

Minutes of the meeting held on September 9, 2026

Present: Francis Murphy – Chair, Joseph McCann, Michael Gardner, James Monagle, Claire Spinner, Chris Burns, and Rafik Ghazarian.

Absent: Nadia Chamblin-Foster

The meeting was called to order at 10:00 AM. This was a hybrid meeting, held in-person in the Sheila Tobin Conference Room at 125 CambridgePark Drive, with some participants joining via Zoom videoconference. Burns announced that the Retirement Board audio and video records the meeting, which in conjunction with the minutes, constitutes the official record of the meeting. The minutes are made available to the public. In addition, third parties may also audio and/or video record the meeting.

Agenda Item #1 – Segal Marco Advisors

Ghazarian reviewed Segal Marco's written analysis of investment performance for the period ending June 30, 2026. Returns in domestic and international equities were strong. Fixed income was flatter. Emerging Markets equities were the strongest performing asset class. Ghazarian noted the performance of Aberdeen, which has returned 55.8% over the last year, outperforming the index return of 43.5%. Returns from high yield and bank loans were weaker, with rising interest rates as a significant headwind. Overall, the total fund was valued at \$2.32 billion, representing a gain of 9% during the quarter. The fund outperformed the policy index return of 8.4%. Ghazarian stated that he did not have serious concerns about any of the fund's current managers.

Ghazarian reviewed a structural analysis of the system's current real estate holdings. The new asset allocation strategy calls for 4% of the fund to be invested in core real estate and 4% in core-plus or value-add real estate funds. As of July 31, 2026 the fund has 7.3% of assets split between four funds, all of which invest primarily in core assets. Ghazarian characterized the fund as being conservatively positioned with 84.6% exposure to core, 10.1% to core-plus, 1.5% to value-add and 3.8% to other. Ghazarian reviewed the system's sector exposures, noting that the system is slightly overweighted to residential properties and underweighted to industrial. The system is geographically balanced, with reasonable exposure to various regions of the United States. However, the plan has no investments in properties outside the United States.

Ghazarian stated that his researchers held meetings with all of the real estate managers to understand their strategy over the next five years. All of them expressed a desire to reduce office exposure and reallocate to other, better performing sectors. UBS intends to increase holdings of alternative properties such as self-storage and senior housing. Both Intercontinental and JP Morgan will seek to buy more industrial properties.

Ghazarian suggested that the Board should move to increase real estate investments up to 8% of the portfolio. He noted that this could be done quickly by moving money into PRIM, which allows systems to move money in and out with 30 days notice. The system may also wish to consider issuing an RFP for a manager focused on core-plus and value-add properties. Once the Board evaluates the responses to that RFP, they could consider if it would be appropriate to draw down funds from the existing managers. Ghazarian noted that only PRIT offers quick liquidity. The other funds would likely take between 12 and 36 months to pay out any redemption request. Gardner noted that the incumbent managers all offer separate investment vehicles with more exposure to value-add properties. He asked if a redemption could be paid out faster if the money were being transferred to another account under the same manager. Ghazarian offered to check with the managers, but that he did not think it would be possible. Manager contracts generally require that all redemption requests be filled in the order in which they are received. He also

noted that the system would still need to issue an RFP before moving funds to any new investment product, even if it is managed by an existing manager. Ghazarian stated that he would prefer to cast as wide a net as possible in advertising the RFP, and invite submissions from domestic and international managers, and either open-ended or closed-ended funds. Motion by Gardner, seconded by Monagle to authorize Segal Marco to issue an RFP for a value-add real estate manager, with a \$30 million mandate. Voted unanimously. Gardner stated that when reviewing responses to the RFP, he would like additional information on PRIT's strategy for the near term and any investments in real estate outside the USA.

Ken Masse and Heather Mazzeola represented Acadian. A written portfolio review was presented to the Board. Cambridge has invested with the Acadian non-US Equity fund since April 2023. Acadian is headquartered in Boston, with offices in London, Singapore and Sydney. The firm holds \$238 billion in assets under management. Mazzeola stated that Acadian had announced that Alexandre Voitenok would be promoted from Deputy CIO to co-CIO with Brendan Bradley, effective on January 1. There were no other changes to the portfolio strategy or management team. Masse reviewed the fund performance. The portfolio has shown very strong returns since 2023. In the last year, the fund returned 25% vs the benchmark at 24.3%. The major drivers of returns were good stock selection in Japan, although this was mitigated slightly by an overall underweight position in Japan. The fund also saw strong returns in France and the UK. The main detractors were in Germany, Israel and Australia, all driven by poor stock selection. Masse described the fund's investment process, which involves assigning a forecast to any stock under consideration. The themes to be measured include Value, Quality, Growth, Peer Networks, Risk, and Cash Equalization. Finally, the firm incorporates analysis of the firm's country and industry. Masse stated that this allows the firm to identify stocks which are mispriced due to the broader investment universe operating with misunderstood or incomplete information.

Ryan Cunningham, David Haim. Andy Hoyt and Katharine Jesse represented Campbell. A written portfolio review was presented to the Board. Jesse stated that Campbell has been rebranded as JP Morgan Natural Capital, effective on September 1. Campbell was acquired by JP Morgan in 2021, but kept their original branding until now. Hoyt reviewed the composition of the portfolio. There has been no change in the portfolio holdings over the last year. The fund owns properties in Chile, Australia and New Zealand. The present fund is scheduled to end in 2028, with an option to extend for two additional years. The fund is very likely to extend the life of the portfolio at least into 2029. Cunningham reviewed the management of timberlands, and the efforts to harvest and sell into markets with high demand. He noted that timber investments tend to have low correlation with inflation and other real estate investments. Over the last year, the fund returned 12.4% net of fees, which is the best performing year since fund inception. Hoyt stated that the returns was partially driven by currency effects, but primarily was the result of an updated appraisal of the Chilean properties. The fund rotates in and out of appraisers every three years. The former appraiser undervalued the property and Hoyt stated that he believes that the new appraiser has a better view of the property's value. He reviewed the history of prior distributions and stated that there would likely be no further distributions in 2026 as the fund is holding back on harvesting. Distributions should begin again in 2027 and increase in 2028. Haim reviewed the current state of timber markets. In Australia, housing demand has been depressed by higher interest rates and construction costs. Exports to the India continue to grow. The domestic market in New Zealand is showing signs of recovery, with permit applications growing by 19%. Higher inflation as a result of fuel prices and the Iran war will continue to be a headwind. Chile has also seen higher inflation, with slow growth in 2026. Haim stated that he remains optimistic that Chile will see faster growth in 2027.

Amy Haynes, Richard Wolfe and Mitchell Zaniboni represented Manulife Investment Management. A written overview of the portfolio was presented to the Board. Cambridge currently invests in two Manulife funds. Hancock Timberland X is a closed-end fund with a 2010 inception date. The Hancock Timberland and Farmland Fund is an open-ended fund with a 2018 inception date. There were no changes over the last year to portfolio management or strategy. Zaniboni reviewed the performance of the Timber/Farmland fund. Cambridge committed \$15 million to HTFF in 2018 and an additional \$30 million in 2021. All commitments have now been fully drawn down. The present value of the fund is \$47.3 million, and has also made \$5.3 million in distributions. Zaniboni conceded that this was short of the goals that Manulife set for the portfolio. Haynes noted that the fund has moved to offer investors additional liquidity. Investors may now request redemptions each quarter, whereas previous the fund offered withdrawals only once per year. The farmland consists of both row crops and permanent crops. The properties are located in the United States, Australia, Chile, Brazil and Canada. Zaniboni noted that the highest returns in the portfolio were generated by “plus” assets which include crops along with facilities for packing, processing, or logistics. The Canadian property, a processing facility in Ontario, has not been generating expected returns. This is because the facility has been slow to come fully on-line and due to tariff impacts. Wolfe reported on the timber segment of the portfolio. He stated that Manulife was deferring harvesting at present due to low prices. The fund did complete sales of \$31.7 million of timberlands for higher and better use.

The Timberland X fund was recapitalized in 2023. This had the effect of extending that fund out to at least 2033. Investors who wish to leave early would have to sell their interests on the secondary market. The fund has returned 7.7% annually since inception although returns have been less over the last three years due to the weak timber market. The portfolio consists of timberlands in Queensland, Australia; and in Washington, Oregon, Idaho and Louisiana.

Jake Passero represented Hamilton Lane. A written overview of the portfolio was presented to the Board. There have been no changes to the investment strategy or the management team at Hamilton Lane. Cambridge has an active investment in Fund VIII. Cambridge has committed \$6.5 million to Fund VIII, which is a 2012 vintage fund. The fund is now fully committed and into the harvesting phase. This fund will not call any additional capital. The portfolio has a net IRR of 4.93%. Passero noted that the fund has lagged behind its peers. Fund VIII invested 12% of the portfolio in energy companies and some were hurt poor management following a buyout. Hamilton Lane has not invested in energy buyouts since Fund VIII. The fund remains short of the S&P 500 return since inception. The fund will likely run for another 1-3 years before liquidation. Passero stated that he would consider options for a faster liquidation by selling on the secondary market.

Mark Andrew represented Lexington Capital Partners. A written review of the portfolio was presented to the Board. There have been no changes to the portfolio management or strategy over the last year. The fund now holds \$86 billion in assets under management. Secondary market transactions have continued to show strong growth, with \$227 billion in transactions throughout the market in 2025. Andrew reviewed the LCP VIII portfolio. Most of the funds are buyout-focused and based in the United States. The fund is well diversified by vintage year. The current IRR was calculated at 13.5%. Andrew stated that the fund would likely terminate in 2028 and must be terminated by 2029.

Gardner asked for Ghazarian’s take on the presentation from Acadian. He stated that he was skeptical that the fund could assign such precise weightings over a variety of characteristics. Ghazarian noted that Acadian is a quant shop, and their strategy relies on analyzing tremendous

amounts of data, often using AI tools. This results in a large output of measurable data which they use in trading decisions.

Ghazarian reviewed the system's current asset allocation. He noted that the Board has already taken action to address the shortfall in allocations to real estate and infrastructure. The Board has now set a 4% target for the allocation to Emerging Markets Debt, up from 3% under the old strategy. Ghazarian recommended drawing down funds from the Emerging Markets Equity sleeve, which has seen extremely large returns over the last year. Motion by Gardner, seconded by Monagle to authorize Ghazarian to work with Burns to move \$30 million from Emerging Markets Equities to Emerging Markets Debt managers. Voted unanimously.

Ghazarian also noted that the Board has set a 14% target allocation to Private Equity, up from 13% under the old strategy. He suggested that the Board could either issue an RFP for a secondaries manager, or commit a larger amount into the PRIT 2027 private equity fund. The Chair noted that PRIT's returns have been very strong and that he would prefer to continue investing in Private Equity through their funds. The Board agreed to take no action but to review the 2027 commitment to PRIT's private equity fund at the next quarterly review.

Monagle moved to adjourn at 1:45 PM.