



# Board of Retirement Regular Meeting

## Sacramento County Employees' Retirement System

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### Agenda Item 6

**MEETING DATE:** May 15, 2019

**SUBJECT:** Portfolio Allocation and Rebalancing Report – First Quarter 2019

**SUBMITTED FOR:**  X  Consent          Deliberation and Action          Receive and File

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#### **RECOMMENDATION**

Staff recommends that the Board receive and file the quarterly asset allocation and rebalancing report.

#### **PURPOSE**

This item does not specifically support the 2018-19 Strategic Management Plan, but complies with the SCERS Master Investment Policy Statement reporting requirements related to the review of SCERS' current asset allocation as it compares to established targets and ranges, and physical and Overlay Program rebalancing activity that occurred during the quarter.

#### **BACKGROUND**

SCERS employs an Overlay Program, which is managed by State Street Global Advisors (SSGA), to rebalance the asset allocation to policy targets and minimize the risk that SCERS falls short of achieving its targeted return due to the asset allocation straying from policy target ranges. The Overlay Program also invests available cash, including: (1) unallocated cash; (2) the cash balances in manager portfolios; and (3) cash held for previously committed to, but un-invested private market investments, in a manner which replicates SCERS' policy target strategic asset allocation.

While SCERS' Overlay Program reduces the need for physical rebalancing, it does not eliminate it, as there are circumstances whereby physical rebalancing would be a better solution compared to the Overlay Program, including: (1) when there is low correlation between the overlay proxies designed to replicate the underlying asset classes and managers, as is the case with many alternative assets; and (2) when there is a persistently large difference between physical assets and the target allocation.

While physical rebalancing typically costs more to execute compared to the Overlay Program, it remains important to assess whether SCERS’ portfolio is at a point where physical rebalancing warrants greater consideration.

The Overlay Program structure replicates SCERS’ asset category targets (Growth; Diversifying; Real Return), with bands around these targets (see below). The rebalancing methodology that SSGA utilizes is quarterly rebalancing with bands, where rebalancing occurs on a quarterly basis, unless the bands are breached on an intra-quarter basis, in which case rebalancing occurs upon the breach of a band.

	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)
Growth	48	59	70
Diversifying	18	25	32
Real Return	10	16	29

Each asset category has a separate overlay proxy, which contains a mixture of investments that attempt to replicate the objectives and exposures of the asset category and the underlying asset classes within the asset category, in order to minimize tracking error and costs.

There remain some larger gaps between target and actual allocations within some private market assets classes. Private market asset class implementation (Private Credit; Real Assets) continues to make good progress, but takes multiple years to execute given the unique capital pacing budgets for these segments of the portfolio. Private Equity is more mature, and close to its 9.0% target allocation.

SCERS’ asset category overlay proxies are shown in Appendix 1.

**DISCUSSION**

Because SCERS’ Overlay Program rebalances SCERS’ total fund, it is important to note that **Tables 1-16** reported below refer only to physical holdings compared to policy targets, and not the exposures provided through the Overlay Program. The exception is Table 11 (Real Return asset category exposure), which includes the SSGA Real Return Strategy, which is the Overlay proxy for this asset category, and is implemented through physical exposures.

As noted, SCERS rebalances the fund via both the Overlay Program and physically purchasing or selling assets. The Overlay Program is particularly effective in rebalancing public market assets due to the low tracking error of the underlying proxies compared to public market managers and the higher expenses of purchasing and liquidating interests held by investment managers. On the other hand, the Overlay Program is not as effective in tracking alternative assets because it is limited to the use of public market proxies. Public market proxies will not, for example, be able to replicate the ‘illiquidity premium’ or higher returns achieved historically by private equity and private real assets, or the ‘absolute’ return characteristics of SCERS’ Absolute Return portfolio, including its the ability to outperform equity markets in times of distress. Accordingly, it is beneficial for SCERS to continue physically investing in alternative

assets to achieve its asset allocation targets rather than heavily relying on the Overlay Program to rebalance these assets to the target allocations.

SCERS' investment staff and general investment consultant Verus Advisory monitor the asset allocation on a quarterly basis and update the Board if the asset allocation moves outside of policy ranges and conditions warrant physical rebalancing.

The values in the tables below are from SCERS' custodian, State Street, which can differ from those of SCERS' investment consultants.

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**GROWTH ASSET CATEGORY**

Table 1: Growth Asset Category Allocation (as of March 31, 2019)

	Market Value	Actual	Target	Delta %	Target Low	Target High
<b>GROWTH ASSET CATEGORY:</b>	<b>\$5,245,134,892</b>	<b>56.1%</b>	<b>59.0%</b>	<b>-2.9%</b>	<b>48.0%</b>	<b>70.0%</b>

The Growth asset category is comprised of the Domestic Equity, International Equity, Private Equity, Public Credit, Private Credit, and Growth Absolute Return segments of the portfolio. The Growth asset category currently has an allocation of 56.1%, which is below the strategic asset allocation’s target allocation of 59%. The multi-year build out of the Private Credit asset class is a key contributor to the Growth asset category underweight.

The Overlay Program rebalances the Growth asset category to the 59% target allocation by purchasing or selling global equity futures to bring the Domestic Equity and International Equity asset classes to their target allocations, and then adjusts the remainder of the asset category by using a combination of 85% global equity futures and 15% U.S. Treasury futures. At the end of the first quarter, SCERS’ overlay manager, SSGA, sold approximately \$79 million of total overlay proxy exposure to adjust for strong returns within equity markets and to rebalance the Growth asset category to its target allocation.

**Domestic Equities:**

As depicted in **Table 2** below, SCERS’ Domestic Equity asset class actual weighting of 21.7% is above SCERS’ policy target allocation of 21.0%, as of March 31, 2019. The asset class was underweight to start the quarter, but transitioned to being overweight by quarter end due to the meaningful rally in domestic equity stocks during the first quarter. SSGA buys and sells a basket of U.S. equity index futures to rebalance the Domestic Equity asset class to the policy target allocation, when physical rebalancing is not required. No physical rebalancing activity took place within the Domestic Equity asset class during the quarter. At the end of the quarter, SSGA sold domestic equity futures to rebalance the asset class to the 21% target allocation.

At the sub-asset class level, U.S. large cap, at a 19.6% allocation is above the target allocation of 18.9%. U.S. small cap, at a 2.1% allocation is in-line with the target allocation of 2.1%.

Table 2: Domestic Equity Allocation (as of March 31, 2019)

Domestic Equity	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		<b>\$2,028,282,729</b>	<b>21.7%</b>	<b>21.0%</b>	<b>0.7%</b>	<b>19.0%</b>	<b>23.0%</b>
AllianceBernstein	Equity Core Index	\$1,111,340,493	11.9%	11.3%	0.6%		
JP Morgan 130/30	Equity Core Active Short Extension (130/30)	\$125,281,975	1.3%	1.3%	0.1%		
DE Shaw Broad Market Coare Alpha Extension	Equity Core Active Short Extension (130/30)	\$118,215,481	1.3%	1.3%	0.0%		
Eagle Capital Management	Equity Large Cap Core	\$245,343,619	2.6%	2.5%	0.1%		
AQR US Enhanced Equity	Equity Systematic Multi-Factor Core	\$233,726,190	2.5%	2.5%	0.0%		
	Equity Large Cap		19.6%	18.9%	0.7%		
Dalton, Greiner, Hartman, Maher & Co.	Equity Small Cap Value	\$91,819,471	1.0%	1.1%	-0.1%		
M.A. Weatherbie & Co.	Equity Small Cap Growth	\$102,555,498	1.1%	1.1%	0.0%		
	Equity Small Cap		2.1%	2.1%	0.0%		

**International Equities:**

As depicted in **Table 3** below, SCERS’ International Equity asset class actual weighting of 19.3% is below SCERS’ policy target allocation of 20.0%. The asset class was heavily underweight to start the quarter, but moved closer to the target allocation by quarter end due to the significant rally in international equity stocks during the first quarter. SSGA buys and sells a basket of international equity index futures to rebalance the International Equity asset class to the policy target allocation, when physical rebalancing is not required. No physical rebalancing activity took place within the International Equity asset class during the quarter. At the end of the quarter, SSGA purchased international equity futures to rebalance the asset class to the 20% target allocation.

At the sub-asset class level, international large cap, at a 13.7% allocation is below the target allocation of 14.0%. International small cap, at a 1.8% allocation is below the target allocation of 2.0%. Emerging markets equity, at a 3.8% allocation is below the policy target allocation of 4.0%.

**Table 3: International Equity Allocation (as of March 31, 2019)**

International Equity	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		<b>\$1,807,712,981</b>	<b>19.3%</b>	<b>20.0%</b>	<b>-0.7%</b>	<b>18.0%</b>	<b>22.0%</b>
Lazard Asset Management	ACWI Ex-US	\$366,199,296	3.9%	4.0%	-0.1%		
LSV Large Cap International Value	International Equity Large Cap Value	\$415,442,098	4.4%	5.0%	-0.6%		
Walter Scott	International Equity Large Cap Growth	\$501,408,473	5.4%	5.0%	0.4%		
	International Equity Large Cap		13.7%	14.0%	-0.3%		
William Blair & Co.	International Equity Small Cap Growth	\$81,730,424	0.9%	1.0%	-0.1%		
Mondrian Investment Partners	International Equity Small Cap Value	\$90,750,974	1.0%	1.0%	0.0%		
	International Equity Small Cap		1.8%	2.0%	-0.2%		
Baillie Gifford	Emerging Markets Equity - All Cap	\$185,709,736	2.0%	2.0%	0.0%		
Mondrian Emerging Markets Equity Fund, LP	Emerging Markets Equity - All Cap	\$166,471,979	1.8%	2.0%	-0.2%		
	Emerging Markets		3.8%	4.0%	-0.2%		

**Private Equity:**

As outlined in **Table 4** below, SCERS’ Private Equity allocation is 8.5%, which is slightly below the policy target allocation of 9.0%. SSGA utilizes a basket of 85% global equities and 15% U.S. Treasuries to replicate Private Equity, as part of a broader non-public equity proxy within the Growth asset category.

During the first quarter, SCERS did not make any private equity commitments.

Please note that there is an investment within the Opportunities portfolio (Atalaya Special Opportunities Fund V, LP) which draws capital from the Private Equity asset class, as this is the asset class with the closest risk and return profile of the opportunity being invested in by this fund. The market value of this investment is \$8.0 million, which equates to a 0.1% allocation, and brings SCERS’ total allocation in Private Equity to 8.6%.

**Table 4: Private Equity Allocation (as of March 31, 2019)**

Private Equity	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		<b>\$798,103,981</b>	<b>8.5%</b>	<b>9.0%</b>	<b>-0.5%</b>	<b>7.0%</b>	<b>11.0%</b>
Accel-KKR Capital Partners IV, LP	Buyout	\$13,412,893	0.1%				
Accel-KKR Capital Partners V, LP	Buyout	\$10,865,938	0.1%				
Accel-KKR Growth Capital Partners II, LP	Buyout	\$7,859,414	0.1%				
Accel-KKR Growth Capital Partners III, LP	Buyout	\$0	0.0%				
H.I.G. Capital Partners V, LP	Buyout	\$12,843,865	0.1%				
Linden Capital Partners III, LP	Buyout	\$42,093,859	0.5%				
Linden Capital Partners IV, LP	Buyout	-\$292,572	0.0%				
Marlin Equity Partners IV, LP	Buyout	\$12,883,670	0.1%				
Marlin Equity Partners V, LP	Buyout	\$4,492,814	0.0%				
Marlin Heritage Europe, LP	Buyout	\$5,112,980	0.1%				
Marlin Heritage II, LP	Buyout	\$4,305,623	0.0%				
Marlin Heritage, LP	Buyout	\$8,051,056	0.1%				
Thoma Bravo Fund XI, LP	Buyout	\$42,360,301	0.5%				
Thoma Bravo Fund XII, LP	Buyout	\$30,520,532	0.3%				
Thoma Bravo Fund XIII, LP	Buyout	\$6,476,718	0.1%				
TSG7 A, LP	Buyout	\$11,620,583	0.1%				
TSG7 B, LP	Buyout	\$1,102,006	0.0%				
TSG8, L.P.	Buyout	\$367,680	0.0%				
H.I.G. Europe Capital Partners II, LP	European Buyout	\$8,391,095	0.1%				
Waterland Private Equity Fund V, CV	European Buyout	\$6,908,708	0.1%				
Waterland Private Equity Fund VI Overflow, CV	European Buyout	\$898	0.0%				
Waterland Private Equity Fund VI, CV	European Buyout	\$17,462,055	0.2%				
RRJ Capital Master Fund II, LP	Asian Buyout/Special Situations	\$19,406,414	0.2%				
RRJ Capital Master Fund III, LP	Asian Buyout/Special Situations	\$30,431,175	0.3%				
Spectrum Equity Investors VII, LP	Growth Equity	\$29,044,244	0.3%				
Spectrum Equity Fund VIII, LP	Growth Equity	\$4,062,500	0.0%				
Summit Partners VC Fund III, LP	Growth Equity	\$12,237,353	0.1%				
Summit Partners Venture Capital Fund IV, LP	Growth Equity	\$9,491,276	0.1%				
Summit Partners Europe Growth Equity Fund II, LP	European Growth Equity	\$8,136,277	0.1%				
Khosla Ventures IV, LP	Venture Capital	\$4,889,193	0.1%				
Khosla Ventures V, L.P.	Venture Capital	\$16,148,343	0.2%				
Khosla Ventures VI, L.P.	Venture Capital	\$7,980,000	0.1%				
New Enterprise Associates 14, LP	Venture Capital	\$31,333,919	0.3%				
New Enterprise Associates 15, LP	Venture Capital	\$41,508,756	0.4%				
New Enterprise Associates 16, LP	Venture Capital	\$16,370,019	0.2%				
Trinity Ventures XI, LP	Venture Capital	\$30,378,122	0.3%				
Trinity Ventures XII, LP	Venture Capital	\$20,128,764	0.2%				
Atalaya Special Opportunities Fund VI, LP	Distressed Debt	\$20,740,603	0.2%				
Davidson Kempner Distressed Opportunities Fund III, LP	Distressed Debt	\$20,711,867	0.2%				
Garrison Opportunity Fund III, LP	Distressed Debt	\$13,545,991	0.1%				
H.I.G. Bayside Loan Opportunity III (Europe), LP	Distressed Debt	\$17,426,166	0.2%				
TPG Opportunities Partners III, LP	Distressed Debt	\$24,464,309	0.3%				
TSSP Opportunities Partners IV, LP	Distressed Debt	\$1,798,490	0.0%				
Wayzata Opportunities Fund III, LP	Distressed Debt	\$6,360,696	0.1%				
Dyal Capital Partners II, LP	Other	\$18,421,682	0.2%				
Dyal Capital Partners III, LP	Other	\$17,782,101	0.2%				
Abbott Capital ACE VI	Fund of Funds	\$48,507,684	0.5%				
Goldman Sachs PEP X	Fund of Funds	\$26,694,164	0.3%				
Harbourvest Partners Intl VI	Fund of Funds	\$33,404,283	0.4%				
HarbourVest Partners VIII	Fund of Funds	\$15,609,471	0.2%				
RCP Multi-Fund Feeder (SCERS), L.P.	Fund of Funds	\$4,250,000	0.0%				

**Public Credit:**

As outlined in **Table 5** below, SCERS' Public Credit allocation is 1.9%, which is in-line with the policy target allocation of 2.0%. SSGA utilizes a basket of 85% global equities and 15% U.S. Treasuries to replicate Public Credit, as part of a broader non-public equity proxy within the Growth asset category.

**Table 5: Public Credit Allocation (as of March 31, 2019)**

Public Credit	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		<b>\$178,833,213</b>	<b>1.9%</b>	<b>2.0%</b>	<b>-0.1%</b>	<b>1.0%</b>	<b>3.0%</b>
Brigade Capital SC Opportunities Mandate	Public Credit	\$178,833,213	1.9%	2.0%			

**Private Credit:**

As outlined in **Table 6** below, SCERS' Private Credit allocation is 1.7%, which is 2.3% below the policy target allocation of 4.0%. SSGA utilizes a basket of 85% global equities and 15% U.S. Treasuries to replicate Private Credit, as part of a broader non-public equity proxy within the

Growth asset category. The commitment schedule and cash flow forecast of Private Credit investments projects SCERS achieving and maintaining the policy target in 2021.

Table 6: Private Credit Allocation (as of March 31, 2019)

Private Credit	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		<b>\$159,365,214</b>	<b>1.7%</b>	<b>4.0%</b>	<b>-2.3%</b>	<b>2.0%</b>	<b>6.0%</b>
Benefit Street Partners Senior Opportunities Fund, LP	Private Credit - Direct Lending	\$41,100,970	0.4%				
Summit Partners Credit Fund, LP	Private Credit - Direct Lending	\$3,119,866	0.0%				
Summit Partners Credit Fund II, LP	Private Credit - Direct Lending	\$25,186,505	0.3%				
Summit Partners Credit Fund III, LP	Private Credit - Direct Lending	\$20,877,669	0.2%				
Tennenbaum Capital Partners Direct Lending Fund VIII (S), LLC	Private Credit - Direct Lending	\$42,440,823	0.5%				
Athyrium Opportunities Fund II, LP	Private Credit - Healthcare Opportunistic Credit	\$14,493,767	0.2%				
Athyrium Opportunities Fund III, LP	Private Credit - Healthcare Opportunistic Credit	\$12,145,614	0.1%				

### Growth Absolute Return:

As outlined in **Table 7** below, SCERS' Growth Absolute Return allocation is 2.9%, which is in-line with the policy target allocation of 3.0%. SSGA utilizes a basket of 85% global equities and 15% U.S. Treasuries to replicate Growth Absolute Return, as part of a broader non-public equity proxy within the Growth asset category.

Table 7: Growth Absolute Return Allocation (as of March 31, 2019)

Growth Absolute Return	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		<b>\$272,836,774</b>	<b>2.9%</b>	<b>3.0%</b>	<b>-0.1%</b>	<b>1.0%</b>	<b>5.0%</b>
Grosvenor SC Absolute Return Fund - Growth Series	Diversified Separate Account	\$132,068,556	1.4%				
Jana Partners Qualified, LP	Equity Activist & Long/Short	\$4,146,020	0.0%				
Lakewood Capital Partners, LP	Equity Long/Short	\$43,850,730	0.5%				
Third Point Partners Qualified, LP	Event Driven	\$45,280,029	0.5%				
OZ Domestic Partners II, LP	Multi Strategy	\$47,491,440	0.5%				

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**DIVERSIFYING ASSET CATEGORY**

Table 8: Diversifying Asset Category Allocation (as of March 31, 2019)

	Market Value	Actual	Target	Delta %	Target Low	Target High
<b>DIVERSIFYING ASSET CATEGORY:</b>	\$2,194,359,172	23.5%	25.0%	-1.5%	18.0%	32.0%

The Diversifying asset category is comprised of the Public Fixed Income and Diversifying Absolute Return segments of the portfolio. The Diversifying asset category currently has an allocation of 23.5%, which is below the strategic asset allocation’s target allocation of 25.0%.

The Overlay Program rebalances the Diversifying asset category to the 25% target allocation by purchasing and selling U.S. government bond futures. At the end of the first quarter, SCERS’ overlay manager, SSGA, purchased approximately \$49 million of overlay proxy exposure, to rebalance the Diversifying asset category allocation.

**Public Fixed Income:**

As depicted in **Table 9** below, SCERS’ Public Fixed Income allocation actual weighting of 17.0% is slightly below SCERS’ policy target allocation of 18%. The Overlay Program rebalances the remaining Public Fixed Income underweight to the 18% target allocation. SSGA utilizes a combination of U.S. Treasury futures and Mortgage TBAs to rebalance this segment of the portfolio to its policy target allocation, as part of a broader Diversifying asset category proxy.

Table 9: Public Fixed Income Allocation (as of March 31, 2019)

Public Fixed Income	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		<b>\$1,592,594,488</b>	<b>17.0%</b>	<b>18.0%</b>	<b>-1.0%</b>	<b>13.0%</b>	<b>23.0%</b>
Prudential Investment Management	Core Plus Active Fixed Income	\$457,640,036	4.9%	5.0%			
TCW/MetWest	Core Plus Active Fixed Income	\$445,195,932	4.8%	5.0%			
	Core Plus		9.7%	10.0%			
Neuberger Berman	US Treasuries	\$447,159,682	4.8%	5.0%			
Brandywine Global	Global Opportunistic Fixed Income	\$242,598,839	2.6%	3.0%			

**Diversifying Absolute Return:**

As outlined in **Table 10** below, SCERS’ Diversifying Absolute Return allocation is 6.4%, which is below the policy target allocation of 7.0%. During the first quarter, SCERS did not make any Diversifying Absolute Return investments

SSGA utilizes a combination of U.S. Treasury futures and Mortgage TBAs to rebalance this segment of the portfolio to its policy target allocation, as part of a broader Diversifying asset category proxy.



**Table 10: Diversifying Absolute Return Allocation (as of March 31, 2019)**

Diversifying Absolute Return	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		<b>\$601,764,683</b>	<b>6.4%</b>	<b>7.0%</b>	<b>-0.6%</b>	<b>5.0%</b>	<b>9.0%</b>
Grosvenor SC Absolute Return Fund - Diversifying Series	Diversified Separate Account	\$127,810,469	1.4%				
Grosvenor SC Absolute Return Fund, Series B - Interim Diversifying	Diversified Separate Account	\$167,594,022	1.8%				
Marshall Wace Global Opportunities Fund	Equity Long/Short	\$40,165,840	0.4%				
Elliott Associates LP	Event Driven	\$54,211,208	0.6%				
KLS Diversified Fund, L.P.	Fixed Income Arbitrage	\$40,610,200	0.4%				
Claren Road Credit Partners, LP	Credit	\$0	0.0%				
AQR Delta Fund II, LP	Bottom Up Replication	\$59,870,760	0.6%				
Laurion Capital Management, LP	Volatility Arbitrage	\$45,930,296	0.5%				
Brean Howard Master Fund, LP	Discretionary Global Macro	-\$960,610	0.0%				
Winton Diversified Futures Fund, L.P.	Systematic Global Macro	\$37,216,060	0.4%				
Graham Tactical Trend Fund, L.P.	Systematic Global Macro	\$29,316,438	0.3%				

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**REAL RETURN ASSET CATEGORY**

Table 11: Real Return Asset Category Allocation (as of March 31, 2019)

	Market Value	Actual	Target	Delta %	Target Low	Target High
REAL RETURN ASSET CATEGORY:	\$1,470,292,041	15.7%	16.0%	-0.3%	10.0%	29.0%

The Real Return asset category is comprised of the Real Estate, Real Assets, and Commodities segments of the portfolio. The Real Return asset category currently has an allocation of 15.7%, which is below the strategic asset allocation’s target allocation of 16.0%. The Real Return allocation, without the Overlay proxy, is 14.5%.

The Overlay Program rebalances the Real Return asset category to the 16% target allocation by purchasing and selling a series of liquid commingled funds across global REITs, global infrastructure stocks, global natural resource stocks, commodities, U.S. TIPS, and floating rate notes. At the end of the first quarter, SCERS’ overlay manager, SSGA, purchased approximately \$30 million of overlay proxy exposure, to rebalance the Real Return asset category allocation.

The Real Return Overlay proxy exposure is shown below in **Table 12** below:

Table 12: Real Return Overlay Proxy Allocation (as of March 31, 2019)

Real Return Overlay Proxy	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		\$109,872,501	1.2%	0.0%	1.2%		
SSGA Real Return Overlay Strategy	Real Return Proxy	\$109,872,501	1.2%				

**Real Estate:**

As outlined in **Table 13** below, SCERS’ Real Estate allocation is 9.2%, which is above the policy target allocation of 7.0%. SSGA utilizes a series of listed commingled funds described above to replicate Real Estate, as part of the broader Real Return asset category proxy.

Staff and Townsend have been comfortable maintaining an above target real estate allocation while SCERS’ Real Assets asset class is built out and to compensate for the underweight to Commodities, but given that the allocation is slightly above the maximum allocation of 9.0%, a rebalancing plan is currently being finalized by Townsend and Staff to bring the allocation within range. The rebalancing plan will most likely reduce exposure across SCERS’ core open-end commingled funds, which typically offer quarterly liquidity, in addition to a pending sale of the last remaining property in SCERS’ core separate account portfolio, Leland James Center, an office redevelopment project in Portland, OR. Staff and Townsend expect the rebalancing to take place over the next two quarters.

**Table 13: Real Estate Allocation (as of March 31, 2019)**

Real Estate	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		<b>\$857,858,119</b>	<b>9.2%</b>	<b>7.0%</b>	<b>2.2%</b>	<b>5.0%</b>	<b>9.0%</b>
Blackrock Realty Advisors Portfolio I	Core Real Estate	\$26,406,199	0.3%				
Blackrock Realty Advisors, Portfolio II	Core Real Estate	\$0	0.0%				
Brookfield Premier Real Estate Partners, LP	Core Real Estate	\$98,973,599	1.1%				
Clarion Lion Properties Fund, LP	Core Real Estate	\$149,873,316	1.6%				
Cornerstone Realty Advisors	Core Real Estate	\$1,757	0.0%				
Jamestown Premier Property Fund LP	Core Real Estate	\$17,838,629	0.2%				
MetLife Core Property Fund, LP	Core Real Estate	\$58,478,114	0.6%				
Morgan Stanley Prime Property Fund	Core Real Estate	\$59,108,133	0.6%				
Principal US Property Account	Core Real Estate	\$46,341,435	0.5%				
Prologis Targeted Europe Logistics Fund, LP	Core Real Estate	\$36,740,007	0.4%				
Prologis Targeted US Logistics Fund, LP	Core Real Estate	\$67,011,476	0.7%				
Townsend Real Estate Fund, LP	Core Real Estate	\$105,428,460	1.1%				
Carlyle China Realty, L.P.	Non-Core Real Estate - Opportunistic	\$6,926,517	0.1%				
Carlyle China Rome Logistics, L.P.	Non-Core Real Estate - Opportunistic	\$31,520,468	0.3%				
KKR Real Estate Partners Americas, LP	Non-Core Real Estate - Opportunistic	\$8,843,958	0.1%				
Och-Ziff Real Estate Fund III, LP	Non-Core Real Estate - Opportunistic	\$12,452,480	0.1%				
A.E.W Value Investors II, LP	Non-Core Real Estate - Value-Added	\$1,557	0.0%				
Asana Partners Fund II, L.P.	Non-Core Real Estate - Value-Added	\$0	0.0%				
CIM Opportunity Fund VIII, LP	Non-Core Real Estate - Value-Added	\$34,693,610	0.4%				
DRC European Real Estate Debt Fund II, LP	Non-Core Real Estate - Value-Added	\$14,320,636	0.2%				
ECE European Prime Shopping Centre Fund II, SCS-SIF	Non-Core Real Estate - Value-Added	\$17,345,432	0.2%				
Hammes Partners II, LP	Non-Core Real Estate - Value-Added	\$17,065,977	0.2%				
Hammes Partners III, LP	Non-Core Real Estate - Value-Added	\$942,721	0.0%				
Hines US Office Value Added Fund II, LP	Non-Core Real Estate - Value-Added	\$28,864	0.0%				
NREP Nordic Strategies Fund, FCP-FIS	Non-Core Real Estate - Value-Added	\$13,364,543	0.1%				
NREP Nordic Strategies Fund II, FCP-FIS	Non-Core Real Estate - Value-Added	\$29,647,537	0.3%				
NREP Nordic Strategies Fund III, FCP-FIS	Non-Core Real Estate - Value-Added	\$1,752,092	0.0%				
UBS (Allegis Value Trust)	Non-Core Real Estate - Value-Added	\$2,750,601	0.0%				

**Real Assets:**

As outlined in **Table 14** below, SCERS' Real Assets allocation is 5.1%, which is below the policy target allocation of 7.0%. SSGA utilizes a series of listed commingled funds described above to replicate Real Assets, as part of the broader Real Return asset category proxy. Similar to other private markets, public market proxies such as these are less than optimal in replicating real assets, and it would be better to invest capital into physical private real assets holdings. The commitment schedule and cash flow forecast of Real Assets investments project SCERS achieving and maintaining the policy target in 2021.

During the quarter, SCERS made a \$35 million commitment to EQT Infrastructure IV, SCSp.

**Table 14: Real Assets Allocation (as of March 31, 2019)**

Real Assets	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
		<b>\$477,217,573</b>	<b>5.1%</b>	<b>7.0%</b>	<b>-1.9%</b>	<b>5.0%</b>	<b>9.0%</b>
ACM Fund II, LP	Agriculture	\$12,723,267	0.1%				
Paine Schwartz Food Chain Fund V, L.P.	Agriculture	\$0	0.0%				
EnCap Energy Capital Fund IX, LP	Energy	\$25,087,849	0.3%				
EnCap Energy Capital Fund X, LP	Energy	\$31,570,222	0.3%				
Tailwater Energy Fund III, LP	Energy	\$19,392,236	0.2%				
Quantum Energy Partners VI, LP	Energy	\$34,021,572	0.4%				
Quantum Energy Partners VII, LP	Energy	\$14,017,665	0.1%				
ArcLight Energy Partners Fund VI, LP	Infrastructure	\$39,138,788	0.4%				
Brookfield Infrastructure Fund III, LP	Infrastructure	\$26,153,925	0.3%				
EnCap Flatrock Midstream Fund III, LP	Infrastructure	\$14,523,860	0.2%				
EnCap Flatrock Midstream Fund IV, LP	Infrastructure	\$6,534,942	0.1%				
EQT Infrastructure IV, SCSp	Infrastructure	\$0	0.0%				
First Reserve Energy Infrastructure Fund II, LP	Infrastructure	\$22,917,929	0.2%				
IFM Global Infrastructure Fund	Infrastructure	\$88,759,730	0.9%				
ISQ Global Infrastructure Fund II, LP	Infrastructure	\$12,421,435	0.1%				
Meridiam Infrastructure North America III, LP	Infrastructure	\$585,870	0.0%				
Pantheon SCERS SIF, LLC	Infrastructure	\$82,138,960	0.9%				
Wastewater Opportunity Fund, LLC	Infrastructure	\$14,208,518	0.2%				
Atalaya SCERS SMA, LLC	Infrastructure Debt	\$16,366,375	0.2%				
Carlyle Power Partners II, LP	Power Generation	\$16,654,430	0.2%				

**Commodities:**

As outlined in **Table 15** below, SCERS' Commodities allocation is 0.3%, which is below the policy target allocation of 2.0%, but within the range of 0% to 3%. SSGA utilizes a series of listed commingled funds described above to replicate Commodities, as part of the broader Real Return asset category proxy.

Table 15: Commodities Allocation (as of March 31, 2019)

Commodities	Sub-Asset Class	Market Value	Actual	Target	Delta %	Target Low	Target High
The TAP Fund, Ltd.	Commodities	\$25,343,849	0.3%	2.0%	-1.7%	0.0%	3.0%

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**OPPORTUNITIES PORTFOLIO**

The allocation for SCERS’ Opportunities portfolio, outlined in **Table 16** below, is 0.1% compared to the 0% target allocation, and within the policy range of 0% to 5%. Any investments made within the Opportunities portfolio draw capital from the asset class with the closest risk and return profile as the opportunity being invested in. The asset class where capital is drawn from is listed in the chart below for each investment. Since the target allocation for Opportunities is 0%, the Overlay Program does not utilize a proxy allocation for the Opportunities portfolio, as it does for the other asset categories.

Table 16: Opportunities Allocation (as of March 31, 2019)

OPPORTUNITIES:	Sub-Asset Class	Market Value	Actual	Target	%	Low	High	Capital Is Drawn From
		\$7,985,875	0.1%	0.0%	0.1%	0.0%	5.0%	
Atalaya Special Opportunities Fund V, LP	Opportunities - Credit	\$7,985,875	0.1%					Private Equity

**CASH**

SCERS’ cash balance is approximately 3.3% (as of March 31, 2019), which is above SCERS’ policy target of 0%. An excess cash balance is necessary to make the monthly SCERS benefit payments, and to fund future drawdowns within the private markets segments of the portfolio. SCERS’ Overlay Program rebalances the portfolio by eliminating any ‘cash drag’ and investing cash into positions that replicate SCERS’ target portfolio.

**ATTACHMENTS**

Appendix 1: SCERS Overlay Proxies

Prepared by:

/S/

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 Steve Davis  
 Chief Investment Officer

Reviewed by:

/S/

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 Eric Stern  
 Chief Executive Officer

## Appendix 1: SCERS Overlay Proxies

Growth Asset Category Proxy:			
	Policy Allocation	Benchmark	Overlay Implementation
Domestic Equities	21.0%	Russell 3000 Index	Basket of S&P 500; S&P 400; and Russell 2000 futures
International Equities	20.0%	MSCI ACWI ex-US Index	Basket of Local Index, EAFE, EM Futures plus currency
Private Equity	9.0%	Cambridge Associates PE/VC Index	Basket of 85% Goba Equity and 15% US TSY
Public Credit	2.0%	50% BofA High Yield/50% CS Leveraged Loan	Basket of 85% Goba Equity and 15% US TSY
Private Credit	4.0%	CS Leveraged Loan + 2%	Basket of 85% Goba Equity and 15% US TSY
Growth Absolute Return	3.0%	HFRI FoF Composite Index + 1%	Basket of 85% Goba Equity and 15% US TSY

Diversifying Asset Category Proxy:			
	Policy Allocation	Benchmark	Overlay Implementation
Core/Core Plus Fixed Income	10.0%	Bloomberg Barclays Aggregate Index	Baskets of Treasury Futures and TBAs
US Treasury	5.0%	Bloomberg Barclays UST Index	Baskets of Treasury Futures and TBAs
Global Fixed Income	3.0%	80% Citi WGBI/20% JPM GBI EM Global	Baskets of Treasury Futures and TBAs
Diversifying Absolute Return	7.0%	HFRI FoF Conservative Index	Baskets of Treasury Futures and TBAs

Real Return Asset Category Proxy:			
	Policy Allocation (relative to Real Return Asset Category)	Benchmark/Overlay Implementation	
Global Real Estate (REITs)	15.0%	FTSE EPRA/NAREIT Developed Liquid Index	
Global Infrastructure Equity	25.0%	S&P Global Infrastructure Index	
Global Natural Resources	10.0%	S&P Global Large Mid Cap Commodity and Resources Index	
Commodities	10.0%	Bloomberg Roll Select Commodity Index	
US Intermediate TIPS	30.0%	Bloomberg Barclays 1-10 Year US TIPS Index	
Floating Rate Notes	10.0%	Bloomberg Barclays US Dollar Floating Rate Note < 5 Years Index	