



TOWN OF FRANKLIN OPEB

PRESENTED BY
Laura Strickland, Senior Client Services Officer

July 15, 2025

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

A blue-tinted photograph of a city skyline at dusk, viewed from a waterfront promenade. The sky is a deep blue, and the city lights are visible. In the foreground, there is a paved walkway with a low stone wall and some greenery.

PRIM BOARD & PRIT FUND OVERVIEW



AS OF MARCH 31, 2025

PRIT Fund Snapshot

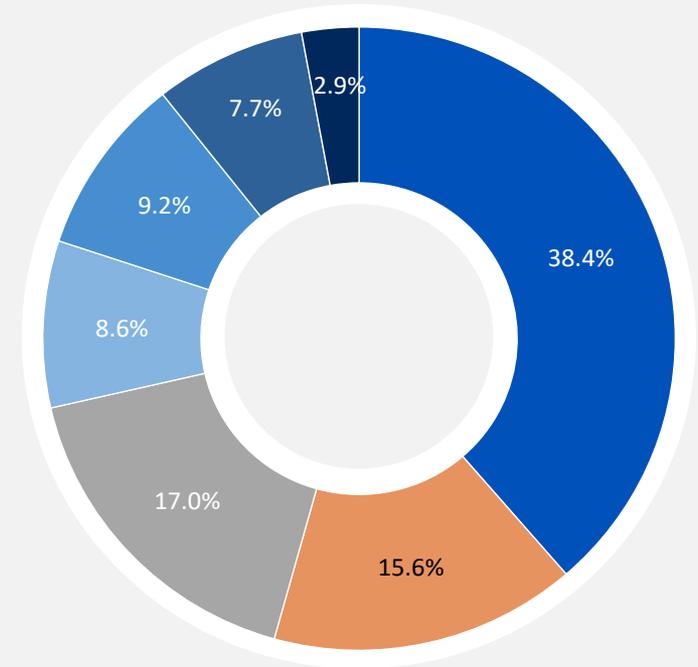
As of March 31, 2025

PRIT FUND FACTS

- \$109.9 billion AUM
- 46 Public Markets investment managers
- 17 Real Estate and Timberland investment managers
- 100+ private equity managers (400+ partnerships)
- 25 portfolio completion strategies managers
- **OVERSIGHT AND STAFFING**
- 9 appointed and elected Board of Trustees
- 5 advisory committees, consisting of 42 industry professionals and Board of Trustees
- Staff of over 60 professionals
 - 31 Masters, 17 CFAs, 6 CPAs, 3 CAIAs, 3 JDs
 - 1 FRM, 1 CRE
 - 13 CFA Investment Foundations Program Certificate Holders
 - 2 CFA Private Markets and Alternative Investment Certificate Holders
- Audited by KMPG, PERAC, State Auditor

ASSET ALLOCATION

(as of 3/31/25)



TARGET RANGES

(approved 2/27/2025)

- Global Equities 31% - 41%
- Core Fixed Income 12% - 18%
- Private Equity 13% - 19%
- Portfolio Completion Strategies 7% - 13%
- Real Estate 7% - 13%
- Value-Added Fixed Income 6% - 12%
- Timberland 1% - 7%

About PRIM



\$109.9 billion investment fund that invests public employee pension benefits.

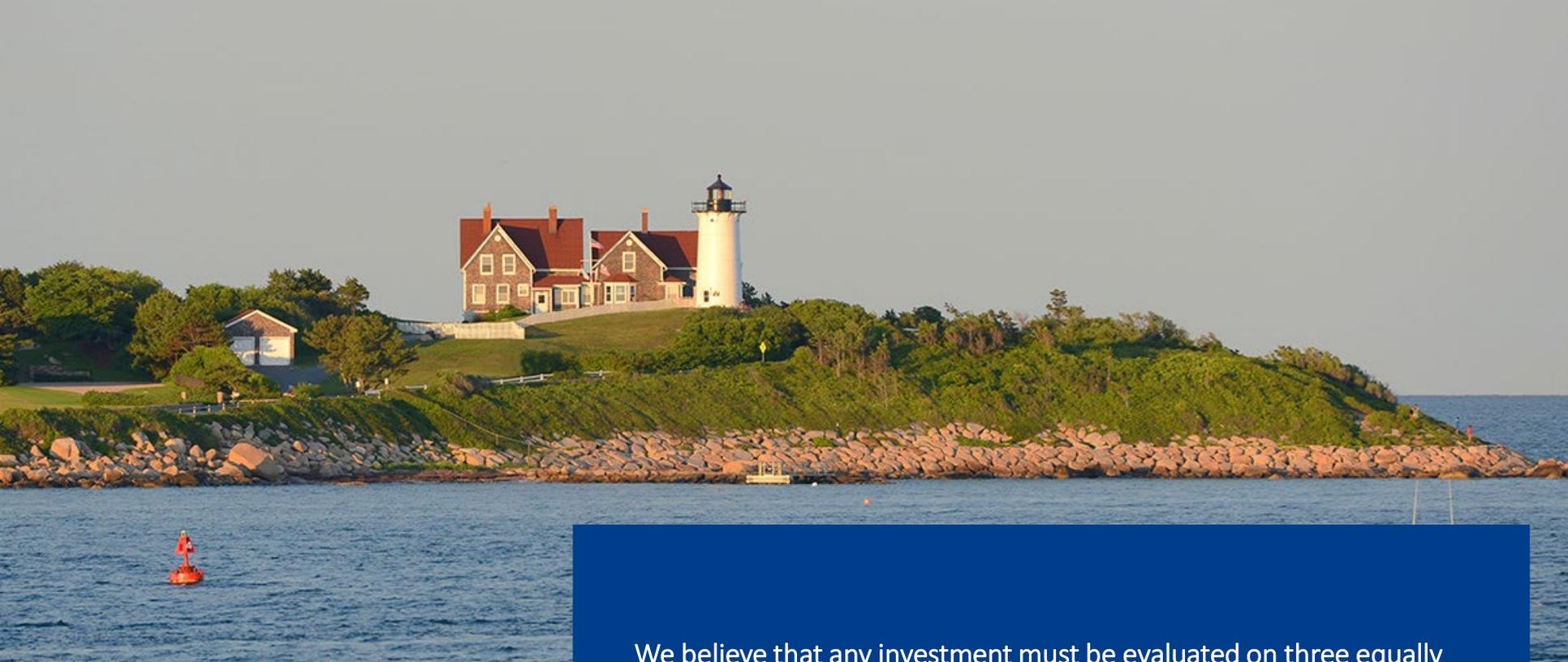
- PRIM has a professional, experienced and focused investment staff.
- PRIM does not administer benefits.

PRIM's mission is to relieve the pension funding burden on the taxpayer.

- Self-funded agency which generates asset returns for the Massachusetts pension system.
- PRIM's Project SAVE is a cost savings initiative embedded in our DNA.

PRIM is independent and governed by a nine-member Board of Trustees.

- Massachusetts State Treasurer is the Chair of the PRIM Board.
- A robust committee structure lends investment and operational expertise to the decision-making process.



PRIM Core Beliefs

We believe that any investment must be evaluated on three equally important parameters: return, risk and cost.

We don't make tactical asset allocation decisions or investment decisions based on market or economic predictions. Instead, we engineer a strategic, long-term asset allocation strategy that we hope will stand the test of a long-time horizon.

We value a basis point of cost reduction more than a basis point of return. Because we can count on cost savings every year, but nobody ever really knows what the markets will deliver.

PRIM Board



Chair
DEBORAH B. GOLDBERG
State Treasurer and
Receiver General,
Commonwealth of Massachusetts



**Ruth Ellen
Fitch**

Appointee of
the State
Treasurer



**Catherine
D'Amato**

Designee
of the
Governor,
Ex Officio
Member



**Mark
Lapman**

Appointee
of the
Governor,
Non-State
Employee or
Official



Carly Rose

Appointee
of the
Governor,
Public Safety



**Theresa F.
McGoldrick,
Esquire**

State
Retirement
Board
Member
(SRB)



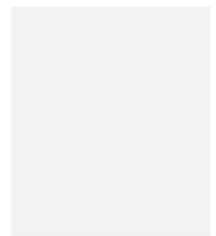
**Dennis J.
Naughton**

Teachers'
Retirement
Board
Member
(TRB)



**Robert L.
Brousseau**

Elected
Representative
State Teachers'
Retirement
System



Vacant

Elected
Representative
State
Employees
Retirement
System



PRIM Advisory Committees

Investment Committee

The Committee advises the Board with respect to the asset allocation policy of PRIM and related investment policies and assist the Board in overseeing the investment program. The mandate of the Investment Committee does not include real estate and timber. Members include:

1. **Deborah B. Goldberg**, Chair, Treasurer and Receiver General of Massachusetts, PRIM Board Chair
2. **Joseph C. Bonfiglio**, Massachusetts & Northern New England Laborers' District Council
3. **C. LaRoy Brantley**, Investment Consultant
4. **Catherine D'Amato**, Board Member, President and CEO, The Greater Boston Food Bank
5. **Michael Even**, Former President and CEO, Numeric Investors
6. **Constance M. Everson**, CFA, Managing Director, Capital Markets Outlook Group
7. **Ruth Ellen Fitch, Esq.**, Board Member, Former President and CEO, the Dimock Center
8. **James B. G. Hearty**, Former Partner, Clough Capital
9. **Peter Monaco**, Managing Director, Raptor Group
10. **Phillip H. Perelmuter**, Former Managing Partner, Wellington Management
11. **Philip Rotner**, Chief Investment Officer, Boston Children's Hospital
12. **Glenn P. Strehle**, CFA, Treasurer Emeritus, MIT
13. **Timothy L. Vaill**, Former Chairman and CEO, Boston Private Holdings



PRIM Advisory Committees

Real Estate Committee

The Committee advises the Board in setting investment policy within the real estate and timber portfolios and assist the Board in overseeing these portfolios. Members include:

1. **Jill S. Hatton**, CRE, Chair, Real Estate Investment Professional
2. **Deborah B. Goldberg**, Treasurer and Receiver General of Massachusetts, PRIM Board Chair
3. **Lydia Chesnick**, Esq., Partner, Bernkopf Goodman LLP
4. **Robert Gifford**, RGA Corp.
5. **Jack Lutz**, PhD., Forest Research Group
6. **William F. (Bill) McCall, Jr.**, CRE, McCall & Almy, Inc.
7. **Garlan Morse, Jr.**, CRE, Morris and Morse Company, Inc.
8. **Peter F. O'Connell**, Marina Bay Company
9. **Carly Rose**, Board Member, Public Safety Union Member

Administration and Audit Committee

The Committee assists the Board in overseeing all issues related to the governance, administration, and audit functions of PRIM, and to provide recommendations for the Board's consideration. Members include:

1. **Robert L. Brousseau**, Chair, Board Member, Retired Teacher, Town of Wareham School System
2. **Deborah B. Goldberg**, Treasurer and Receiver General of Massachusetts, PRIM Board Chair
3. **Patrick E. Brock**, Chairman, Hampshire County Retirement Board
4. **Catherine D'Amato**, Board Member, President and CEO, The Greater Boston Food Bank
5. **James B. G. Hearty**, Former Partner, Clough Capital
6. **Theresa F. McGoldrick**, Esq., Board Member, National Executive Vice President, National Association of Government Employees (NAGE)
7. **Dennis J. Naughton**, Board Member, Retired Educator, Millis Public Schools



PRIM Advisory Committees

Stewardship and Sustainability Committee

The Committee assists the Board in overseeing all issues related to the development and ongoing implementation of an ESG framework and related engagement activities, and to provide recommendations for the Board's approval. Members include:

1. **Deborah B. Goldberg**, Treasurer and Receiver General of Massachusetts, PRIM Board Chair
2. **Ruth Ellen Fitch**, Esq., Board Member, Former President and CEO, the Dimock Center
3. **Theresa F. McGoldrick**, Esq., Board Member, National Executive Vice President, National Association of Government Employees (NAGE)
4. **Dennis J. Naughton**, Board Member, Retired Educator, Millis Public Schools
5. **Michael Even**, Former President and CEO, Numeric Investors
6. **Poonam Patidar**, Member, Mintz
7. **Mary Cerulli**, Founder, Climate Finance Action
8. **Marcela Pinilla**, Director of Sustainable Investing, Zevin Asset Management

Compensation Committee

The Committee assists the Board in overseeing staff compensation and benefit policies. The Administration and Audit Committee is responsible for assisting the Board on other human resource matters. Members include:

1. **Deborah B. Goldberg**, Chair, Treasurer and Receiver General of Massachusetts, PRIM Board Chair
2. **Robert L. Brousseau**, Board Member, Retired Teacher, Town of Wareham School System
3. **Patrick E. Brock**, Chairman, Hampshire County Retirement Board
4. **Catherine D'Amato**, President and CEO, The Greater Boston Food Bank
5. **Marian A. Tse**, Retired Partner, Goodwin Procter

Recent Recognition

The Allocator from With Intelligence Lifetime Achievement Award

The Allocator from *With Intelligence* presented Michael G. Trotsky, CFA, PRIM's Executive Director and Chief Investment Officer, with its Lifetime Achievement Award. The publication called PRIM "a beacon of public service and investment prowess for the people of the Commonwealth of Massachusetts." (October 2024)

2023 Chief Investment Officer Power 100 List

Michael G. Trotsky, CFA, PRIM's Executive Director and Chief Investment Officer, was named to the 2023 CIO Power 10 List by the publication, *Chief Investment Officer*. The designation honors leaders "who continue to guide their funds through volatile times and are disciplined enough to navigate whatever is ahead." (November 2023)

Institutional Investor's Next Generation Recognition Award

Bill Li, CFA, CAIA, Director of Portfolio Completion Strategies received *Institutional Investor's* Next Generation Recognition. The award honors "distinguished leaders within the allocator community for their outstanding contributions to portfolio construction." (May 2024)

Commonwealth Citations for Outstanding Performance

Veena Ramani, Director of Stewardship, and George Tsipakis, Director of Investment Operations, were named 2024 recipients of the Commonwealth Citation for Outstanding Performance by Treasurer Deborah B. Goldberg. (October 2024)

GIPS® Compliance

For the 7th consecutive year, PRIM has completed the CFA Institute's Global Investment Performance Standards (GIPS®) verification.* PRIM is one of only a handful of large public pension plans to comply with the GIPS® standards. Additionally, Matt Liposky, PRIM's Chief Investment Operations Officer, was appointed by the CFA Institute to chair the GIPS® Standards Asset Owner Subcommittee. (August 2024)

Certificate of Achievement for Excellence in Financial Reporting – Government Finance Officer Association

PRIM was awarded the Government Finance Officer Association's Certificate of Achievement for Excellence in Financial Reporting for the 19th consecutive year. (June 2024)

PRIM Ranked #5 For Assets Managed by Diverse Managers by Pensions & Investments

PRIM was ranked fourth among the largest 200 funds in the U.S. for assets managed by diverse managers. This is an indication that PRIM's ongoing efforts over the years, combined with the new FUTURE initiative are putting PRIM at the top of the rankings in terms of progress. (February 2025)

Institutional Investor's Alpha Edge Award

PRIM's Private Equity team won Alpha Edge recognition for Alpha Generation from *Institutional Investor*, which cited PRIM's strong leadership culture, collaboration, and thesis-driven approach to manager selection as well as PRIM's annual commitment modeling process and strong long-term performance in the asset class. (July 2023)

Private Equity International 40 under 40: Future Leaders of Private Equity

Private Equity International named Helen Huang, Senior Investment Officer, a member of its annual "40 Under 40: Future Leaders of Private Equity" list in the Investors category. *PEI* credited Helen with helping to "reinvigorate the pension plan's venture capital program [and contributing] significantly to PE investment process design." (May 2025)

PRIM's Private Equity Portfolio Ranked #4 by the American Investment Council

PRIM's Private Equity Portfolio was ranked 4th among 200 U.S. public pension funds based on 10-year performance by the American Investment Council's Public Pension Study. PRIM is the only fund that has been in the top five every year the study has been conducted, including #1 rankings in 2019, 2018, 2015, and 2013. (June 2025)

*PRIM claims compliance with the Global Investment Performance Standards (GIPS®). GIPS® is a registered trademark of CFA Institute. CFA Institute does not endorse or promote this organization, nor does it warrant the accuracy or quality of the content contained herein. You may obtain GIPS® compliant performance information by emailing

A photograph of a city skyline at dusk, with buildings illuminated against a dark blue sky. In the foreground, there is a waterfront promenade with a cobblestone path and a low stone wall. The water reflects the city lights.

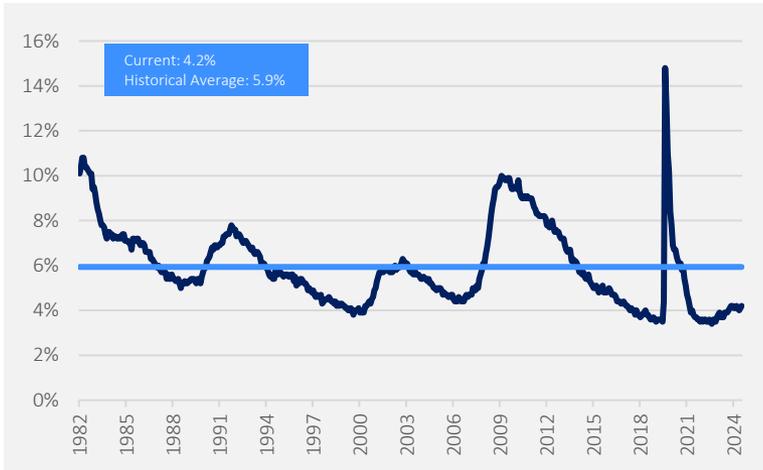
ECONOMIC BACKDROP

**Mass
PRIM**

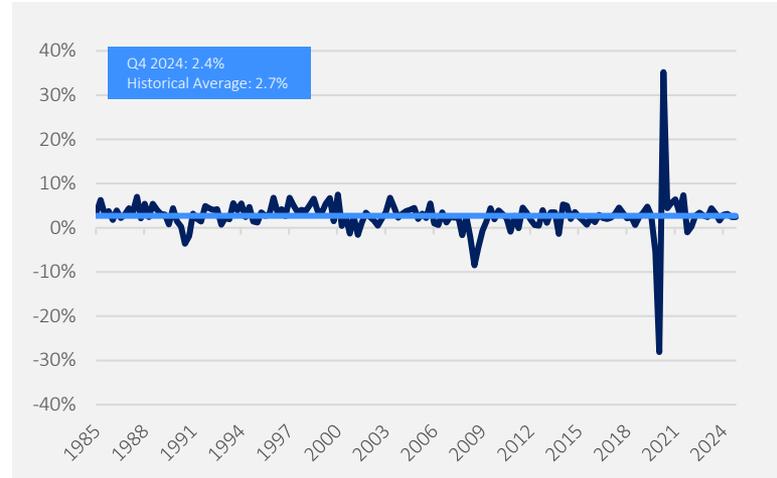
AS OF MARCH 31, 2025

U.S. Economic Data

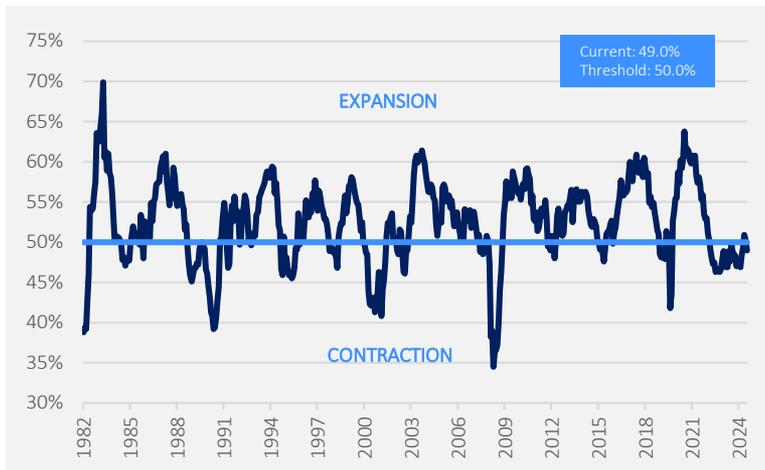
UNEMPLOYMENT RATE



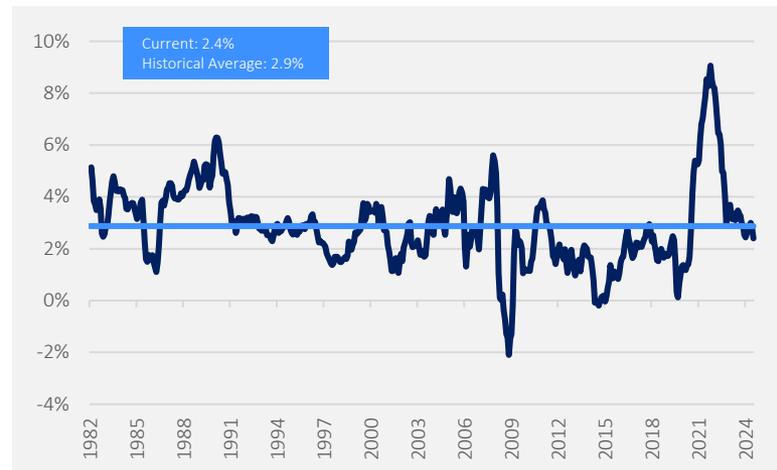
GDP GROWTH RATE



MANUFACTURING PMI

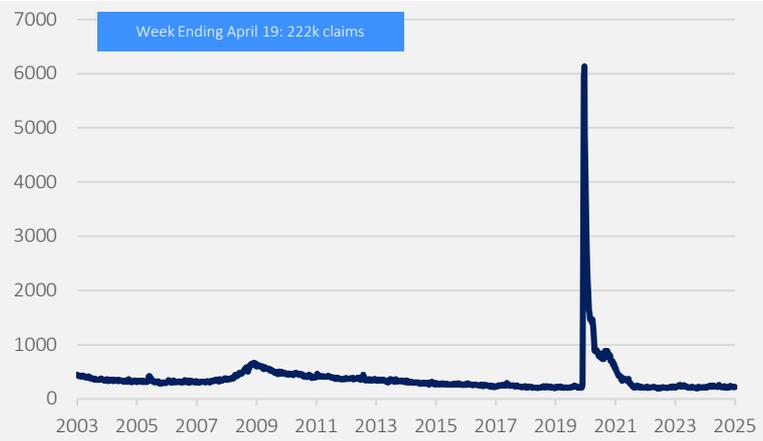


CONSUMER PRICE INDEX

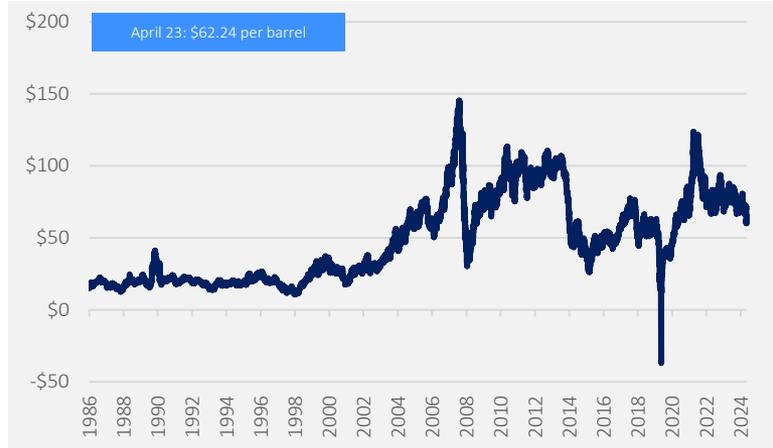


U.S. Economic Data

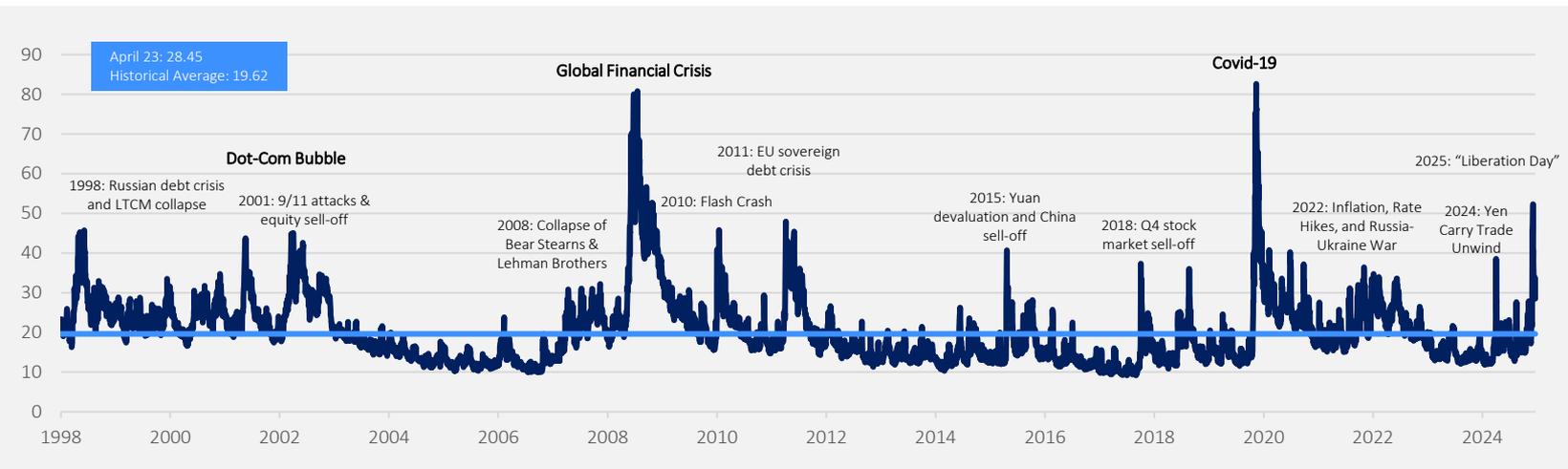
WEEKLY INITIAL JOBLESS CLAIMS (IN MILLIONS)



WTI CRUDE OIL (\$/BBL)



CBOE MARKET VOLATILITY INDEX (VIX)



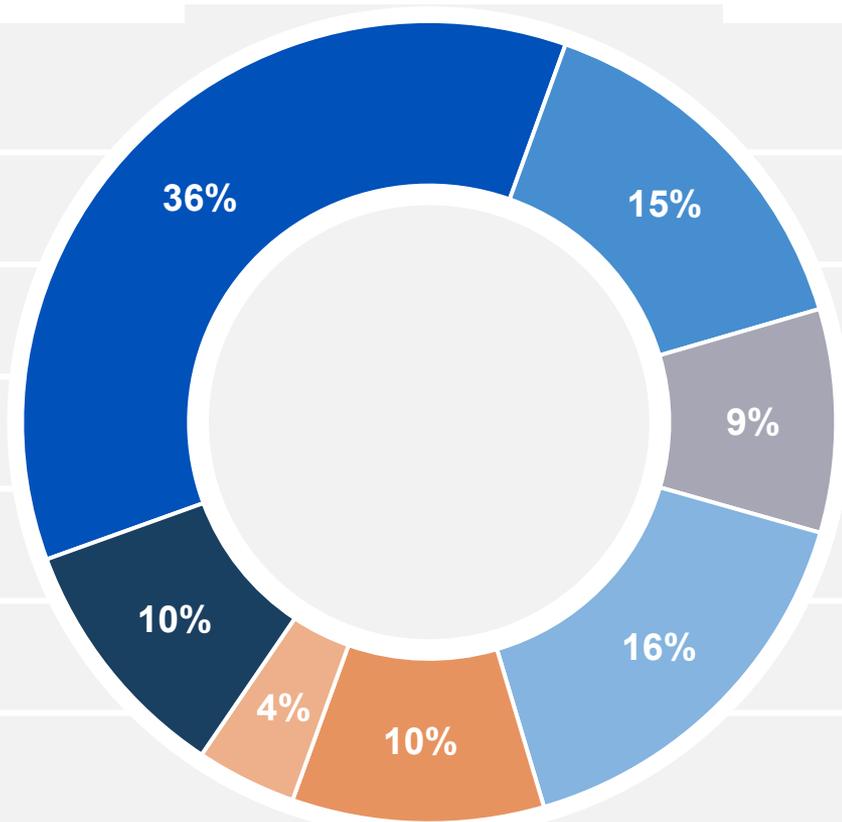
A blue-tinted photograph of a city skyline, likely Boston, featuring several skyscrapers and a prominent cable-stayed bridge. The image is overlaid with a semi-transparent blue filter. The text 'PRIT FUND ASSET ALLOCATION TARGETS' is centered in white, bold, sans-serif font. Below the main title, the 'Mass PRIM' logo is displayed, consisting of three vertical bars of increasing height followed by the text 'Mass' and 'PRIM' stacked vertically.

PRIT FUND ASSET ALLOCATION TARGETS

Mass
PRIM

PRIT Asset Allocation

Approved February 27, 2025



	AA 2024 Approved Range	AA 2025 Approved Range
Global Equity	31 – 41%	No Change
Core Fixed Income	12% - 18%	No Change
Value-Added Fixed Income	6% - 12%	No Change
Private Equity	13% - 19%	No Change
Real Estate	7% - 13%	No Change
Timberland	1% - 7%	No Change
Portfolio Completion Strategies	7% - 13%	No Change

The ranges in the PRIM asset allocation reflect the long-standing use of bands around a midpoint. Managing the asset allocation to a particular midpoint in the range is not always possible, practical or advisable.

PRIM 2025 Asset Allocation Recommendations

NEPC Capital Market Assumptions with Value-Added Fixed Income and Global Equity Changes

		12/31/24 Asset Class Assumptions	
Asset Classes	Target Range	10 Yr. Expected Return	30 Yr. Expected Return
US Equity ¹		5.7%	7.2%
International Equities ²		5.6%	6.9%
Emerging International Equities ³		7.9%	9.0%
Global Equity	31% - 41%		
Core Bonds		5.0%	5.3%
Short-Term Fixed Income ⁴		4.6%	4.4%
20+ Yr. Treasury STRIPS		4.8%	5.3%
TIPS/ILBs		4.6%	4.7%
Core Fixed Income	12% - 18%		
Value-Added Fixed Income ⁵	6% - 12%	7.5%	8.0%
Private Equity	13% - 19%	8.6%	10.5%
Real Estate ⁶	7% - 13%	5.9%	6.8%
Timberland ⁷	1% - 7%	6.0%	6.8%
Portfolio Completion (PCS) ⁸	7% - 13%	6.4%	6.8%
Total Fund Expected Return⁹		6.9%	8.0%

1. Blended allocation to large-cap equity, small-cap equity, micro-cap equity
2. Blended allocation to large-cap equity and small-cap equity
3. Blended allocation to large-cap equity and small-cap equity
4. Modeled as Short-Term Treasury
5. Blended allocation to high yield, bank loans, EMD, private debt

6. Blended allocation to Private Real Estate and REITs
7. Timberland is modeled as Private Real Assets Infrastructure/Land
8. Modeled as equal weighted blend of Hedge Fund Equity, Credit, and Macro
9. Asset classes modeled at the midpoint of the asset allocation range

A blue-tinted photograph of a city skyline at dusk, viewed from a waterfront promenade. The sky is a deep blue, and the city lights are visible. In the foreground, there is a cobblestone walkway and a low stone wall. The water of the harbor is visible on the right side.

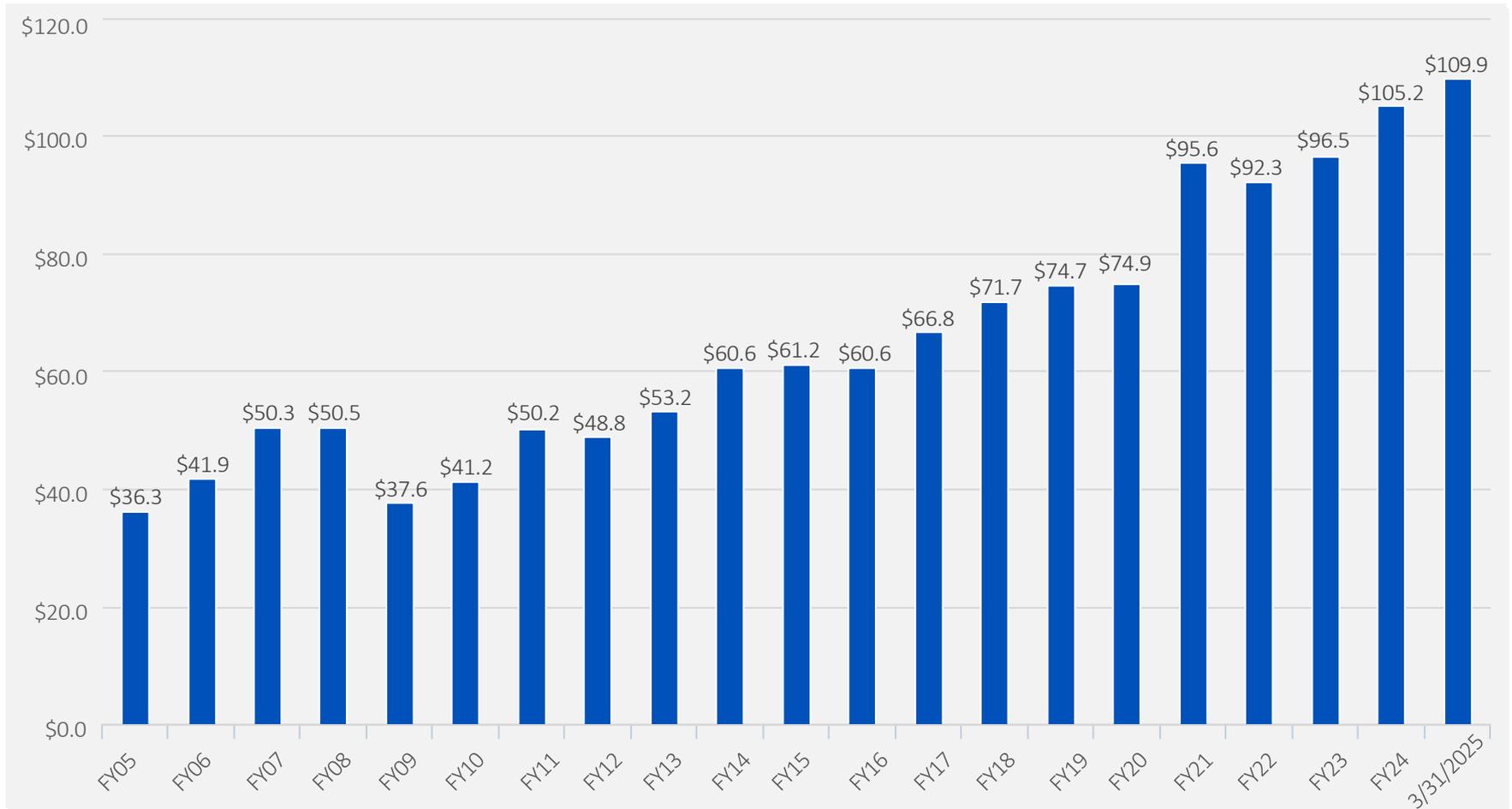
PRIT FUND PERFORMANCE

The logo for Mass PRIM, featuring the word "Mass" in a sans-serif font above the word "PRIM" in a bold, sans-serif font. To the left of the text are three vertical bars of increasing height, resembling a bar chart.

AS OF MARCH 31, 2025

Total PRIT Fund Fiscal Year Market Value

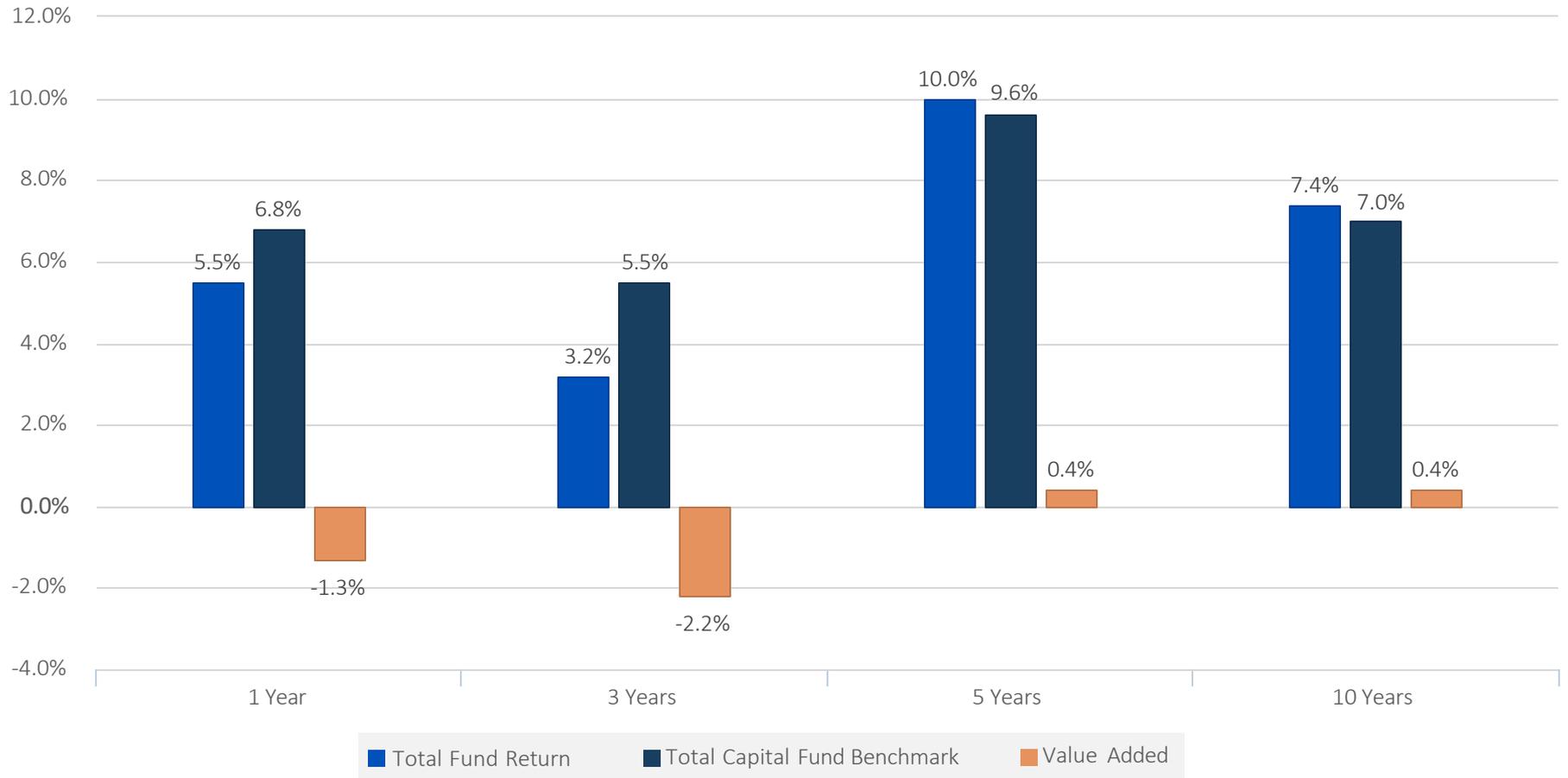
Value (\$Billions)



Source: BNY. As of March 31, 2025

PRIT Fund Total Returns

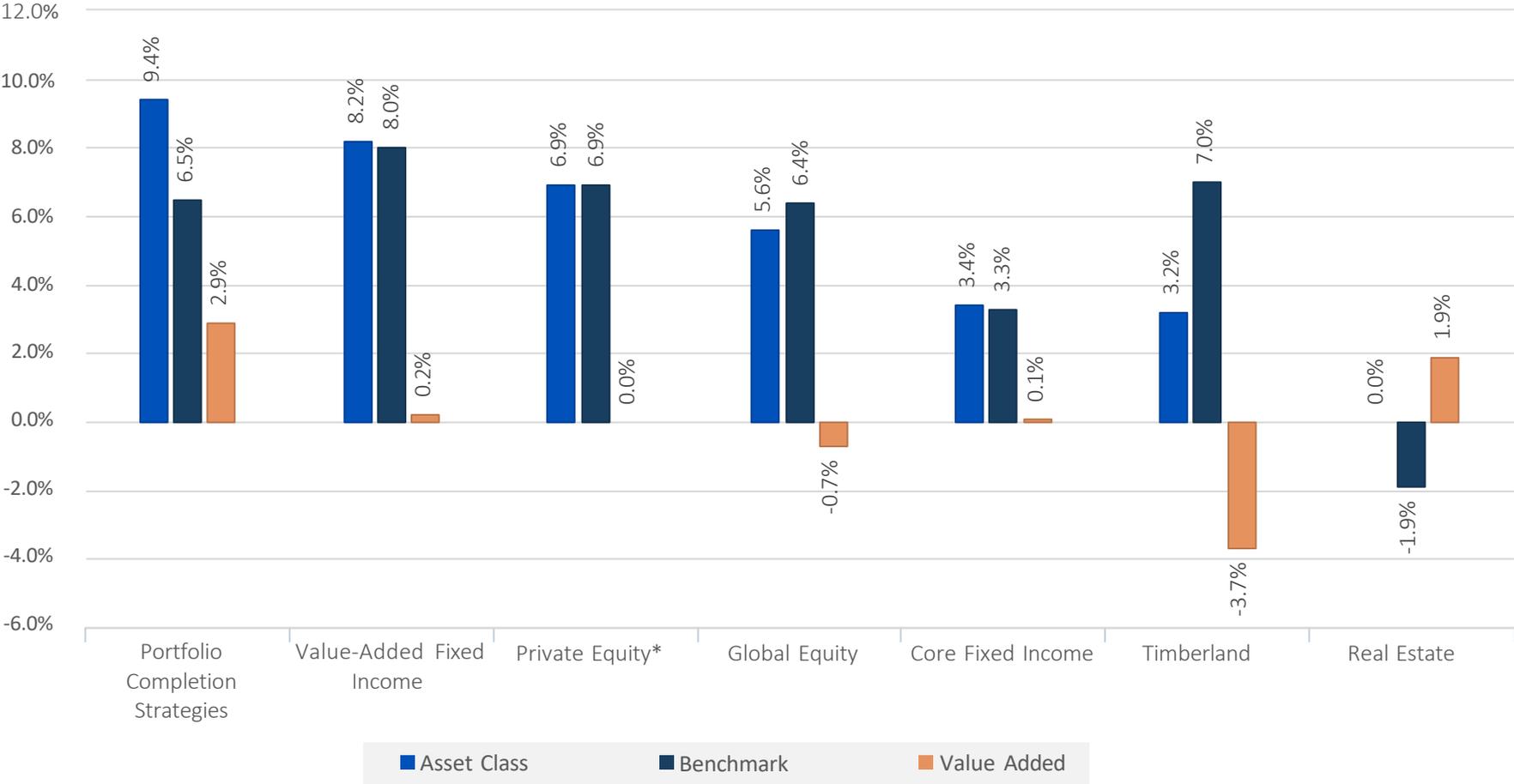
Annualized Returns as of March 31, 2025 (Net of Fees)



Source: BNY. Totals may not add due to rounding. Total Capital Fund Benchmark includes private equity benchmark.
PRIT Fund Fiscal Year 10-year average ratio of expenses is 0.51%

PRIT Asset Class Performance Summary

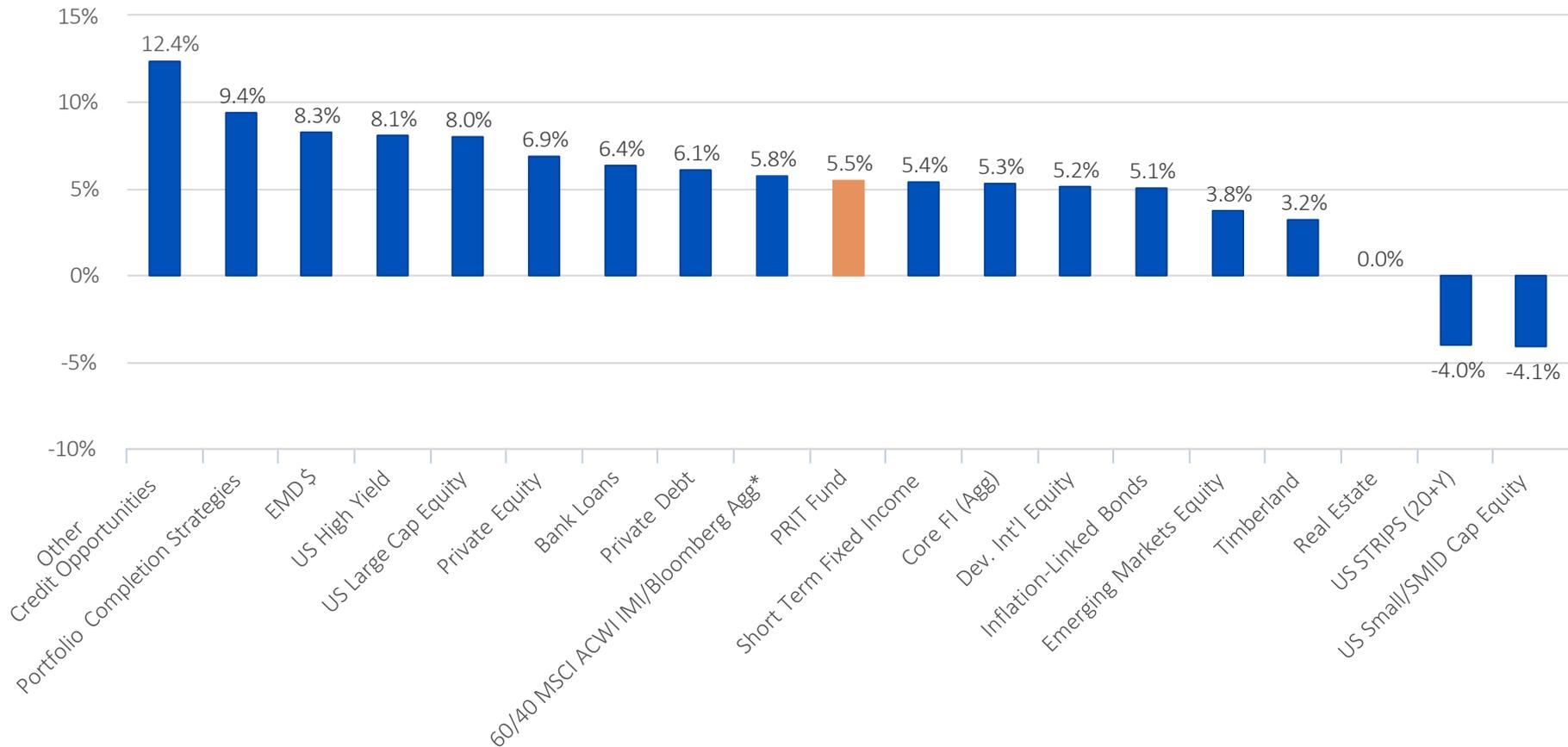
One-Year Ended March 31, 2025 (Net of Fees)



Source: BNY. Totals may not add due to rounding. *Benchmark is actual performance.

PRIT Performance By Strategy – One Year

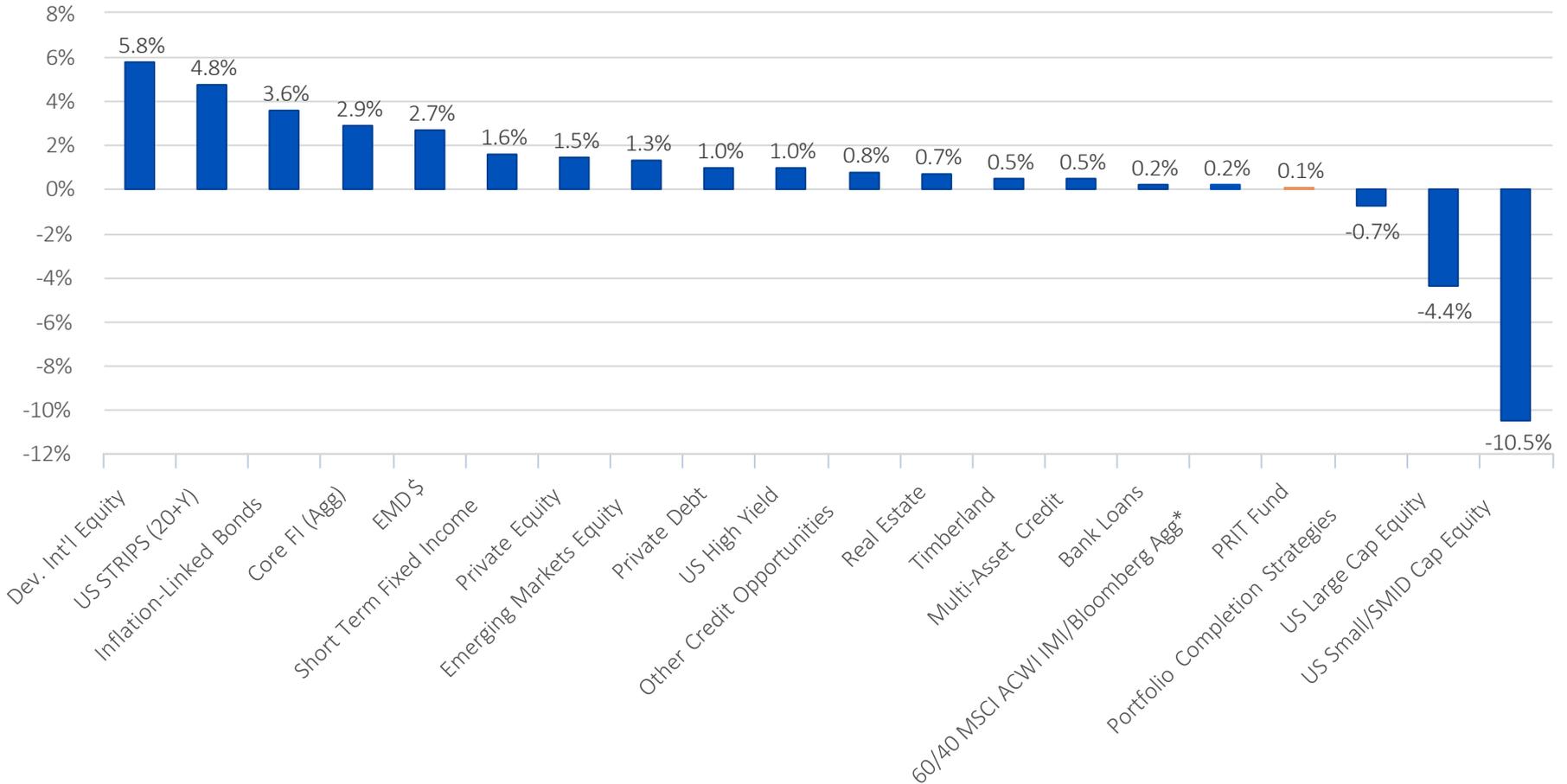
One-Year Ended March 31, 2025 (Net of Fees)



Source: BNY, Solovis. All performance figures reflected are PRIT Fund Asset Class returns. *MSCI ACWI/Bloomberg Aggregate is derived from a 60/40 combination of index returns.

PRIT Performance By Strategy – First Quarter 2025

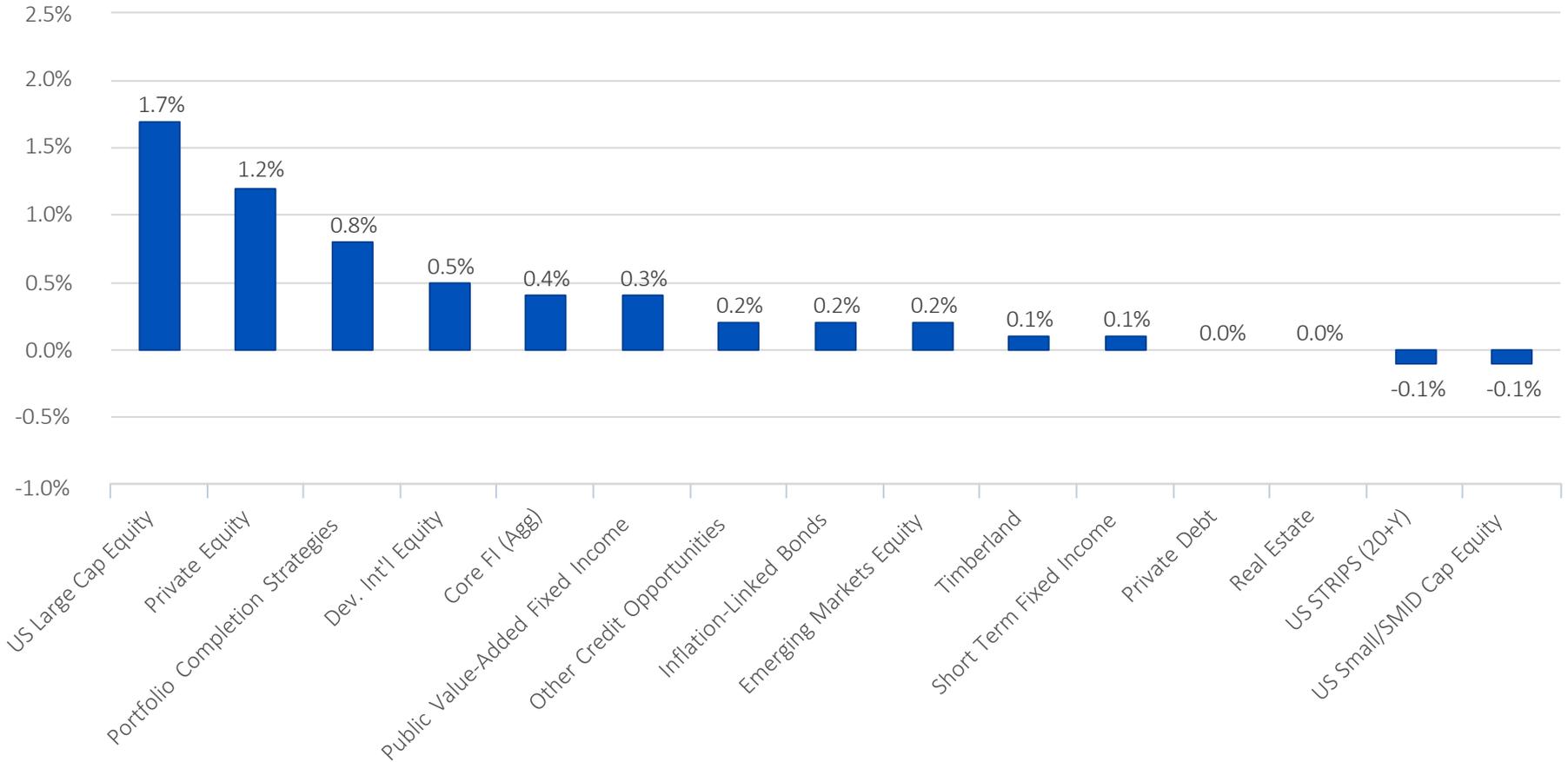
Quarter Ended March 31, 2025 (Net of Fees)



Source: BNY, Solovis. All performance figures reflected are PRIT Fund Asset Class returns. *MSCI ACWI/Bloomberg Aggregate is derived from a 60/40 combination of index returns.

PRIT Fund Contribution to Return by Strategy

One-Year Ended March 31, 2025 (Net of Fees)



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

PRIT Fund Annualized Returns By Asset Class

As of March 31, 2025 (Net of Fees)

1 Year	3 Year	5 Year	10 Year
PORTFOLIO COMPLETION STRATEGIES 9.4%	TIMBER 7.0%	PRIVATE EQUITY 16.1%	PRIVATE EQUITY 16.5%
VALUE-ADDED FIXED INCOME 8.2%	GLOBAL EQUITY 6.5%	GLOBAL EQUITY 15.2%	GLOBAL EQUITY 8.7%
PRIVATE EQUITY 6.9%	VALUE-ADDED FIXED INCOME 6.0%	VALUE-ADDED FIXED INCOME 8.2%	REAL ESTATE 6.2%
GLOBAL EQUITY 5.6%	PORTFOLIO COMPLETION STRATEGIES 5.9%	TIMBER 7.6%	TIMBER 5.3%
CORE FIXED INCOME 3.4%	PRIVATE EQUITY 1.6%	PORTFOLIO COMPLETION STRATEGIES 7.2%	VALUE-ADDED FIXED INCOME 5.2%
TIMBER 3.2%	CORE FIXED INCOME (2.4%)	REAL ESTATE 5.6%	PORTFOLIO COMPLETION STRATEGIES 3.9%
REAL ESTATE 0.0%	REAL ESTATE (3.1%)	CORE FIXED INCOME (1.9%)	CORE FIXED INCOME 1.1%

Source: BNY.



STATE RETIREE BENEFITS TRUST FUND (SRBTF)

 Mass
PRIM

AS OF MARCH 31, 2025

Composition of the SRBTF Board of Trustees

Secretary of Administration & Finance or designee

Matthew Gorzkowicz

State Treasurer & Receiver-General or designee

Henry E. Clay III, Chair

*Designee of the Massachusetts Treasurer and Receiver General
Deborah B. Goldberg*

State Comptroller or designee

William McNamara

Executive Director, Group Insurance Commission or designee

Catherine Moore

Designee of the GIC Executive Director Matthew Veno

Executive Director, Public Employee Retirement Administration
Commission or designee

William T. Keefe

Treasurer's Appointee

Michael C. Tow, CFP

President & Founder, New Boston Financial

Governor's Appointee

Theresa Flynn

Principal, Strategic Benefit Advisors

Five of the seven Trustees are Ex Officio Members. The two appointed Trustees serve five-year terms.

Town of Franklin OPEB Assets in SRBTF

Net of Fees Returns as of March 31, 2025

	MKT \$ (000)	%	Month	QTR	FY '25	Calendar YTD	1 Year	3 Year	5 Year	10 Year	Inception
TOWN OF FRANKLIN	14,993	100%	-1.63	0.12	3.97	0.12	5.44	3.20	9.89		7.91
SRBTF CASH	54	0%	0.15								
SRBTF OPEB MASTER TRUST	14,939	100%	-1.63	0.11	3.97	0.11	5.44	3.24	9.95		
<hr/>											
<i>IMPLEMENTATION BENCHMARK (using short term private equity benchmark)</i>			<i>-1.44</i>	<i>0.28</i>	<i>4.09</i>	<i>0.28</i>	<i>5.31</i>	<i>3.32</i>	<i>9.61</i>	<i>7.10</i>	
<i>TOTAL CAPITAL FUND BENCHMARK (using private equity benchmark)</i>			<i>-1.37</i>	<i>0.78</i>	<i>5.08</i>	<i>0.78</i>	<i>6.76</i>	<i>5.48</i>	<i>9.60</i>	<i>6.98</i>	

Inception date: August 28, 2015



APPENDIX

**Mass
PRIM**

AS OF MARCH 31, 2025

A blue-tinted photograph of a city skyline, likely New York City, with several tall skyscrapers. In the foreground, a body of water is filled with numerous sailboats of various colors (white, red, green, purple) sailing across it. The sky is blue with scattered white clouds.

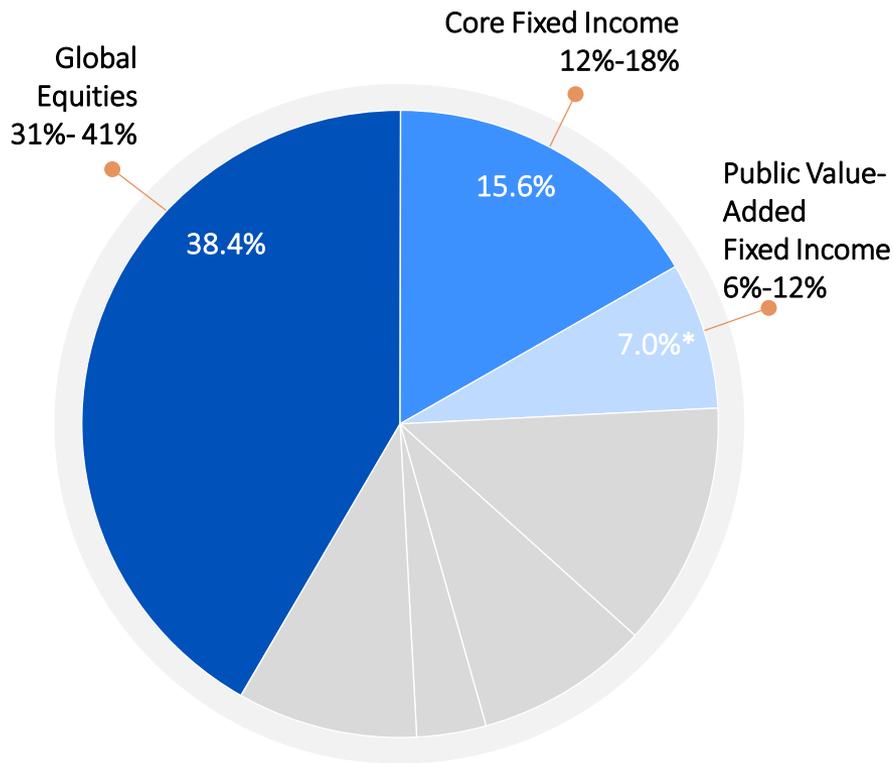
PUBLIC MARKETS PORTFOLIOS

Mass
PRIM

Public Market Portfolios

PRIT FUND TARGET ASSET ALLOCATION

Actual Allocation as of March 31, 2025



Source: BNY and PRIM Staff.

*Excludes Private Debt allocation.

\$67.0 billion 61.0% of PRIT Fund

- Global Equities: \$42.2 billion, 38.4% of PRIT Fund
- Public Fixed Income: \$24.8 billion, 22.6% of PRIT Fund*

46% Active / 54% Passive

- Global Equities: 37% Active / 63% Passive
- Public Fixed Income: 62% Active / 38% Passive

74 Portfolios

- 35 equity portfolios
- 39 fixed income portfolios

16 Asset Classes

- U.S. Large Cap Equity
- U.S. Small/SMID Cap Equity
- Developed International Equity
- Developed International Small Cap Equity
- Emerging Markets Equity
- Emerging Markets Small Cap Equity
- Core Bonds
- 20+ Year STRIPS
- Short Term Fixed Income
- U.S. TIPS
- Global Inflation-Linked Bonds
- High Yield Bonds
- Bank Loans
- Multi-Asset Credit
- EMD \$
- Other Credit Opportunities

4 Team Members

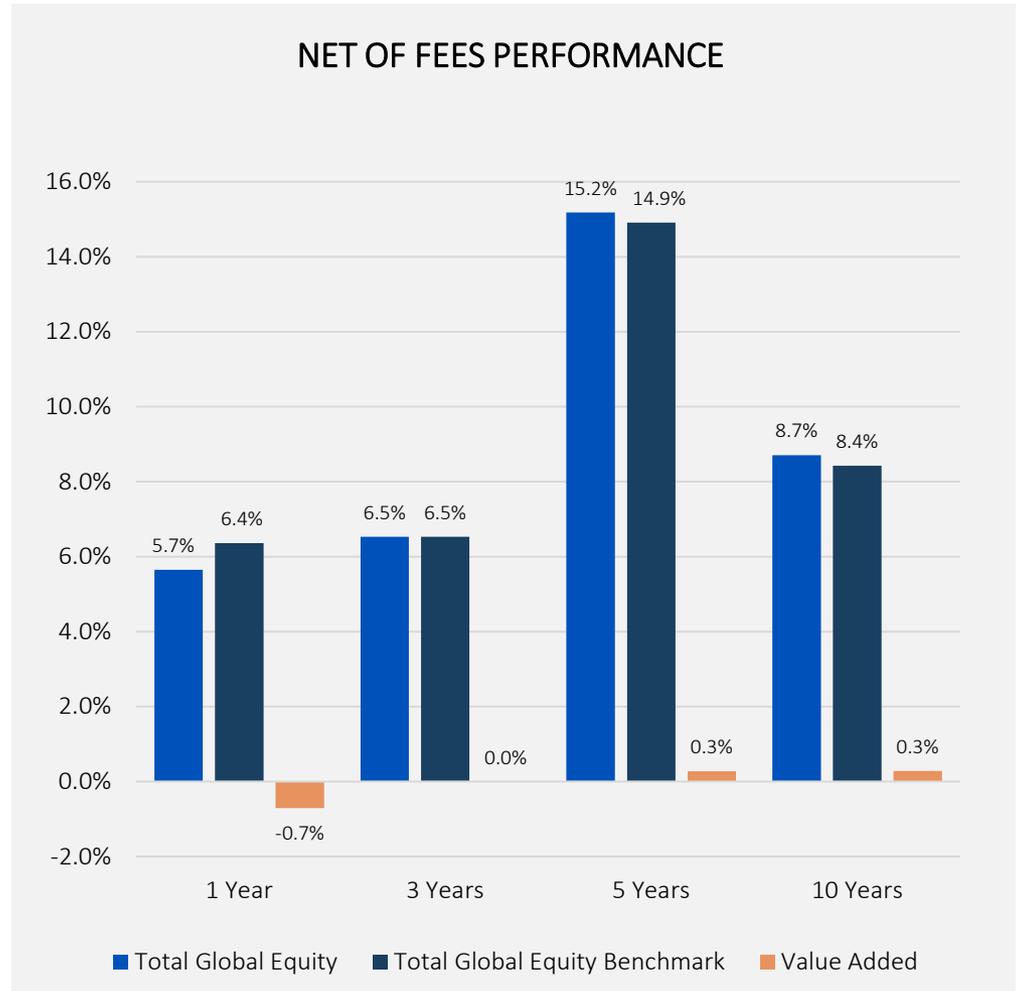
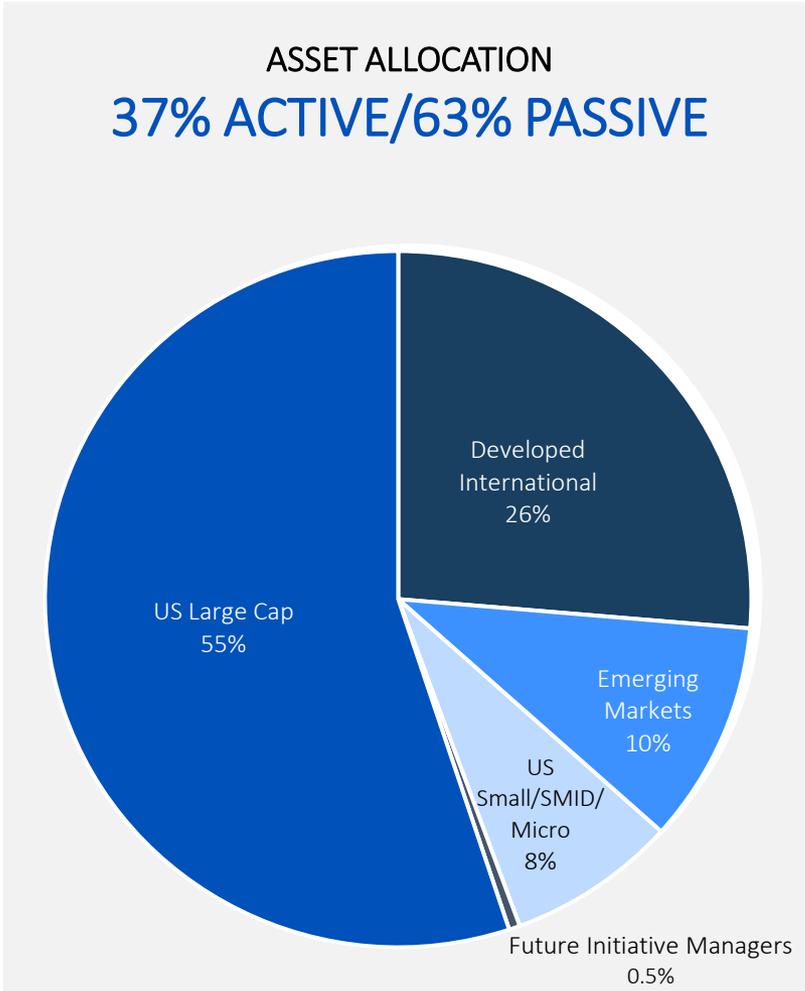
Public Markets – Key Initiatives



- Research and identify complimentary active U.S. equity managers.
- Continue to identify Other Credit Opportunities investments, including co-investment opportunities.
- Evaluate role of global and specialized (sector or county specific) equity managers within Global Equities structure.
- Continue to collaborate with PRIM Risk Team on manager selection enhancements and analytic tools.
- Continue to source and evaluate diverse investment managers, consistent with the 2021 Investment Equity Legislation.
- Continue to collaborate with the Director of Stewardship on PRIM's Stewardship Priorities.
- Continue to explore applications of large language models (AI) in investment analysis/monitoring processes.

Global Equity

As of March 31, 2025, \$42.2 Billion – 38.4% of PRIT Fund (Target 31%-41%)

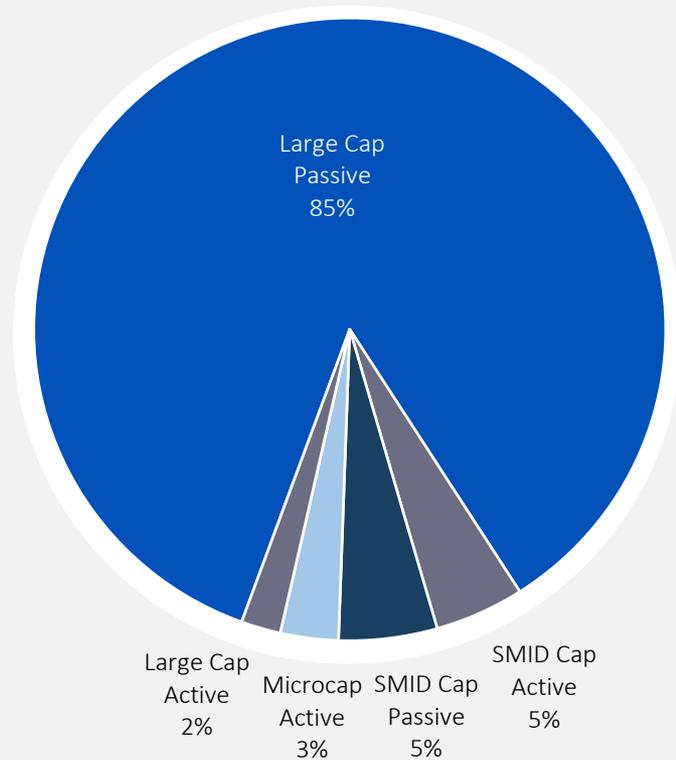


*Total Global Equity Benchmark: 100% MSCI ACWI IMI with USA Gross Custom Exclusion Index (Net Variant), customized to exclude legislatively prohibited tobacco, Sudan, Iran and Russian securities.
Source: BNY and Solovis.

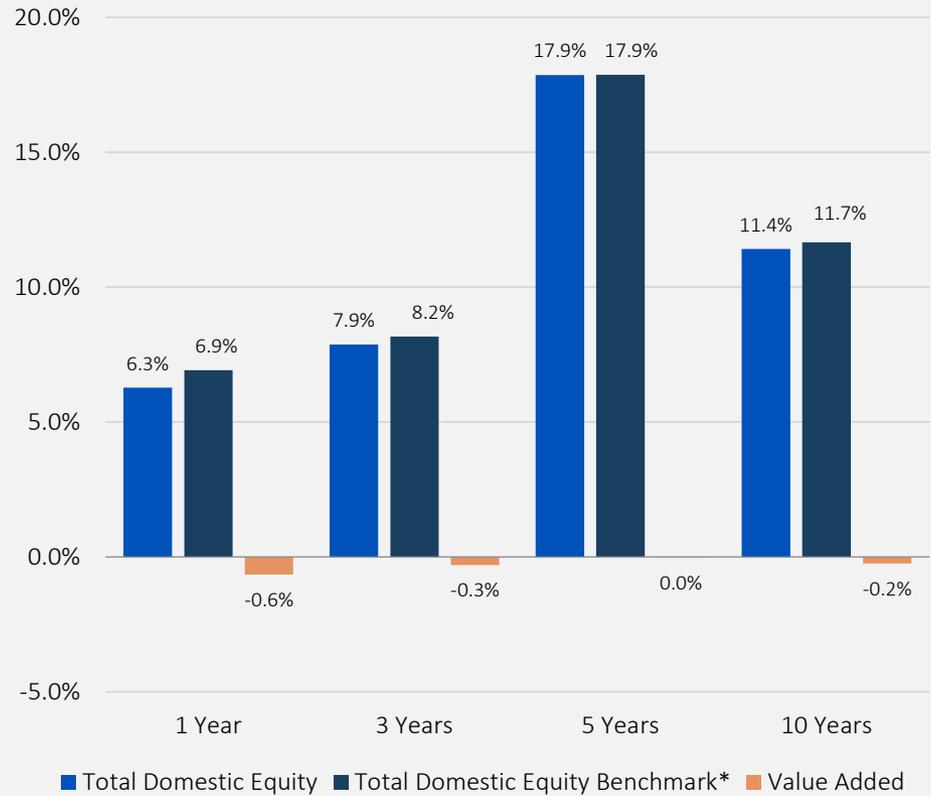
Domestic Equity

As of March 31, 2025, \$26.5 Billion – 24.1% of PRIT Fund

ASSET ALLOCATION 9% ACTIVE/91% PASSIVE



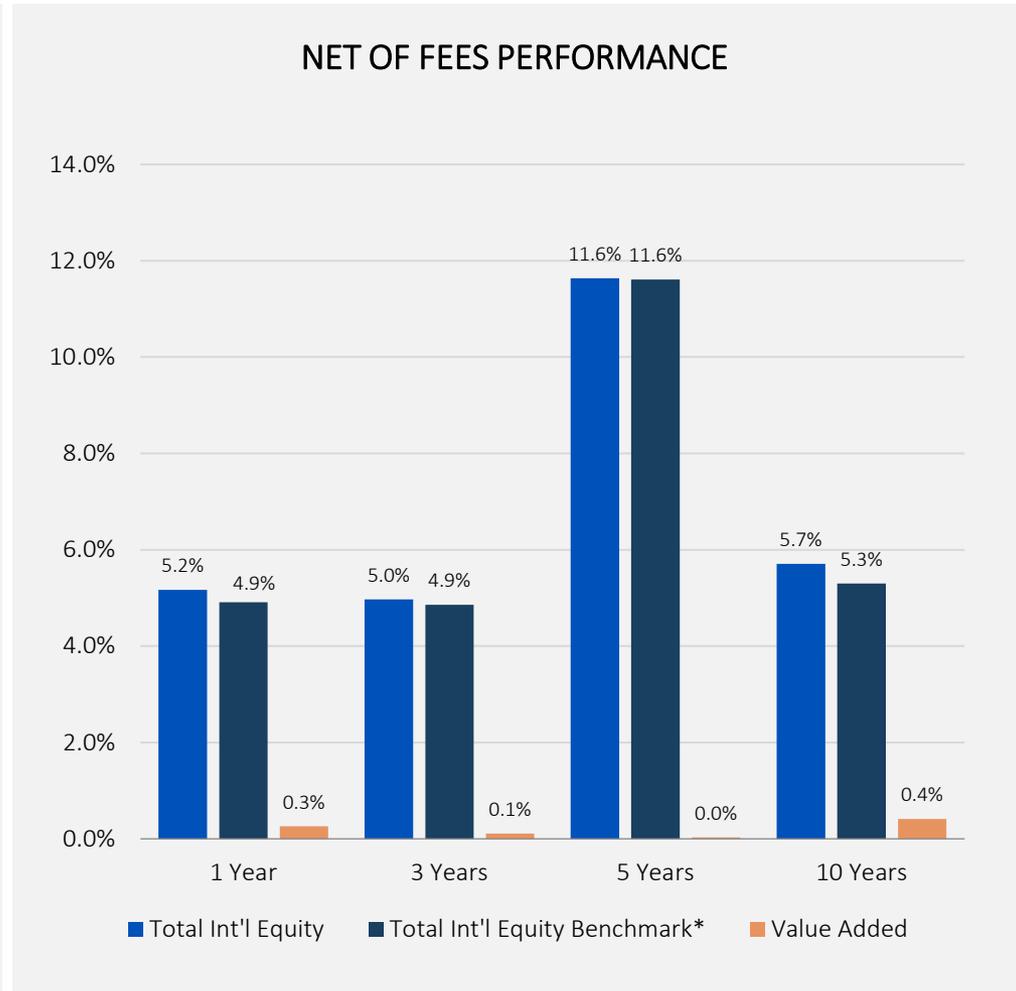
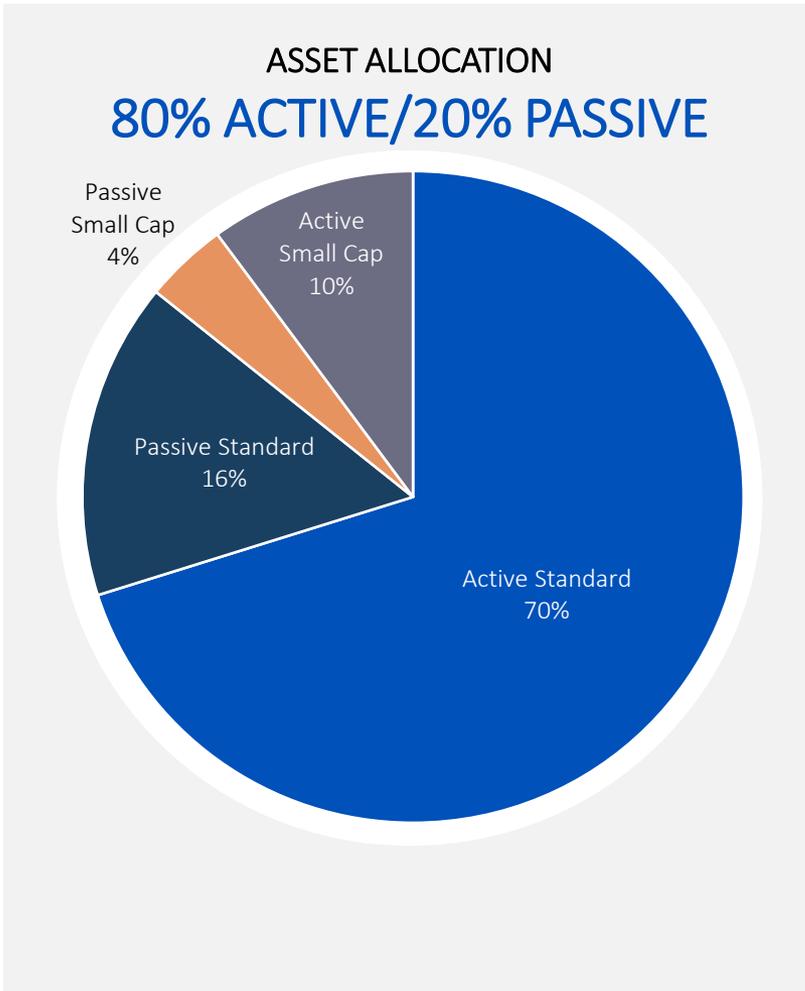
NET OF FEES PERFORMANCE



*Total Domestic Equity Benchmark: 100% MSCI USA IMI Custom Exclusion Index (Gross), customized to exclude legislatively prohibited tobacco, Sudan, Iran and Russian securities. Source: BNY and PRIM Staff.

International Equity

As of March 31, 2025, \$11.1 Billion – 10.1% of PRIT Fund

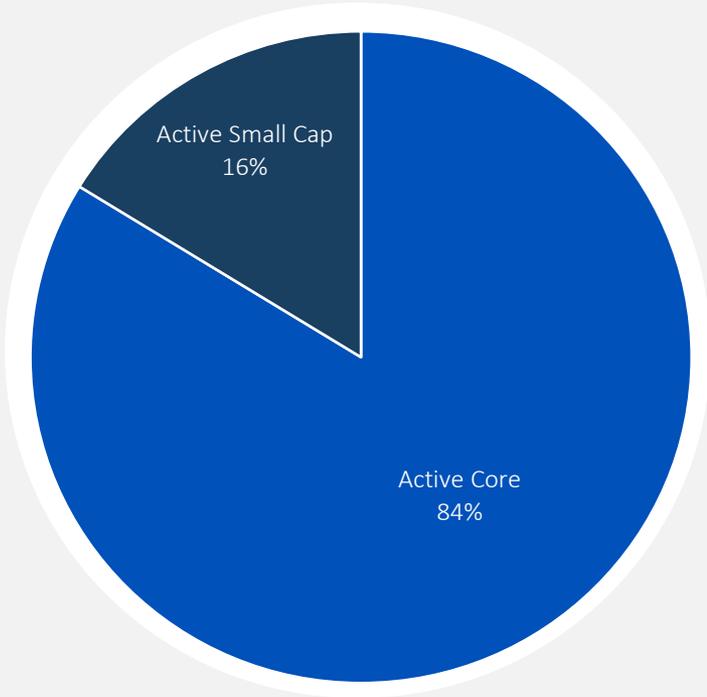


*Total International Equity Benchmark: 100% Custom MSCI World Ex-US IMI Net Divs, customized to exclude legislatively prohibited tobacco, Sudan Iran and Russian securities
Source: BNY and PRIM Staff.

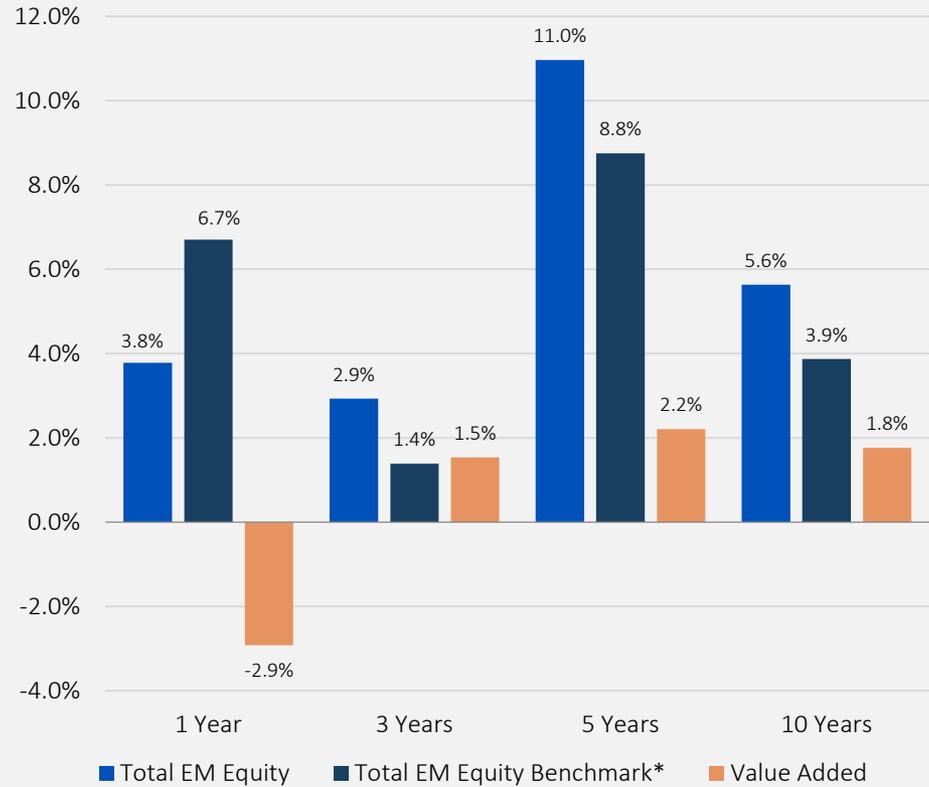
Emerging Markets Equity

As of March 31, 2025, \$4.3 Billion – 4.0% of PRIT Fund

ASSET ALLOCATION 100% ACTIVE



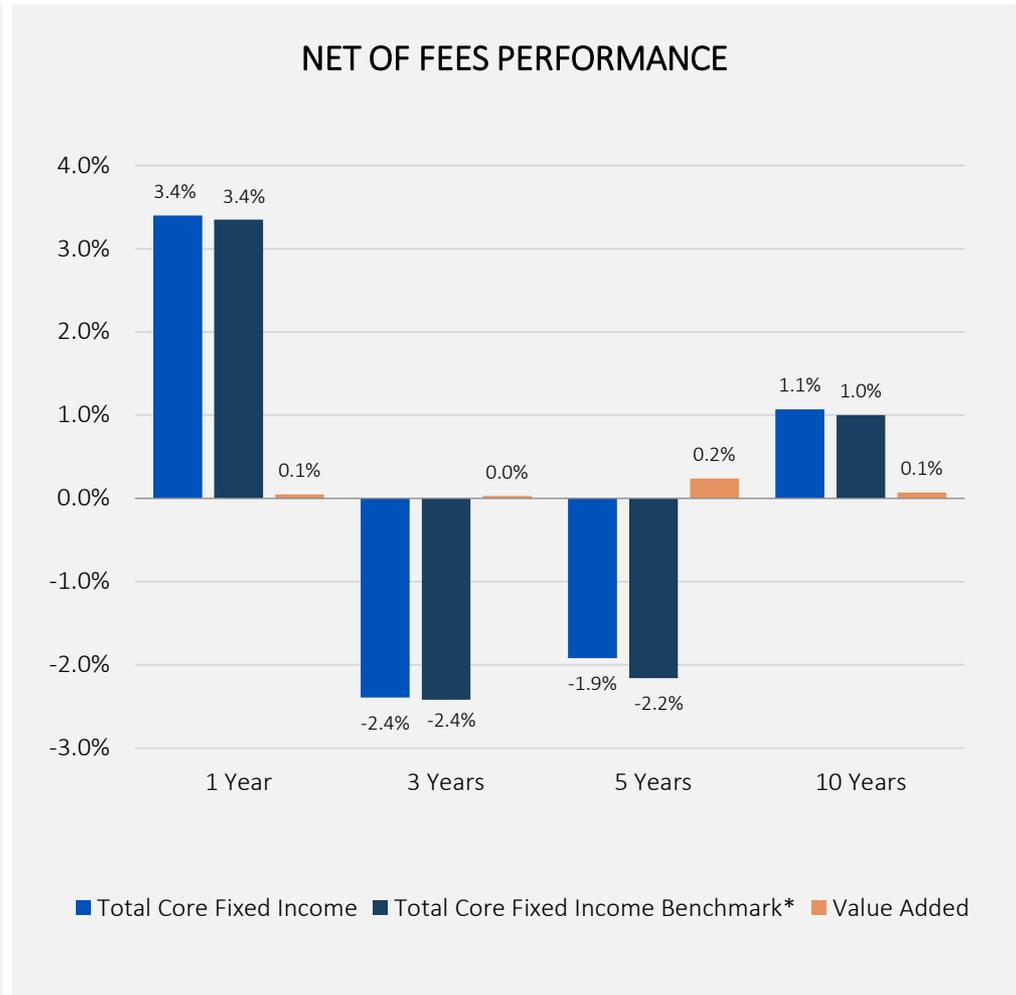
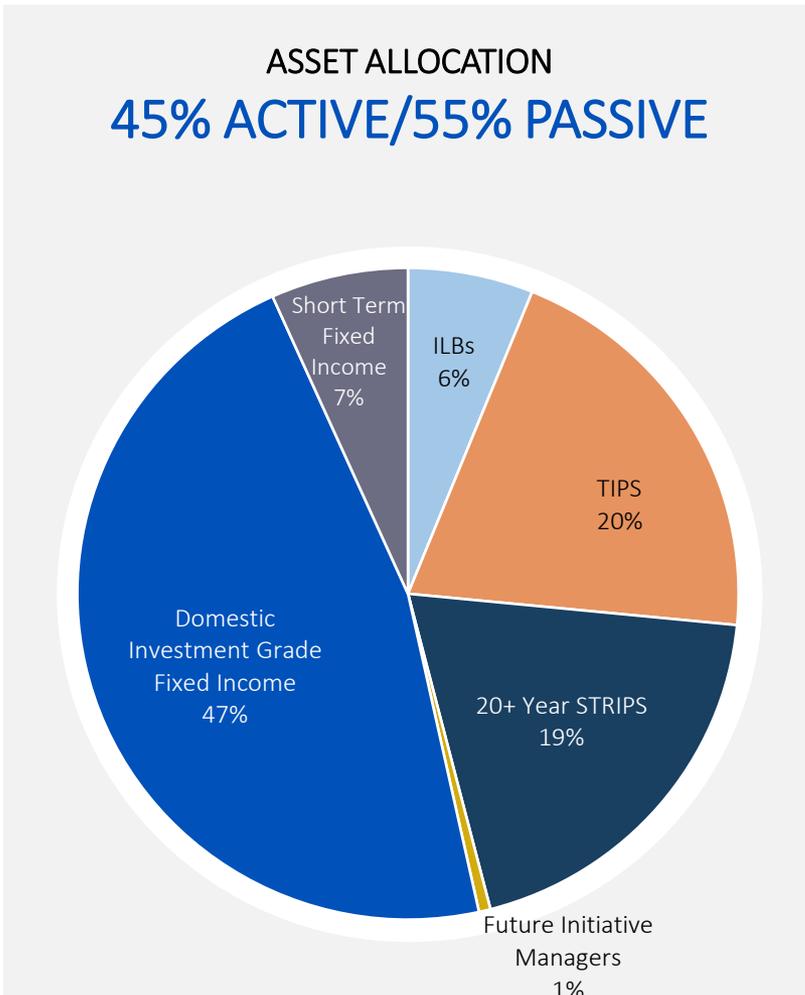
NET OF FEES PERFORMANCE



*Total Emerging Markets Equity Benchmark: Custom MSCI Emerging Markets IMI Net Div, customized to exclude legislatively prohibited tobacco, Sudan, Iran and Russian securities (blend is maintained by MSCI).
Source: BNY.

Core Fixed Income

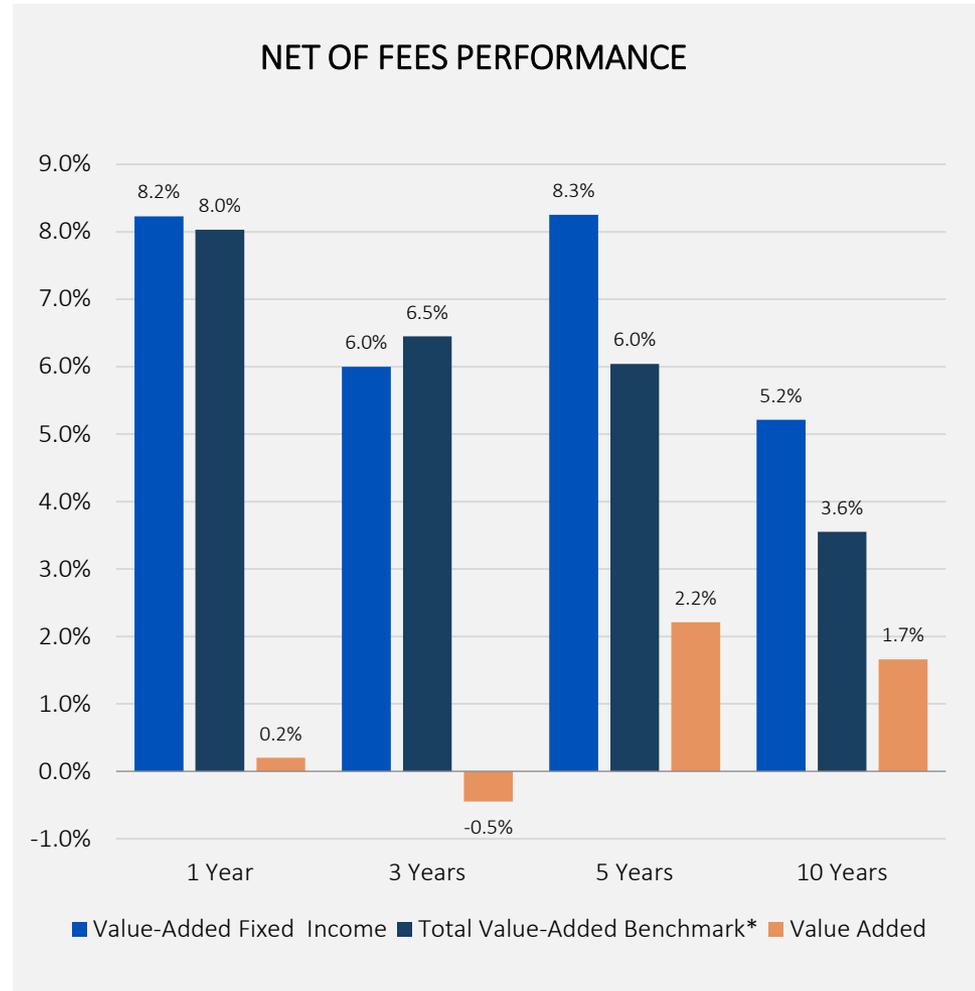
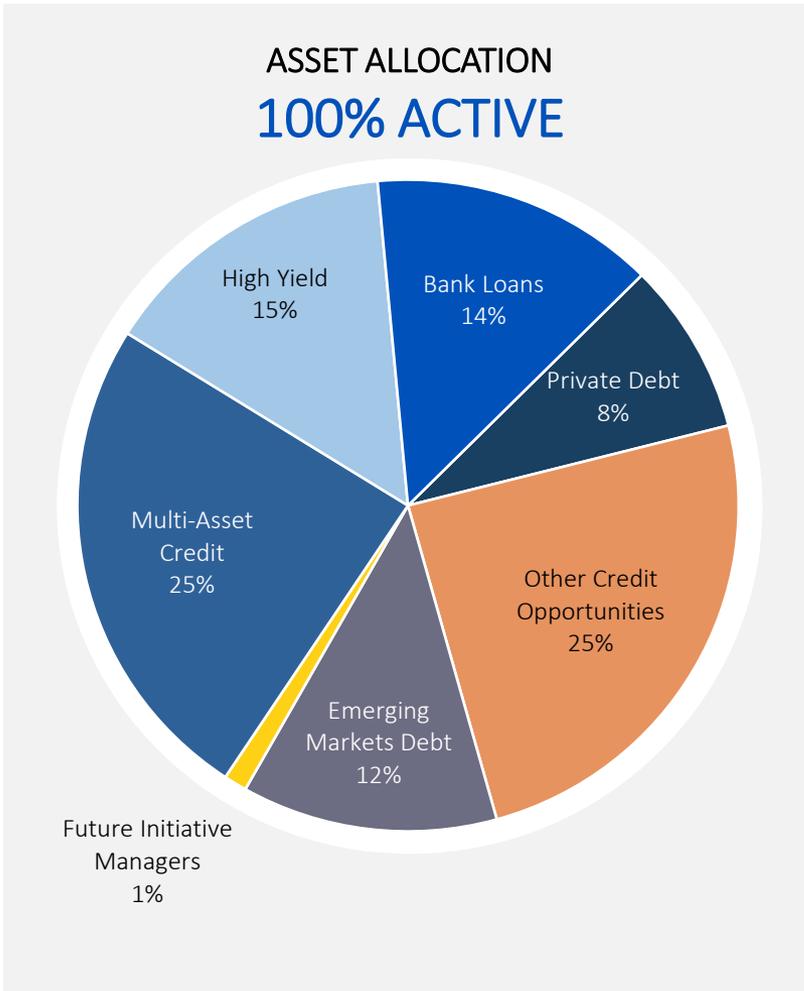
As of March 31, 2025, \$17.1 Billion – 15.6% of PRIT Fund (Target 12%-18%)



*Total Core Fixed Income Benchmark: 46.67% Bloomberg U.S. Aggregate Bond/20% Bloomberg Global IL U.S. Tips/6.67% Bloomberg World Gov Inflation-Linked USD Hdg/20% Bloomberg US STRIPS 20+ Years/6.67% Bloomberg U.S. Treasury: 1-3 Year
Source: BNY and PRIM Staff.

Value-Added Fixed Income

As of March 31, 2025, \$8.4 Billion – 7.7% of PRIT Fund (Target 6%-12%)



*Total Value-Added Fixed Income Benchmark: The investment performance of the three sub asset class benchmarks is applied to the sub asset class weights within the Value-Added Fixed Income portfolio. Weights are based on the beginning adjusted monthly market value of each sub asset class.
Source: BNY.

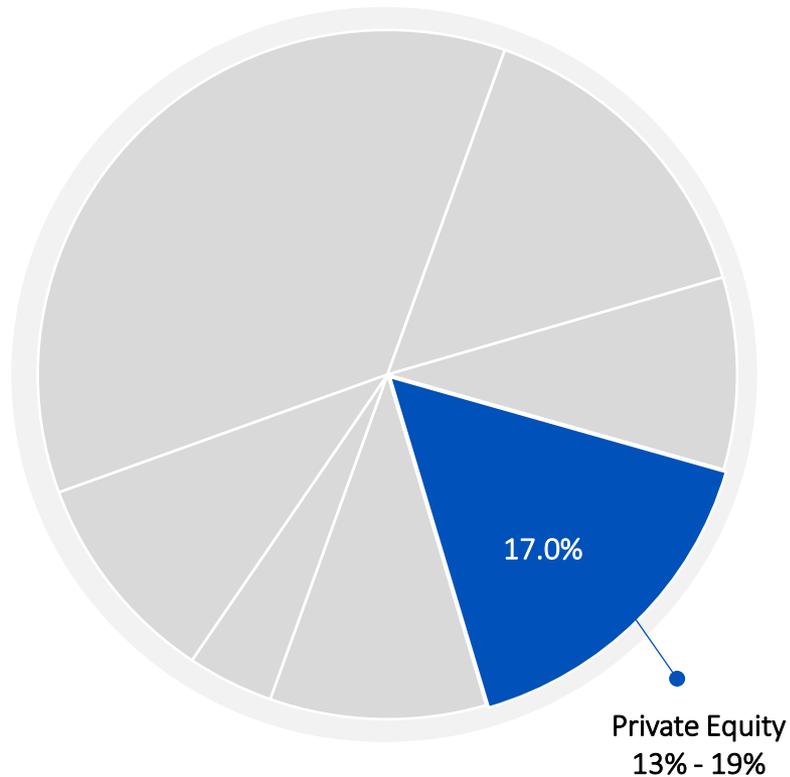
PRIVATE EQUITY PORTFOLIO



Private Equity Portfolio

PRIT FUND TARGET ASSET ALLOCATION

Actual Allocation as of March 31, 2025



\$18.6 billion, 17.0% of PRIT Fund

107 GP Relationships

406 Active Partnerships

- 79 Co-Investment Partnerships

~30 investment decisions/year

5 core investment strategies:

- Large buyouts
- Small and mid cap buyouts
- Growth equity
- Venture capital
- Co-investments

8 team members

Source: BNY and Hamilton Lane.

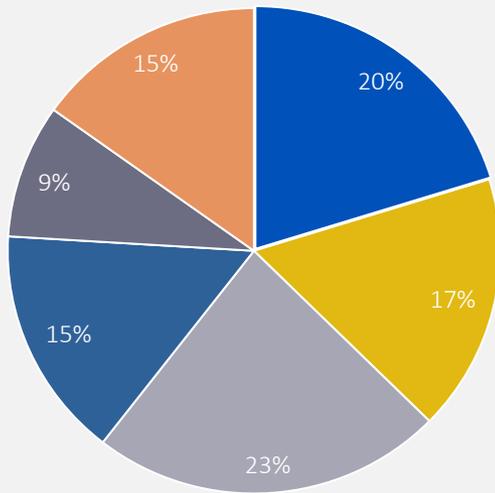


Private Equity Key Initiatives

- **Execute successful Private Equity Investment strategy.**
 - Commitment goal of \$2.0 billion to \$3.0 billion to funds, co-investments, and secondary opportunities.
 - Continue to source and evaluate attractive new investment opportunities.
 - Enhance PRIM's venture capital portfolio by developing innovative structures targeting smaller, and access-constrained managers, strengthening PRIM's capabilities and positioning the portfolio for long-term success.
 - Continue to source and evaluate diverse and emerging investment managers, consistent with the 2021 Investment Equity legislation.
- **Private Equity Research**
 - Expand PRIM's commitment modelling capabilities using AI tools and technology solutions.
 - Continue to evaluate secondary market opportunity.
- **Build the team's expertise and capacity.**
 - Recruit talented investment professionals with complementary skills to existing members.
 - Issue Request for Proposals for private equity advisory services and evaluate providers.
 - Continue to collaborate with other PRIM teams.
 - Continue to collaborate with the Director of Stewardship on PRIM's Stewardship Priorities.

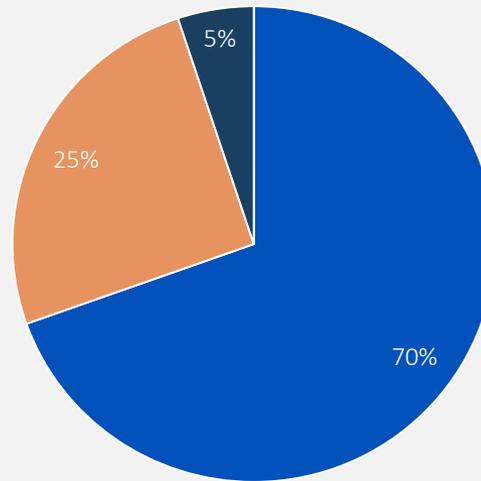
Private Equity Diversification

By Strategy



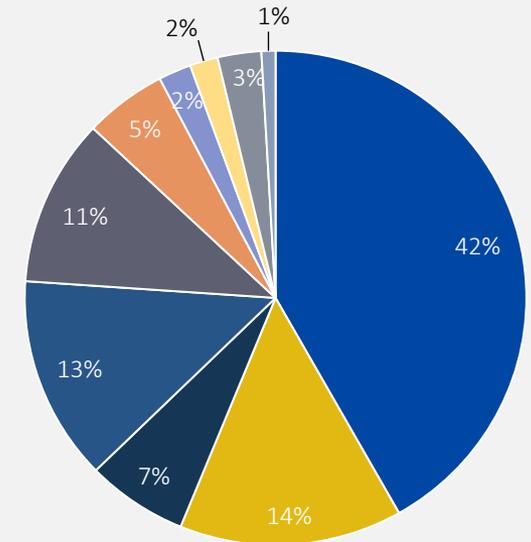
- Buyout - Mid
- Buyout - Large
- Buyout - Mega
- Buyout - Small
- Venture Capital
- Growth Equity

By Geography



- North America
- Western Europe
- Other

By Sector



- Information Technology
- Health Care
- Consumer Discretionary
- Industrials
- Financials
- Communication Services
- Energy & Utilities
- Materials
- Consumer Staples
- Other



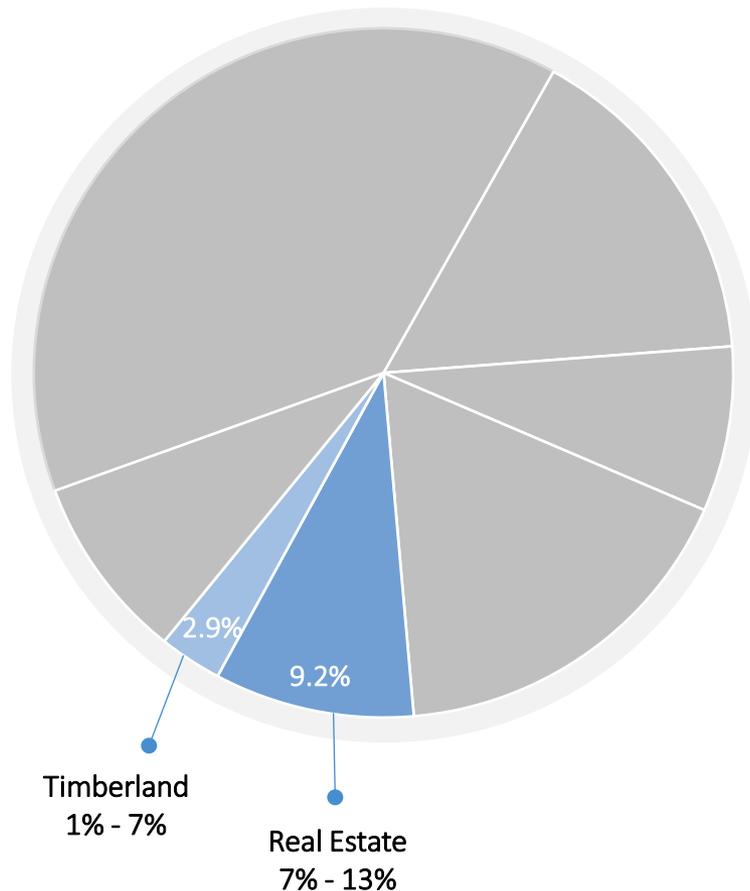
REAL ESTATE AND TIMBERLAND PORTFOLIOS

**Mass
PRIM**

Real Estate and Timberland Portfolios

PRIT FUND TARGET ASSET ALLOCATION

Actual Allocation as of March 31, 2025



\$13.3 billion, 12.1% of PRIT Fund

- Real Estate: \$10.2 billion, 9.2% of PRIT Fund
- Timberland: \$3.1 billion, 2.9% of PRIT Fund

Real Estate \$10.2 billion, 9.2% of PRIT Fund

- Core U.S. Private Real Estate: \$8.7 billion, 86% of RE
- Non-Core U.S. Private Real Estate: \$0.5 billion, 5% of RE
- US Real Estate Securities (REITS): \$0.8 billion, 8% of RE

13 Real Estate Portfolios

- 6 core portfolios
- 5 non-core portfolios
- 1 US REIT portfolios
- 1 direct investment portfolio

124 Property Investments

Timberland \$3.1 billion, 2.9% of PRIT Fund

2 Timberland Portfolios

23 Property Investments

6 team members

Real Estate and Timberland Key Initiatives

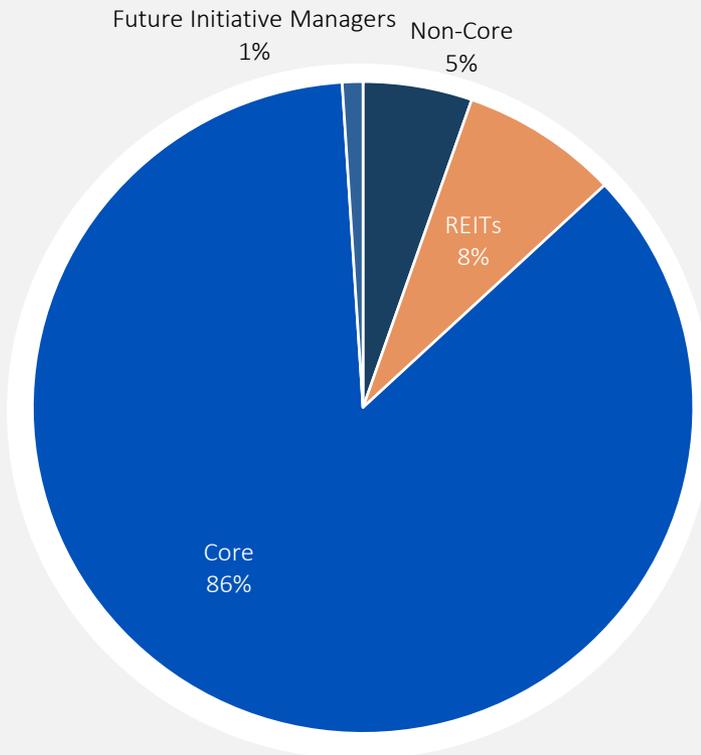


- Continue staff's ongoing portfolio management activities: capital structure management; existing investment manager and asset level business plan monitoring; and idea generation, sourcing, analysis, and implementation.
- Monitor the NCREIF Index sector transition and adapt PRIM's manager benchmarks accordingly.
- Explore enhancements to PRIM's investment manager evaluation and sourcing process.
- Further refine the sector / geography ranking model.
- Maintain high levels of collaboration with colleagues across the organization.
- Collaborate with PRIM's Performance Reporting Team to further develop tools for real estate and timberland performance analysis.
- Finalize new REIT manager implementation process and evaluate future growth strategy.
- Continue to explore applications of large language models (AI) in investment analysis/monitoring processes.
- Continue to collaborate with the Director of Stewardship on PRIM's Stewardship Priorities.
- Continue to source and evaluate diverse and emerging investment managers, consistent with the 2021 Investment Equity legislation.

Real Estate

As of March 31, 2025, \$10.2 Billion – 9.2% of PRIT Fund (Target 7%-13%)

ASSET ALLOCATION

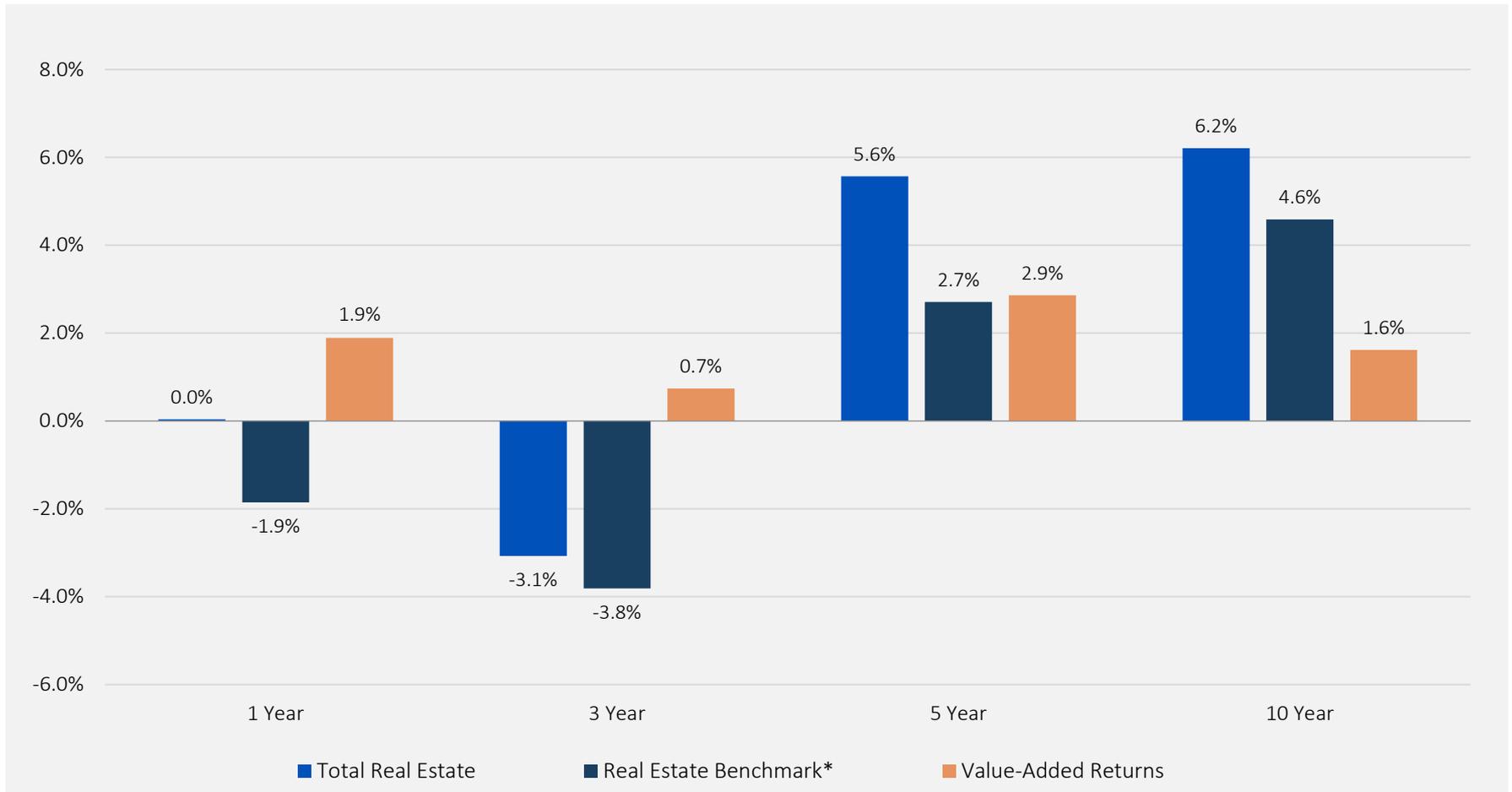


- Equity investments in both directly-owned properties and **REIT** securities
- Directly-owned **Core** properties make up the majority of the real estate portfolio
 - **Core** properties are typically well-leased, operating properties that provide regular cash flow from rents
- **Non-Core** investments make up approximately 5% of the real estate portfolio
 - **Non-Core** includes properties that are under development

Source: BNY.

Total Real Estate Performance

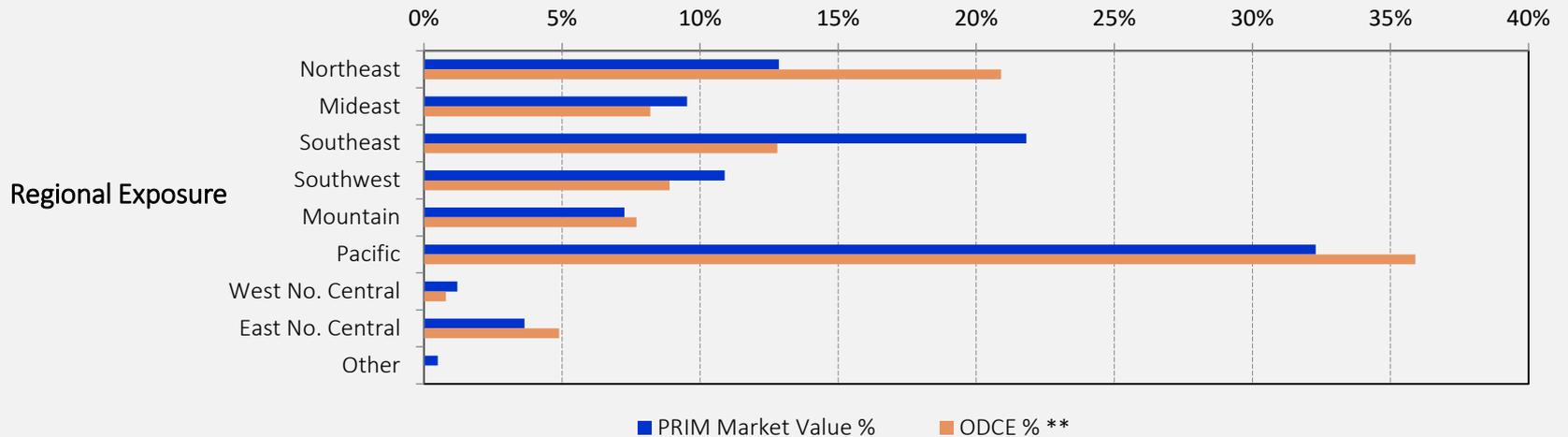
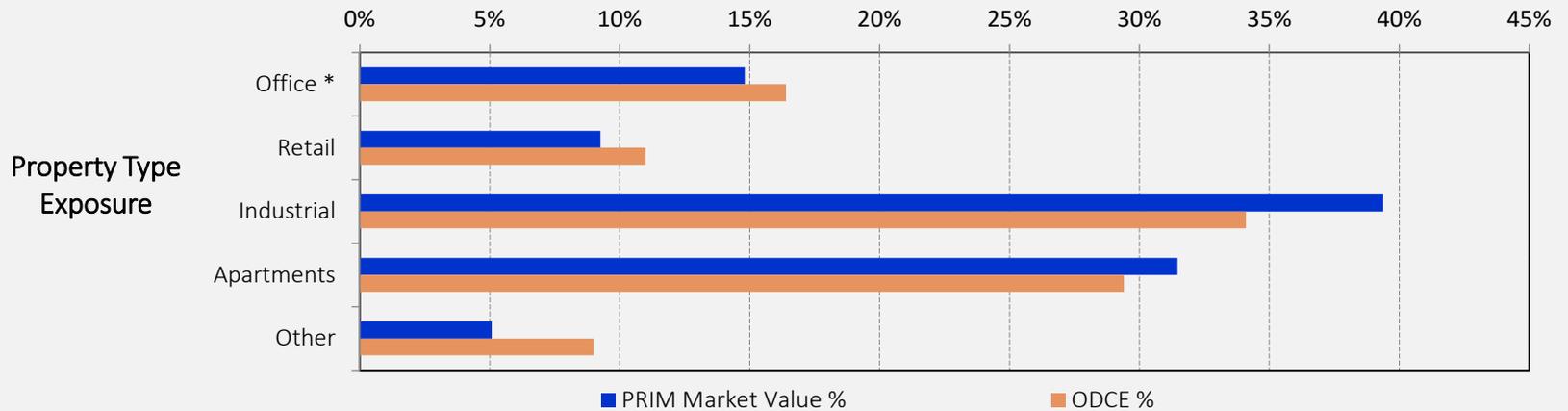
Annualized Returns as of March 31, 2025 (Net of Fees)



Total Real Estate Benchmark: The investment performance of the sub asset class benchmarks is applied to the sub asset class weights within the Total RE portfolio. These weights are based on the beginning adjusted monthly market value of each sub asset.

Source: BNY.

Private Real Estate Portfolio Exposure

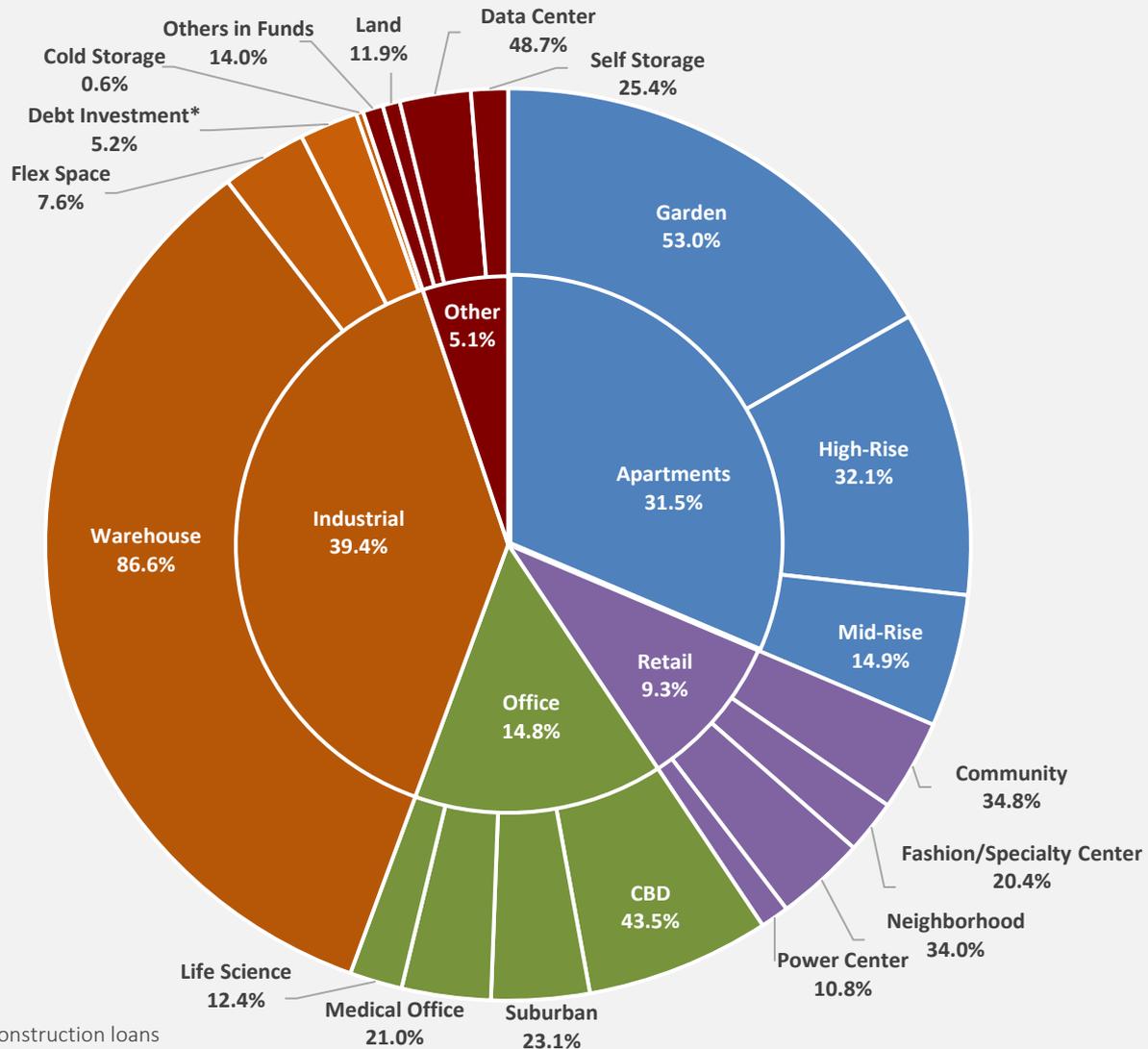


*Office includes life science assets

**ODCE is one-quarter lagged

Source: BNY, Chatham, NCREIF, and PRIM Staff. As of March 31, 2025.

Property Subtype Breakdown

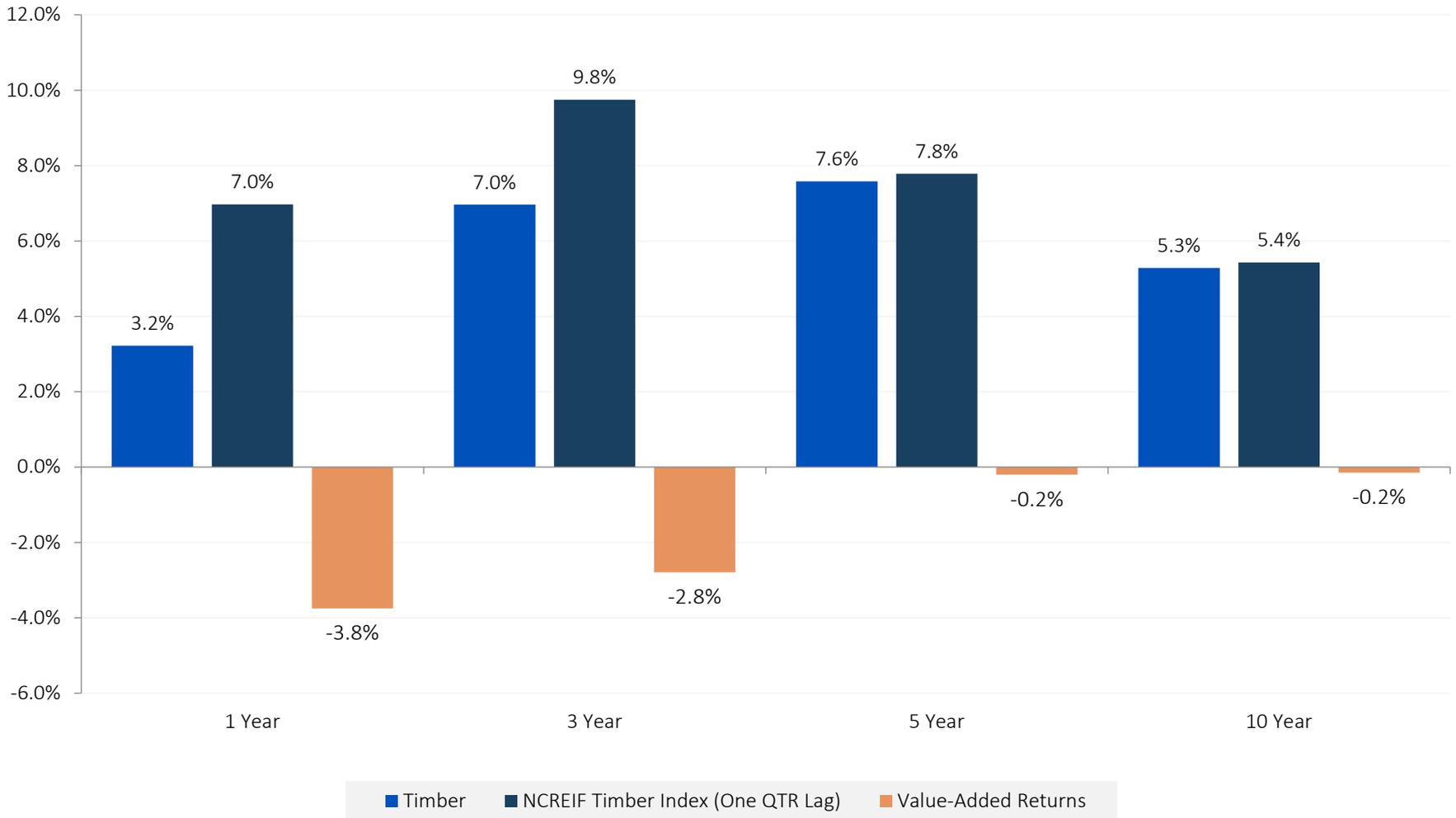


* Debt investments in industrial construction loans

Source: BNY, Chatham, NCREIF, and PRIM Staff. As of March 31, 2025.

Timberland

Annualized Returns as of March 31, 2025 (Net of Fees)

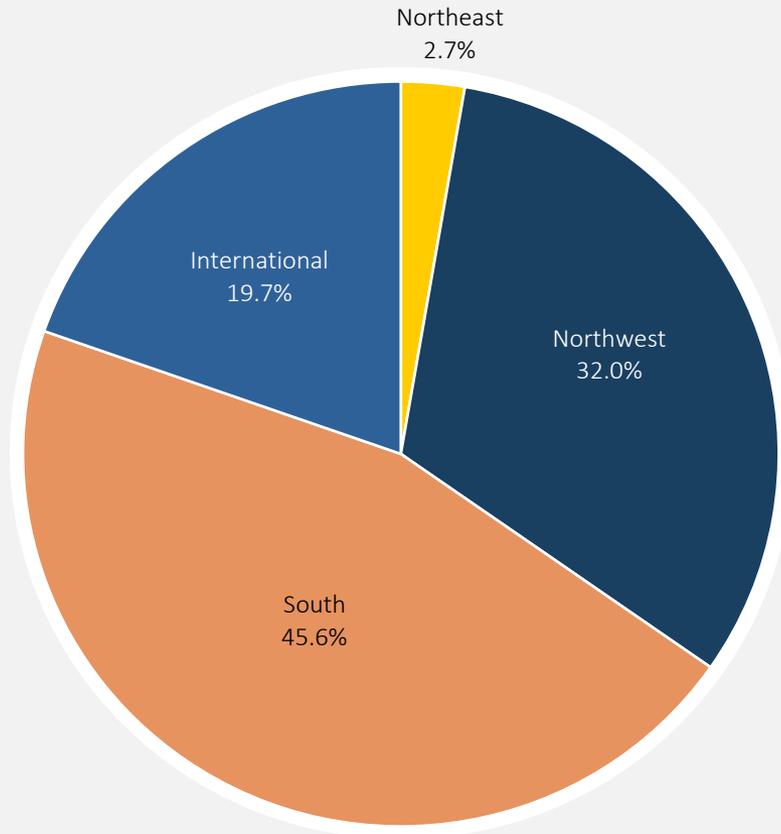


Timberland Benchmark: NCREIF Timberland Index one quarter lag.
Source: BNY.

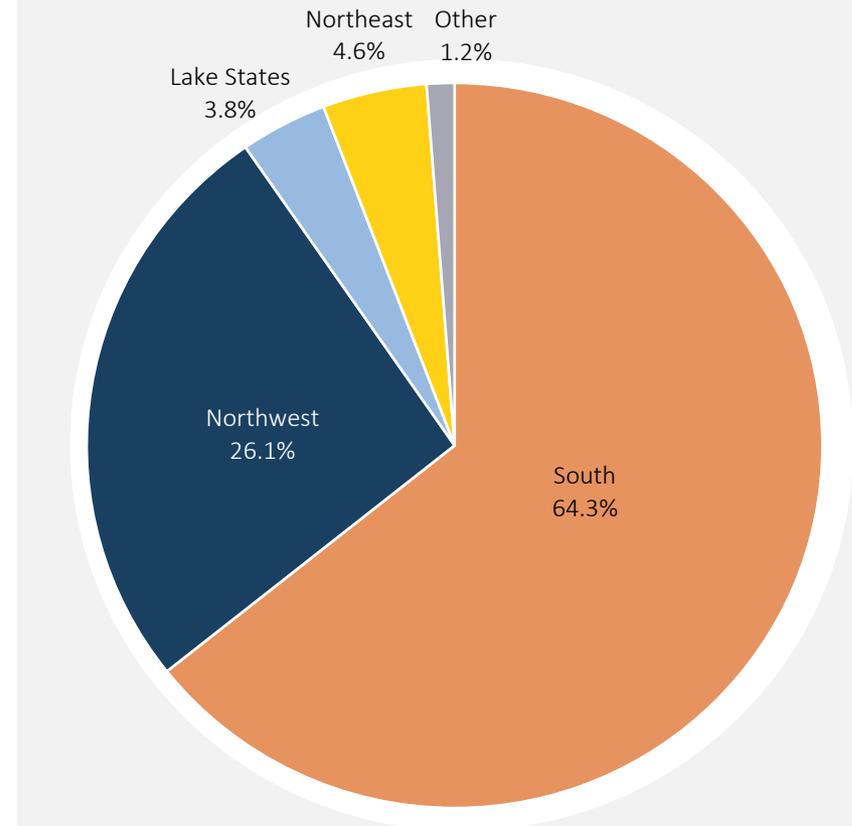
Timberland Exposure by Region vs. Benchmark

As of March 31, 2025, \$3.1 Billion – 2.9% of PRIT Fund (Target 1%-7%)

PRIM REGION EXPOSURE



BENCHMARK

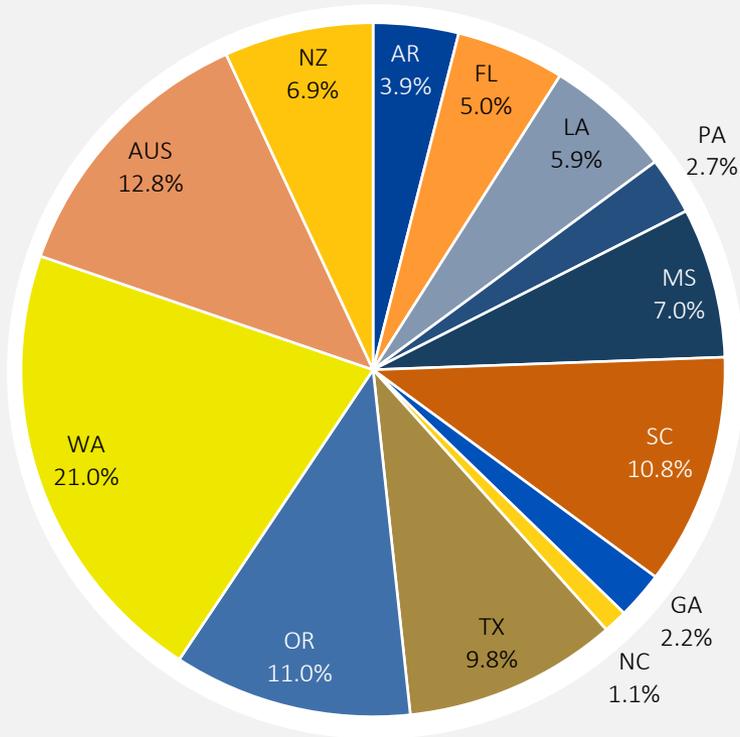


Source: BNY, NCREIF, and PRIM Staff.

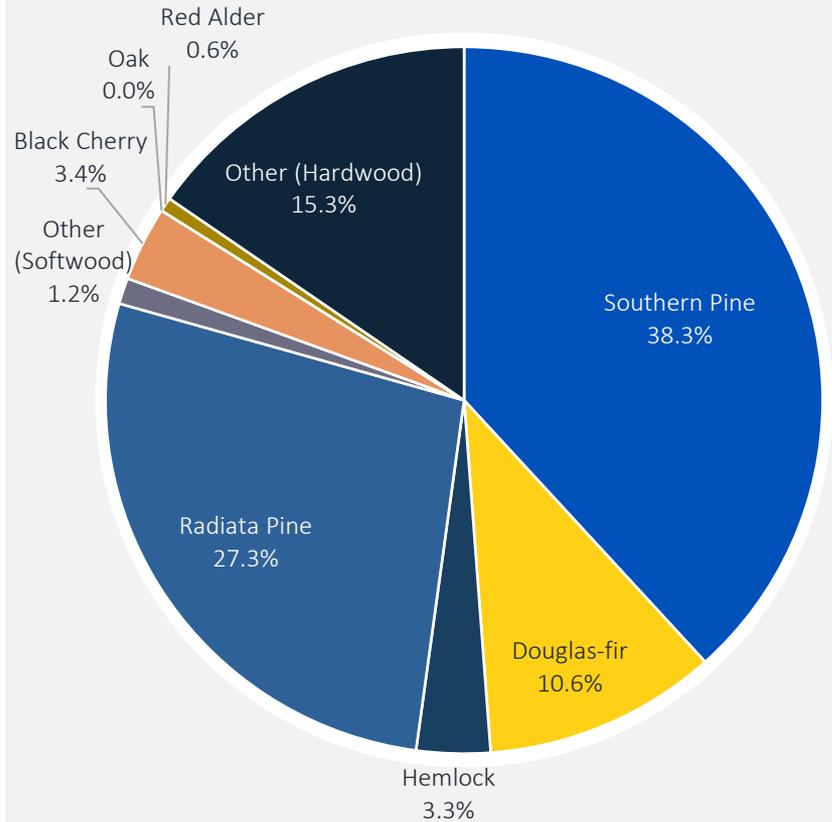
Timberland Exposure by State/Region

Timberland Exposure by Species

BY EQUITY VALUE



BY ACRES



Source: BNY and PRIM Staff. As of March 31, 2025.

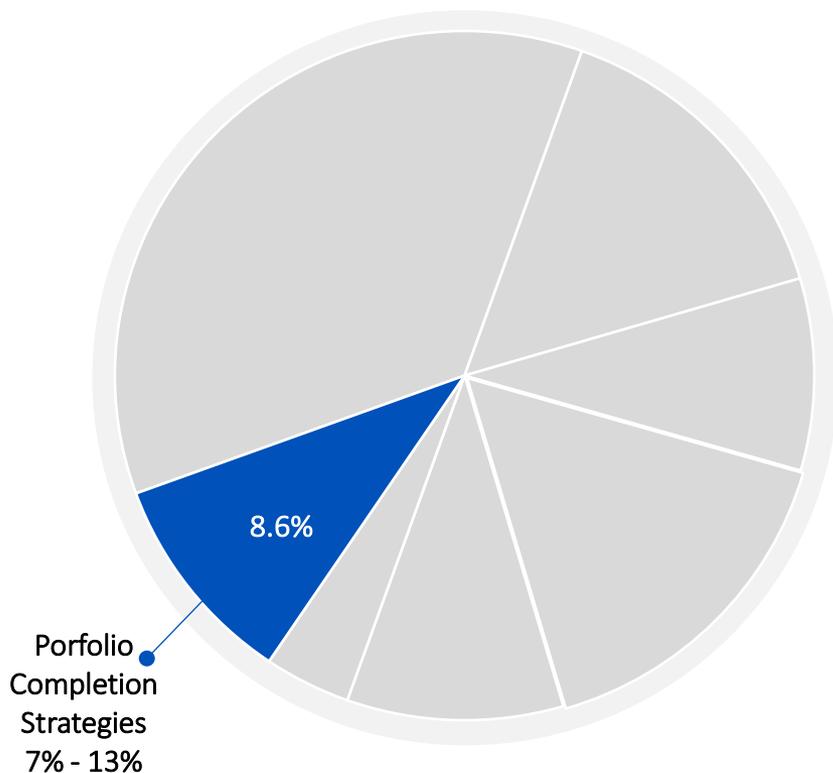
PORTFOLIO COMPLETION STRATEGIES



Portfolio Completion Strategies (PCS)

PRIT FUND TARGET ASSET ALLOCATION

Actual Allocation as of March 31, 2025



PCS \$9.5 billion, 8.6% of PRIT Fund

- Stable Value Hedge Funds: \$4.9 billion, 52% of PCS
- Directional Hedge Funds: \$3.1 billion, 33% of PCS
- Hedge Fund of Funds: \$0.9 billion, 9% of PCS
- Real Assets: \$0.6 billion, 6% of PCS

25 Hedge Fund managers:

- 1 FoHF Manager
- 24 Direct Hedge Fund Managers

4 Real Assets Managers

5 team members

Collaboration across all PRIM teams

Portfolio Completion Strategies

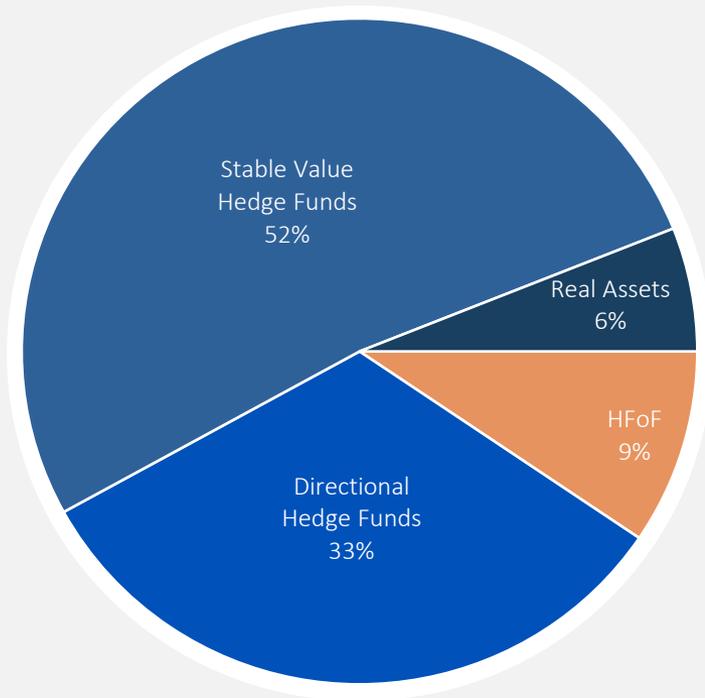
Key Initiatives

- Continue to source high quality partners and investment opportunities pertaining to both Stable Value and Directional Funds.
- Oversee orderly exit from select legacy investments.
- Research non-US Special Situation/Distressed investing.
- Continue to identify and implement other value enhancing initiatives, including innovative fee structures and co-investments.
- Collaborate with Risk Team to review portfolio liquidity parameters and guidelines.
- Research Global Equity landscape with Public Equity team.
- Explore synergies and possible co-investments with Public Fixed Income and OCO teams.
- Continue to collaborate and exploit synergies with other asset classes.
- Continue to Collaborate with the Director of Stewardship on PRIM's Stewardship Priorities.
- Continue research on public and value add infrastructure opportunities.
- Explore applications of large language models (AI) in investment analysis/monitoring processes.

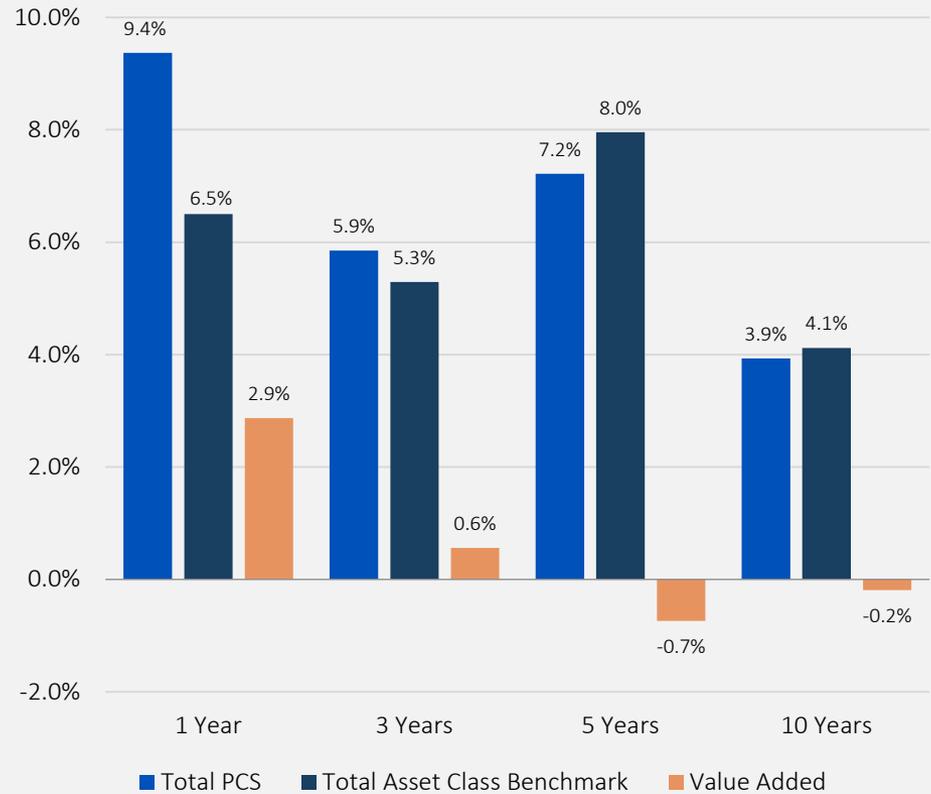
Portfolio Completion Strategies

As of March 31, 2025, \$9.5 Billion – 8.6% of PRIT Fund (Target 7%-13%)

ASSET ALLOCATION



NET OF FEES PERFORMANCE

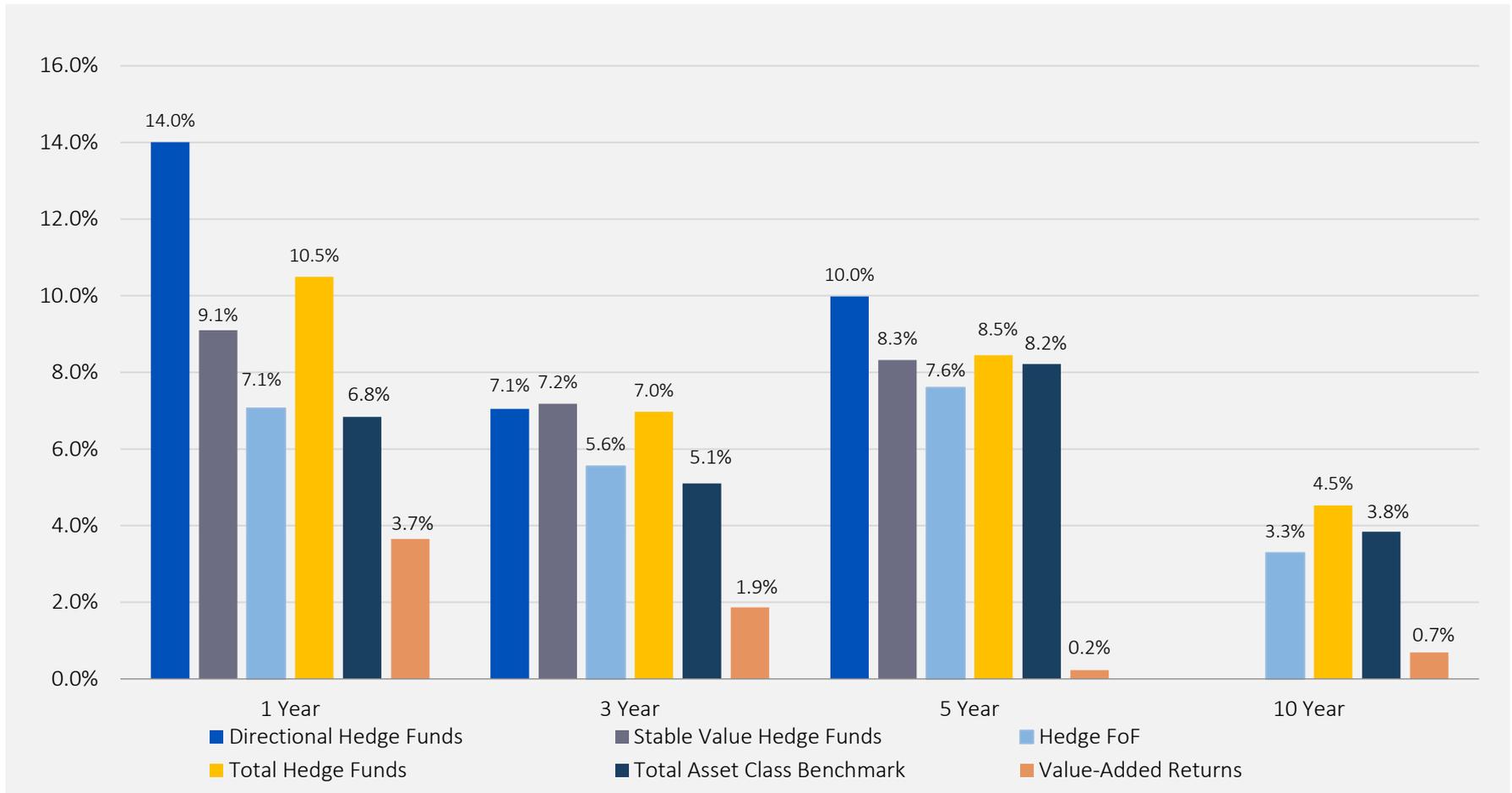


Total Portfolio Completion Strategies Benchmark: The underlying benchmark return for each sub asset class is applied to the asset class's weight within the Total Portfolio Completion Strategies Composite. These weights are based on the beginning adjusted monthly market value of each sub asset.

Source: BNY.

Hedge Funds Performance

Annualized Returns as of March 31, 2025 (Net of Fees)



Total Hedge Funds Benchmark: The investment performance of the sub asset class benchmarks is applied to the sub asset class weights within the Total HF portfolio. These weights are based on the beginning adjusted monthly market value of each sub asset.

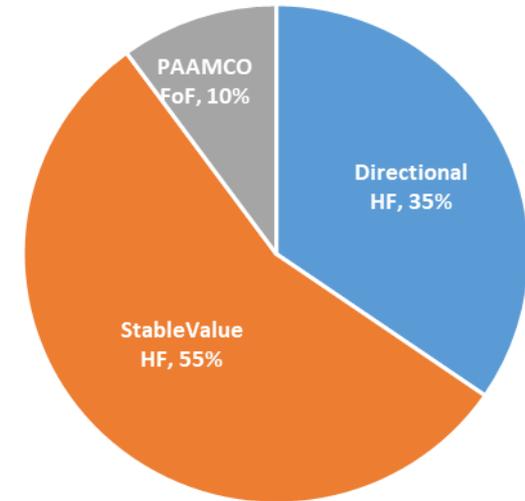
Source: BNY.

PRIM Hedge Funds Portfolio Snapshot

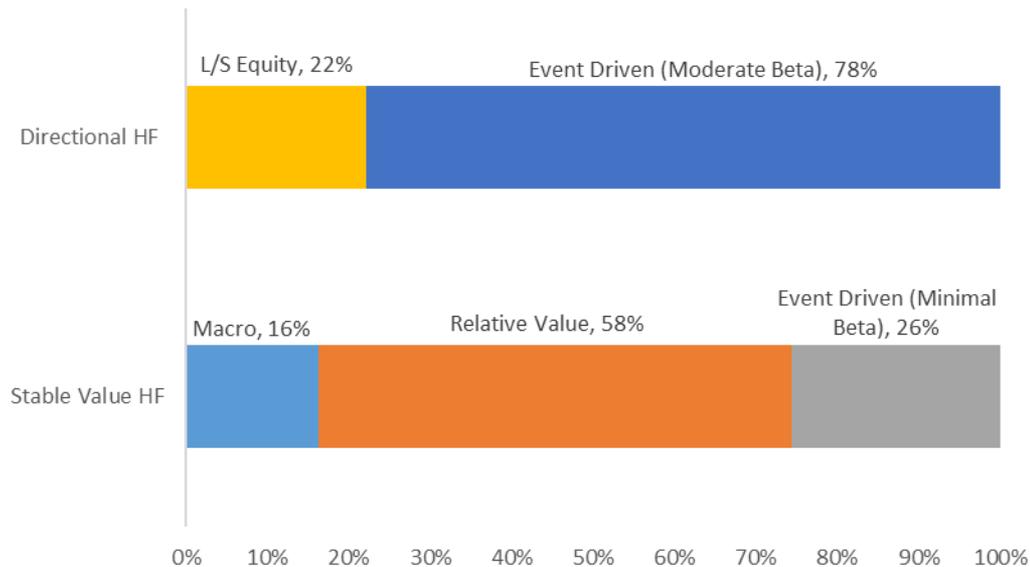
As of March 31, 2025, \$8.9 Billion – 8.1% of PRIT Fund

- Directional Hedge Funds: \$3.1 Billion
- Stable Value Hedge Funds: \$4.9 Billion
- Hedge Fund of Funds: \$0.9 Billion

Hedge Fund Portfolio Breakdown



Sub Strategy Breakdown



Source: BNY and PRIM Staff.

Risk-Adjusted Return and Market Beta Performance

As of March 31, 2025 (Net of Fees)

Performance by Asset Classes (as of Mar-2025)

	Directional HF	StableValue HF	Total HF	Total PCS	PRIT Fund	MSCI ACWI	Barclays Agg	
1 Year	Return	14.0%	9.1%	10.5%	9.4%	5.5%	7.7%	4.9%
	Volatility	8.2%	1.5%	3.3%	3.1%	5.7%	10.1%	6.0%
	Return/Volatility	1.7	6.1	3.2	3.0	1.0	0.8	0.8
	<i>EQ Beta</i>	<i>0.4</i>	<i>0.1</i>	<i>0.2</i>	<i>0.2</i>	<i>0.5</i>	<i>1.0</i>	<i>0.4</i>
	<i>Bond Beta</i>	<i>0.1</i>	<i>0.1</i>	<i>0.1</i>	<i>0.1</i>	<i>0.8</i>	<i>1.2</i>	<i>1.0</i>
	<i>Beta vs. PRIT Fund</i>	<i>0.6</i>	<i>0.2</i>	<i>0.3</i>	<i>0.3</i>	<i>1.0</i>	<i>1.7</i>	<i>0.8</i>
3 Year	Return	7.0%	7.2%	7.0%	5.9%	3.3%	7.4%	0.5%
	Volatility	10.4%	2.4%	4.2%	3.7%	8.4%	16.3%	7.7%
	Return/Volatility	0.7	3.0	1.7	1.6	0.4	0.5	0.1
	<i>EQ Beta</i>	<i>0.5</i>	<i>0.0</i>	<i>0.2</i>	<i>0.2</i>	<i>0.5</i>	<i>1.0</i>	<i>0.4</i>
	<i>Bond Beta</i>	<i>0.9</i>	<i>0.1</i>	<i>0.3</i>	<i>0.3</i>	<i>0.9</i>	<i>1.7</i>	<i>1.0</i>
	<i>Beta vs. PRIT Fund</i>	<i>1.1</i>	<i>0.1</i>	<i>0.4</i>	<i>0.3</i>	<i>1.0</i>	<i>1.9</i>	<i>0.8</i>
5 Year	Return	10.0%	8.3%	8.5%	7.2%	10.0%	15.7%	-0.4%
	Volatility	9.5%	2.8%	4.0%	3.6%	8.1%	15.8%	6.4%
	Return/Volatility	1.1	3.0	2.1	2.0	1.2	1.0	(0.1)
	<i>EQ Beta</i>	<i>0.4</i>	<i>0.0</i>	<i>0.2</i>	<i>0.1</i>	<i>0.5</i>	<i>1.0</i>	<i>0.3</i>
	<i>Bond Beta</i>	<i>0.8</i>	<i>0.0</i>	<i>0.3</i>	<i>0.2</i>	<i>0.9</i>	<i>1.7</i>	<i>1.0</i>
	<i>Beta vs. PRIT Fund</i>	<i>0.8</i>	<i>0.1</i>	<i>0.3</i>	<i>0.3</i>	<i>1.0</i>	<i>1.9</i>	<i>0.6</i>

Note: returns are annualized, net of fees.

- Since 2Q 2020, BNY started separately reporting Stable Value vs. Directional, after Asset Allocation decided to bifurcate their different value propositions.
- Source: BNY, Factset, and PRIM Staff.

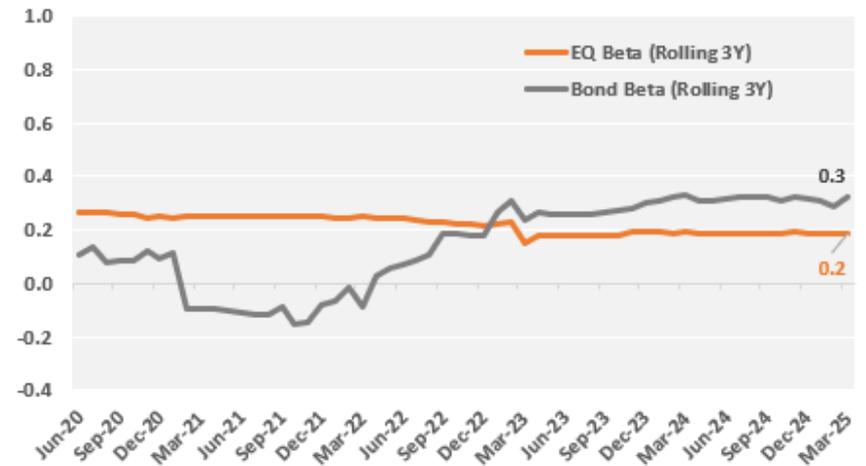
Risk-Adjusted Return and Market Beta

As of March 31, 2025

Risk-Adjusted Return: 3 Years



Diversifying Benefit - PRIT HF's Beta



Source: BNY, Factset, and PRIM Staff.

A photograph of a city skyline at dusk, viewed from a waterfront promenade. The sky is a deep blue, and the city lights are visible. In the foreground, there is a paved walkway with a low wall and some greenery. The water is calm, reflecting the city lights.

STEWARDSHIP & SUSTAINABILITY

The logo for Mass PRIM, featuring three vertical bars of increasing height to the left of the text "Mass" and "PRIM" stacked vertically.

Mass
PRIM

Stewardship Priorities

These are areas of high potential for value creation where we will proactively spend the majority of our time and resources.



Climate Transition Planning

Encourage climate-aware strategic plans and business models.



Fair Pay

Drive uptake of equitable and transparent pay practices.



Sustainable Forestry

Support practices that reduce forest loss and promote resilience.



Transparency

Encourage improved disclosure on stewardship priorities.

Ambition and Action Steps for Stewardship Priorities

Our ambition with each stewardship priority reflects the maturity of the issue, MassPRIM's expertise and resources, potential to deliver measurable outcomes and opportunities to demonstrate thought leadership in the investment community.

Our actions to operationalize these priorities across the fund will include:

- 1) **Assess impact on risk/ return:** Regularly assessing how these priorities improve the risk/return profile of the PRIT Fund.
- 2) **Engagement:** Engaging purposefully with portfolio companies, including through proxy voting.
- 3) **Manager/ consultant involvement:** Actively involving investment managers and consultants across all asset classes.
- 4) **Strategic partnerships:** Collaborating strategically with aligned investor groups that share our objectives.
- 5) **Progress assessment:** Systematically tracking and reporting progress.

Glossary of PRIT Fund Investment Terms

Active Management – Refers to a portfolio management strategy where the manager makes specific investments with the goal of outperforming an investment benchmark index.

Barclays Capital Aggregate Bond Index – An index that replicates the U.S. investment-grade bond market. The index is comprised of government and corporate bonds.

Core Fixed Income Portfolio – Investments in investment-grade bonds (see definition of Barclays Capital Aggregate Bond Index).

Domestic Equity Portfolio – Investments in shares of publicly-traded U.S. companies utilizing a large capitalization (large cap), small and middle capitalization (small/mid cap), and micro capitalization (micro cap) strategies.

Emerging Markets Equity Portfolio – The primary strategy for this portfolio is investing in companies in developing countries, including, but not limited to, China, Brazil, Russia, South Korea, Taiwan, India and Turkey. These countries typically have less efficient securities markets, and thus there is opportunity for substantial returns.

Future Initiative Manager – Investment managers typically with less than \$2B of AUM, or less than 3 yrs track record, and that are owned or managed by diverse individuals per the Investment Equity Legislation.

Hedge Fund Research, Inc. (HFRI) – An organization that specializes in the areas of indexation and analysis of hedge funds.

International Equity Portfolio – The primary strategy for this portfolio is investing in companies in developed markets, industrialized nations outside of the United States, including, but not limited to, Japan, Germany, the United Kingdom, France, Italy, Switzerland, Hong Kong, Canada, and Australia.

MSCI ACWI Index – Captures large and mid cap representation across 23 Developed Markets and 25 Emerging Markets.

MSCI Emerging Markets Index – Captures large and mid cap representation across 25 Emerging Markets.

MSCI Europe Investable Market Index – Captures large, mid and small cap representation across 15 Developed Markets

Passive Management - An investing strategy that tracks a market-weighted index or portfolio. The most popular method is to mimic the performance of an externally specified index by buying an index fund.

Portfolio Completion Strategies (PCS) – The objective of the PCS portfolio is to provide the PRIT Fund access to broader investment opportunities. Investments selected for the PCS portfolio should enhance the risk/return profile of the PRIT Fund. Investments may include long-term strategic investments or short-term opportunistic investments. Some of these strategies include hedge funds and real assets.

Private Equity Portfolio – Three components comprise the PRIT Fund's Private Equity portfolio: venture capital, growth equity, and buyout partnerships. Unlike public markets, where the investor has the ability to "cash out" of positions at any time, these private market investments are illiquid.

Real Estate Portfolio – Equity investments in both directly-owned properties and REIT securities. Directly-owned core properties make up most of the portfolio. Core properties are typically well-leased, operating properties that provide regular cash flow from rents. Non-core investments include properties that are under development.

REIT – A company that owns, and in most cases operates, income-producing real estate. REITs often trade on major exchanges like other securities and provide investors with a liquid stake in real estate.

Russell 3000 Index – A stock market index that measures the performance of the largest 3,000 U.S. companies representing approximately 97% of the investable U.S. equity market.

Standard & Poor's (S&P) 500 Index – A U.S. stock market index based on the market capitalizations of 500 large companies having common stock listed on the NYSE or NASDAQ.

Timberland Portfolio – Direct investments in timberland: in the United States timberland markets are divided into three regions, each with distinct economic characteristics: the Pacific Northwest, the Northeast and the Southeast. The Pacific Northwest is a high value softwood market, in which the growing cycle to produce a mature tree is forty to fifty years; in Australia, there is approximately 2 million hectares (4.9 million acres) of plantation timberlands that are almost evenly split between hardwood and softwood species.

Treasury Inflation-Protected Securities (TIPS) – Investment grade fixed income investments designed to provide a hedge against rising inflation. The principal of a TIPS increases with inflation and decreases with deflation, as measured by the Consumer Price Index. When a TIPS matures, the investor is paid the adjusted principal or original principal, whichever is greater.

Treasury Separate Trading of Registered Interest and Principal of Securities (STRIPS) – Bonds that are sold at a discount to their face value. The investor does not receive interest payments but is repaid the full-face value when the bonds mature. Also called "zero coupon" bonds.

Value-Added Fixed Income – A fixed income portfolio consisting of the following strategies: high yield bonds (non-investment grade corporate debt); bank loans (senior secured corporate debt); emerging markets debt (debt issued within the emerging, or developing countries, marketplace, and private debt (investments in private partnerships that invest directly in companies under financial distress).



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THANK YOU

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