

City of Tampa General Employees' Retirement Fund

Monthly ASAP Report

August 31, 2024



2018 2019 2020 2021 2022 **2023**

We are proud to announce that ACG has again been named a Greenwich Associates Quality Leader - recognized as one of the top consultants in the industry.

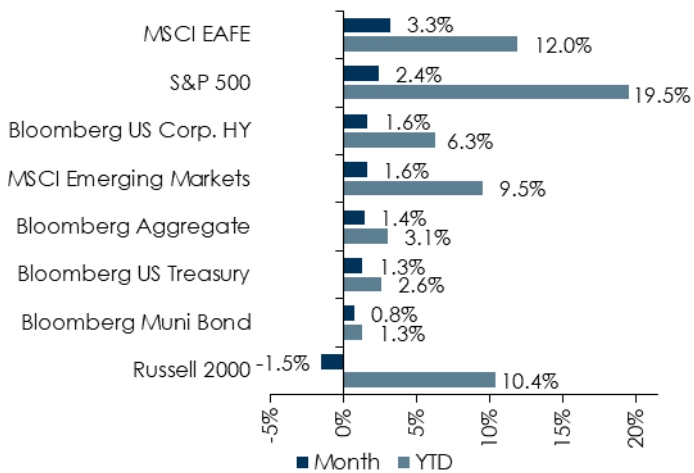
Methodology and Disclosure: Between February and November 2023, Coalition Greenwich conducted interviews with 708 individuals from 575 of the largest tax-exempt funds in the United States. These U.S.-based institutional investors are corporate, public, union, and endowment and foundation funds with either pension or investment pool assets greater than \$150 million. Study participants were asked to provide quantitative and qualitative evaluations of their asset management and investment consulting providers, including qualitative assessments of those firms soliciting their business and detailed information on important market trends. ACG is one of three firms recognized in the mid-size investment consultant category. The ratings may not be representative of any one client's experience with ACG; rather they are representative of those clients that chose to participate in the survey. The results are not indicative of ACG's future performance. ACG does not pay to have its clients participate in the study.

Economic Overview

- July's payroll report came in below expectations, leading unemployment to rise to 4.3% and raising concern of an economic slowdown
- Inflation results were in-line with estimates, with headline CPI rising 2.9% for the trailing 12 months, the smallest increase since March 2021
- Fed Chair Jerome Powell signaled a likely rate cut in September, and markets are currently pricing 1-2 cuts at the September FOMC meeting

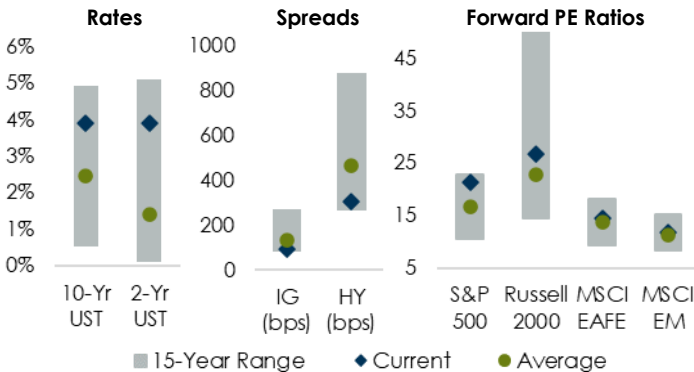
Market Returns

- Int'l Developed equities outperformed as the USD weakened
- Bonds continued to benefit from declining longer-term rates



Source: Bloomberg, ACG Research (as of 8/31/2024)

Fixed Income and Equity Valuation Metrics



Source: Bloomberg (as of 8/31/2024)

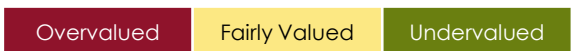
Asset Class Valuations - Rebalancing Rationale

- Equities discounting a soft landing and eventual easing monetary policy
- Favor core bonds (US Treasuries) over high yield
- Cash yields set to fall as rate cutting cycle begins

Asset Class	Current Valuation	Rationale
US Large Cap	Overvalued	Expensive valuations
US Small Cap	Fairly Valued	Balanced upside/downside risks
Int'l Developed	Fairly Valued	Fair valuations, mixed growth across regions
Emerging Mkt	Fairly Valued	Balanced upside/downside risks

Cash	Overvalued	Cash rates likely to decline
Core Bonds	Overvalued	Favor high quality
Multi-Sector	Fairly Valued	Duration, spreads balanced
Unconstrained	Fairly Valued	Duration, spreads balanced

Core Real Estate	Overvalued	Historically low (but rising) cap rates
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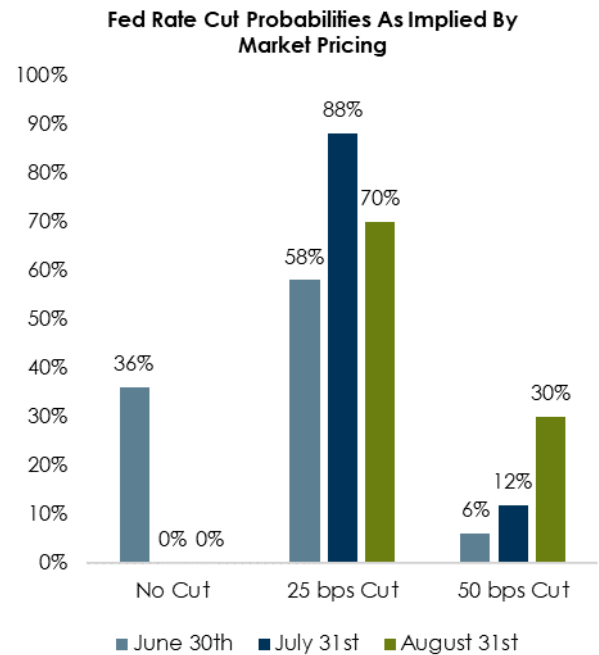
Recent Articles (click on links below)

- [Has Real Estate Hit Bottom? \(September\)](#)
- [The Evolution of Private Wealth \(April\)](#)
- [Fiscal Policy Impact of 2024 Election \(April\)](#)

Key Risk Factors We Are Watching

- Stronger inflation and labor market data
- Rising headwinds for consumers (higher rates, student loan repayments, depleted savings...)
- Potential Fed policy error
- Headwinds to corporate earnings
- Rising geopolitical tensions
- Weaker than expected China recovery

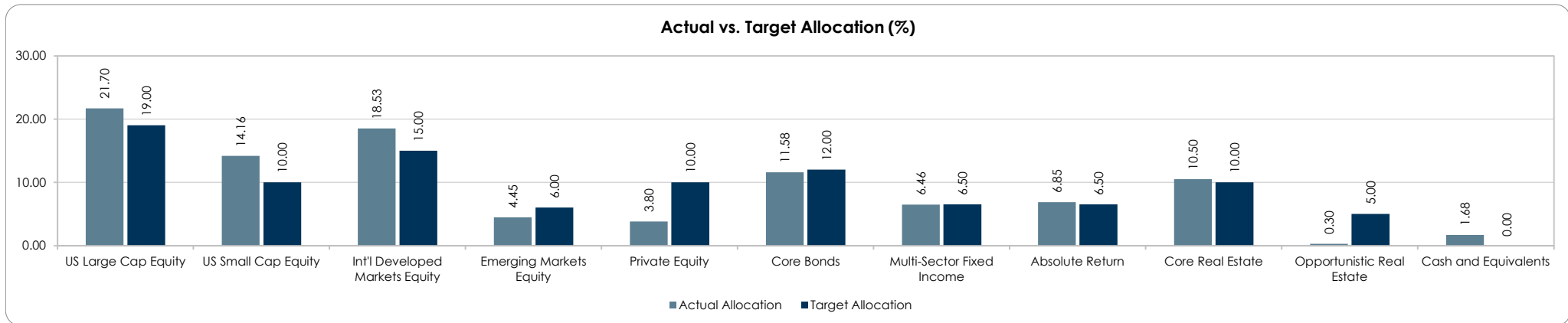
Markets Are Confident in a September Rate Cut



Source: CME Group (as of 8/31/2024)

City of Tampa General Employees' Retirement Fund

For the Periods Ending August 31, 2024



Asset Class	Market Value (\$000s)	Actual Allocation (%)	Target Allocation (%)	Over/Under (%)	Range Min - Max (%)
Total Portfolio	843,948	100.00	100.00		
Equity	528,680	62.64	60.00	2.64	55.00 - 75.00
US Large Cap Equity	183,119	21.70	19.00	2.70	15.00 - 30.00
US Small Cap Equity	119,518	14.16	10.00	4.16	5.00 - 15.00
Int'l Developed Markets Equity	156,390	18.53	15.00	3.53	10.00 - 25.00
Emerging Markets Equity	37,583	4.45	6.00	-1.55	0.00 - 10.00
Private Equity	32,070	3.80	10.00	-6.20	0.00 - 15.00
Fixed Income	210,013	24.88	25.00	-0.12	15.00 - 35.00
Core Bonds	97,713	11.58	12.00	-0.42	5.00 - 20.00
Multi-Sector Fixed Income	54,520	6.46	6.50	-0.04	0.00 - 12.50
Absolute Return	57,779	6.85	6.50	0.35	0.00 - 12.50
Real Assets	91,112	10.80	15.00	-4.20	5.00 - 20.00
Core Real Estate	88,605	10.50	10.00	0.50	5.00 - 15.00
Opportunistic Real Estate	2,507	0.30	5.00	-4.70	0.00 - 10.00
Cash and Equivalents	14,144	1.68	0.00	1.68	

City of Tampa General Employees' Retirement Fund

For the Periods Ending August 31, 2024

	Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	YTD (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)	
Total Portfolio (07/85)	843,948	100.00	1.49	9.79	18.06	14.34	3.08	8.65	7.09	8.53	
Net of Fees *			1.48	9.46	17.57	13.75	2.51	8.05	6.51	--	
			<i>Policy Index</i> ¹								
US Large Cap Equity (04/02)	183,119	21.70	1.90	17.41	31.71	25.76	9.54	16.98	13.74	10.62	
Net of Fees *			1.90	17.17	31.33	25.26	9.11	16.46	13.27	--	
			<i>Russell 1000</i>								
US Small Cap Equity (01/99)	119,518	14.16	0.95	13.54	27.85	21.66	4.63	12.41	9.99	11.13	
Net of Fees *			0.95	13.15	27.21	20.83	3.90	11.63	9.23	--	
			<i>Russell 2000</i>								
Non US Equity (03/03)	193,972	22.98	2.81	12.00	22.64	17.67	-0.55	7.97	5.02	8.00	
Net of Fees *			2.76	11.51	21.94	16.90	-1.20	7.27	4.35	--	
			<i>Non-US Equity Index</i> ²								
Private Equity (12/21) *	32,070	3.80	0.00	4.37	8.56	10.38	--	--	--	0.93	
Fixed Income (10/84)	210,013	24.88	1.22	4.02	9.16	7.75	0.93	2.37	2.49	6.02	
Net of Fees *			1.20	3.80	8.83	7.39	0.57	2.04	2.21	--	
			<i>Bloomberg US Aggregate</i>								
Real Assets (07/02)	91,112	10.80	0.00	-1.03	-6.07	-6.83	0.65	1.31	3.74	6.27	
Net of Fees *			0.00	-1.44	-6.65	-7.58	-0.31	0.48	2.81	--	
			<i>Real Assets Composite Index</i> ³								
Cash and Equivalents (06/93)	14,144	1.68	0.45	3.47	4.82	5.24	3.28	2.21	1.63	2.72	
			<i>US T-Bills 90 Day</i>								

¹ Policy Index: Effective May 2024, the index consists of 25.00% Bloomberg US Aggregate, 19.00% Russell 1000, 10.00% Russell 2000, 15.00% MSCI EAFE NetDiv, 10.00% MSCI ACWI NetDiv, 6.00% MSCI EM NetDiv, 15.00% NFI ODCE Net.

² The Non US Equity Index consists of 80% MSCI EAFE and 20% MSCI Emerging Markets Index. Prior to June 2014, the Non U.S. Equity Policy Index consisted of 75% MSCI EAFE, 12.5% MSCI EAFE SMID NetDiv, and 12.5% MSCI Emerging Markets Index.

³ The Real Assets Composite Index consists of 100% NFI ODCE Net. Prior to July 2017, the Real Assets Composite Index consisted of 50% NFI ODCE Net and 50% FTSE EPRA/NAREIT Developed RE Index.

City of Tampa General Employees' Retirement Fund

For the Periods Ending August 31, 2024

	Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	YTD (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
US Large Cap Equity (04/02)	183,119	21.70	1.90	17.41	31.71	25.76	9.54	16.98	13.74	10.62
Net of Fees *			1.90	17.17	31.33	25.26	9.11	16.46	13.27	--
<i>Russell 1000</i>			2.37	18.64	32.84	26.60	8.34	15.55	12.66	9.56
Loomis Sayles Large Cap Growth (08/18)	90,500	10.72	1.77	18.61	35.58	26.66	9.55	17.99	--	16.57
Net of Fees *			1.77	18.34	35.12	26.08	9.05	17.35	--	15.98
<i>Russell 1000 Growth</i>			2.08	21.12	38.27	30.75	8.87	19.08	16.03	17.25
Dodge & Cox Incorporated (04/02)	92,619	10.97	2.03	15.91	27.56	24.41	9.51	15.57	11.50	9.97
Net of Fees *			2.03	15.71	27.24	23.99	9.16	15.20	11.14	--
<i>Russell 1000 Value</i>			2.68	15.08	26.01	21.15	7.25	11.16	8.85	8.03
US Small Cap Equity (01/99)	119,518	14.16	0.95	13.54	27.85	21.66	4.63	12.41	9.99	11.13
Net of Fees *			0.95	13.15	27.21	20.83	3.90	11.63	9.23	--
<i>Russell 2000</i>			-1.49	10.39	25.88	18.47	0.60	9.68	8.03	8.12
WTC SC 2000 (01/99)	57,590	6.82	1.75	15.03	30.55	24.14	4.37	13.41	11.88	11.87
Net of Fees *			1.75	14.69	29.99	23.41	3.74	12.75	11.21	--
<i>Russell 2000</i>			-1.49	10.39	25.88	18.47	0.60	9.68	8.03	8.12
ClariVest Asset Management (07/07)	30,443	3.61	0.52	14.21	28.55	22.36	3.11	10.88	9.99	8.14
Net of Fees *			0.52	13.74	27.78	21.36	2.24	9.96	9.07	--
<i>Russell 2000 Growth</i>			-1.11	11.74	25.98	17.67	-2.07	8.35	8.21	7.95
Leeward Small Cap Value (07/16)	31,485	3.73	-0.07	10.41	22.53	16.73	6.90	12.11	--	10.18
Net of Fees *			-0.07	10.01	21.87	15.87	6.10	11.26	--	9.36
<i>Russell 2000 Value</i>			-1.88	9.15	25.80	19.25	3.05	10.38	7.46	9.20
Non US Equity (03/03)	193,972	22.98	2.81	12.00	22.64	17.67	-0.55	7.97	5.02	8.00
Net of Fees *			2.76	11.51	21.94	16.90	-1.20	7.27	4.35	--
<i>Non-US Equity Index ²</i>			2.92	11.56	22.61	18.62	2.75	7.95	4.75	8.05
Int'l Developed Markets Equity										
Marathon-London International Fund (08/15)	80,158	9.50	2.12	11.74	21.94	18.07	3.39	9.08	--	6.19
Net of Fees *			2.09	11.35	21.42	17.52	2.90	8.62	--	5.70
<i>MSCI EAFE NetDiv</i>			3.25	11.96	23.62	19.40	4.13	8.61	5.20	5.75
<i>MSCI EAFE Value NetDiv</i>			2.56	12.19	21.41	20.38	7.76	8.99	3.98	4.78
WCM Focused Growth International (07/20)	76,232	9.03	5.48	17.48	31.38	24.78	-0.23	--	--	10.34
Net of Fees *			5.42	16.91	30.50	23.86	-0.98	--	--	9.53
<i>MSCI ACWI ex US NetDiv</i>			2.85	11.22	22.07	18.21	2.11	7.56	4.42	9.29
<i>MSCI ACWI ex US Growth NetDiv</i>			3.18	11.23	23.61	17.08	-1.48	6.81	5.24	6.25
Emerging Markets Equity										
RWC Emerging Markets Equity (12/23)	37,583	4.45	-0.86	2.21	--	--	--	--	--	3.67
Net of Fees *			-0.93	1.70	--	--	--	--	--	3.09
<i>MSCI EM NetDiv</i>			1.61	9.55	18.16	15.07	-3.06	4.79	2.56	13.83
Private Equity (12/21) *	32,070	3.80	0.00	4.37	8.56	10.38	--	--	--	0.93

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For the Periods Ending August 31, 2024

	Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	YTD (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
Fixed Income (10/84)	210,013	24.88	1.22	4.02	9.16	7.75	0.93	2.37	2.49	6.02
Net of Fees *			1.20	3.80	8.83	7.39	0.57	2.04	2.21	--
<i>Bloomberg US Aggregate</i>			1.44	3.07	10.09	7.30	-2.11	-0.04	1.64	6.14
Core Bonds										
Loop Capital Asset Management (03/97)	97,713	11.58	1.47	3.68	11.14	8.17	-1.75	0.34	1.82	4.64
Net of Fees *			1.47	3.59	10.98	7.95	-1.96	0.14	1.61	--
<i>Bloomberg US Aggregate</i>			1.44	3.07	10.09	7.30	-2.11	-0.04	1.64	4.25
Multi-Sector Fixed Income										
Manulife Strategic Fixed Income (10/20)	54,520	6.46	1.73	3.99	10.74	8.54	0.26	--	--	1.50
Net of Fees *			1.73	3.74	10.38	8.19	-0.07	--	--	1.18
<i>Bloomberg Multiverse</i>			2.36	2.05	10.34	7.17	-3.94	-1.16	0.28	-2.70
Absolute Return										
JP Morgan Strategic Income Opportunities (10/20)	57,779	6.85	0.32	4.09	5.62	6.32	3.89	--	--	3.51
Net of Fees *			0.28	3.72	5.11	5.75	3.34	--	--	2.97
<i>Bloomberg US Aggregate</i>			1.44	3.07	10.09	7.30	-2.11	-0.04	1.64	-1.63
Real Assets (07/02)	91,112	10.80	0.00	-1.03	-6.07	-6.83	0.65	1.31	3.74	6.27
Net of Fees *			0.00	-1.44	-6.65	-7.58	-0.31	0.48	2.81	--
<i>Real Assets Composite Index ³</i>			0.00	-3.23	-8.07	-10.00	1.02	2.27	4.59	--
Core Real Estate										
UBS Global Asset Management (09/00) ⁴	40,503	4.80	0.00	-2.56	-6.45	-7.78	-0.71	-0.24	3.44	6.12
Net of Fees *			0.00	-2.93	-6.95	-8.43	-1.35	-0.91	2.58	--
<i>NFI ODCE Net</i>			0.00	-3.23	-8.07	-10.00	1.02	2.27	5.46	6.07
Blackstone Property Partners (07/17) ⁴	48,102	5.70	0.00	0.30	-5.83	-6.09	2.52	3.77	--	5.25
Net of Fees *			0.00	-0.16	-6.48	-6.94	1.36	2.90	--	4.15
<i>NFI ODCE Net</i>			0.00	-3.23	-8.07	-10.00	1.02	2.27	5.46	3.37
Opportunistic Real Estate (04/23) *	2,507	0.30	0.00	-5.87	-6.90	-7.20	--	--	--	-30.60
Cash and Equivalents (06/93)	14,144	1.68	0.45	3.47	4.82	5.24	3.28	2.21	1.63	2.72

Dates behind managers reflect the first full month of performance.

FYTD: Fiscal year ending September.

⁴ Market value as of 6/30/24. Updated valuation available quarterly.

* Net of Manager Fees

Private Equity

For the Period Ending August 31, 2024

Summary of Cash Flows for 1 Month

Cash Outflows	Cash Inflows	Net Cash Flows
-97,736	-	-97,736

Summary of Portfolio Inception to Date

	Inception Date	Committed	Drawn to Date	Remaining Commitment	Distributions to Date	Adjusted Ending Value	Total Value	Total Value to Paid-in
Total	Nov-21	80,000,000	31,134,444	49,696,544	830,988	32,070,231	32,901,219	1.06x
General Atlantic Investment Partners 2021	Nov-21	25,000,000	20,230,113	5,600,875	830,988	20,164,567	20,995,555	1.04x
TrueBridge Capital Partners Fund VIII	Sep-23	10,000,000	600,000	9,400,000	-	468,954	468,954	0.78x
TrueBridge Secondaries I	Sep-23	10,000,000	3,000,000	7,000,000	-	3,480,752	3,480,752	1.16x
Clayton, Dubilier & Rice Fund XII	Feb-24	35,000,000	7,304,331	27,695,669	-	7,955,958	7,955,958	1.09x

Cash Flow Activity for 1 Month

Fund Name	Date	Transaction Type	Cash Outflows	Cash Inflows	Net Cash Flows
Total			-97,736	-	-97,736
General Atlantic Investment Partners 2021	8/29/2024	Capital Call	-97,736	-	

Opportunistic Real Estate

For the Period Ending August 31, 2024

Summary of Cash Flows for 1 Month

Cash Outflows	Cash Inflows	Net Cash Flows
-	-	-

Summary of Portfolio Inception to Date

	Inception Date	Committed	Drawn to Date	Remaining Commitment	Distributions to Date	Adjusted Ending Value	Total Value	Total Value to Paid-in
Total	Mar-23	10,000,000	2,595,248	7,645,586	-	2,506,538	2,506,538	0.97x
Blackstone Real Estate Partners X	Mar-23	10,000,000	2,595,248	7,645,586	-	2,506,538	2,506,538	0.97x

Cash Flow Activity for 1 Month

Fund Name	Date	Transaction Type	Cash Outflows	Cash Inflows	Net Cash Flows
Total			-	-	-

Market Overview

For the Periods Ending August 31, 2024

	1 Month (%)	YTD (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)
Equity Markets - Core							
S&P 500	2.43	19.53	33.50	27.14	9.38	15.92	12.98
Russell 1000	2.37	18.64	32.84	26.60	8.34	15.55	12.66
Russell 2000	-1.49	10.39	25.88	18.47	0.60	9.68	8.03
Russell 2500	-0.26	9.67	24.32	17.37	1.87	10.49	8.76
Russell Mid Cap	2.03	12.14	26.51	20.16	3.52	11.24	9.58
Equity Markets - Growth							
S&P 500 Growth	2.19	24.63	37.21	30.52	6.91	16.97	14.72
Russell 1000 Growth	2.08	21.12	38.27	30.75	8.87	19.08	16.03
Russell 2000 Growth	-1.11	11.74	25.98	17.67	-2.07	8.35	8.21
Russell 2500 Growth	-0.77	9.41	23.19	15.77	-2.55	8.98	9.31
Russell Mid Cap Growth	2.48	9.27	25.16	19.07	-0.46	10.50	10.61
NASDAQ Comp	0.65	18.00	34.00	26.21	5.10	17.34	14.48
Equity Markets - Value							
S&P 500 Value	2.96	14.09	29.65	23.63	11.45	13.80	10.50
Russell 1000 Value	2.68	15.08	26.01	21.15	7.25	11.16	8.85
Russell 2000 Value	-1.88	9.15	25.80	19.25	3.05	10.38	7.46
Russell 2500 Value	-0.00	9.72	24.82	18.14	4.62	10.66	7.67
Russell Mid Cap Value	1.89	12.95	26.63	20.19	5.40	10.80	8.31
International Markets							
MSCI EAFE NetDiv	3.25	11.96	23.62	19.40	4.13	8.61	5.20
MSCI EAFE Growth NetDiv	3.95	11.78	26.00	18.45	0.43	7.89	6.18
MSCI EAFE Value NetDiv	2.56	12.19	21.41	20.38	7.76	8.99	3.98
MSCI World ex US NetDiv	3.34	11.86	23.61	19.45	4.24	8.72	5.12
MSCI World NetDiv	2.64	16.72	30.04	24.44	6.90	13.11	9.57
MSCI EM NetDiv	1.61	9.55	18.16	15.07	-3.06	4.79	2.56
Fixed Income							
ICE BofA 1 Yr Treasury Note	0.61	3.35	5.18	5.53	2.25	1.88	1.49
ICE BofA High Yield Master II	1.59	6.31	13.82	12.47	2.54	4.27	4.56
Bloomberg Intermediate Agg	1.30	3.48	9.17	7.24	-0.84	0.58	1.63
Bloomberg US Aggregate	1.44	3.07	10.09	7.30	-2.11	-0.04	1.64
Bloomberg Intermediate G/C	1.15	3.55	8.27	7.11	-0.38	0.97	1.80
Bloomberg US Credit	1.55	3.46	11.90	8.98	-2.03	0.59	2.47
FTSE World Govt Bond	2.30	1.06	9.23	5.68	-5.65	-2.63	-0.64
Real Assets							
NFI ODCE Net	0.00	-3.23	-8.07	-10.00	1.02	2.27	5.46

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