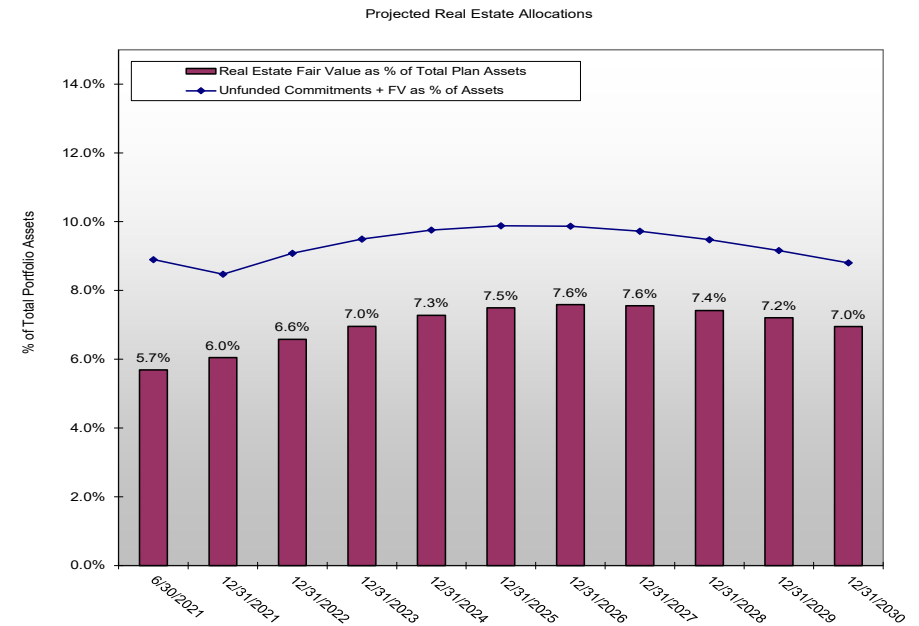
# MercedCERA Real Estate Capital Budget & Implementation Plan

8% fund level target; same as prior target

- Increase annual capital budget to \$20 m from \$15 mm
  - Range of \$10-\$30 million
- Target 2-4 investments, range of \$5-\$10 million per inv
  - Average investment size of \$8 million
  - If an average of 2-4 GP partnership commitments per year, expect a total of 8-16 GP relationships over a 4 year fund raising cycle
- Continue using REITS as a substitute until funding private real estate investments is needed; core RE target is 25% of RE portfolio

## Performance comparisons:

- Long term investment objective: Earn a return premium over inflation (CPI-U + 5%)
- Recommended primary asset class benchmark: NCREIF NFI-ODCE; revisit over time as the structure of the portfolio changes
- Recommended fund benchmarks: Cambridge Associates strategy universe for the respective vintage years and each vintage year will be compared to Cambridge Associates Global Real Estate Index



Note: MCERA's existing real estate portfolio was modeled using vintage year drawdown/return of capital assumptions patterned after historical averages. Total fund growth rate of 5.5%.

# MercedCERA Real Estate Investment Structure & Portfolio Assessment

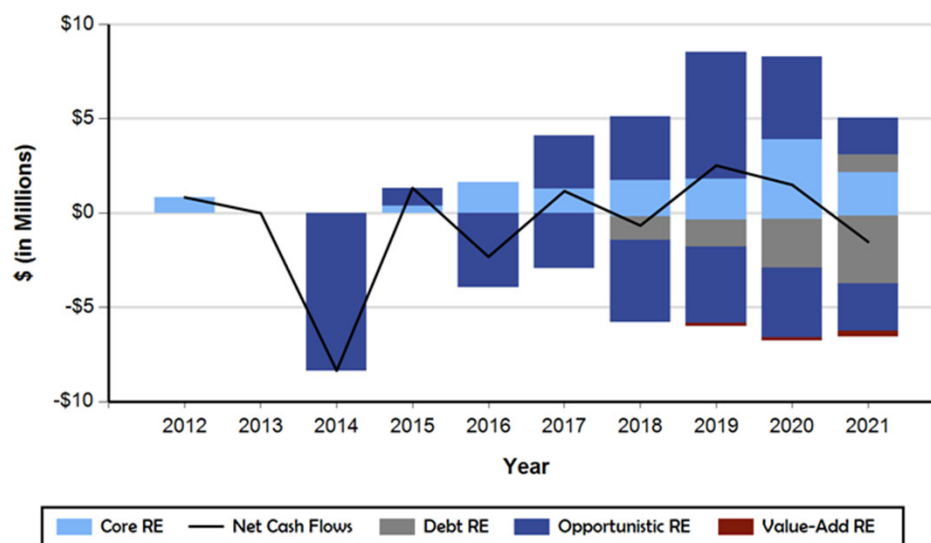
## Real estate investment structure (8% target, 7.8% actual as of Sep 2021)

- MCERA invested in 1999 in a private core real estate fund; direct program began in 2014
- Contributions exceeded distributions by \$1 million over the past year; RE activity has increased and the valuation improved by \$5.5 million over the past year

### Annual Summary

(in thousands)	Total Partnerships	Total Commitment	(A) Contributions	(B) Distributions	(C) Fair Value	(B+C) Total Value	(B+C-A) Gain Loss	Net IRR	Benchmark
June 30, 2020	9	\$75,367	\$46,230	\$40,215	\$58,935	\$99,150	\$52,920	8.68%	8.62%
June 30, 2021	11	\$92,113	\$56,555	\$49,619	\$65,380	\$114,999	\$58,445	8.70%	8.57%
Annual Change	2	\$16,746	\$10,325	\$9,404	\$6,445	\$15,849	\$5,525		

### Annual Cash Flow



Note: Net cash flow is the for the respective calendar year.



# MercedCERA Real Estate Performance – as of Jun 30, 2020

## Real Estate Portfolio

- MCERA began investing in the UBS Trumbull core real estate fund in 1999 and this represents the bulk of the real estate portfolio
  - Opportunistic funds began being added in 2014 and they are in the early stages of development with the VY 2016 fund now out of its “j-curve”
- Overall performance has met objectives, driven by the core RE fund; opportunistic fund performance is not meaningful

Partnership Name	Strategy	(A) Commit.	Unfund. Amount	(B) Cumulat.	% Drawn	(C) Cumulat.	(D) Fair Value	(C+D) Total	(C+D-B) Gain/Loss	Net IRR	IRR Bench.	TVPI
<b>Vintage Year 1999</b>												
UBS Trumbull Property Fund	Core RE	17,000	0	18,022	100%	29,319	34,471	63,790	45,768	8.37%	10.20%	3.54x
Vintage Year 1999 Total		17,000	0	18,022	100%	29,319	34,471	63,790	45,768	8.37%	12.95%	3.54x
<b>Vintage Year 2014</b>												
Greenfield Acquisition Partners VII, L.P.	Opportunistic RE	13,000	1,876	12,662	86%	14,381	6,592	20,973	8,311	13.20%	9.56%	1.66x
Vintage Year 2014 Total		13,000	1,876	12,662	86%	14,381	6,592	20,973	8,311	13.20%	9.87%	1.66x
<b>Vintage Year 2016</b>												
Patron Capital Fund V	Opportunistic RE	14,113	3,531	10,245	75%	3,424	9,005	12,429	2,184	9.29%	10.95%	1.21x
Vintage Year 2016 Total		14,113	3,531	10,245	75%	3,424	9,005	12,429	2,184	9.29%	11.90%	1.21x
<b>Vintage Year 2017</b>												
Carlyle Realty Partners VIII, L.P.	Opportunistic RE	5,000	3,445	2,694	31%	1,187	2,094	3,280	586	16.93%	11.79%	1.22x
Vintage Year 2017 Total		5,000	3,445	2,694	31%	1,187	2,094	3,280	586	16.93%	11.79%	1.22x
<b>Vintage Year 2018</b>												
Taconic CRE Dislocation Fund II	Debt RE	5,000	550	4,559	89%	920	4,452	5,372	812	11.05%	13.02%	1.18x
AG Realty Value Fund X, L.P.	Opportunistic RE	5,000	2,527	2,625	49%	388	2,698	3,086	461	15.97%	13.32%	1.18x
Vintage Year 2018 Total		10,000	3,077	7,184	69%	1,308	7,149	8,458	1,273	12.41%	12.30%	1.18x
<b>Vintage Year 2019</b>												
Rockpoint Real Estate Fund VI, L.P.	Opportunistic RE	5,000	4,235	764	15%	0	1,051	1,051	287	N/M	N/M	1.38x
Carmel Partners Investment Fund VII, L.P.	Value-Add RE	5,000	4,286	714	14%	0	527	527	-187	N/M	N/M	0.74x
Vintage Year 2019 Total		10,000	8,521	1,478	15%	0	1,578	1,578	100	6.59%	8.70%	1.07x
<b>Vintage Year 2020</b>												
Cerberus Real Estate Debt Fund, L.P.	Debt RE	7,000	5,125	1,870	27%	0	2,089	2,089	219	N/M	N/M	1.12x
Starwood Dist Opp Fund XII Global, L.P.	Opportunistic RE	8,000	8,000	0	0%	0	2	2	2	N/M	N/M	N/A
Vintage Year 2020 Total		15,000	13,125	1,870	12%	0	2,091	2,091	221	N/M	N/M	1.12x
<b>Vintage Year 2021</b>												
Taconic CRE Dislocation Onshore Fund III L.P.	Debt RE	8,000	5,600	2,400	30%	0	2,400	2,400	0	N/M	N/M	1.00x
Vintage Year 2021 Total		8,000	5,600	2,400	30%	0	2,400	2,400	0	N/M	N/M	1.00x
<b>Portfolio Total :</b>		<b>92,113</b>	<b>39,175</b>	<b>56,555</b>	<b>57%</b>	<b>49,619</b>	<b>65,380</b>	<b>114,999</b>	<b>58,445</b>	<b>8.70%</b>	<b>8.57%</b>	<b>2.03x</b>

Note: The benchmark at the total portfolio level is NCREIF NFI-ODCE. Private real estate benchmark at the fund level is the Cambridge Value Add or Opportunistic RE Indices while the Cambridge Global Real Estate Index at the vintage year level.

# MercedCERA Real Asset Capital Budget & Implementation Plan

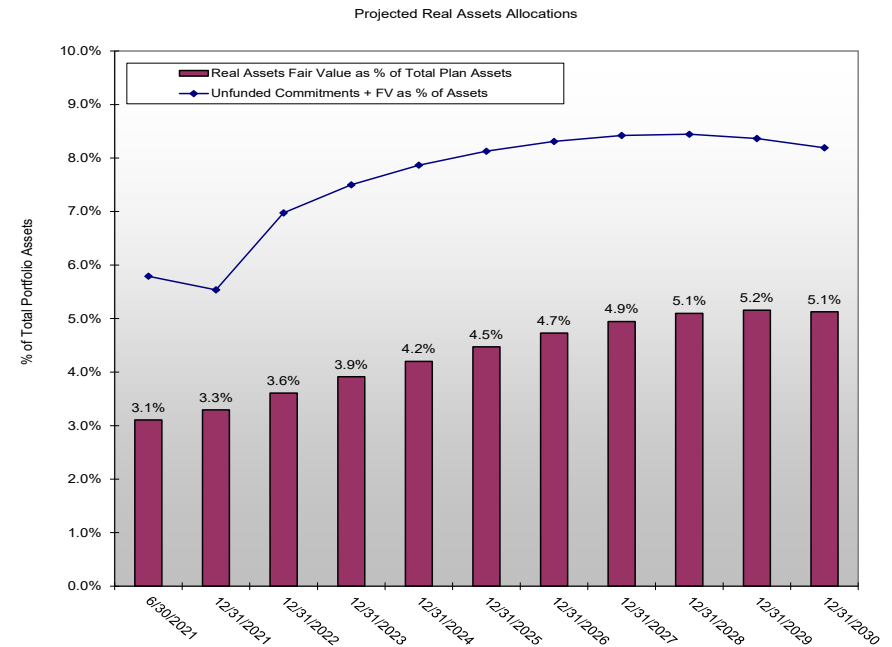
5% fund level target; a decrease from the prior 6% target in 2018

- Increase annual capital budget target from \$15 to \$18 million
  - Range of \$10-\$25 million
- Target 2-4 investments, range of \$5-\$10 million per inv
  - Average investment size of \$8 million
  - If an average of 2-4 GP partnership commitments per year, expect a total of 8-16 GP relationships over a 4 year fund raising cycle
- Portfolio targeted to be equally split between infrastructure and energy/natural resource funds

## Performance comparisons:

- Long term investment objective: Earn a return premium over inflation (CPI-U + 5%)
- Recommended primary asset class benchmark: 50/50 Cambridge Global Infrastructure/Cambridge Energy Upstream & Royalties and Private Energy Index
- Recommended fund benchmarks: Each fund will be compared to the Cambridge Associates strategy universe for the respective vintage years and each vintage year will be compared to the 50/50 index

Note: MCERA's existing real asset portfolio was modeled using vintage year drawdown/return of capital assumptions patterned after historical category averages. Total fund growth rate of 5.5%.



# MercedCERA Real Assets Investment Structure & Portfolio Assessment

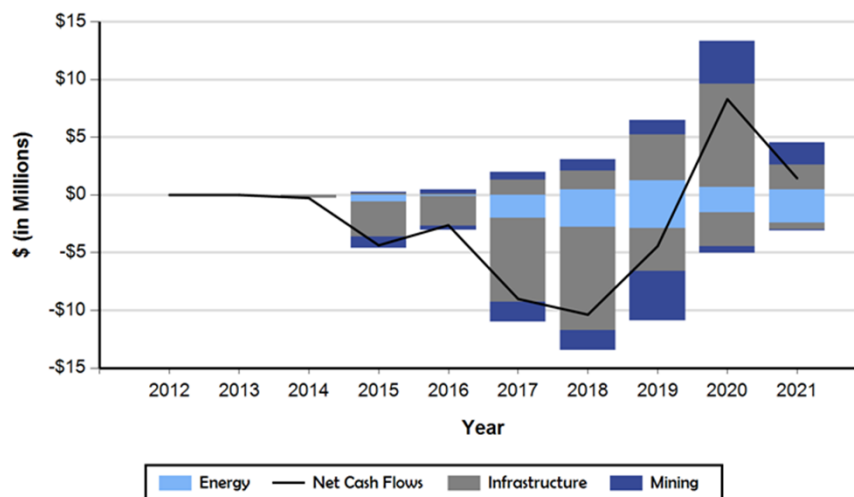
## Real assets investment structure (5% target, 5.1% actual as of Sep 2021)

- Program is designed to be equally divided between private infrastructure and natural resource funds along with a public real asset component
- Private fund commitments began in 2014 to infrastructure and 2015 to natural resources
- The overall portfolio is immature with the funds in the early stage of development
  - Distributions exceed contributions by \$2 mm as the infrastructure funds continue to return capital

### Annual Summary

(in thousands)	Total Partnerships	Total Commitment	(A) Contributions	(B) Distributions	(C) Fair Value	(B+C) Total Value	(B+C-A) Gain Loss	Net IRR	Benchmark
June 30, 2020	12	\$70,431	\$46,608	\$23,179	\$32,775	\$55,955	\$9,347	10.26%	-2.91%
June 30, 2021	14	\$83,706	\$51,436	\$30,123	\$35,377	\$65,500	\$14,064	11.21%	2.01%
Annual Change	2	\$13,275	\$4,828	\$6,944	\$2,602	\$9,545	\$4,717		

Annual Cash Flow



Note: Net cash flow is the for the respective calendar year.

# MercedCERA Real Assets Performance – as of Jun 30, 2021

## Real Asset Portfolio

- MCERA began allocating to real assets in 2014 via direct fund commitments
- Portfolio is in its early stages of development so performance is not meaningful; the energy funds have improved in value as energy prices have risen; the VY 2017-21 funds are being built out

Partnership Name	Strategy	(A) Commit.	Unfund. Amount	(B) Cumulat.	% Drawn	(C) Cumulat.	(D) Fair Value	(C+D) Total	(C+D-B) Gain/Loss	Net IRR	IRR Bench.	TVPI
<b>Vintage Year 2014</b>												
KKR Global Infrastructure II	Infrastructure	10,000	404	11,034	96%	10,826	8,030	18,856	7,821	18.13%	9.84%	1.71x
<b>Vintage Year 2014 Total</b>		<b>10,000</b>	<b>404</b>	<b>11,034</b>	<b>96%</b>	<b>10,826</b>	<b>8,030</b>	<b>18,856</b>	<b>7,821</b>	<b>18.13%</b>		<b>1.71x</b>
<b>Vintage Year 2015</b>												
GSO Energy Select Opportunities Fund	Energy	7,500	3,454	4,501	54%	2,466	3,198	5,664	1,162	7.64%	7.32%	1.26x
North Haven Infrastructure Partners II LP	Infrastructure	10,000	1,333	11,245	87%	6,547	7,481	14,027	2,783	8.94%	9.21%	1.25x
Taurus Mining Finance Fund	Mining	5,000	588	5,289	88%	4,577	1,276	5,854	564	5.89%	N/A	1.11x
<b>Vintage Year 2015 Total</b>		<b>22,500</b>	<b>5,375</b>	<b>21,035</b>	<b>76%</b>	<b>13,590</b>	<b>11,955</b>	<b>25,545</b>	<b>4,510</b>	<b>8.07%</b>		<b>1.21x</b>
<b>Vintage Year 2016</b>												
Taurus Mining Finance Annex Fund	Mining	5,000	1,040	4,566	79%	4,467	1,264	5,730	1,164	17.72%	N/A	1.25x
<b>Vintage Year 2016 Total</b>		<b>5,000</b>	<b>1,040</b>	<b>4,566</b>	<b>79%</b>	<b>4,467</b>	<b>1,264</b>	<b>5,730</b>	<b>1,164</b>	<b>17.72%</b>		<b>1.25x</b>
<b>Vintage Year 2017</b>												
EnCap Energy Capital Fund XI, L.P.	Energy	5,000	2,838	2,162	43%	0	1,854	1,854	-308	-8.59%	7.46%	0.86x
ISQ Global Infrastructure Fund II	Infrastructure	5,000	1,821	3,809	64%	632	4,158	4,789	980	15.07%	9.28%	1.26x
<b>Vintage Year 2017 Total</b>		<b>10,000</b>	<b>4,660</b>	<b>5,971</b>	<b>53%</b>	<b>632</b>	<b>6,012</b>	<b>6,643</b>	<b>672</b>	<b>6.59%</b>		<b>1.11x</b>
<b>Vintage Year 2018</b>												
EnCap Flatrock Midstream IV, L.P.	Energy	3,000	1,823	1,255	39%	78	1,357	1,435	180	6.10%	4.73%	1.14x
Arrian Infrastructure Fund V	Infrastructure	5,206	4,535	659	13%	20	734	754	95	9.47%	12.74%	1.14x
KKR Global Infrastructure Investors III	Infrastructure	5,000	2,777	2,492	44%	209	2,379	2,588	97	2.59%	12.74%	1.04x
<b>Vintage Year 2018 Total</b>		<b>13,206</b>	<b>9,135</b>	<b>4,405</b>	<b>31%</b>	<b>308</b>	<b>4,470</b>	<b>4,777</b>	<b>372</b>	<b>4.84%</b>		<b>1.08x</b>
<b>Vintage Year 2019</b>												
Global Energy & Power Infra III F, L.P.	Energy	5,000	3,084	2,095	38%	302	1,957	2,259	164	7.98%	N/A	1.08x
Tailwater Energy Fund IV, LP	Energy	5,000	2,669	2,329	47%	0	2,359	2,359	30	N/M	N/M	1.01x
<b>Vintage Year 2019 Total</b>		<b>10,000</b>	<b>5,754</b>	<b>4,424</b>	<b>42%</b>	<b>302</b>	<b>4,316</b>	<b>4,618</b>	<b>194</b>	<b>4.70%</b>		<b>1.04x</b>
<b>Vintage Year 2021</b>												
ISQ Global Infrastructure Fund III (UST), L.P.	Infrastructure	5,000	5,000	0	0%	0	-663	-663	-663	N/M	N/M	N/A
KKR Global Infrastructure Investors IV	Infrastructure	8,000	8,000	0	0%	0	-7	-7	-7	N/M	N/M	N/A
<b>Vintage Year 2021 Total</b>		<b>13,000</b>	<b>13,000</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>-669</b>	<b>-669</b>	<b>-669</b>	<b>N/M</b>		<b>N/A</b>
<b>Portfolio Total :</b>		<b>83,706</b>	<b>39,367</b>	<b>51,436</b>	<b>53%</b>	<b>30,123</b>	<b>35,377</b>	<b>65,500</b>	<b>14,064</b>	<b>11.21%</b>	<b>2.01%</b>	<b>1.27x</b>
<b>Portfolio Strategy Totals</b>												
Energy		25,500	13,870	12,342	46%	2,846	10,725	13,571	1,229	4.83%		1.10x
Infrastructure		48,206	23,870	29,238	50%	18,233	22,112	40,345	11,107	13.20%		1.38x
Mining		10,000	1,627	9,856	84%	9,044	2,540	11,584	1,728	10.50%		1.18x
<b>Portfolio Total :</b>		<b>83,706</b>	<b>39,367</b>	<b>51,436</b>	<b>53%</b>	<b>30,123</b>	<b>35,377</b>	<b>65,500</b>	<b>14,064</b>	<b>11.21%</b>	<b>2.01%</b>	<b>1.27x</b>

Note: Benchmark is 50% S&P Natural Resources and 50% S&P Infrastructure. Benchmarks for individual funds are the respective Cambridge strategy benchmark.

# MercedCERA Hedge Fund Performance – as of Oct 31, 2021



Fund	Market Value	Actual %	Returns							Std Dev	Sharpe Ratio	Incep Date
			Oct	QTD	YTD	1 Year	3 Year	5 Year	Incep			
<b>Market Neutral</b>												
KLS Diversified Fund LP	1,199,579	1.1%	0.05%	0.05%	1.66%	5.01%	-3.72%	-	-1.14%	10.21%	-0.19	Oct-17
Laurion Capital, Ltd.	14,127,474	13.1%	-2.45%	-2.45%	20.81%	34.14%	19.12%	-	17.58%	13.53%	1.17	Jul-18
Market Neutral - HF Total	15,327,053	14.2%	-2.26%	-2.26%	11.59%	20.16%	6.17%	-	6.24%	9.01%	0.56	Oct-17
HFRI Relative Value (Total) Index			0.65%	0.65%	8.10%	13.40%	5.50%	-	4.74%	6.07%	0.56	Oct-17
<b>Credit/Distressed</b>												
Silver Point Capital Fund, L.P.	17,518,273	16.2%	1.65%	1.65%	24.47%	36.41%	11.77%	-	10.27%	8.00%	1.07	Dec-17
Credit/Distressed - HF Total	17,518,273	16.2%	1.65%	1.65%	24.47%	36.41%	11.77%	-	10.27%	8.00%	1.07	Dec-17
HFRI EDDistressed/Restructuring Index			0.54%	0.54%	15.39%	28.23%	8.42%	-	7.41%	8.54%	0.71	Dec-17
<b>Event Driven</b>												
Taconic Opportunity Fund L.P.	13,950,422	12.9%	0.92%	0.92%	7.90%	14.33%	-	-	5.06%	6.39%	0.63	Dec-18
Event Driven - HF Total	13,950,422	12.9%	0.92%	0.92%	7.90%	14.33%	-	-	5.06%	6.39%	0.63	Dec-18
HFRI Event-Driven (Total) Index			1.29%	1.29%	12.68%	25.86%	-	-	9.20%	10.41%	0.79	Dec-18
<b>Equity Long/Short</b>												
Archipelago Partners, L.P.	14,341,359	13.3%	1.42%	1.42%	7.37%	13.80%	8.87%	-	6.91%	8.30%	0.67	Sep-17
Marshall Wace Funds LP - MW Eureka (US) Fund	4,299,728	4.0%	2.57%	2.57%	11.34%	19.45%	11.85%	-	9.63%	6.47%	1.22	Dec-17
Marshall Wace Funds LP - MW Global Opportu	10,291,455	9.5%	2.99%	2.99%	-0.91%	7.40%	-	-	8.84%	10.35%	0.85	Apr-20
Equity Long/Short - HF Total	28,932,542	26.8%	2.14%	2.14%	4.81%	12.21%	8.36%	-	6.72%	7.81%	0.69	Sep-17
HFRI Equity Hedge (Total) Index			1.66%	1.66%	12.80%	29.19%	13.22%	-	9.71%	10.55%	0.79	Sep-17
<b>Global Macro-Discretionary</b>												
Graham Absolute Return Trading Ltd.	8,155,544	7.5%	1.63%	1.63%	6.78%	11.01%	3.85%	-	3.78%	9.54%	0.29	Sep-17
Caxton Global Investments (USA) LLC	9,984,708	9.2%	2.25%	2.25%	-	-	-	-	-0.15%	7.10%	-	May-21
Global Macro-Discretionary - HF Total	18,140,252	16.8%	1.97%	1.97%	7.37%	11.62%	4.04%	-	3.92%	9.35%	0.31	Sep-17
HFRI Macro (Total) Index			1.46%	1.46%	9.67%	15.54%	7.04%	-	4.44%	4.99%	0.61	Sep-17
<b>Multi-Strategy</b>												
Sculptor Domestic Partners II, L.P.	14,246,506	13.2%	1.76%	1.76%	9.62%	17.43%	14.56%	11.67%	8.65%	7.10%	1.05	Jul-14
Multi-Strategy - HF Total	14,246,506	13.2%	1.76%	1.76%	9.62%	17.43%	14.56%	11.67%	8.65%	7.10%	1.05	Jul-14
HFRI Relative Value (Total) Index			0.65%	0.65%	8.10%	13.40%	5.50%	5.01%	4.06%	4.88%	0.62	Jul-14
MCERA Hedge Fund Portfolio	108,115,049	100.0%	1.18%	1.18%	10.67%	18.11%	7.48%	7.61%	5.28%	5.63%	0.75	Jul-14
<b>Benchmarks</b>												
HFRI Fund of Funds Composite Index			1.14%	0.35%	5.32%	15.84%	8.15%	6.21%	4.24%	5.27%	0.61	Jul-14
<b>Market Indices</b>												
Libor3Month			0.01%	0.01%	0.13%	0.17%	1.16%	1.36%	1.07%	0.25%	-	Jul-14
Bloomberg US Aggregate Bond Index			-0.03%	-0.03%	-1.58%	-0.48%	5.63%	3.10%	3.13%	3.10%	0.67	Jul-14
Bloomberg US High Yield Bond Index			-0.17%	-0.17%	4.35%	10.53%	7.42%	6.40%	5.32%	7.13%	0.61	Jul-14
S&P 500 TR			7.01%	7.01%	24.04%	42.91%	21.48%	18.93%	14.56%	14.21%	0.96	Jul-14
MSCI AC World Index Free - Net			5.10%	5.10%	16.79%	37.28%	17.47%	14.72%	9.87%	13.92%	0.67	Jul-14
MSCI EAFE - Net			2.46%	2.46%	11.01%	34.18%	11.54%	9.79%	5.01%	14.24%	0.34	Jul-14
MSCI EMF (Emerging Markets Free) - Net			0.99%	0.99%	-0.27%	16.96%	12.30%	9.39%	4.98%	16.84%	0.31	Jul-14

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