FUND EVALUATION REPORT

UNITE HERE Local 25 and Hotel Association of Washington, D.C. Pension Fund

Quarterly Review
December 31, 2012

L:\UNITE HERE\Review\2012\Q4\2012Q4 Review.pdf

MEKETA INVESTMENT GROUP

100 Lowder Brook Drive Suite 1100
Westwood MA 02090
781 471 3500 Fax 781 471 3411

1001 Brickell Bay Drive Suite 2000
Miami FL 33131
305 341 2900 Fax 305 341 2142

5796 Armada Drive Suite 110
Carlsbad CA 92008
760 795 3450 Fax 760 795 3445

www.meketagroup.com

Confidentiality

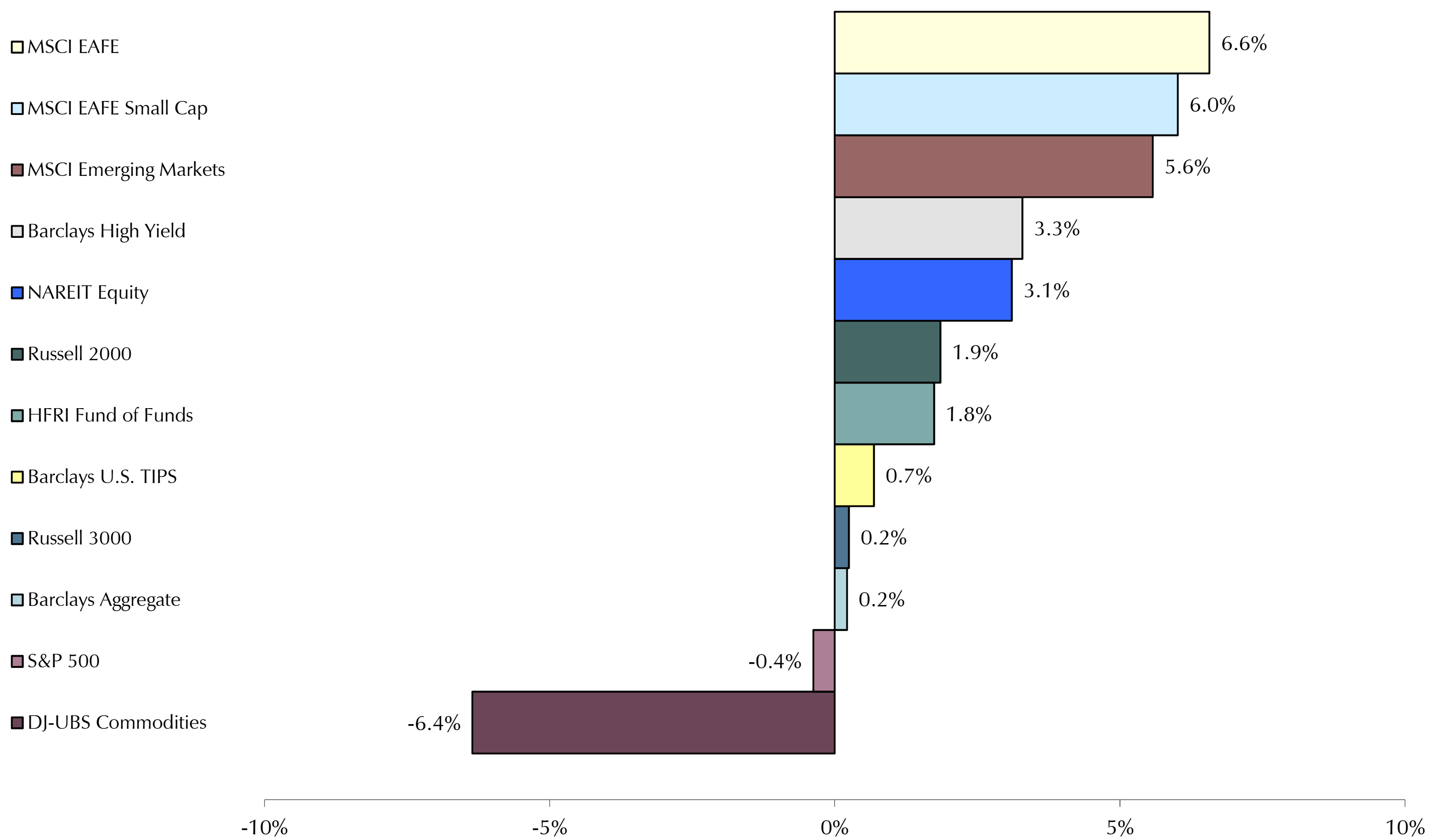
The material contained in this report is confidential and may not be reproduced, disclosed, or distributed, in whole or in part, to any person or entity other than the intended recipient. The data are provided for informational purposes only, may not be complete, and cannot be relied upon for any purpose other than for discussion.

Meketa Investment Group has prepared this report on the basis of sources believed to be reliable. The data are based on matters as they are known as of the date of preparation of the report, and not as of any future date, and will not be updated or otherwise revised to reflect information that subsequently becomes available.

1. **The World Markets in the Fourth Quarter of 2012**
2. **Executive Summary**
3. **Fund Summary**
4. **Fund Detail**
5. **Portfolio Reviews**
6. **Appendices**
    - Capital Markets Outlook
    - Corporate Update
    - Disclaimer, Glossary, and Notes

The World Markets
Fourth Quarter of 2012

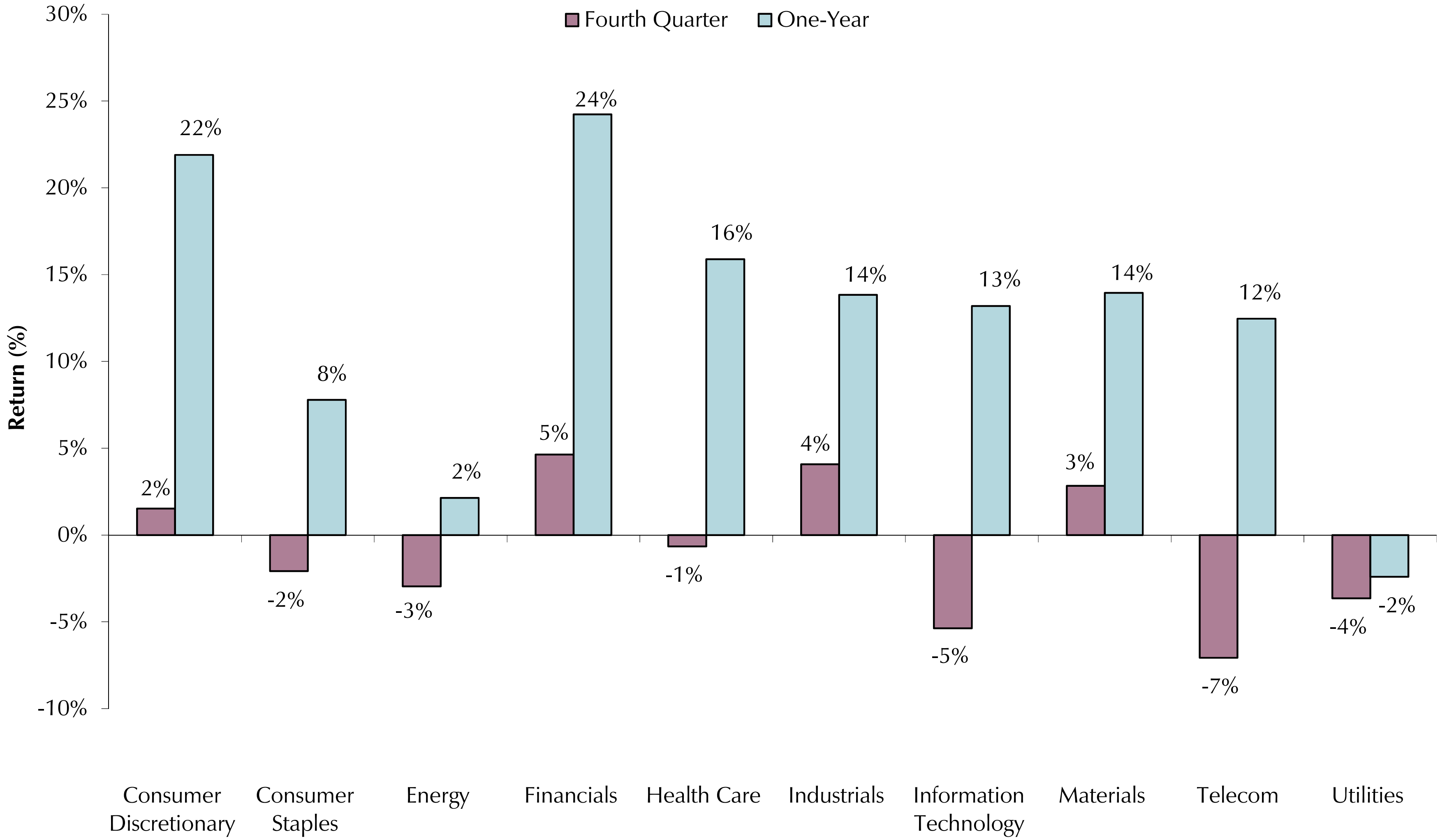
The World Markets
Fourth Quarter of 2012



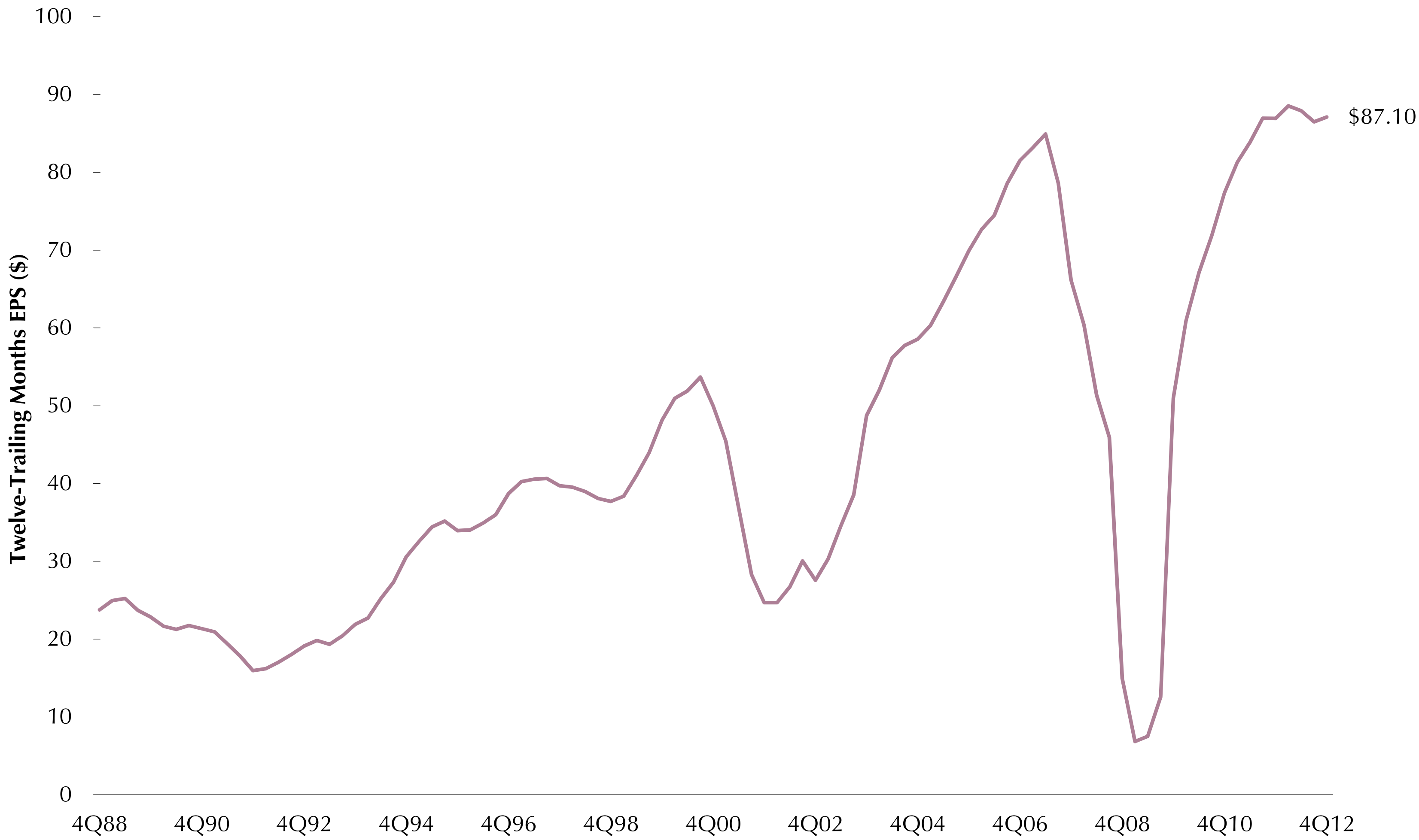
Index Returns

	4Q12 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
Domestic Equity					
Russell 3000	0.2	16.4	11.2	2.0	7.7
Russell 1000	0.1	16.4	11.1	1.9	7.5
Russell 1000 Growth	-1.3	15.3	11.4	3.1	7.5
Russell 1000 Value	1.5	17.5	10.9	0.6	7.4
Russell MidCap	2.9	17.3	13.2	3.6	10.6
Russell MidCap Growth	1.7	15.8	12.9	3.2	10.3
Russell MidCap Value	3.9	18.5	13.4	3.8	10.6
Russell 2000	1.9	16.3	12.2	3.6	9.7
Russell 2000 Growth	0.4	14.6	12.8	3.5	9.8
Russell 2000 Value	3.2	18.1	11.6	3.5	9.5
Foreign Equity					
MSCI ACWI (ex. U.S.)	5.8	16.8	3.9	-2.9	9.7
MSCI EAFE	6.6	17.3	3.6	-3.7	8.2
MSCI EAFE (local currency)	7.5	17.3	2.6	-4.3	5.4
MSCI EAFE Small Cap	6.0	20.0	7.2	-0.9	11.9
MSCI Emerging Markets	5.6	18.2	4.7	-0.9	16.5
MSCI Emerging Markets (local currency)	5.3	17.0	5.2	0.4	14.9
Fixed Income					
Barclays Universal	0.6	5.5	6.7	6.2	5.6
Barclays Aggregate	0.2	4.2	6.2	5.9	5.2
Barclays U.S. TIPS	0.7	7.0	8.9	7.0	6.7
Barclays High Yield	3.3	15.8	11.9	10.3	10.6
JPMorgan GBI-EM Global Diversified	4.1	16.8	9.9	8.9	12.3
Other					
NAREIT Equity	3.1	19.7	18.4	5.7	11.8
DJ-UBS Commodities	-6.4	-1.1	0.0	-5.5	2.9
HFRI Fund of Funds	1.8	5.2	1.6	-1.7	3.7

S&P Sector Returns

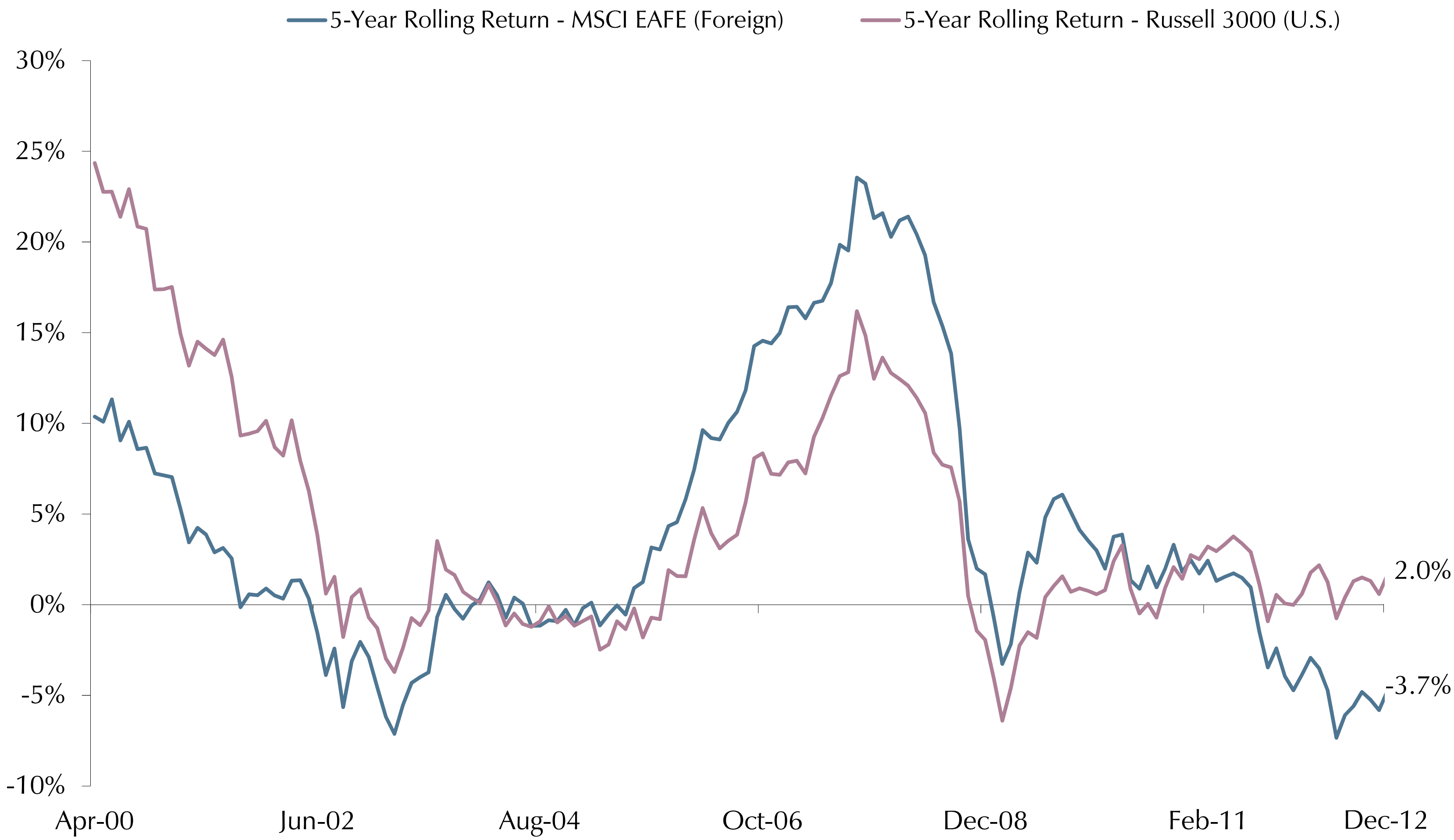


S&P 500 Earnings Per Share[1]

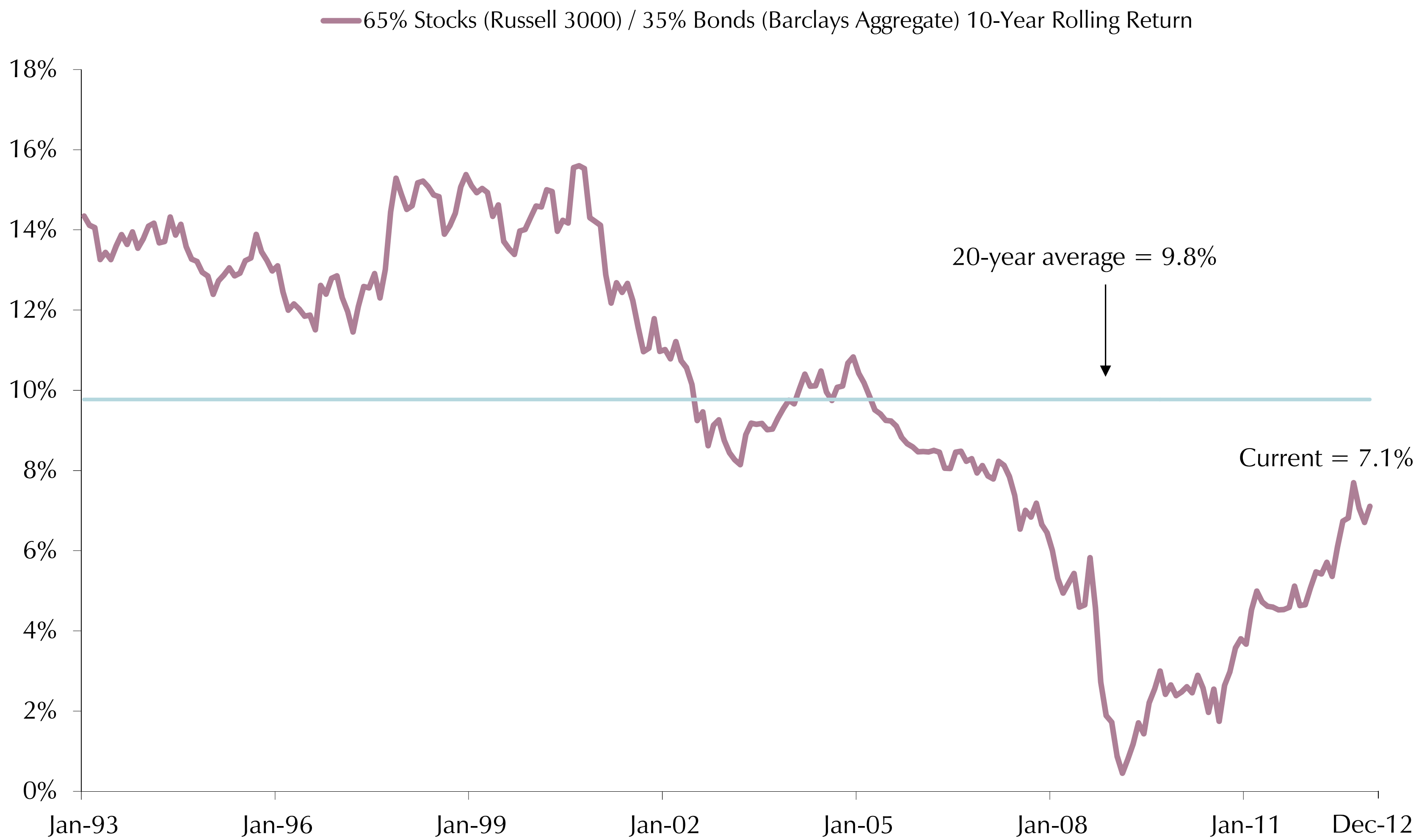


[1] The December 31, 2012 number is an estimate from Standard & Poor's.

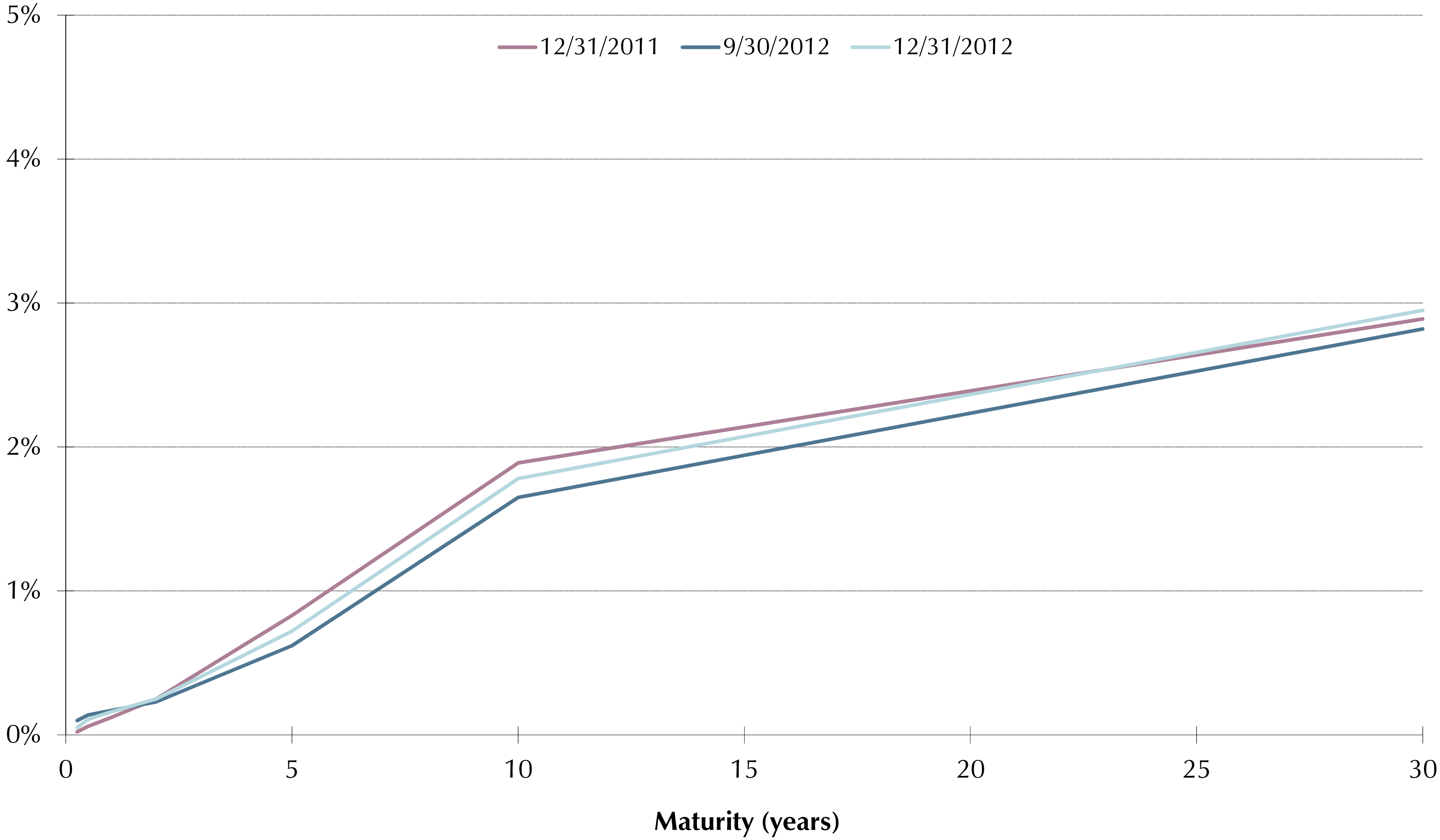
Equity Markets



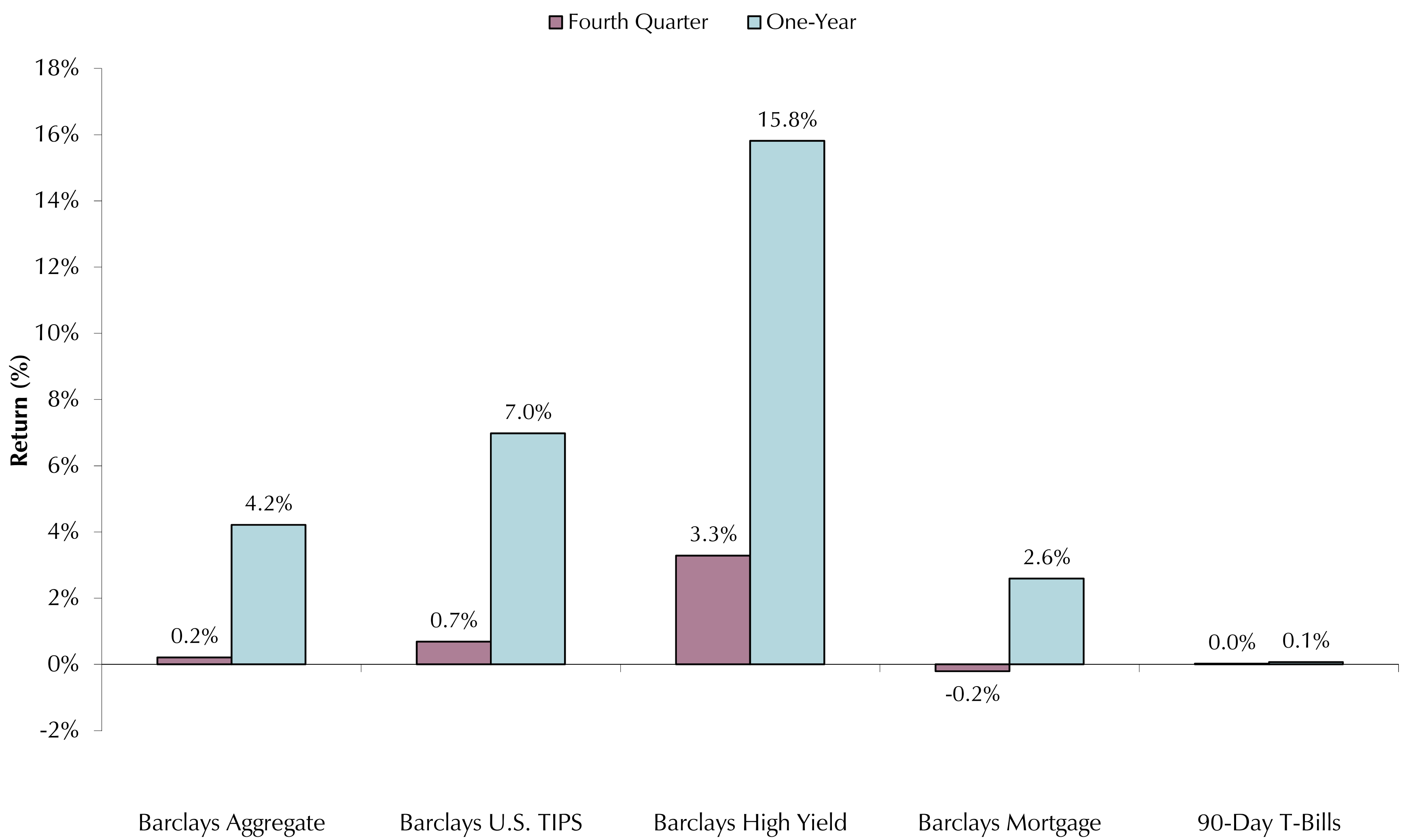
Rolling Ten-Year Returns: 65% Stocks and 35% Bonds



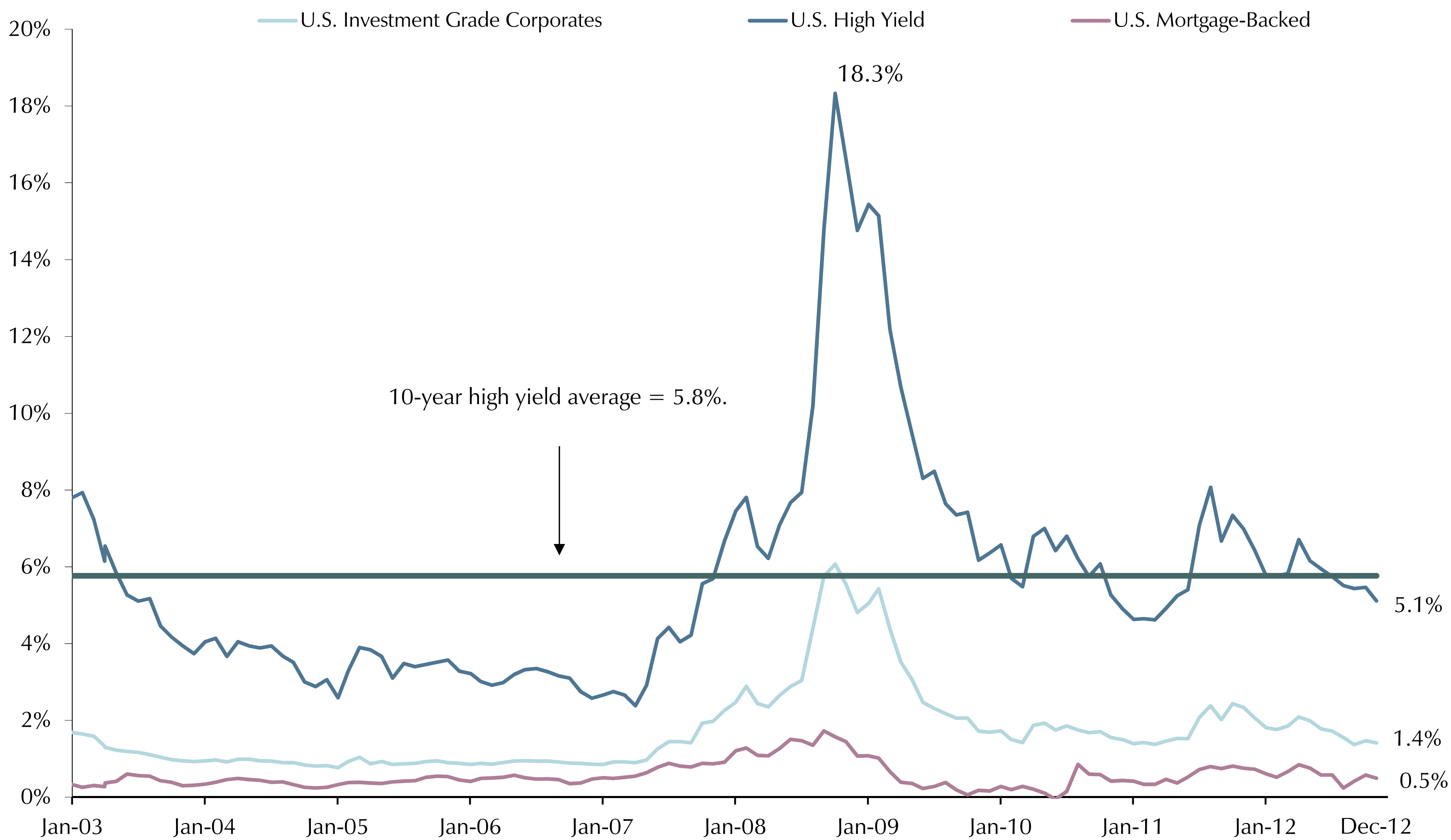
Treasury Yields



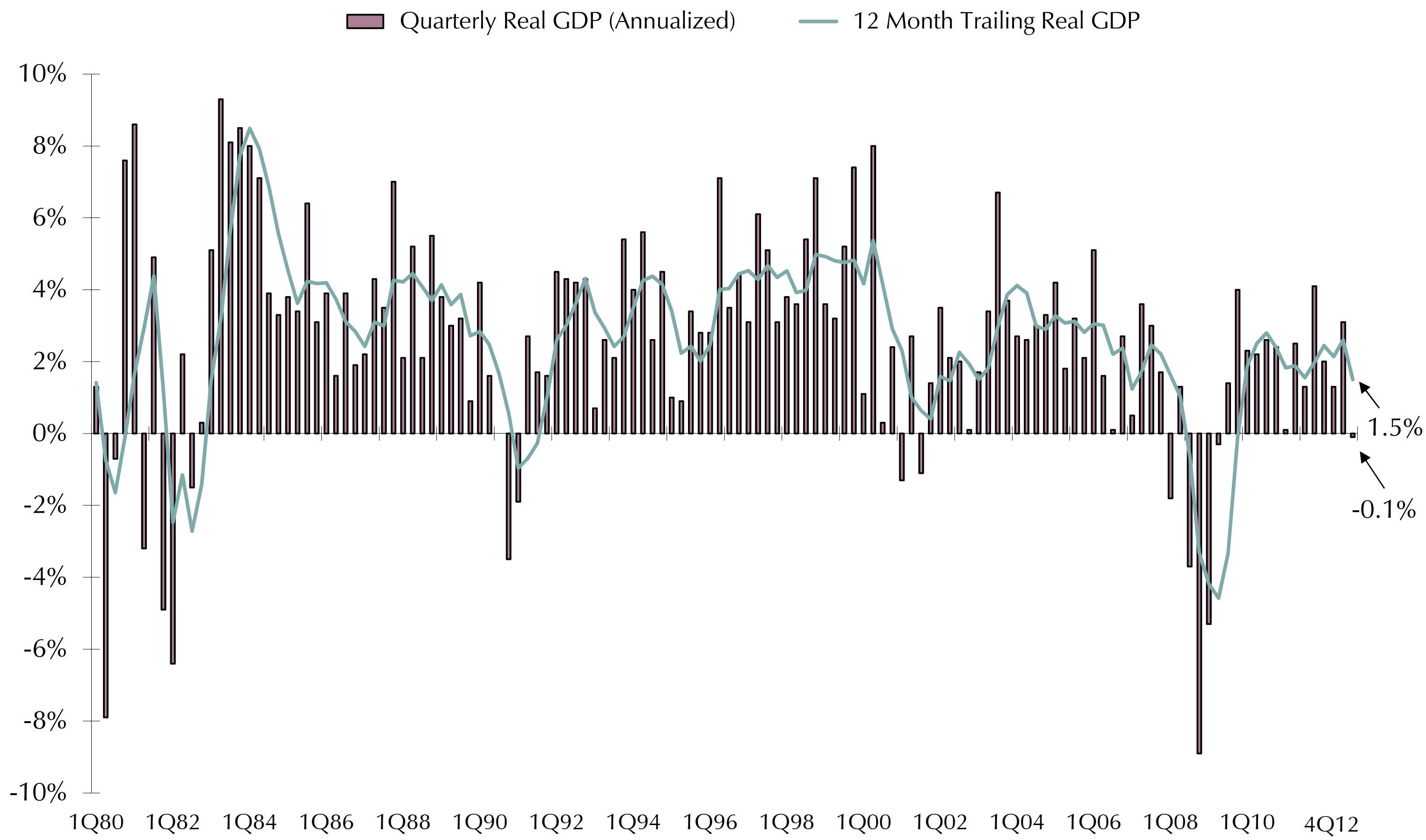
U.S. Fixed Income Markets



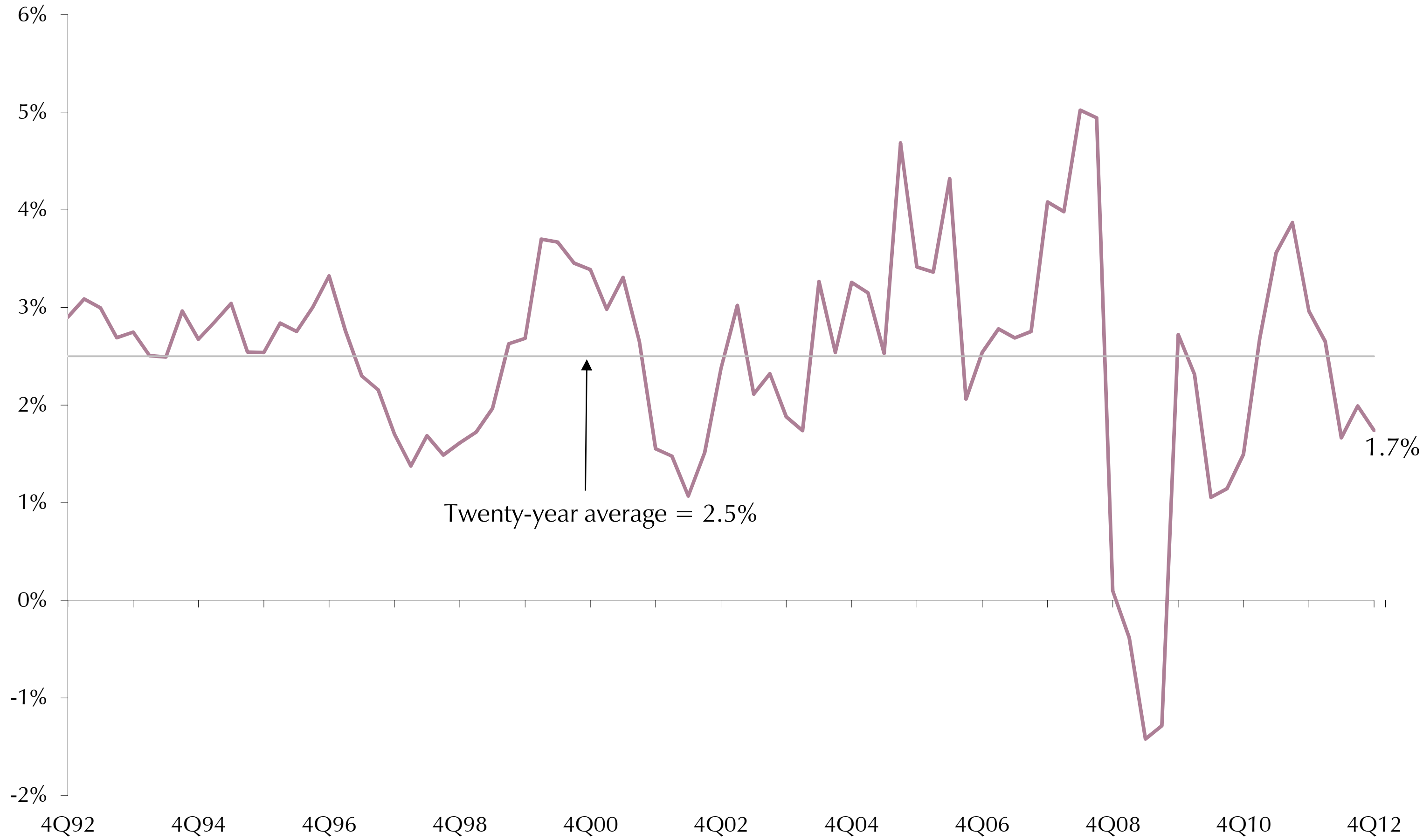
Credit Spreads vs. U.S. Treasury Bonds



Real Gross Domestic Product (GDP) Growth

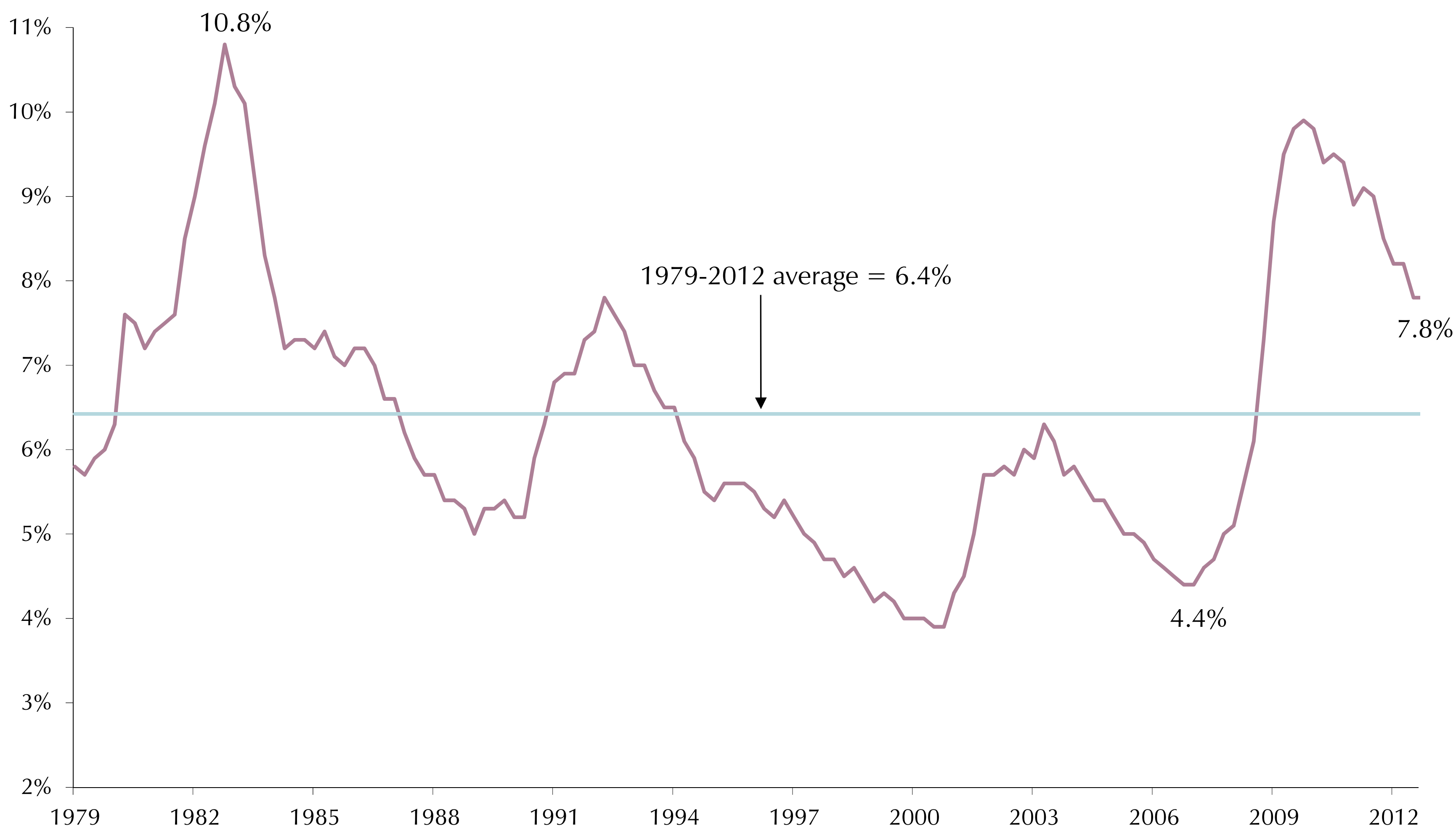


U.S. Inflation (CPI)
Trailing Twelve Months[1]



[1] Data is non-seasonally adjusted CPI, which may be volatile in the short-term.

U.S. Unemployment



Executive Summary
February 2012

- The Pension Fund was valued at $121.9 million as of December 31, 2012, an increase of $3.3 million from September 30, 2012, and an $18 million increase from December 31, 2011.
  - All asset class aggregates, with the exception of domestic equities, posted positive returns in the fourth quarter. International developed equities (+6.2%) and emerging market equities (+5.7%) were the strongest performers during the period.
  - Over the calendar year, all asset classes posted gains. The strongest performers were international developed market equities (+17.6%) and domestic equities (+16.0%).
- The Pension Fund returned 12.1% (35% of the Fund net of fees) in 2012, outperforming the Policy Benchmark by 0.2%.

Fund Highlights

- The following factors contributed to the Pension Fund's performance during the fourth quarter of 2012:
  - International developed markets had a strong quarter, outperforming the MSCI ACWI (ex. U.S.) benchmark by 0.4%.
    - Artio was terminated in December due to longer term underperformance.
  - Dimensional Emerging Markets Value returned 7.1%, outperforming the benchmark by 1.5%.
  - Emerging markets debt outperformed the aggregate benchmark, with the U.S. dollar based and local currency strategies up 2.7% and 3.0%, respectively.
  - Investment grade bond manager PIMCO returned 1.2% during the quarter, outperforming the benchmark by 0.6%.
- The following factors detracted from the Pension Fund's performance in the fourth quarter:
  - An overweight to U.S. equities hurt overall performance during the quarter as the S&P 500 Index was down -0.4%. Small cap equities, however, were up 2.2%. The Fund's domestic equity aggregate returned -0.1%.
  - MEPT posted a negative return during the quarter (-0.1%) and underperformed its benchmark by 2.4%.
    - MEPT was terminated, effective December 31, 2012.

Recent Activity

- On January 16, Meketa Investment Group received the full redemption ($5.4 million) from MEPT, one of the Fund's core real estate managers.
  - In early January, $2.0 million was invested in a low-cost, diversified real estate fund, the Vanguard U.S. Real Estate Investment Trust (REIT) Index fund.
    - The REIT has an annual yield of 3.4%.
- On January 17, Meketa Investment Group used a portion of the MEPT proceeds and some additional cash to invest $4.5 million in the Loomis Sayles Senior Floating Rate fund
  - The Loomis fund invests in high quality, floating rate loans. The portfolio earns an average coupon of 4.7%.
- On January 17, the Pension Fund made its first contribution ($0.5 million) to TA Realty Associates Fund X, a private, value-added real estate partnership.
  - The Pension committed $2.5 million to Fund X, which will be called over time.

Recent Activity (continued)

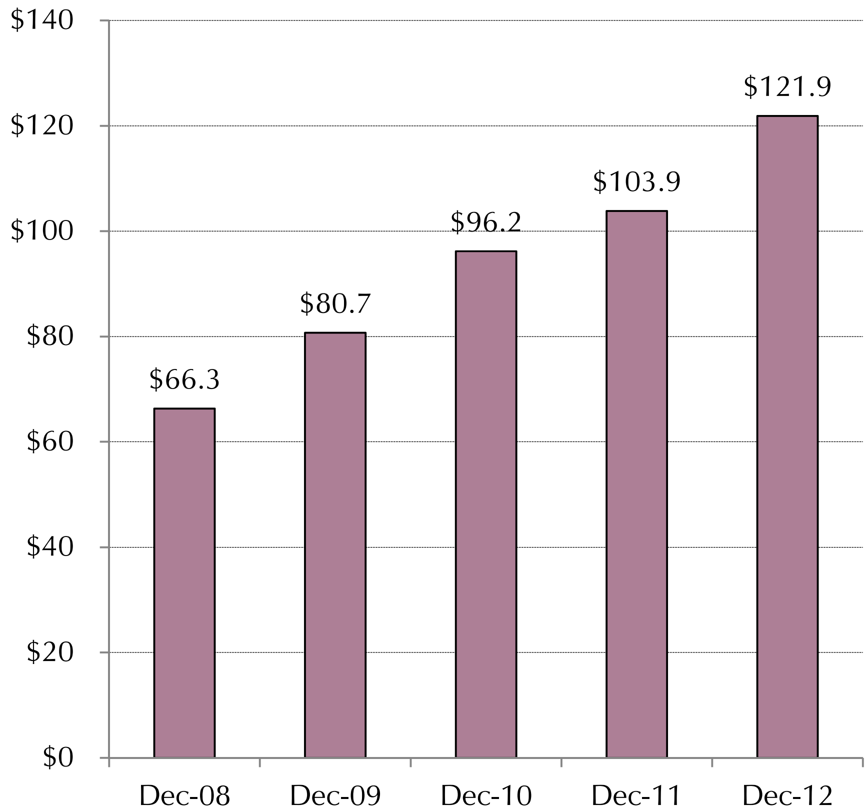
- On January 23, Meketa Investment Group restructured the domestic equity portfolio by adding a dedicated midcap manager and adding a high quality, income-oriented manager. The changes were as follows:
  - $11.4 million redeemed from the Amalgamated LongView Large Cap 500 Index fund.
  - $1.7 million redeemed from the Amalgamated LongView Small Cap 600 Index fund.
  - $4.6 million initial contribution to the Amalgamated LongView Mid Cap 400 Index fund.
  - $8.5 million initial contribution to the Vanguard Dividend Growth fund, a high quality portfolio focused on income and growth.
- On February 1, Meketa Investment Group made an additional $2.0 million contribution to the Vontobel Emerging Markets portfolio.

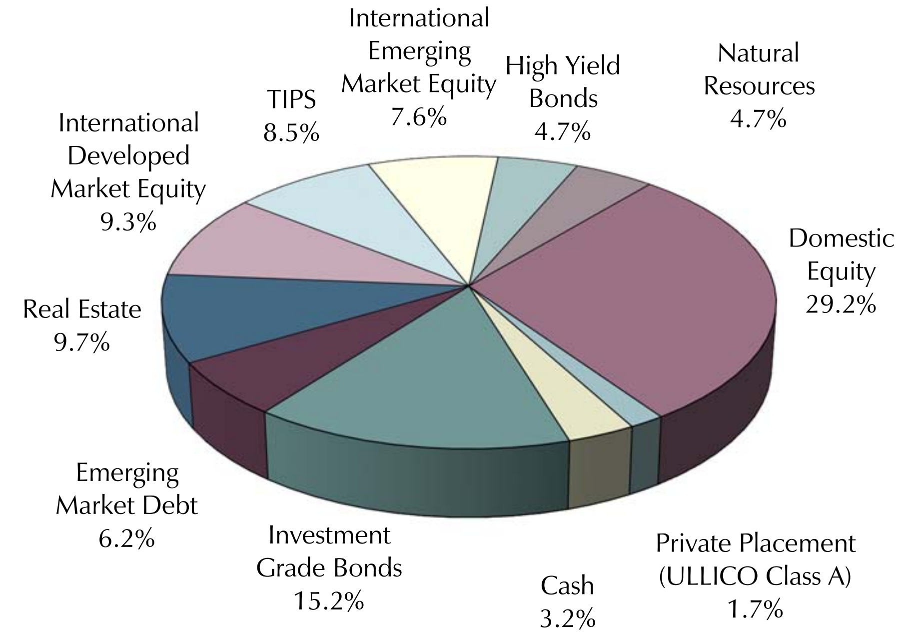
Next Steps

- Meketa Investment Group plans to contribute approximately $4.0 million to the AFL-CIO BIT portfolio at the end of March.
  - Meketa Investment Group will review the asset allocation at that time to determine the source of funds.
- Meketa Investment Group will fund private equity investments.
  - The Fund currently has a 5% target allocation (unfunded) to private equity and 2% invested in a single private equity investment, ULLICO stock.
  - Meketa Investment Group has identified Ridgemont Equity Partners I as a private equity investment for the Pension Fund. The commitment will be $2.0 million, which will be called over time. Favorable aspects of this investment include:
    - The fund has existing investments in the portfolio, giving transparency to its holdings.
    - The existing investments mitigate the "J-Curve" effect, which typically requires more time for invested capital to earn a return.
    - As of September 30, 2012, the existing investments are valued at a 1.4x (40% appreciation) multiple of invested capital.

Pension Fund Summary
As of December 31, 2012

Aggregate Assets
as of 12/31/12





Aggregate Assets
Asset Summary as of 12/31/12

	Approximate Market Value 1/31/13 ($ mm)	% of Pension Fund	Market Value 12/31/12 ($ mm)	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 9/30/12 ($ mm)
Total Pension Fund	**125.0**	**100**	**121.9**	**100**	**NA**	**NA**	**118.6**
Domestic Equity Assets	37.5	30	35.6	29	25	15-35	35.6
International Developed Market Equity Assets	11.9	10	11.4	9	10	5-20	12.7
Emerging Market Equity Assets	11.5	9	9.3	8	7	0-20	6.8
Investment Grade Bond Assets	18.4	15	18.5	15	14	8-25	23.4
TIPS Assets	10.2	8	10.3	8	10	0-20	5.3
Emerging Market Debt Assets	7.5	6	7.6	6	7	0-15	7.3
High Yield Bond Assets	10.3	8	5.7	5	5	0-15	5.6
Real Estate Assets	9.0	7	11.8	10	12	0-15	11.7
Natural Resources Assets	5.9	5	5.7	5	5	0-10	5.7
Private Equity Assets[1]	2.0	2	2.0	2	5	0-10	2.0
Cash	0.8	1	4.0	3	0	0	2.4

[1] ULLICO asset value based on 2011 pricing.

Aggregate Assets
Portfolio Roster as of 12/31/12

	Market Value 12/31/12 ($ mm)	% of Asset Class	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 9/30/12 ($ mm)
Total Pension Fund	**121.9**	**NA**	**100**	**NA**	**NA**	**118.6**
Domestic Equity Assets	**35.6**	**100**	**29**	**25**	**15-35**	**35.6**
Amalgamated LongView Large Cap 500 Index	31.4	88	26			31.5
Amalgamated LongView Small Cap 600 Index	4.2	12	3			4.1
International Developed Market Equity Assets	**11.4**	**100**	**9**	**10**	**5-20**	**12.7**
Manning & Napier International Equity	6.9	61	6			6.5
Vanguard Developed Markets Index	4.4	39	4			0.0
Emerging Market Equity Assets	**9.3**	**100**	**8**	**7**	**0-20**	**6.8**
Dimensional Emerging Markets Value	5.6	60	5			3.2
Vontobel Emerging Markets Equity	3.7	40	3			3.6
Investment Grade Bond Assets	**18.5**	**100**	**15**	**14**	**8-25**	**23.4**
PIMCO Total Return	10.0	54	8			14.8
Vanguard Intermediate-Term Corporate	5.0	27	4			0.0
AFL-CIO Housing Investment Trust	3.5	19	3			3.5
TIPS Assets	**10.3**	**100**	**8**	**10**	**0-20**	**5.3**
Vanguard Inflation-Protected Securities	10.3	100	8			5.3

UNITE HERE Local 25 and Hotel Association of Washington, D.C. Pension Fund

Aggregate Assets Portfolio Roster as of 12/31/12

	Market Value 12/31/12 ($ mm)	% of Asset Class	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 9/30/12 ($ mm)
Emerging Market Debt Assets	**7.6**	**100**	**6**	**7**	**0-15**	**7.3**
Stone Harbor Emerging Markets Debt	3.8	50	3			4.5
Stone Harbor Emerging Markets Local Currency Debt	3.8	50	3			2.8
High Yield Bond Assets	**5.7**	**100**	**5**	**5**	**0-15**	**5.6**
SKY Harbor High Yield	5.7	100	5			5.6
Real Estate Assets	**11.8**	**100**	**10**	**12**	**0-15**	**11.7**
AFL-CIO Building Investment Trust	6.4	54	5			6.3
Multi-Employer Property Trust	5.4	46	4			5.4
Natural Resources Assets	**5.7**	**100**	**5**	**5**	**0-10**	**5.7**
SSgA S&P Global LargeMidCap Natural Resources	5.7	100	5			5.7
Private Equity Assets[1]	**2.0**	**100**	**2**	**5**	**0-10**	**2.0**
ULLICO Class A	2.0	100	2			2.0
Cash	**4.0**	**100**	**3**	**0**	**0**	**2.4**

[1] ULLICO asset value based on 2011 pricing.

UNITE HERE Local 25 and Hotel Association of Washington, D.C. Pension Fund

Aggregate Assets Performance as of 12/31/12

	4Q12 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Total Pension Fund	**1.7**	**12.1**	**8.4**	**2.6**	**5.7**	**6.9**	**1/1/88**	**7.8**
CPI (inflation)	*-0.8*	*1.7*	*2.1*	*1.8*	*2.4*	*2.4*		*2.8*
Policy Benchmark[1]	*2.0*	*11.9*	*8.0*	*2.1*	*7.4*	*NA*		*NA*
Domestic Equity[2]	-0.1	16.0	NA	NA	NA	NA	6/1/11	5.9
Russell 3000	*0.2*	*16.4*	*11.2*	*2.0*	*7.7*	*8.3*		*5.3*
International Developed Market Equity	6.2	17.6	NA	NA	NA	NA	6/1/11	-6.0
MSCI ACWI (ex. U.S.) IMI	*5.7*	*17.0*	*4.2*	*-2.6*	*10.2*	*NA*		*-2.9*
Emerging Market Equity Assets	5.7	NA	NA	NA	NA	NA	4/1/12	5.1
MSCI Emerging Markets	*5.6*	*18.2*	*4.7*	*-0.9*	*16.5*	*8.6*		*3.6*
Investment Grade Bonds[2]	0.7	8.8	NA	NA	NA	NA	6/1/11	6.7
Barclays Aggregate	*0.2*	*4.2*	*6.2*	*5.9*	*5.2*	*6.3*		*5.6*
TIPS	0.6	6.9	NA	NA	NA	NA	12/1/11	6.5
Barclays U.S. TIPS	*0.7*	*7.0*	*8.9*	*7.0*	*6.7*	*NA*		*6.5*
Emerging Market Debt	3.0	NA	NA	NA	NA	NA	3/1/12	8.2
JPMorgan EMBI Global Diversified	*2.8*	*17.4*	*12.3*	*10.1*	*11.0*	*NA*		*12.9*
JPM GBI-EM Global Diversified (Local)	*4.1*	*16.8*	*9.9*	*8.9*	*12.3*	*NA*		*5.7*

[1] Policy Benchmark: 52% MSCI ACWI, 36% Barclays Universal, 12% ODCE Equal Weighted.
[2] Historical asset class aggregates not available from prior consultant.

	4Q12 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Pension Fund (continued)								
High Yield Bonds	3.1	NA	NA	NA	NA	NA	9/1/12	4.3
Barclays High Yield	*3.3*	*15.8*	*11.9*	*10.3*	*10.6*	*8.2*		*4.7*
Real Estate	1.1	7.9	NA	NA	NA	NA	6/1/11	11.5
NCREIF ODCE Equal Weighted	*2.3*	*11.0*	*14.3*	*-1.5*	*6.3*	*7.8*		*14.4*
Natural Resources	0.1	NA	NA	NA	NA	NA	9/1/12	5.8
S&P Global LargeMid Cap Commodities and Resources	*0.1*	*7.1*	*3.7*	*-1.1*	*NA*	*NA*		*5.9*

Aggregate Assets Performance as of 12/31/12

	4Q12 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Total Pension Fund	**1.7**	**12.1**	**8.4**	**2.6**	**5.7**	**6.9**	**1/1/88**	**7.8**
CPI (inflation)	*-0.8*	*1.7*	*2.1*	*1.8*	*2.4*	*2.4*		*2.8*
Policy Benchmark[1]	*2.0*	*11.9*	*8.0*	*2.1*	*7.4*	*NA*		*NA*
Domestic Equity[2]	**-0.1**	**16.0**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**5.9**
Amalgamated LongView Large Cap 500 Index	-0.4	16.0	10.9	1.7	7.1	NA	1/1/96	7.1
S&P 500	*-0.4*	*16.0*	*10.9*	*1.7*	*7.1*	*8.2*		*7.0*
Amalgamated LongView Small Cap 600 Index	2.2	16.3	14.0	5.1	10.4	NA	1/1/03	10.4
S&P Small Cap	*2.2*	*16.3*	*14.1*	*5.1*	*10.5*	*10.1*		*10.5*
International Developed Market Equity	**6.2**	**17.6**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**-6.0**
Manning & Napier International Equity	5.9	19.3	3.3	NA	NA	NA	1/1/10	3.3
MSCI ACWI (ex. U.S.)	*5.8*	*16.8*	*3.9*	*-2.9*	*9.7*	*6.9*		*3.9*
Emerging Market Equity	**5.7**	**NA**	**NA**	**NA**	**NA**	**NA**	**4/1/12**	**5.1**
Dimensional Emerging Markets Value	7.1	NA	NA	NA	NA	NA	4/1/12	3.3
MSCI Emerging Markets	*5.6*	*18.2*	*4.7*	*-0.9*	*16.5*	*8.6*		*3.6*
Vontobel Emerging Markets Equity	4.4	NA	NA	NA	NA	NA	4/1/12	6.9
MSCI Emerging Markets	*5.6*	*18.2*	*4.7*	*-0.9*	*16.5*	*8.6*		*3.6*

[1] Policy Benchmark: 52% MSCI ACWI, 36% Barclays Universal, 12% ODCE Equal Weighted.
[2] Historical asset class aggregates not available from prior consultant.

Aggregate Assets Performance as of 12/31/12

	4Q12 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Investment Grade Bonds[1]	**0.7**	**8.8**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**6.7**
PIMCO Total Return	1.2	10.4	7.8	NA	NA	NA	1/1/10	7.8
Barclays Universal	*0.6*	*5.5*	*6.7*	*6.2*	*5.6*	*6.5*		*6.7*
Vanguard Intermediate-Term Corporate	NA	NA	NA	NA	NA	NA	12/1/12	0.0
Barclays Intermediate-Term Corporate	*0.9*	*8.1*	*7.1*	*6.7*	*5.6*	*6.6*		*0.0*
AFL-CIO Housing Investment Trust	0.1	4.3	6.3	6.3	5.5	NA	6/1/02	5.9
Barclays Aggregate	*0.2*	*4.2*	*6.2*	*5.9*	*5.2*	*6.3*		*5.6*
Barclays Mortgage	*-0.2*	*2.6*	*4.7*	*5.7*	*5.1*	*6.2*		*5.3*
TIPS	**0.6**	**6.9**	**NA**	**NA**	**NA**	**NA**	**12/1/11**	**6.5**
Vanguard Inflation-Protected Securities	0.6	6.9	NA	NA	NA	NA	12/1/11	6.5
Barclays U.S. TIPS	*0.7*	*7.0*	*8.9*	*7.0*	*6.7*	*NA*		*6.5*
Emerging Market Debt	**3.0**	**NA**	**NA**	**NA**	**NA**	**NA**	**3/1/12**	**8.2**
Stone Harbor Emerging Markets Debt	2.7	NA	NA	NA	NA	NA	3/1/12	10.8
JPMorgan EMBI Global Diversified	*2.8*	*17.4*	*12.3*	*10.1*	*11.0*	*NA*		*12.9*
Stone Harbor Emerging Markets Local Currency Debt	3.0	NA	NA	NA	NA	NA	3/1/12	3.8
JPM GBI-EM Global Diversified	*4.1*	*16.8*	*9.9*	*8.9*	*12.3*	*NA*		*5.7*

[1] Historical asset class aggregates not available from prior consultant.

	4Q12 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
High Yield Bonds[1]	**3.1**	**NA**	**NA**	**NA**	**NA**	**NA**	**9/1/12**	**4.3**
SKY Harbor High Yield	3.1	NA	NA	NA	NA	NA	9/1/12	4.3
Barclays High Yield	*3.3*	*15.8*	*11.9*	*10.3*	*10.6*	*8.2*		*4.7*
Real Estate	**1.1**	**7.9**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**11.5**
AFL-CIO Building Investment Trust	2.1	10.8	12.7	-0.5	5.8	NA	7/1/02	5.8
NCREIF ODCE Equal Weighted	*2.3*	*11.0*	*14.3*	*-1.5*	*6.3*	*7.8*		*6.3*
NCREIF Property	*2.5*	*10.5*	*12.6*	*2.1*	*8.4*	*8.9*		*8.4*
Multi-Employer Property Trust	-0.1	4.7	10.5	-3.0	5.0	6.2	1/1/92	5.7
NCREIF ODCE Equal Weighted	*2.3*	*11.0*	*14.3*	*-1.5*	*6.3*	*7.8*		*7.3*
NCREIF Property	*2.5*	*10.5*	*12.6*	*2.1*	*8.4*	*8.9*		*8.2*
Natural Resources	**0.1**	**NA**	**NA**	**NA**	**NA**	**NA**	**9/1/12**	**5.8**
SSgA S&P Global LargeMidCap Natural Resources Index	0.1	NA	NA	NA	NA	NA	9/1/12	5.8
S&P Global LargeMid Cap Commodities and Resources	*0.1*	*7.1*	*3.7*	*-1.1*	*NA*	*NA*		*5.9*

[1] Historical asset class aggregates not available from prior consultant.

UNITE HERE Local 25 and Hotel Association of Washington, D.C. Pension Fund

Aggregate Assets Calendar Year Performance

	2012 (%)	2011 (%)	2010 (%)	2009 (%)	2008 (%)	2007 (%)	2006 (%)	2005 (%)	2004 (%)	2003 (%)
Total Pension Fund	**12.1**	**1.3**	**12.1**	**17.0**	**-23.8**	**6.9**	**12.3**	**5.5**	**6.3**	**14.0**
CPI (inflation)	*1.7*	*3.0*	*1.5*	*2.7*	*0.1*	*4.1*	*2.5*	*3.4*	*3.3*	*1.9*
Policy Benchmark[1]	*11.9*	*0.8*	*11.6*	*16.1*	*-24.3*	*10.5*	*14.5*	*9.1*	*11.2*	*20.4*
Domestic Equity	16.0	NA	NA	NA	NA	NA	NA	NA	NA	NA
Russell 3000	*16.4*	*1.0*	*16.9*	*28.3*	*-37.3*	*5.1*	*15.7*	*6.1*	*11.9*	*31.1*
International Developed Market Equity	17.6	NA	NA	NA	NA	NA	NA	NA	NA	NA
MSCI ACWI (ex. U.S.) IMI	*17.0*	*-14.3*	*12.7*	*43.6*	*-46.0*	*16.1*	*26.5*	*17.7*	*21.9*	*42.3*
Investment Grade Bonds	8.8	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barclays Aggregate	*4.2*	*7.8*	*6.5*	*5.9*	*5.2*	*7.0*	*4.3*	*2.4*	*4.3*	*4.1*
TIPS	6.9	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barclays U.S. TIPS	*7.0*	*13.6*	*6.3*	*11.4*	*-2.4*	*11.6*	*0.4*	*2.8*	*8.5*	*8.4*
Real Estate	7.9	NA	NA	NA	NA	NA	NA	NA	NA	NA
NCREIF ODCE Equal Weighted	*11.0*	*16.0*	*16.1*	*-30.7*	*-10.4*	*16.1*	*16.1*	*20.2*	*12.6*	*9.1*

[1] Policy Benchmark: 52% MSCI ACWI, 36% Barclays Universal, 12% ODCE Equal Weighted.

UNITE HERE Local 25 and Hotel Association of Washington, D.C. Pension Fund

Aggregate Assets Calendar Year Performance

	2012 (%)	2011 (%)	2010 (%)	2009 (%)	2008 (%)	2007 (%)	2006 (%)	2005 (%)	2004 (%)	2003 (%)
Total Pension Fund	**12.1**	**1.3**	**12.1**	**17.0**	**-23.8**	**6.9**	**12.3**	**5.5**	**6.3**	**14.0**
Domestic Equity	**16.0**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
Amalgamated LongView Large Cap 500 Index	16.0	2.1	15.1	26.5	-37.0	5.7	15.7	4.9	10.9	28.7
S&P 500	*16.0*	*2.1*	*15.1*	*26.5*	*-37.0*	*5.5*	*15.8*	*4.9*	*10.9*	*28.7*
Amalgamated LongView Small Cap 600 Index	16.3	0.9	26.3	25.7	-31.1	-0.3	15.0	7.7	22.6	38.5
S&P Small Cap	*16.3*	*1.0*	*26.3*	*25.6*	*-31.1*	*-0.3*	*15.1*	*7.7*	*22.6*	*38.8*
International Developed Market Equity	**17.6**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
Manning & Napier International Equity	19.3	-15.6	9.5	NA	NA	NA	NA	NA	NA	NA
MSCI ACWI (ex. U.S.)	*16.8*	*-13.7*	*11.2*	*41.4*	*-45.5*	*16.7*	*26.7*	*16.6*	*20.9*	*40.8*
Investment Grade Bonds	**8.8**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
PIMCO Total Return	10.4	4.2	8.8	NA	NA	NA	NA	NA	NA	NA
Barclays Universal	*5.5*	*7.4*	*7.2*	*8.6*	*2.4*	*6.5*	*5.0*	*2.7*	*5.0*	*5.8*
AFL-CIO Housing Investment Trust	4.3	8.1	6.6	6.7	5.7	7.1	5.1	3.0	4.6	4.2
Barclays Aggregate	*4.2*	*7.8*	*6.5*	*5.9*	*5.2*	*7.0*	*4.3*	*2.4*	*4.3*	*4.1*
Barclays Mortgage	*2.6*	*6.2*	*5.4*	*5.9*	*8.3*	*6.9*	*5.2*	*2.6*	*4.7*	*3.1*
TIPS	**6.9**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
Vanguard Inflation-Protected Securities	6.9	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barclays U.S. TIPS	*7.0*	*13.6*	*6.3*	*11.4*	*-2.4*	*11.6*	*0.4*	*2.8*	*8.5*	*8.4*

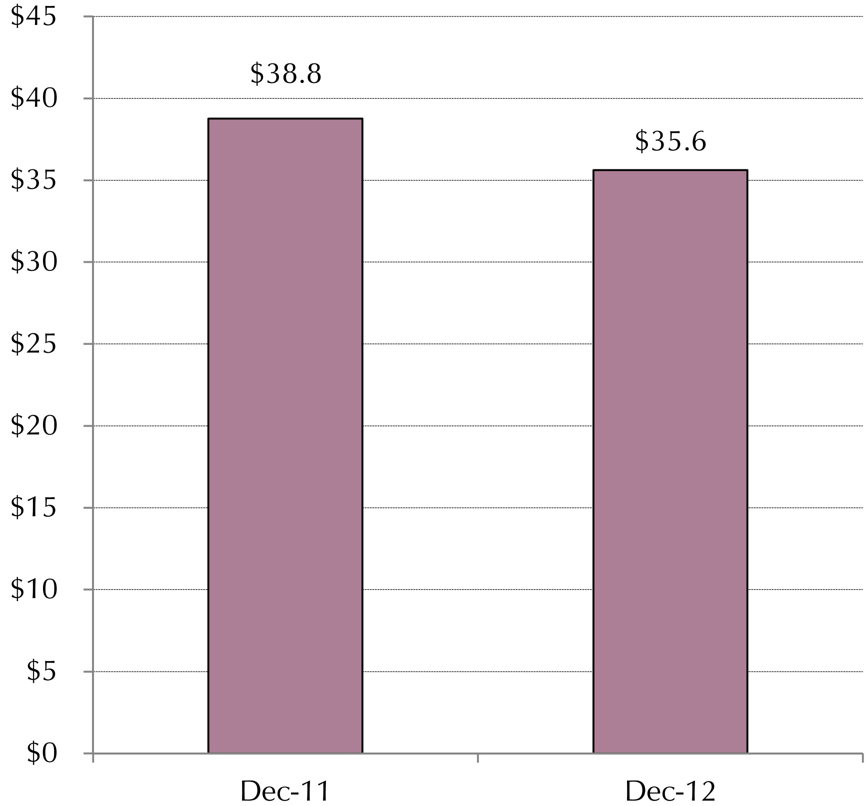
Aggregate Assets Calendar Year Performance

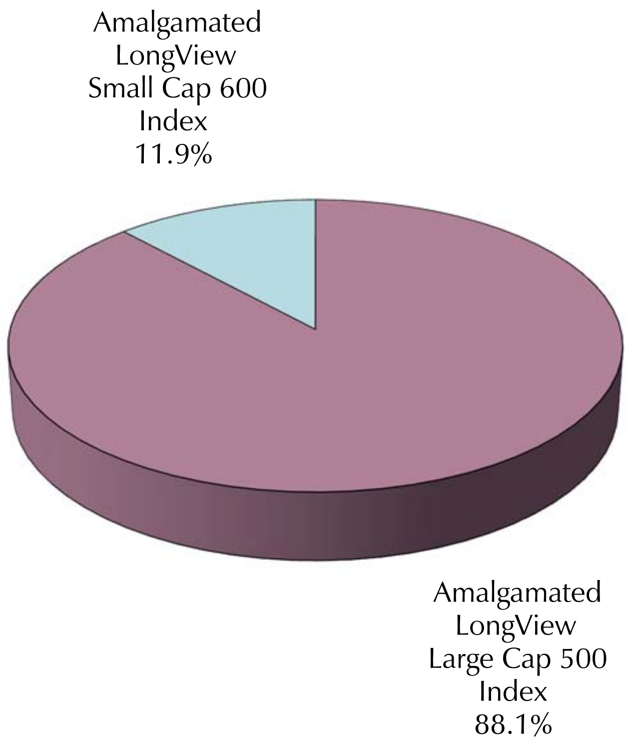
	2012 (%)	2011 (%)	2010 (%)	2009 (%)	2008 (%)	2007 (%)	2006 (%)	2005 (%)	2004 (%)	2003 (%)
Real Estate	**7.9**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
AFL-CIO Building Investment Trust	10.8	13.0	14.2	-24.8	-9.3	14.3	16.6	18.3	8.2	5.9
NCREIF ODCE Equal Weighted	*11.0*	*16.0*	*16.1*	*-30.7*	*-10.4*	*16.1*	*16.1*	*20.2*	*12.6*	*9.1*
NCREIF Property	*10.5*	*14.3*	*13.1*	*-16.9*	*-6.5*	*15.8*	*16.6*	*20.1*	*14.5*	*9.0*
Multi-Employer Property Trust	4.7	13.0	13.9	-28.9	-10.4	15.2	14.6	18.5	11.2	8.6
NCREIF ODCE Equal Weighted	*11.0*	*16.0*	*16.1*	*-30.7*	*-10.4*	*16.1*	*16.1*	*20.2*	*12.6*	*9.1*
NCREIF Property	*10.5*	*14.3*	*13.1*	*-16.9*	*-6.5*	*15.8*	*16.6*	*20.1*	*14.5*	*9.0*

Fund Detail
As of December 31, 2012

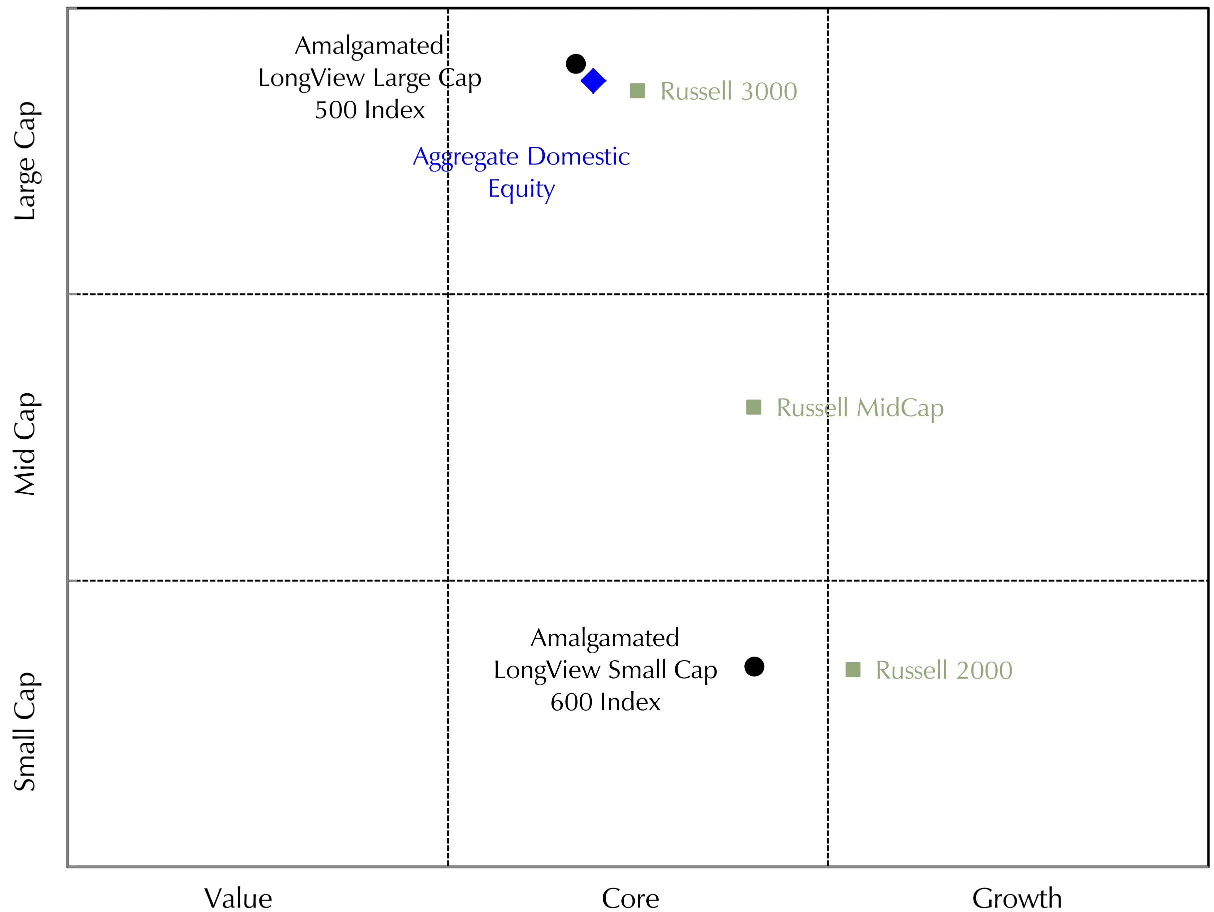
Domestic Equity Assets
As of December 31, 2012

Domestic Equity Assets
as of 12/31/12





Domestic Equity Assets
Style as of 12/31/12



Domestic Equity Assets Characteristics as of 12/31/12

Capitalization Structure:	Aggregate Domestic Equity 12/31/12	Russell 3000 12/31/12	Aggregate Domestic Equity 9/30/12
Weighted Average Market Cap. (US$ billion)	93.7	87.2	108.1
Median Market Cap. (US$ billion)	1.9	1.0	1.8
Large (% over US$10 billion)	81	76	81
Medium (% US$2 billion to US$10 billion)	10	18	10
Small (% under US$2 billion)	10	7	10

Fundamental Structure:			
Price-Earnings Ratio	20	21	21
Price-Book Value Ratio	3.2	3.2	3.4
Dividend Yield (%)	2.0	1.9	2.0
Historical Earnings Growth Rate (%)	8	8	9
Projected Earnings Growth Rate (%)	11	11	11

Domestic Equity Assets Diversification as of 12/31/12

Diversification:	Aggregate Domestic Equity 12/31/12	Russell 3000 12/31/12	Aggregate Domestic Equity 9/30/12
Number of Holdings	1,100	2,969	1,101
% in 5 largest holdings	11	10	12
% in 10 largest holdings	17	16	19

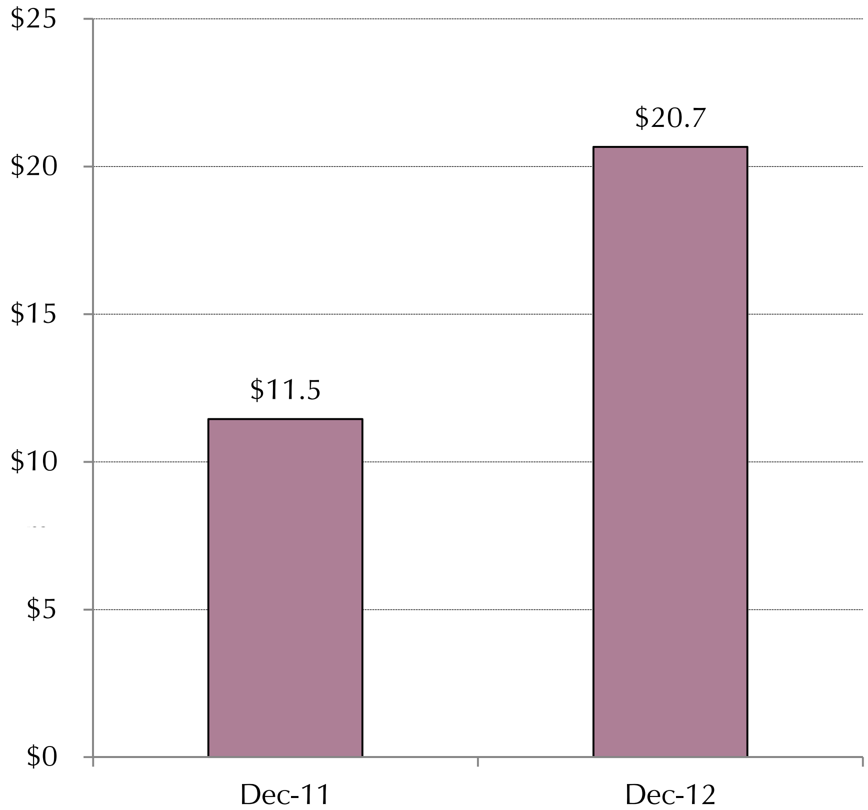
Largest Five Holdings:	% of Portfolio	Economic Sector
Apple Computer	3.5	Technology Hardware
ExxonMobil	2.7	Energy
General Electric	1.5	Capital Goods
Chevron	1.5	Energy
IBM	1.4	Software & Services

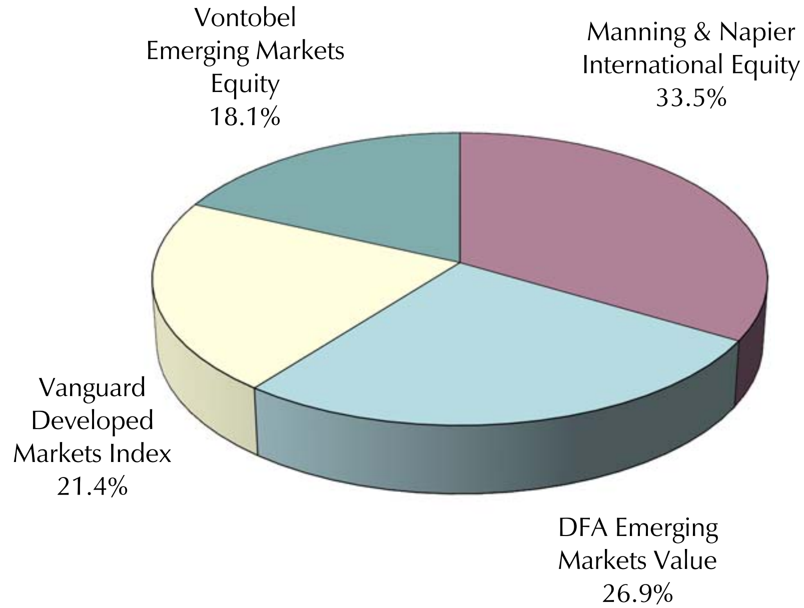
Domestic Equity Assets
Sector Allocation as of 12/31/12

Sector Allocation (%):	Aggregate Domestic Equity 12/31/12	Russell 3000 12/31/12	Aggregate Domestic Equity 9/30/12
Information Technology	19	18	20
Consumer Staples	10	9	10
Energy	10	10	10
Health Care	12	12	12
Telecom	3	3	3
Utilities	3	3	4
Materials	4	4	4
Financials	16	17	15
Industrials	11	11	10
Consumer Discretionary	12	12	12

International Equity Assets
As of December 31, 2012

International Equity Assets
as of 12/31/12





International Equity Assets
Style as of 12/31/12

International Equity Assets Characteristics as of 12/31/12

Capitalization Structure:	Aggregate International Equity 12/31/12	MSCI ACWI (ex. U.S.) IMI 12/31/12	Aggregate International Equity 9/30/12
Weighted Average Market Cap. (US$ billion)	37.7	47.6	43.5
Median Market Cap. (US$ million)	994	993	460
Large (% over US$10 billion)	62	69	68
Medium (% US$2 billion to US$10 billion)	31	22	25
Small (% under US$2 billion)	8	9	6

Fundamental Structure:			
Price-Earnings Ratio	20	18	19
Price-Book Value Ratio	2.8	2.5	3.0
Dividend Yield (%)	2.8	3.3	3.1
Historical Earnings Growth Rate (%)	6	6	8
Projected Earnings Growth Rate (%)	13	11	13

International Equity Assets Diversification as of 12/31/12

Diversification:	Aggregate International Equity 12/31/12	MSCI ACWI (ex. U.S.) IMI 12/31/12	Aggregate International Equity 9/30/12
Number of Holdings	3,238	6,040	2,533
% in 5 largest holdings	6	5	7
% in 10 largest holdings	12	8	12

Largest Five Holdings:	% of Portfolio	Economic Sector
Schlumberger	1.5	Energy
Petroleo Brasiliero	1.3	Energy
Toyota Motor Corporation	1.2	Automobiles & Components
Nestle	1.1	Food Beverage & Tobacco
Gazprom	1.1	Energy

International Equity Assets Sector Allocation as of 12/31/12

Sector Allocation (%):	Aggregate International Equity 12/31/12	MSCI ACWI (ex. U.S.) IMI 12/31/12	Aggregate International Equity 9/30/12
Consumer Staples	18	10	19
Energy	11	10	11
Consumer Discretionary	11	10	12
Materials	11	11	11
Information Technology	6	7	6
Health Care	6	7	7
Industrials	10	12	9
Utilities	2	3	3
Telecom	3	5	4
Financials	21	25	17

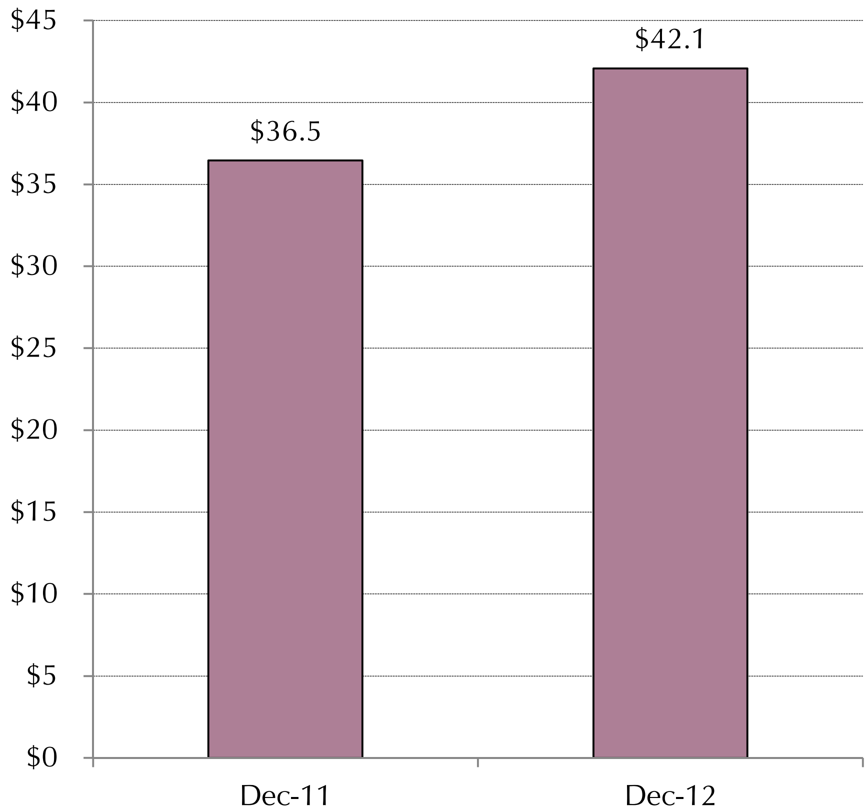
International Equity Assets
Country & Region Breakdown as of 12/31/12

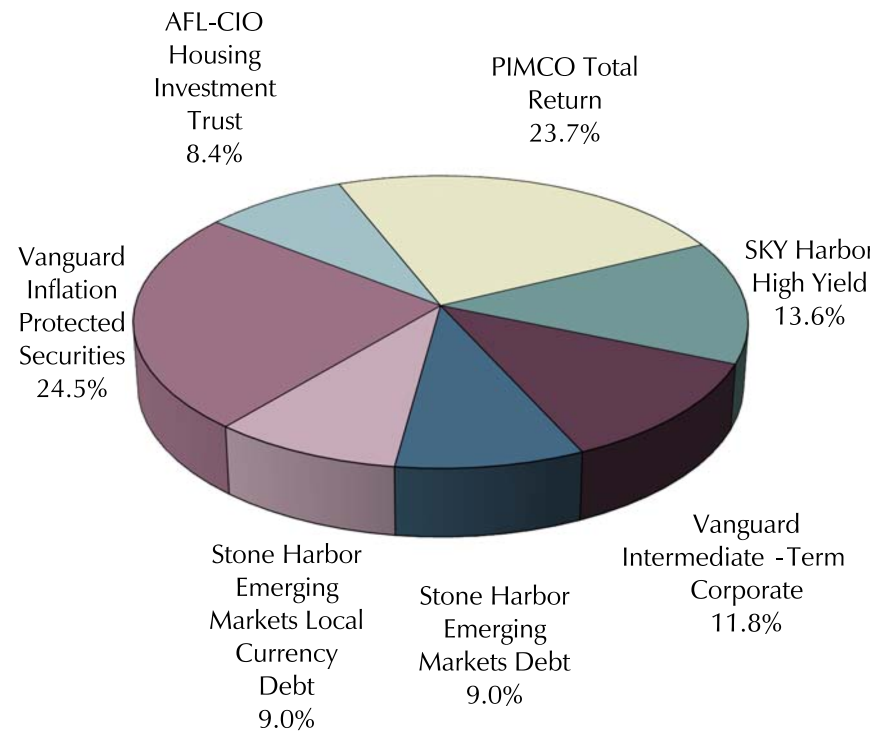
	Aggregate International Equity 12/31/12 (%)	MSCI ACWI (ex. U.S.) IMI 12/31/12 (%)
Europe/North America	**41.5**	**51.8**
United States	3.2	0.0
Ireland	1.8	0.3
France	7.0	6.1
Norway	1.3	0.7
Denmark	1.3	0.8
Netherlands	1.2	1.7
Switzerland	4.7	5.5
Germany	3.8	5.8
United Kingdom	11.0	15.3
Canada	3.0	8.1
Pacific Rim/Asia	**14.6**	**24.2**
Hong Kong	3.3	2.1
Australia	3.1	6.1
Japan	7.7	14.1

	Aggregate International Equity 12/31/12 (%)	MSCI ACWI (ex. U.S.) IMI 12/31/12 (%)
Asia (emerging)	**26.1**	**14.9**
India	6.6	1.6
China	6.1	4.4
Malaysia	1.9	0.9
South Korea	4.7	3.7
Thailand	1.6	0.6
Taiwan	3.6	2.8
Indonesia	1.2	0.7
Latin America (emerging)	**11.3**	**4.9**
Mexico	4.5	1.2
Brazil	5.7	2.9
Europe/MidEast/Africa (emerging)	**6.5**	**4.2**
South Africa	3.9	1.9
Russia	1.2	1.3

Fixed Income Assets
As of December 31, 2012

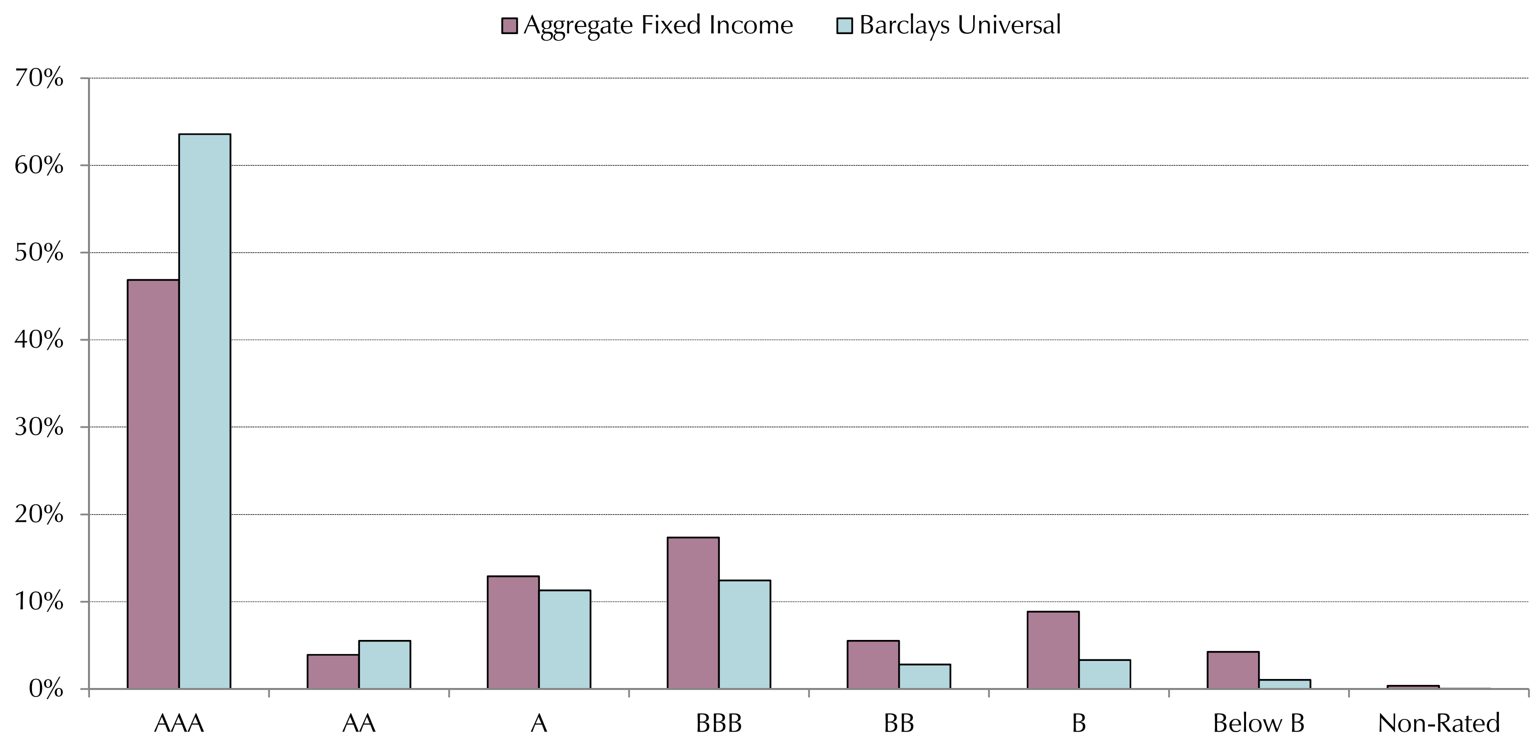
Fixed Income Assets as of 12/31/12





Fixed Income Assets Characteristics as of 12/31/12

Duration & Yield:	Aggregate Fixed Income 12/31/12	Barclays Universal 12/31/12	Aggregate Fixed Income 9/30/12
Average Effective Duration (years)	5.0	5.0	4.5
Yield to Maturity (%)	3.5	2.1	3.4



Fixed Income Assets Diversification as of 12/31/12

	Aggregate Fixed Income 12/31/12	Barclays Universal 12/31/12	Aggregate Fixed Income 9/30/12
Market Allocation (%):			
United States	76	84	77
Foreign (developed markets)	5	10	4
Foreign (emerging markets)	19	6	19
Currency Allocation (%):			
Non-U.S. Dollar Exposure	10	0	8
Sector Allocation (%):			
U.S. Treasury-Nominal	3	31	4
U.S. Treasury-TIPS	27	0	17
U.S. Agency	1	8	1
Mortgage Backed	11	25	23
Corporate	30	28	23
Bank Loans	0	0	1
Local & Provincial Government	1	1	1
Sovereign & Supranational	17	4	17
Commercial Mortgage Backed	6	2	6
Asset Backed	0	0	1
Cash Equivalent	-1	0	-1
Other	4	1	7

Portfolio Reviews
As of December 31, 2012

Domestic Equity Portfolio Reviews
As of December 31, 2012

UNITE HERE Local 25 and Hotel Association of Washington, D.C. Pension Fund

Amalgamated LongView Large Cap 500 Index Portfolio Detail as of 12/31/12

Mandate: Domestic Equities
Active/Passive: Passive
Market Value: $31.4 million
Portfolio Manager: Thomas B. O'Donnell
Location: New York, New York
Inception Date: 1/1/1996
Account Type: Commingled Fund

	Value	*Core*	*Growth*
Large		■	
Medium			
Small			

Fee Schedule:
0.05% on all assets or $10,000 minimum

Liquidity Constraints:
Daily

Strategy:
The Amalgamated LongView Large Cap 500 Index portfolio invests in all of the stocks that comprise the S&P 500 index in approximately the same proportions, thus fully replicating the index.

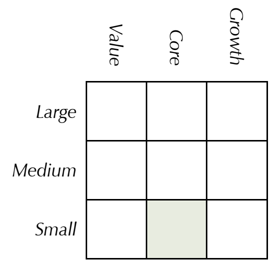
Performance (%):	**4Q12**	**1 YR**	**3 YR**	**5 YR**	**Since 1/1/96**
Amalgamated LongView Large Cap 500 Index	**-0.4**	**16.0**	**10.9**	**1.7**	**7.1**
S&P 500	-0.4	16.0	10.9	1.7	7.0
Peer Large Cap Core	0.1	16.0	10.4	1.9	7.7
Peer Ranking (percentile)	*71*	*51*	*39*	*62*	*66*

Capitalization Structure:	**12/31/12 Amalgamated LongView Large Cap 500 Index**	**12/31/12 S&P 500**	**9/30/12 Amalgamated LongView Large Cap 500 Index**	**9/30/12 S&P 500**
Weighted Average Market Cap. (US$ billion)	105.8	106.1	121.8	122.0
Median Market Cap. (US$ billion)	12.7	12.7	12.5	12.4
Large (% over US$10 billion)	91	91	91	91
Medium (% US$2 billion to US$10 billion)	9	9	9	9
Small (% under US$2 billion)	0	0	0	0
Fundamental Structure:				
Price-Earnings Ratio	19	20	20	20
Price-Book Value Ratio	3.3	3.3	3.5	3.5
Dividend Yield (%)	2.1	2.0	2.1	1.9
Historical Earnings Growth Rate (%)	9	9	9	9
Projected Earnings Growth Rate (%)	10	10	11	11
Sector Allocation (%):				
Financials	16	16	15	15
Health Care	12	12	12	12
Industrials	10	10	10	10
Consumer Staples	11	11	11	11
Materials	4	4	4	4
Telecom	3	3	3	3
Energy	11	11	11	11
Information Technology	19	19	20	20
Utilities	3	3	4	4
Consumer Discretionary	11	11	11	11
Diversification:				
Number of Holdings	500	500	500	500
% in 5 largest holdings	12	12	14	14
% in 10 largest holdings	20	20	21	21

Largest Ten Holdings:		**Industry**
Apple	3.9	Technology Hardware
ExxonMobil	3.1	Energy
General Electric	1.7	Capital Goods
Chevron	1.7	Energy
IBM	1.6	Software & Services
Microsoft	1.6	Software & Services
Johnson & Johnson	1.5	Pharmaceuticals & Biotech
AT&T	1.5	Telecommunication Services
Google	1.5	Software & Services
Procter & Gamble	1.5	Household/Personal Products

Amalgamated LongView Small Cap 600 Index Portfolio Detail as of 12/31/12

Mandate: Domestic Equities
Active/Passive: Passive
Market Value: $4.2 million
Portfolio Manager: Thomas B. O'Donnell
Location: New York, New York
Inception Date: 1/1/2003
Account Type: Commingled Fund



Fee Schedule:
0.05% on all assets or $10,000 minimum

Liquidity Constraints:
Daily

Strategy:
The Amalgamated Longview Small Cap S&P 600 Index portfolio invests in all of the stocks that comprise the S&P 600 index in approximately the same proportions, thus fully replicating the index.

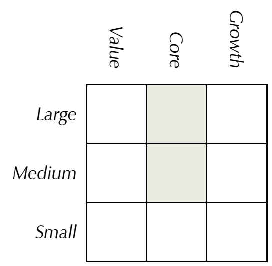
Performance (%):	**4Q12**	**1 YR**	**3 YR**	**5 YR**	**Since 1/1/03**
Amalgamated LongView Small Cap 600 Index	**2.2**	**16.3**	**14.0**	**5.1**	**10.4**
S&P Small Cap	2.2	16.3	14.1	5.1	10.5
Peer Small Cap Core	3.4	17.3	13.8	4.9	10.7
Peer Ranking (percentile)	*77*	*66*	*46*	*45*	*63*

	12/31/12		**9/30/12**	
Capitalization Structure:	**Amalgamated LongView Small Cap 600 Index**	**S&P Small Cap 600**	**Amalgamated LongView Small Cap 600 Index**	**S&P Small Cap 600**
Weighted Average Market Cap. (US$ billion)	1.3	1.3	1.3	1.3
Median Market Cap. (US$ million)	786.4	785.6	755.1	755.9
Large (% over US$10 billion)	0	0	0	0
Medium (% US$2 billion to US$10 billion)	17	16	16	16
Small (% under US$2 billion)	83	84	84	84
Fundamental Structure:				
Price-Earnings Ratio	26	26	27	27
Price-Book Value Ratio	2.6	2.6	2.7	2.6
Dividend Yield (%)	1.2	1.2	1.3	1.1
Historical Earnings Growth Rate (%)	7	7	7	6
Projected Earnings Growth Rate (%)	13	13	13	13
Sector Allocation (%):				
Financials	22	21	20	20
Information Technology	19	18	18	18
Utilities	4	4	4	4
Consumer Staples	4	4	5	5
Materials	7	7	6	6
Energy	4	4	4	4
Health Care	11	11	11	11
Telecom	1	1	1	1
Consumer Discretionary	15	15	16	16
Industrials	15	16	16	16
Diversification:				
Number of Holdings	600	600	600	600
% in 5 largest holdings	5	3	5	3
% in 10 largest holdings	8	6	8	6

Largest Ten Holdings:		**Industry**
iShares S&P Small Cap 600 Index	2.6	ETF
Extra Space Storage	0.7	Real Estate
Kilroy Realty	0.7	Real Estate
Tanger Factory Outlet	0.6	Real Estate
CommVault Systems	0.6	Software & Services
Cymer	0.5	Semiconductors
Mid-America Apt Communities	0.5	Real Estate
Eagle Materials	0.5	Materials
Post Properties	0.5	Real Estate
Cubist Pharmaceuticals	0.5	Pharmaceuticals & Biotech

International Equity Portfolio Reviews
As of December 31, 2012

Mandate: International Equities, Developed Markets
Active/Passive: Active
Market Value: $6.9 million
Portfolio Manager: Josh Samilow
Location: Fairport, New York
Inception Date: 1/1/2010
Account Type: Mutual Fund (EXOSX)



Fee Schedule:
0.75% on all assets

Liquidity Constraints:
Daily

Strategy:
The Manning & Napier investment approach combines both bottom-up and top-down analysis to identify companies that fit into one of their three investment "strategies": Strategic Profile, Hurdle Rate and Bankable Deal. Strategic Profile companies are positioned for strong future growth but their valuations do not reflect their future potential. Hurdle Rate companies are in depressed sectors, but are strong enough to survive the hard times, and are likely to lead the rebound of their industry when supply/demand conditions improve. Lastly, Bankable Deal companies are more traditional value investments where the assets and cash flows of a company are not reflected in the stock's price and a catalyst to unlock this value can be identified. Manning & Napier will build a portfolio of 70-90 stocks, diversified across these three strategies.

Performance (%):	4Q12	1 YR	3 YR	Since 1/1/10
Manning & Napier International Equity	**5.9**	**19.3**	**3.3**	**3.3**
MSCI ACWI (ex. U.S.)	5.8	16.8	3.9	3.9
Peer International Core	6.3	18.6	4.2	4.2
Peer Ranking (percentile)	*67*	*37*	*69*	*69*

Risk: (thirty-six months)	Standard Deviation	Beta	Sharpe Measure	Info. Ratio	Correlation to Index
Manning & Napier International Equity	**22.6%**	**1.07**	**0.14**	**Neg.**	**0.98**
MSCI ACWI (ex. U.S.)	20.8	1.00	0.18	NA	1.00

	12/31/12		9/30/12	
Capitalization Structure:	**Manning & Napier International Equity**	**MSCI ACWI (ex. U.S.)**	**Manning & Napier International Equity**	**MSCI ACWI (ex. U.S.)**
Weighted Average Market Cap. (US$ billion)	34.7	53.8	35.2	50.6
Median Market Cap. (US$ billion)	8.3	6.7	8.0	6.2
Large (% over US$10 billion)	54	78	54	76
Medium (% US$2 billion to US$10 billion)	43	21	40	23
Small (% under US$2 billion)	4	1	6	1
Fundamental Structure:				
Price-Earnings Ratio	23	18	24	17
Price-Book Value Ratio	2.6	2.6	2.8	2.5
Dividend Yield (%)	2.6	3.3	3.0	3.5
Historical Earnings Growth Rate (%)	1	6	2	6
Projected Earnings Growth Rate (%)	13	11	13	12
Sector Allocation (%):				
Consumer Staples	19	10	21	10
Consumer Discretionary	16	10	14	9
Energy	16	10	15	11
Industrials	14	11	13	10
Health Care	10	7	10	7
Information Technology	8	6	8	6
Materials	12	11	12	11
Telecom	2	5	2	6
Utilities	0	4	0	4
Financials	4	26	5	25
Diversification:				
Number of Holdings	74	1,827	78	1,837
% in 5 largest holdings	17	5	16	5
% in 10 largest holdings	30	9	29	9
Region Allocation (%):				
Americas	19	8	18	8
Europe	60	45	61	44
Pacific Rim	14	24	13	24
Other[1]	7	24	8	24

Largest Five Holdings:		**Industry**
Schlumberger	4.4	Energy
Ryanair	3.3	Transportation
DANONE	3.1	Food Beverage & Tobacco
Talisman Energy	3.0	Energy
Tesco	3.0	Food & Staples Retailing

[1] Includes emerging markets.

UNITE HERE Local 25 and Hotel Association of Washington, D.C. Pension Fund

Vanguard Developed Markets Index Portfolio Detail as of 12/31/12

Mandate: International Equities Developed Markets

Active/Passive: Passive

Market Value: $4.4 million

Portfolio Manager: Duane Kelly & Michael Perre

Location: Valley Forge, Pennsylvania

Inception Date: 1/1/2013

Account Type: Mutual Fund (VDMAX)

	Value	*Core*	*Growth*
Large			
Medium			
Small			

Fee Schedule:
0.10% on all assets

Liquidity Constraints:
Daily

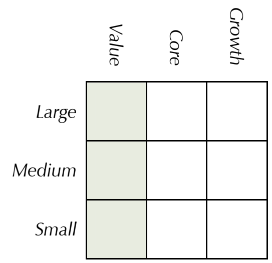
Strategy:
The Vanguard Developed Markets Index Fund seeks to track the performance of the MSCI EAFE Index, which measures the investment return of stocks issued by companies located in the major markets of Europe and the Pacific Region. The fund employs a passive management investment approach by investing all, or substantially all, of its assets in the common stocks included in the MSCI EAFE Index.

Capitalization Structure:	12/31/12 Vanguard Developed Markets Index	MSCI EAFE
Weighted Average Market Cap. (US$ billion)	58.0	58.1
Median Market Cap. (US$ billion)	7.6	7.5
Large (% over US$10 billion)	81	81
Medium (% US$2 billion to US$10 billion)	19	19
Small (% under US$2 billion)	0	0
Fundamental Structure:		
Price-Earnings Ratio	18	18
Price-Book Value Ratio	2.5	2.5
Dividend Yield (%)	3.5	3.5
Historical Earnings Growth Rate (%)	3	3
Projected Earnings Growth Rate (%)	10	10
Sector Allocation (%):		
Information Technology	4	4
Financials	25	25
Telecom	5	5
Industrials	13	13
Utilities	4	4
Health Care	10	10
Consumer Discretionary	11	11
Materials	10	10
Consumer Staples	12	12
Energy	8	8
Diversification:		
Number of Holdings	921	909
% in 5 largest holdings	8	8
% in 10 largest holdings	13	13
Region Allocation (%):		
Europe	65	65
Pacific Rim	35	35

Largest Five Holdings:		Industry
Nestle	1.9	Food Beverage & Tobacco
HSBC	1.8	Banks
Novartis	1.3	Pharmaceuticals & Biotech
Roche	1.3	Pharmaceuticals & Biotech
BP	1.2	Energy

Dimensional Emerging Markets Value Portfolio Detail as of 12/31/12

Mandate: International Equities, Emerging Markets
Active/Passive: Active
Market Value: $5.6 million
Portfolio Manager: Team
Location: Santa Monica, California
Inception Date: 4/1/2012
Account Type: Mutual Fund (DFEVX)



Fee Schedule:
0.60% on all assets

Liquidity Constraints:
Daily

Strategy:
Dimensional Fund Advisors' ("DFA") investment approach combines both top-down and bottom-up elements. The top-down analysis involves drawing the boundaries for qualifying countries and company characteristics. It does not include macro-economic forecasting or tactical country allocation decisions. In its bottom-up work, DFA analyzes the attributes of individual securities for portfolio suitability. DFA limits its sector and industry weightings to 25% of the portfolio's market value. Country weights have a maximum target of 15% per country at the time of purchase, to mitigate country risk. Risk is controlled by investing across a broad group of emerging markets companies and countries.

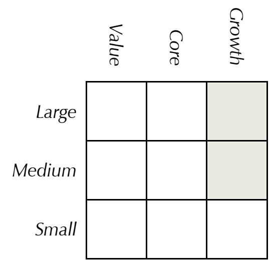
Performance (%):	4Q12	Since 4/1/12
Dimensional Emerging Markets Value	**7.1**	**3.3**
MSCI Emerging Markets	5.6	3.6
Peer Emerging Markets	6.4	4.7
Peer Ranking (percentile)	*38*	*68*

	12/31/12		9/30/12	
Capitalization Structure:	**DFA**	**MSCI Emerging Markets**	**DFA**	**MSCI Emerging Markets**
Weighted Average Market Cap. (US$ billion)	20.1	48.5	19.1	44.6
Median Market Cap. (US$ million)	345.3	5,346.4	343.8	4,928.0
Large (% over US$10 billion)	41	69	38	66
Medium (% US$2 billion to US$10 billion)	34	29	36	31
Small (% under US$2 billion)	25	2	27	3
Fundamental Structure:				
Price-Earnings Ratio	15	18	15	17
Price-Book Value Ratio	1.4	2.8	1.4	2.8
Dividend Yield (%)	2.9	2.8	3.0	3.0
Historical Earnings Growth Rate (%)	8	15	8	15
Projected Earnings Growth Rate (%)	13	13	12	12
Sector Allocation (%):				
Financials	35	27	33	25
Industrials	12	6	11	7
Materials	16	12	16	12
Energy	16	13	17	13
Health Care	1	1	1	1
Consumer Discretionary	7	8	7	8
Utilities	2	3	2	4
Consumer Staples	6	9	6	8
Telecom	1	8	2	8
Information Technology	6	14	6	14
Diversification:				
Number of Holdings	2,241	821	2,223	817
% in 5 largest holdings	12	11	12	11
% in 10 largest holdings	18	16	18	16
Region Allocation (%):				
Asia	63	60	61	61
Latin America	20	21	20	21
Europe, Middle East and Africa	17	18	18	18
Other	1	0	1	0

Largest Five Holdings:		**Industry**
Gazprom	4.1	Energy
Bank of China	2.5	Banks
Petroleo Brasiliero	1.9	Energy
Petrobras-Petroleo Brasilier	1.7	Energy
Reliance Industries	1.7	Energy

Vontobel Emerging Markets Equity Portfolio Detail as of 12/31/12

Mandate: International Equities, Emerging Markets
Active/Passive: Active
Market Value: $3.7 million
Portfolio Manager: Rajiv Jain
Location: New York, New York
Inception Date: 4/1/2012
Account Type: Commingled Fund



Fee Schedule:
0.86% on all assets

Liquidity Constraints:
Monthly

Strategy:
Vontobel believes that long-term, stable, and superior earnings growth drives investment returns and risk-adjusted outperformance. Thus they seek to invest in businesses that are predictable (strong franchise, low capital intensity, shareholder oriented management, etc.), sustainable (ability to replicate or exceed past success in terms of growth, operating margins, ROE, ROA etc.), and are trading at an attractive margin of safety (at least a 25% discount to their assessment of intrinsic value). They believe in building concentrated portfolios (50-90 stocks) of high conviction positions with little attention paid to the benchmark.

Performance (%):	**4Q12**	**Since 4/1/12**
Vontobel Emerging Markets Equity	**4.4**	**6.9**
MSCI Emerging Markets	5.6	3.6
Peer Emerging Markets	6.4	4.7
Peer Ranking (percentile)	*92*	*18*

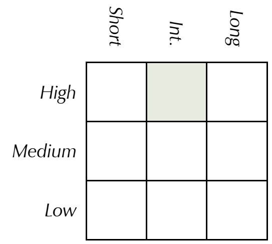
	12/31/12		9/30/12	
Capitalization Structure:	**Vontobel Emerging Markets Equity**	**MSCI Emerging Markets**	**Vontobel Emerging Markets Equity**	**MSCI Emerging Markets**
Weighted Average Market Cap. (US$ billion)	43.8	48.5	41.3	44.6
Median Market Cap. (US$ billion)	14.4	5.3	14.7	4.9
Large (% over US$10 billion)	83	69	81	66
Medium (% US$2 billion to US$10 billion)	17	29	19	31
Small (% under US$2 billion)	0	2	0	3
Fundamental Structure:				
Price-Earnings Ratio	24	18	23	17
Price-Book Value Ratio	5.7	2.8	5.8	2.8
Dividend Yield (%)	2.3	2.8	2.6	3.0
Historical Earnings Growth Rate (%)	17	15	19	15
Projected Earnings Growth Rate (%)	15	13	15	12
Sector Allocation (%):				
Consumer Staples	44	9	44	8
Health Care	2	1	2	1
Consumer Discretionary	9	8	8	8
Utilities	4	3	5	4
Financials	27	27	24	25
Industrials	1	6	1	7
Telecom	2	8	2	8
Materials	6	12	5	12
Information Technology	4	14	7	14
Energy	2	13	2	13
Diversification:				
Number of Holdings	62	821	59	817
% in 5 largest holdings	24	11	25	11
% in 10 largest holdings	42	16	42	16
Region Allocation (%):				
Asia	45	60	46	61
Latin America	27	21	27	21
Europe, Middle East and Africa	9	18	9	18
Other	18	0	18	0

Largest Five Holdings:		**Industry**
British American Tobacco	5.5	Food Beverage & Tobacco
SABMiller	5.3	Food Beverage & Tobacco
ITC	4.5	Food Beverage & Tobacco
HSBC	4.5	Banks
Housing Development Finance	4.2	Banks

Fixed Income Portfolio Reviews
As of December 31, 2012

Vanguard Inflation-Protected Securities Portfolio Detail as of 12/31/12

Mandate: TIPS
Active/Passive: Active
Market Value: $10.3 million
Portfolio Manager: John Hollyer, CFA
Gemma Wright-Casparius
Location: Valley Forge, Pennsylvania
Inception Date: 12/1/2011
Account Type: Mutual Fund (VIPIX)



Fee Schedule:
0.07% on all assets

Liquidity Constraints:
Daily

Strategy:
The Vanguard Inflation-Protected Securities strategy seeks long-term returns that exceed inflation by investing at least 80% of its assets in high-quality inflation-indexed bonds. These securities, primarily issued by the U.S. Treasury, government agencies, and domestic corporations, automatically adjust their principal and interest payments over time in response to changes in inflation.

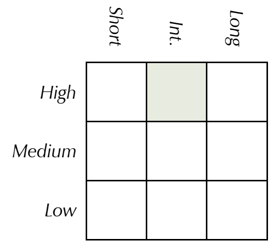
Performance (%):	4Q12	1 YR	Since 12/1/11
Vanguard Inflation-Protected Securities	**0.6**	**6.9**	**6.5**
Barclays U.S. TIPS	0.7	7.0	6.5
Peer TIPS	0.6	6.6	6.1
Peer Ranking (percentile)	*59*	*30*	*30*

	12/31/12		9/30/12	
Quality Structure (%):	**Vanguard TIPS**	**Barclays TIPS**	**Vanguard TIPS**	**Barclays TIPS**
Average Quality	AAA	AAA	AAA	AAA
AAA (includes Treasuries and Agencies)	100	100	100	100
AA	0	0	0	0
A	0	0	0	0
BBB	0	0	0	0
BB	0	0	0	0
B	0	0	0	0
Below B	0	0	0	0
Non-Rated	0	0	0	0
Sector Allocation (%):				
U.S. Treasury-Nominal	0	0	0	0
U.S. Treasury-TIPS	100	100	100	100
U.S. Agency	0	0	0	0
Mortgage Backed	0	0	0	0
Corporate	0	0	0	0
Bank Loans	0	0	0	0
Local & Provincial Government	0	0	0	0
Sovereign & Supranational	0	0	0	0
Commercial Mortgage Backed	0	0	0	0
Asset Backed	0	0	0	0
Cash Equivalent	0	0	0	0
Other	0	0	0	0
Market Allocation (%):				
United States	100	100	100	100
Foreign (developed markets)	0	0	0	0
Foreign (emerging markets)	0	0	0	0
Currency Allocation (%):				
Non-U.S. Dollar Exposure	0	0	0	0

UNITE HERE Local 25 and Hotel Association of Washington, D.C. Pension Fund

PIMCO Total Return
Portfolio Detail as of 12/31/12

Mandate:	Fixed Income
Active/Passive:	Active
Market Value:	$10.0 million
Portfolio Manager:	Bill Gross
Location:	Stamford, Connecticut
Inception Date:	1/1/2010
Account Type:	Mutual Fund (PTTRX)



Fee Schedule:
0.46% on all assets

Liquidity Constraints:
Daily

Strategy:
PIMCO Total Return is a core portfolio that typically invests in intermediate term, investment grade bonds and seeks to maximize total return using both top-down and bottom-up analysis to construct portfolios. PIMCO couples their three-to-five year secular outlook for interest rates and the global economy with their bottom-up fundamental credit research to construct the portfolios.

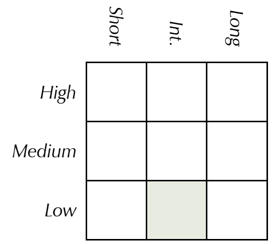
Performance (%):	4Q12	1 YR	3 YR	Since 1/1/10
PIMCO Total Return	**1.2**	**10.4**	**7.8**	**7.8**
Barclays Universal	0.6	5.5	6.7	6.7
Peer Core Plus	0.5	6.1	6.9	6.9
Peer Ranking (percentile)	*13*	*9*	*21*	*21*

	12/31/12		9/30/12	
Duration & Yield:	**PIMCO Total Return**	**Barclays Universal**	**PIMCO Total Return**	**Barclays Universal**
Average Effective Duration (years)	4.8	5.0	4.0	4.8
Yield to Maturity (%)	1.6	2.1	1.8	2.0
Quality Structure (%):				
Average Quality	AA	AA+	AA	AA+
AAA (includes Treasuries and Agencies)	58	64	57	65
AA	11	6	12	5
A	8	11	9	11
BBB	15	12	14	12
BB	3	3	4	3
B	2	3	2	3
Below B	3	1	2	1
Non-Rated	0	0	0	0
Sector Allocation (%):				
U.S. Treasury-Nominal	10	31	4	31
U.S. Treasury-TIPS	12	0	11	0
U.S. Agency	4	8	3	8
Mortgage Backed	39	25	46	26
Corporate	13	28	14	28
Bank Loans	0	0	1	0
Local & Provincial Government	0	1	0	1
Sovereign & Supranational	6	4	7	4
Commercial Mortgage Backed	2	2	2	2
Asset Backed	1	0	1	0
Cash Equivalent[1]	-5	0	-6	0
Other[2]	18	1	17	0
Market Allocation (%):				
United States	87	84	86	84
Foreign (developed markets)	9	10	9	10
Foreign (emerging markets)	3	6	4	6
Currency Allocation (%):				
Non-U.S. Dollar Exposure	1	0	1	0

[1] Cash equivalents includes less than one-year duration investment grade securities.
[2] Other consists of U.S. Treasury futures, municipal bonds, emerging market bonds, and Euro/Yankee bonds.

SKY Harbor High Yield Portfolio Detail as of 12/31/12

Mandate:	High Yield
Active/Passive:	Active
Market Value:	$5.7 million
Portfolio Manager:	Hannah Strasser
Location:	Greenwich, Connecticut
Inception Date:	9/1/2012
Account Type:	Separately Managed



Fee Schedule:
0.36% up to $50 million (includes discount)

Liquidity Constraints:
Daily

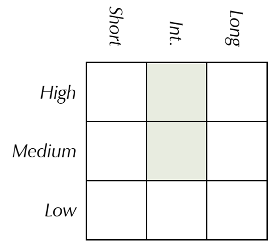
Strategy:
Sky Harbor's strategy is income oriented and is based on the understanding that the largest component of high yield bond returns comes from coupon return. At the same time, the strategy seeks to minimize defaults through credit analysis and a top-down assessment of the economic and credit cycle. SKY Harbor segments the universe not only by industry but also by yield. They believe that credits trading with higher yields have more equity-like risk and those trading at lower yields are more exposed to bond-like risk (e.g. interest rate risk). Their exposure to these segments of the high yield market will be driven by credit analysis and their assessment of the economic and credit cycle.

Performance (%):	**4Q12**	**Since 9/1/12**
SKY Harbor High Yield	**3.1**	**4.3**
Barclays High Yield	3.3	4.7
Peer High Yield	3.3	4.7
Peer Ranking (percentile)	*61*	*72*

	12/31/12		**9/30/12**	
Duration & Yield:	**SKY Harbor HY**	**Barclays High Yield**	**SKY Harbor HY**	**Barclays High Yield**
Average Effective Duration (years)	4.0	4.1	4.2	4.0
Yield to Maturity (%)	6.7	6.1	6.9	6.5
Quality Structure (%):				
Average Quality	B	B+	B	B+
AAA (includes Treasuries and Agencies)	0	0	1	0
AA	0	0	0	0
A	0	0	0	0
BBB	1	0	2	0
BB	18	37	24	39
B	53	46	53	44
Below B	28	17	20	17
Non-Rated	0	0	1	0
Sector Allocation (%):				
U.S. Treasury-Nominal	0	0	0	0
U.S. Treasury-TIPS	0	0	0	0
U.S. Agency	0	0	0	0
Mortgage Backed	0	0	0	0
Corporate	100	100	99	100
Bank Loans	0	0	0	0
Local & Provincial Government	0	0	0	0
Sovereign & Supranational	0	0	0	0
Commercial Mortgage Backed	0	0	0	0
Asset Backed	0	0	0	0
Cash Equivalent	0	0	1	0
Other	0	0	0	0
Market Allocation (%):				
United States	92	84	96	86
Foreign (developed markets)	8	13	4	12
Foreign (emerging markets)	0	3	0	3
Currency Allocation (%):				
Non-U.S. Dollar Exposure	0	0	0	0

Vanguard Intermediate-Term Corporate Portfolio Detail as of 12/31/12

Mandate: Fixed Income
Active/Passive: Passive
Market Value: $5.0 million
Portfolio Manager: Joshua C. Barrickman
Location: Valley Forge, Pennsylvania
Inception Date: 12/1/2012
Account Type: Mutual Fund (VICBX)



Fee Schedule:
0.09% on all assets

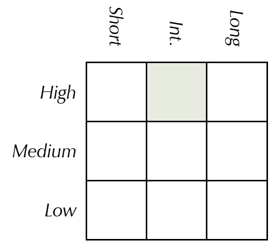
Liquidity Constraints:
Daily

Strategy:
The Vanguard Intermediate-Term Corporate strategy seeks to provide diversified exposure to high/medium grade corporate bonds with an average maturity of five to ten years. The fund follows a passively managed, index sampling approach that provides current income with high credit quality.

Performance (%):	Since 12/1/12
Vanguard Intermediate-Term Corporate	**0.0**
Barclays Intermediate-Term Corporate	0.0

	12/31/12	
Duration & Yield:	**Vanguard Intermediate-Term Corporate**	**Barclays Intermediate-Term Corporate**
Average Effective Duration (years)	6.4	4.4
Yield to Maturity (%)	2.7	1.9
Quality Structure (%):		
Average Quality	A-	A
AAA (includes Treasuries and Agencies)	2	11
AA	6	12
A	46	40
BBB	46	37
BB	0	0
B	0	0
Below B	0	0
Non-Rated	0	0
Sector Allocation (%):		
U.S. Treasury-Nominal	0	0
U.S. Treasury-TIPS	0	0
U.S. Agency	0	7
Mortgage Backed	0	0
Corporate	100	80
Bank Loans	0	0
Local & Provincial Government	0	3
Sovereign & Supranational	0	10
Commercial Mortgage Backed	0	0
Asset Backed	0	0
Cash Equivalent	0	0
Other	0	0
Market Allocation (%):		
United States	85	67
Foreign (developed markets)	14	24
Foreign (emerging markets)	1	10
Currency Allocation (%):		
Non-U.S. Dollar Exposure	0	0

Mandate: Fixed Income
Active/Passive: Active
Market Value: $3.5 million
Portfolio Manager: Chang Suh
Location: Washington, District of Columbia
Inception Date: 6/1/2002
Account Type: Commingled Fund



Fee Schedule:
0.44% on all assets

Liquidity Constraints:
Monthly

Strategy:
The AFL-CIO Housing Investment Trust (HIT) is a fixed income investment program comprised of high grade, public- and private-market mortgage bonds. The HIT portfolio combines long-duration, agency-insured multifamily mortgage-backed securities (MBS) with short-duration, single-family MBS and intermediate-term agency securities. The structure of the HIT portfolio means that it will not possess credit risk. Unlike most mortgage investments, the HIT portfolio invests mainly in issues with limited prepayment risk.

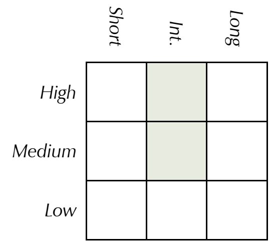
Performance (%):	**4Q12**	**1 YR**	**3 YR**	**5 YR**	**Since 6/1/02**
AFL-CIO Housing Investment Trust	**0.1**	**4.3**	**6.3**	**6.3**	**5.9**
Barclays Aggregate	0.2	4.2	6.2	5.9	5.6
Barclays Mortgage	-0.2	2.6	4.7	5.7	5.3
Peer Core Fixed Income	0.2	4.4	6.0	5.8	5.3
Peer Ranking (percentile)	*58*	*53*	*26*	*24*	*8*

Risk: (sixty months)	**Standard Deviation**	**Beta**	**Sharpe Measure**	**Info. Ratio**	**Correlation to Index**
AFL-CIO Housing Investment Trust	**3.2%**	**0.81**	**1.79**	**0.25**	**0.93**
Barclays Aggregate	3.7	1.00	1.46	NA	1.00

	12/31/12		**9/30/12**	
Duration & Yield:	**AFL-CIO Housing Investment Trust**	**Barclays Aggregate**	**AFL-CIO Housing Investment Trust**	**Barclays Aggregate**
Average Effective Duration (years)	4.3	5.1	4.2	4.9
Yield to Maturity (%)	2.2	1.7	2.2	1.6
Quality Structure (%):				
Average Quality	AAA	AA+	AAA	AA+
AAA (includes Treasuries and Agencies)	93	73	94	74
AA	4	5	4	5
A	3	11	2	11
BBB	0	11	0	10
BB	0	0	0	0
B	0	0	0	0
Below B	0	0	0	0
Non-Rated	1	0	0	0
Sector Allocation (%):				
U.S. Treasury-Nominal	9	36	8	36
U.S. Treasury-TIPS	0	0	0	0
U.S. Agency	0	6	0	6
Mortgage Backed	26	30	26	30
Corporate	0	22	0	21
Bank Loans	0	0	0	0
Local & Provincial Government	0	1	0	1
Sovereign & Supranational	0	3	0	3
Commercial Mortgage Backed	64	2	63	2
Asset Backed	0	0	0	0
Cash Equivalent	1	0	3	0
Other	0	0	0	0
Market Allocation (%):				
United States	100	92	100	92
Foreign (developed markets)	0	6	0	6
Foreign (emerging markets)	0	2	0	2
Currency Allocation (%):				
Non-U.S. Dollar Exposure	0	0	0	0

Stone Harbor Emerging Markets Debt Portfolio Detail as of 12/31/12

Mandate: Fixed Income
Active/Passive: Active
Market Value: $3.8 million
Portfolio Manager: Team
Location: New York, New York
Inception Date: 3/1/2012
Account Type: Mutual Fund (SHMDX)



Fee Schedule:
0.72% on all assets

Liquidity Constraints:
Daily

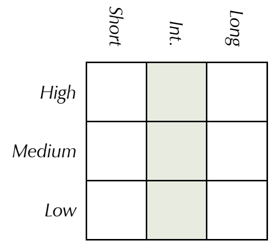
Strategy:
The Account managed by the manager will invest in a combination of hard currency and local currency Emerging Markets Fixed Income markets. The performance objective will be to outperform net of fees the blended benchmark of 50% JP Morgan GBI-EM Global Diversified, 40% JP Morgan EMBI Global Diversified and 10% JP Morgan CEMBI Broad Diversified. The Manager will seek to achieve the Investment Objective through investing in Shares of sub-funds of Stone Harbor Investment Funds, specifically Stone Harbor Emerging Local Markets Fund, Stone Harbor Emerging Markets Debt Fund and Stone Harbor Emerging Markets Corporate Debt Fund.

Performance (%):	4Q12	Since 3/1/12
Stone Harbor Emerging Markets Debt	**2.7**	**10.8**
JPMorgan EMBI Global Diversified	2.8	12.9
Peer Emerging Market Debt	3.8	11.0
Peer Ranking (percentile)	*98*	*52*

	12/31/12		9/30/12	
Duration & Yield:	**Stone Harbor EMD**	**JPMorgan EMBI Global Diversified**	**Stone Harbor EMD**	**JPMorgan EMBI Global Diversified**
Average Effective Duration (years)	7.0	7.4	7.1	7.4
Yield to Maturity (%)	4.3	4.3	4.9	4.3
Quality Structure (%):				
Average Quality	BBB-	BB+	BBB-	BB+
AAA (includes Treasuries and Agencies)	3	0	3	0
AA	2	2	2	1
A	14	9	14	10
BBB	45	42	46	45
BB	19	28	17	25
B	13	15	13	17
Below B	0	1	0	0
Non-Rated	3	2	4	2
Sector Allocation (%):				
U.S. Treasury & Agency	0	0	0	0
Corporate	13	0	15	0
Local & Provincial Government	10	0	8	0
Sovereign & Supranational	74	100	74	100
Cash Equivalent	3	0	3	0
Market Allocation (%):				
United States	0	0	5	0
Foreign (developed markets)	0	0	0	0
Foreign (emerging markets)	100	100	95	100
Currency Allocation (%):				
Non-U.S. Dollar Exposure	10	0	8	0

Stone Harbor Emerging Markets Local Currency Debt Portfolio Detail as of 12/31/12

Mandate: Fixed Income
Active/Passive: Active
Market Value: $3.8 million
Portfolio Manager: Team
Location: New York, New York
Inception Date: 3/1/2012
Account Type: Mutual Fund (SHLMX)



Fee Schedule:
0.89% on all assets

Liquidity Constraints:
Daily

Strategy:
Stone Harbor believes that investing in a diversified portfolio of emerging markets local currency instruments will result in strong, long-term performance. The investment team monitors the emerging markets universe for improving credit quality opportunities and undervalued currencies with high real return potential. The active investment management approach is characterized by fundamental credit analysis. The investment process emphasizes country selection based on intensive economic and political analysis as well as a rigorous analytical approach to currency, sector, and security selection.

Performance (%):	4Q12	Since 3/1/12
Stone Harbor Emerging Markets Local Currency Debt	**3.0**	**3.8**
JPM GBI-EM Global Diversified	4.1	5.7
Peer Emerging Market Debt	3.8	11.0
Peer Ranking (percentile)	*93*	*99*

	12/31/12		9/30/12	
Duration & Yield:	**Stone Harbor EMLC**	**JPM GBI-EM Global Div**	**Stone Harbor EMLC**	**JPM GBI-EM Global Div**
Average Effective Duration (years)	3.7	4.9	3.9	4.8
Yield to Maturity (%)	4.7	5.4	5.3	5.9
Quality Structure (%):				
Average Quality	BBB+	BBB+	BBB+	BBB+
AAA (includes Treasuries and Agencies)[1]	3	0	0	0
AA	0	0	3	0
A	46	55	47	49
BBB	47	43	46	42
BB	4	1	4	9
B	0	0	0	0
Below B	0	0	0	0
Non-Rated	0	0	0	0
Sector Allocation (%):				
U.S. Treasury & Agency	0	0	0	0
Corporate	0	0	0	0
Local & Provincial Government	0	0	0	0
Sovereign & Supranational	99	100	100	100
Cash Equivalent	1	0	0	0
Other	0	0	0	0
Market Allocation (%):				
United States	0	0	0	0
Foreign (developed markets)	0	0	0	0
Foreign (emerging markets)	100	100	100	100
Currency Allocation (%):				
Non-U.S. Dollar Exposure	100	100	100	100

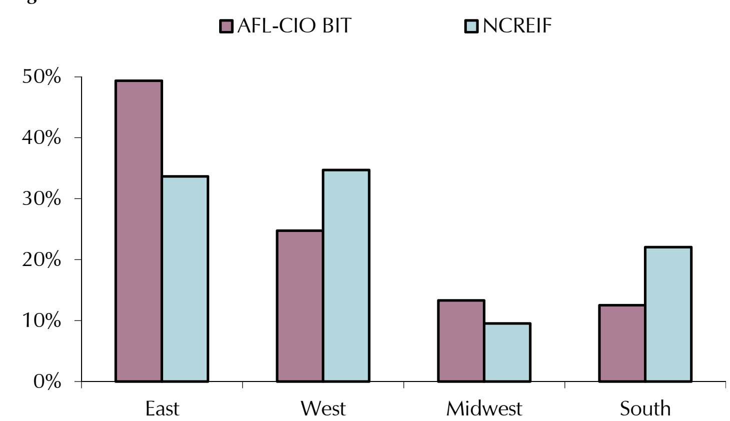
[1] Stone Harbor revised its rating methodology during the third quarter. As of September 2012 month-end, active currency forward positions in emerging markets currencies are assigned the S&P, Moody's & Fitch long-term debt ratings of the corresponding local currency emerging markets sovereign debt. Cash, developed markets forwards and non-active currency forward positions in emerging markets currencies are assigned the AAA/Aaa rating.

Real Estate Portfolio Reviews
As of December 31, 2012

AFL-CIO Building Investment Trust
Portfolio Detail as of 12/31/12

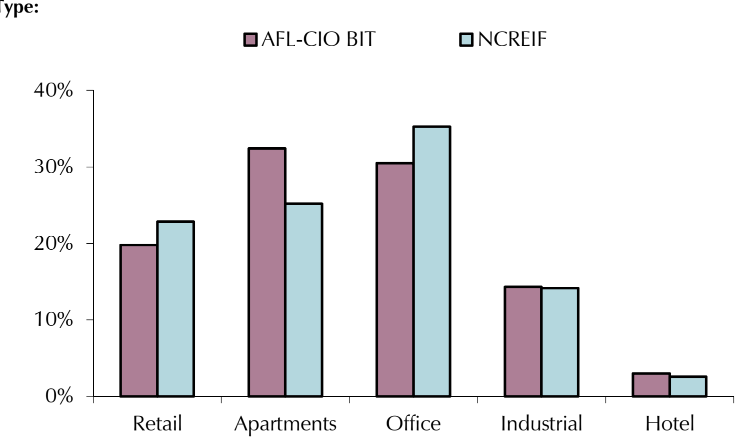
Strategy:	Real Estate Private Market Diversified Core
Market Value:	$6.4 million
Senior Professionals:	Rinse A. Brink
Location:	Washington, District of Columbia
Inception Date:	7/1/2002
Account Type:	Commingled Fund
# of Investments:	58
Liquidity Constraints:	Quarterly
Fee Schedule:	1.00% on first $2,000 mm; 0.85% on next $1,000 mm; 0.80% thereafter; 0.10% on cash

Geographic Region:



Performance (%):	**4Q12**	**1 YR**	**3 YR**	**5 YR**	**Since 7/1/02**
AFL-CIO Building Investment Trust	**2.1**	**10.8**	**12.7**	**-0.5**	**5.8**
NCREIF ODCE Equal Weighted	2.3	11.0	14.3	-1.5	6.3
NCREIF Property	2.5	10.5	12.6	2.1	8.4

Property Type:



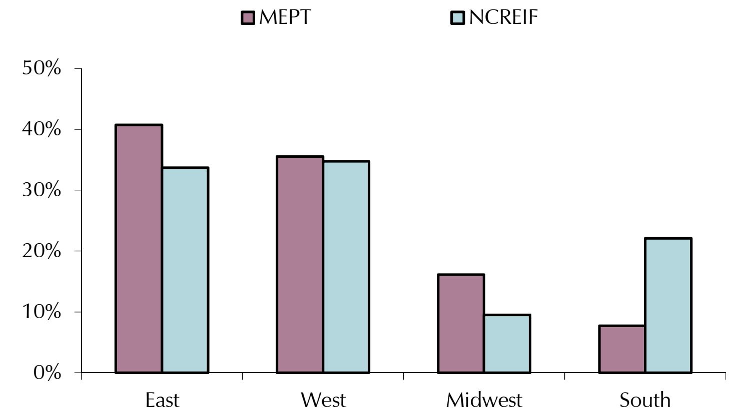
Investment Strategy:

The mission of the Trust is to provide competitive risk-adjusted returns for shareholders through investments in institutional-quality commercial real estate while promoting economic development and creating union jobs. The BIT's principal objective in making investments is to seek income and capital appreciation while protecting the shareholders' capital. Mercantile, as the t rustee of the BIT, employs an investment strategy that seeks to create value through investment in the development and acquisition of income -producing real estate.

Multi-Employer Property Trust Portfolio Detail as of 12/31/12

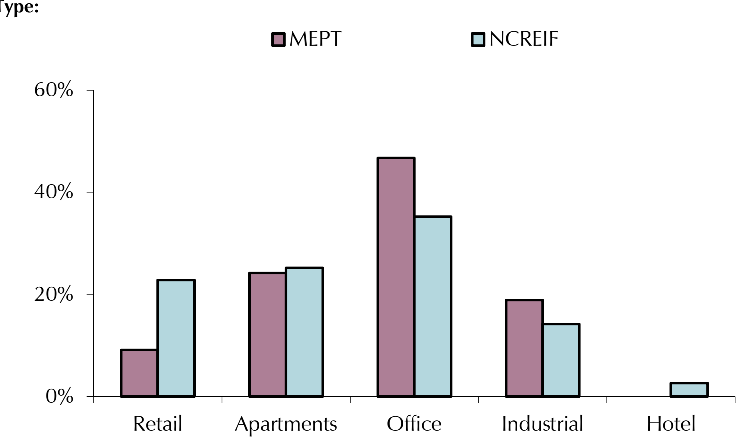
Strategy:	Real Estate Private Market Diversified Core
Market Value:	$5.4 million
Senior Professionals:	David Antonelli
Location:	Washington, District of Columbia
Inception Date:	1/1/1992
Account Type:	Commingled Fund
# of Investments:	143
Liquidity Constraints:	Quarterly
Fee Schedule:	1.25% on first $1000 mm; 1.00% on next $1000 mm; 0.75% thereafter

Geographic Region:



Performance (%):	**4Q12**	**1 YR**	**3 YR**	**5 YR**	**Since 1/1/92**
Multi-Employer Property Trust	**-0.1**	**4.7**	**10.5**	**-3.0**	**5.7**
NCREIF ODCE Equal Weighted	2.3	11.0	14.3	-1.5	7.3
NCREIF Property	2.5	10.5	12.6	2.1	8.2

Property Type:



Investment Strategy:

MEPT's primary investment strategy is to create top-quality, core, income-producing assets through development, rehabilitation, or acquisition and reposition of undervalued assets. The Trust invests in office buildings, warehouses, flex-research and development facilities, retail centers, apartments, and hotels in an attempt to maintain a diversified, institutional-grade core portfolio that produces strong and stable current income.

Natural Resources Portfolio Review
As of December 31, 2012

SSgA S&P Global LargeMidCap Natural Resources Index Portfolio Detail as of 12/31/12

Mandate: Natural Resources
Active/Passive: Passive
Market Value: $5.7 million
Portfolio Manager: Team
Location: Boston, Massachusetts
Inception Date: 9/1/2012
Account Type: Commingled Fund

Fee Schedule:
0.15% on all assets

Liquidity Constraints:
Daily

Strategy:
This passive index fund seeks an investment return that approximates the performance of the S&P Global LargeMidCap Commodity and Resources Index. The index has equal exposure to three major natural resources industries: energy, materials, and agriculture. It generally holds over 75% in large capitalization companies and the balance in mid-capitalization stocks, typically holding 220-260 securities. While the index invests in over thirty countries, the most exposure is in the United States, Canada, and the United Kingdom.

Performance (%):	4Q12	Since 9/1/12
SSgA S&P Global LargeMidCap Natural Resources Index	**0.1**	**5.8**
S&P Global LargeMid Cap Commodities and Resources	0.1	5.9

	12/31/12		9/30/12	
Capitalization Structure:	**SSgA Global Natural Resources**	**S&P Global LargeMid Cap Comm & Resources**	**SSgA Global Natural Resources**	**S&P Global LargeMid Cap Comm & Resources**
Weighted Average Market Cap. (US$ billion)	80.8	75.8	79.6	78.7
Median Market Cap. (US$ billion)	10.2	9.5	10.0	9.9
Large (% over US$10 billion)	86	86	85	84
Medium (% US$2 billion to US$10 billion)	14	14	15	16
Small (% under US$2 billion)	0	0	0	0
Fundamental Structure:				
Price-Earnings Ratio	16	16	16	16
Price-Book Value Ratio	2.3	2.4	2.3	2.3
Dividend Yield (%)	2.5	2.5	2.5	2.5
Historical Earnings Growth Rate (%)	11	12	12	11
Projected Earnings Growth Rate (%)	10	9	10	9
Sector Allocation (%):				
Materials	60	59	59	59
Energy	33	33	33	33
Consumer Staples	7	8	8	8
Diversification:				
Number of Holdings	232	229	227	228
% in 5 largest holdings	25	28	25	25
% in 10 largest holdings	38	39	37	37

Largest Five Holdings:		**Industry**
Monsanto	6.2	Materials
ExxonMobil	5.3	Energy
BHP Billiton	4.9	Materials
Syngenta	4.6	Materials
Potash Corporation	4.3	Materials

Appendices

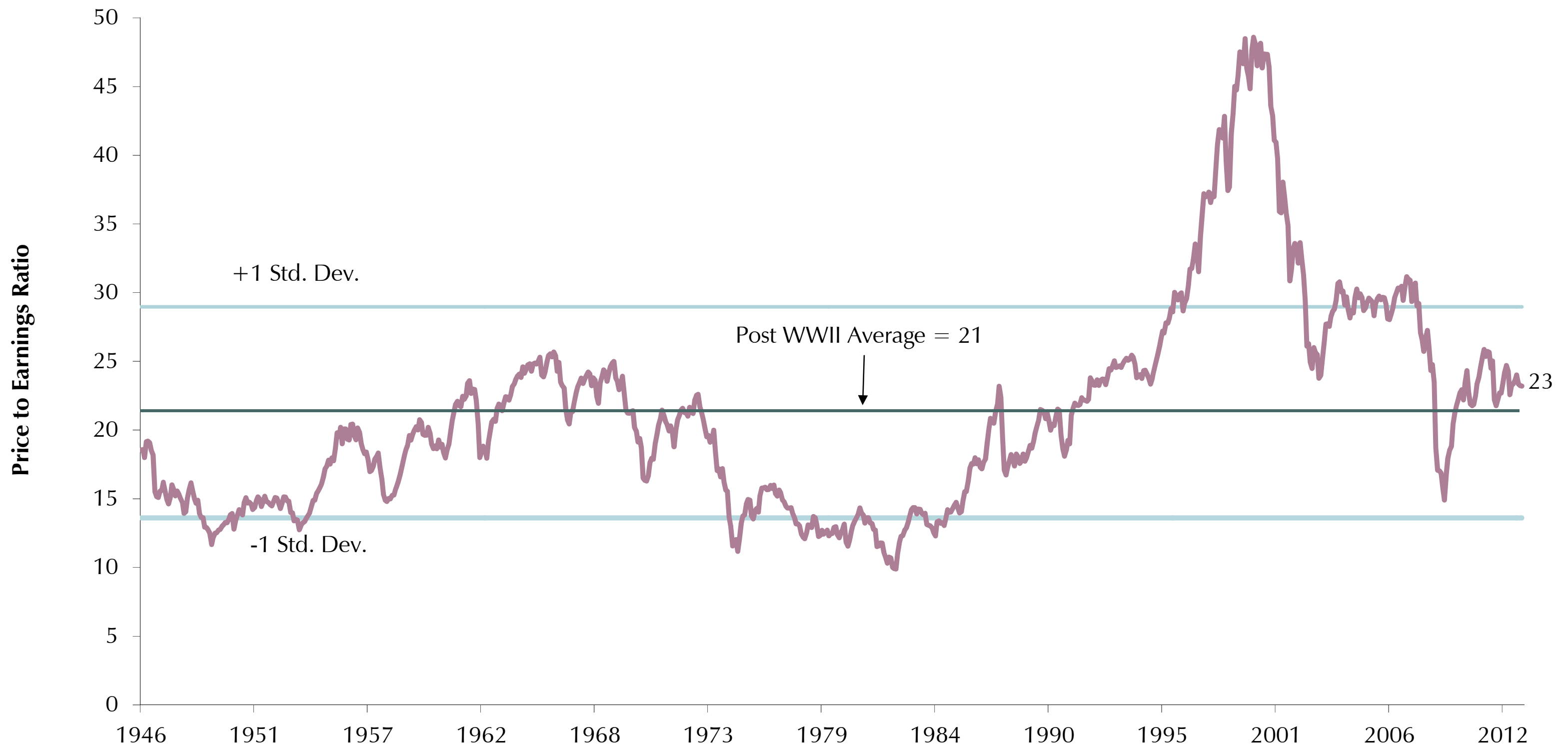
Capital Markets Outlook

Capital Markets Outlook[1]

- Investors are faced with two primary issues in the near-term: 1) historically low bond yields, and 2) the potential for deteriorating earnings, particularly in the U.S. and Europe.
  - The price of the U.S. stock market relative to ten-year average earnings declined slightly in the fourth quarter, but remains above its historical average (23x versus 21x).
  - Small cap domestic stocks remain richly priced relative to large cap domestic stocks, although their relative richness has declined from its early 2011 high.
  - Developed international and emerging market stocks are trading at lower valuations than U.S. stocks.
    - It is likely that sovereign debt issues and weak economic growth in Europe, and a cyclical slowdown in emerging economies are weighing down valuations.
    - However, China appears to be rebounding from its most recent period of relative economic weakness. The continuation of this trend would likely further boost emerging market equities.
  - Uncertainties around global demand (particularly from emerging markets), stimulative monetary policy and geopolitical tensions (e.g., Iran) could cause heightened volatility in commodity prices.
  - At the end of December, the yield spreads on both high yield corporate bonds (5.1% versus 5.7%) and investment grade bonds (1.4% versus 1.6%) were below their long-term averages.
  - At 1.8%, the yield on the ten-year Treasury is far below its post-WWII average of 5.7%.
  - Low yields on fixed income instruments are likely to push investors further out the risk spectrum as they seek to achieve their target returns.

[1] Sources: FactSet, U.S. Treasury, Standard & Poor's. Data is as of December 31, 2012.

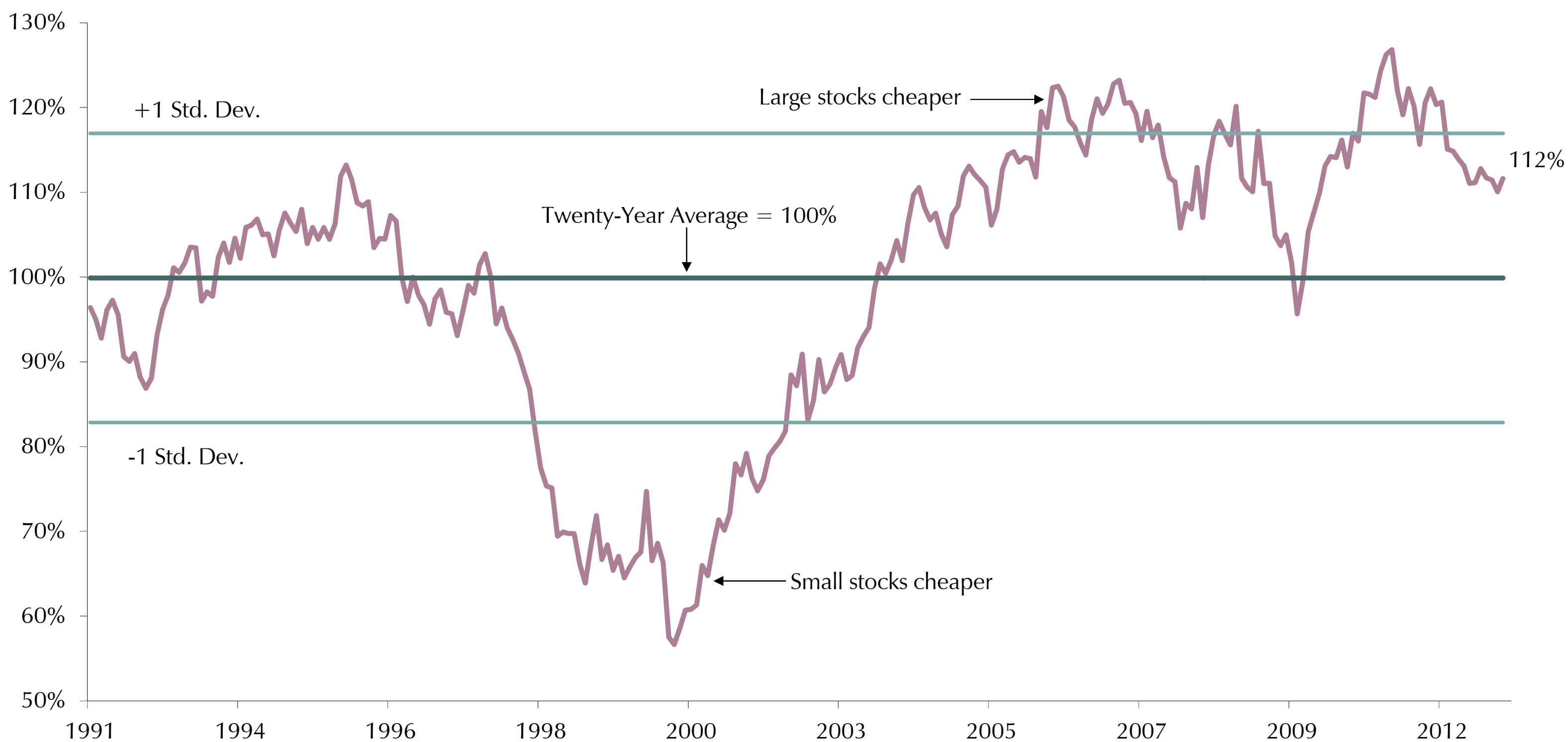
U.S. Equity Cyclically Adjusted P/E[1]



- The cyclically adjusted P/E ratio for the S&P 500 declined slightly during the fourth quarter, finishing 2012 at 23x, slightly above its post-WWII average of 21x.
- Going forward, slowing revenue growth and a sluggish economic recovery could create headwinds for U.S. equities.

[1] Source: Standard & Poor's. Earnings figures represent the average of monthly "as reported" earnings over the previous ten years. Data is as of December 31, 2012.

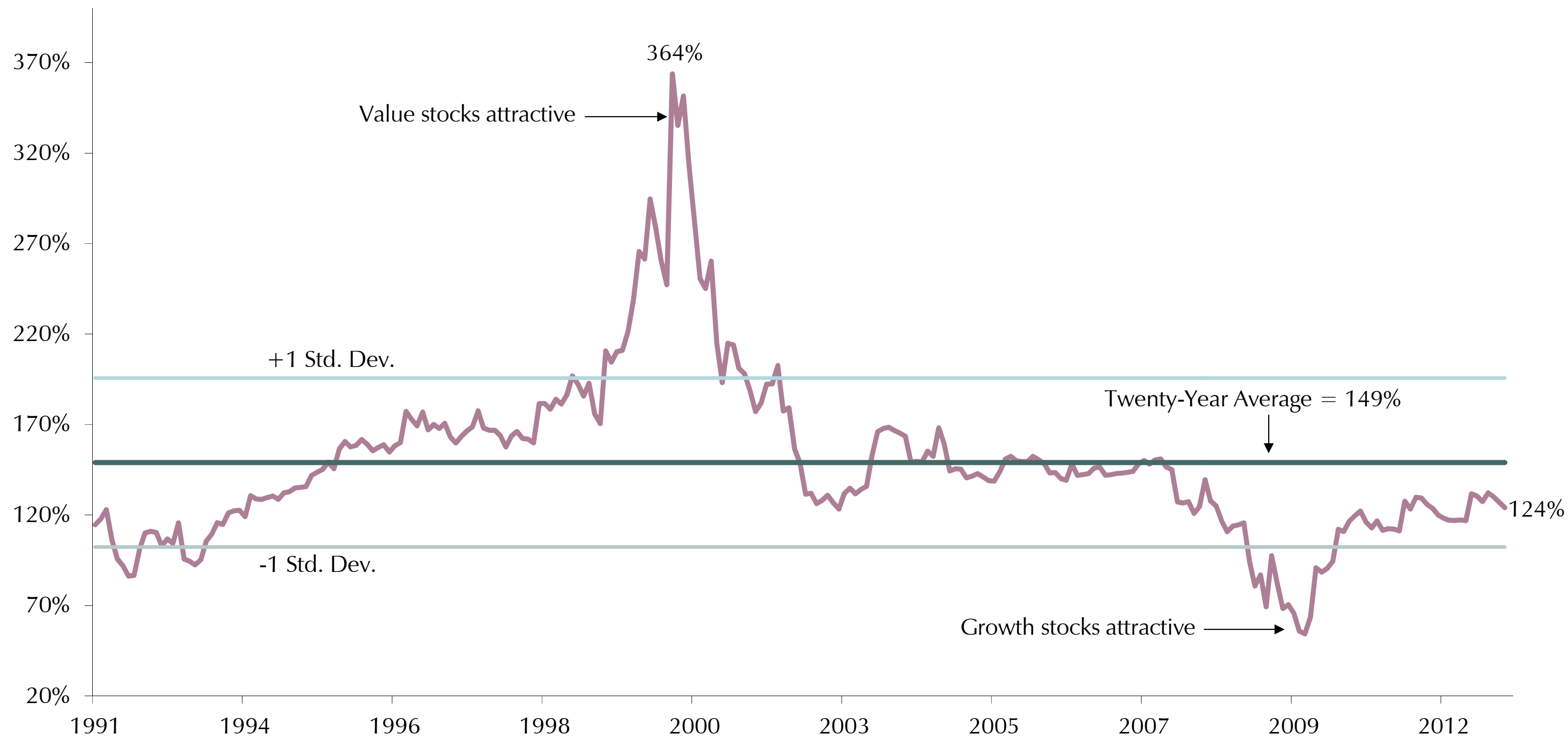
Small Cap P/E vs. Large Cap P/E[1]



- The ratio of P/Es for small cap stocks (Russell 2000) to large cap stocks (Russell 1000) has declined from its early 2011 peak, but still remains above its long-term average (112% versus 100%), signaling potential underperformance of small cap stocks relative to large cap stocks.

[1] Source: Russell Investments. Earnings figures represent 12-month "as reported" earnings. Data is as of December 31, 2012.

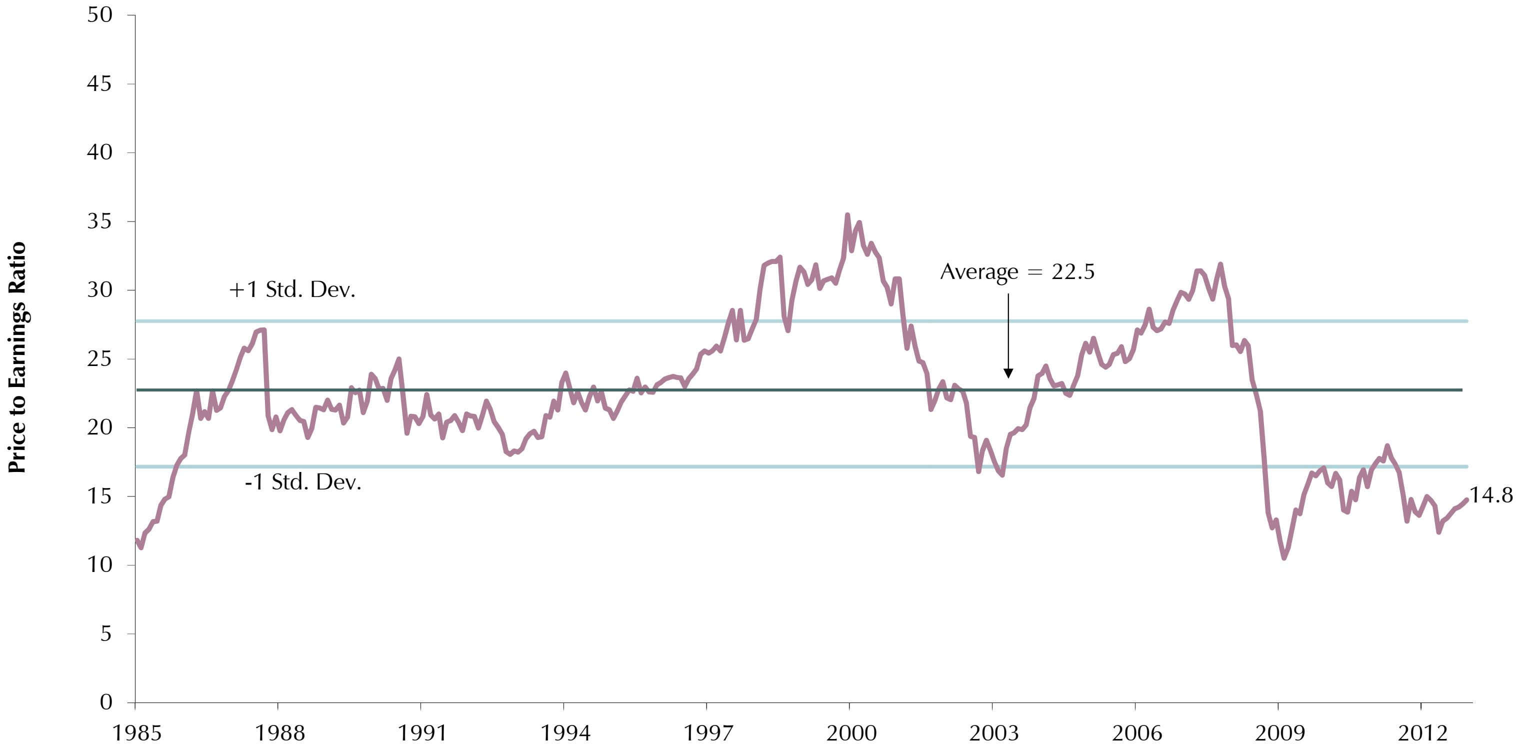
Growth P/E vs. Value P/E[1]



- The ratio of P/Es for growth stocks (Russell 3000 Growth) to value stocks (Russell 3000 Value) finished the fourth quarter at 124%, well above three years prior, but still below its twenty-year average.
- Of note, the twenty-year average was sharply influenced by the technology bubble of the late 1990s.

[1] Source: Russell Investments. Earnings figures represent 12-month "as reported" earnings. Data is as of December 31, 2012.

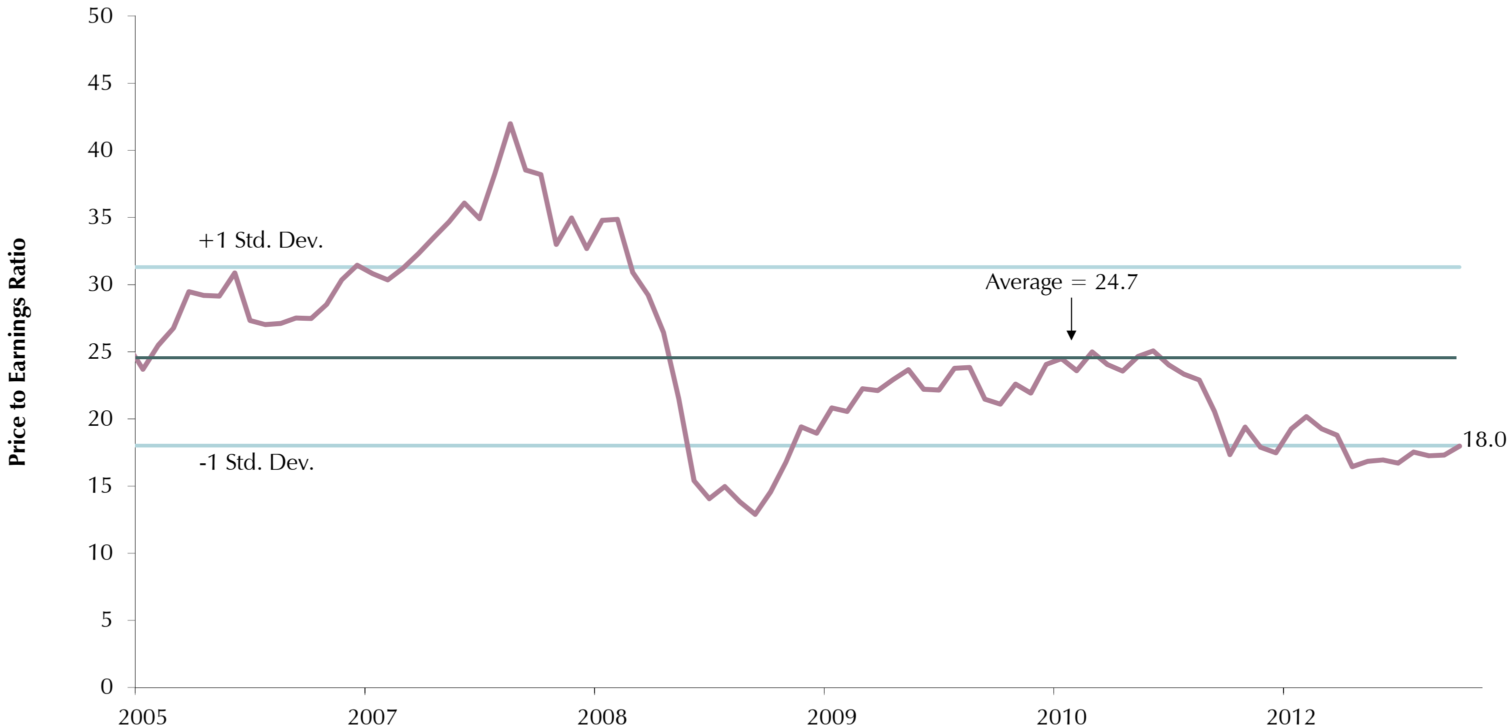
Developed International Equity Cyclically Adjusted P/E[1]



- Despite the recent rally in European equities, valuations (for the MSCI EAFE ex-Japan) remain more than one standard deviation cheaper than their historical average.
- Sovereign debt concerns and the slow to negative pace of economic growth in Europe likely account for the low valuation levels.

[1] Source: MSCI and FactSet. Earnings figures represent the average of monthly “as reported” earnings over the previous ten years. Data is as of December 31, 2012.

Emerging Market Equity Cyclically Adjusted P/E[1]



- Despite the recent increase in valuations for emerging market equities (MSCI Emerging Markets), they are priced one standard deviation below their (brief) historical average.
- Emerging market equities are trading at lower valuations than U.S. equities, but at higher valuations than non-U.S. developed market equities.

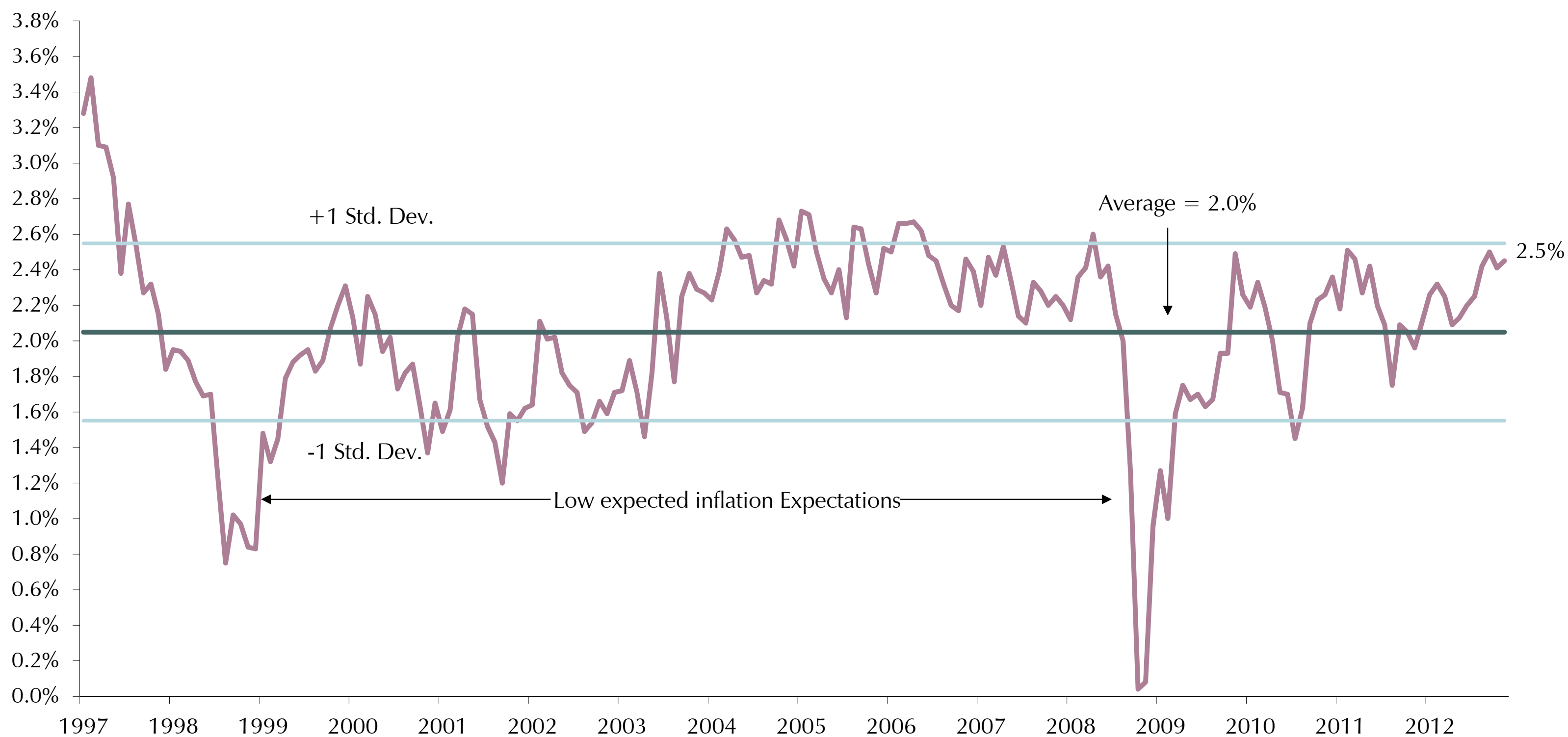
[1] Source: MSCI and FactSet. Earnings figures represent the average of monthly "as reported" earnings over the previous ten years. Data is as of December 31, 2012.

Ten-Year Treasury Yields[1]

- Ten-year Treasury yields were 1.8% at the end of 2012, slightly below a year prior and close to historic lows.
- Rating agencies have cautioned that another contentious debate in Congress regarding the need to raise the debt ceiling could result in further downgrades of U.S. debt.

[1] Source: U.S. Treasury. Data is as of December 31, 2012.

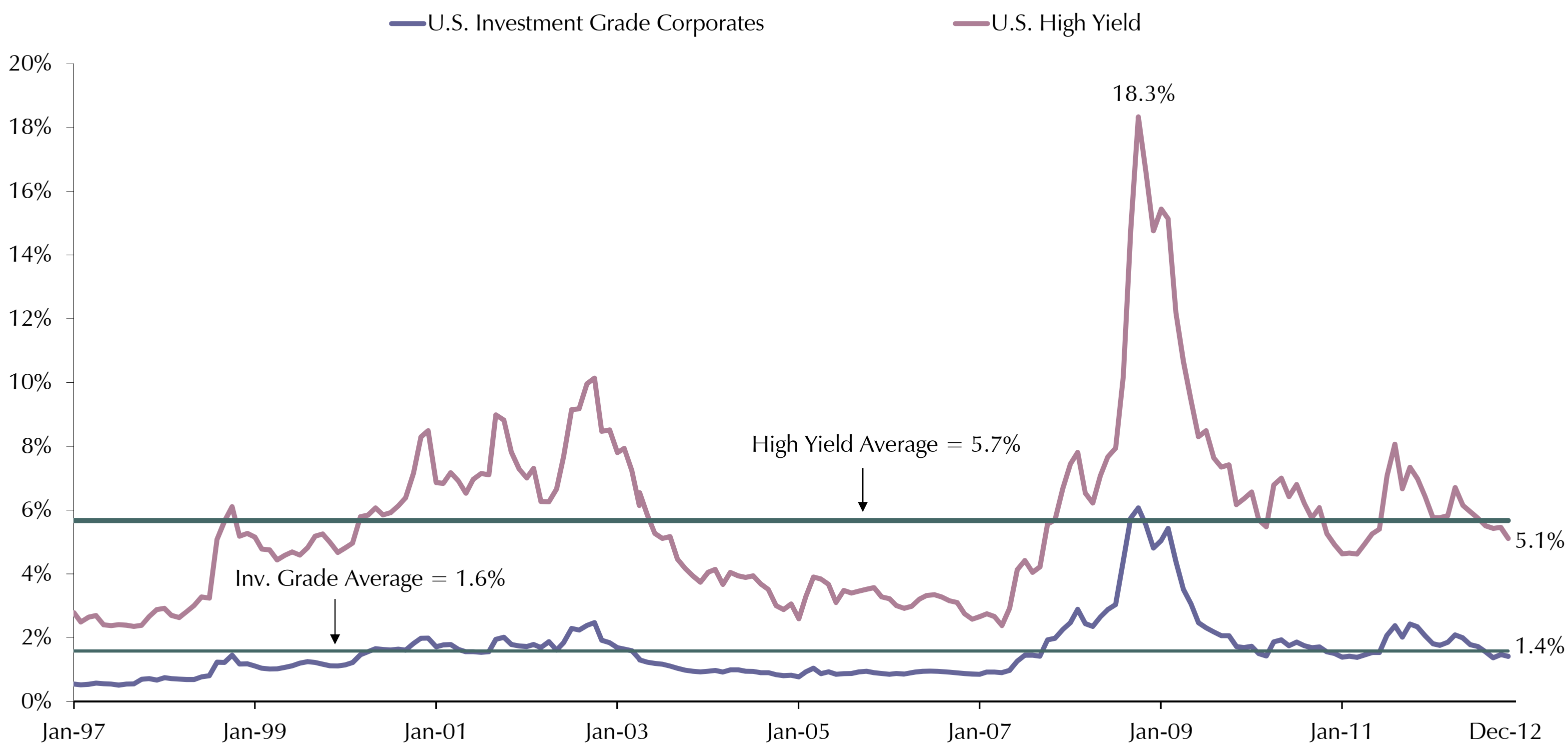
Ten-Year Breakeven Inflation[1]



- Breakeven (or expected) inflation, the difference between the nominal yield on a ten-year Treasury and the real yield on a ten-year TIPS, steadily increased through 2012.
- The one-year inflation rate at quarter-end was 1.7%, as measured by the Consumer Price Index (CPI), 80 basis points below the ten-year breakeven inflation rate. Investors appear to be basing inflation expectations on something other than the recent period of low inflation.

[1] Source: U.S. Treasury and Federal Reserve. Data is as of December 31, 2012.

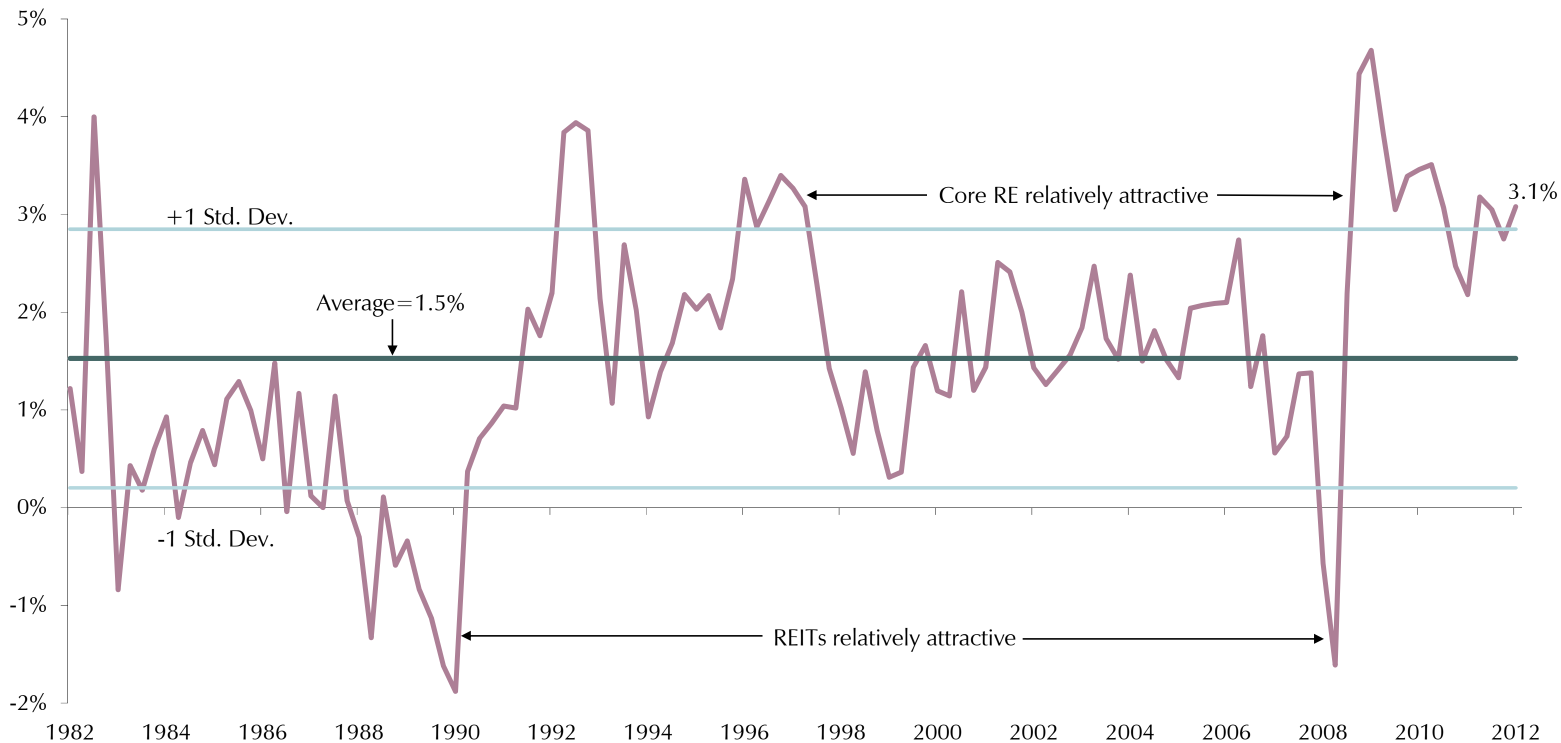
Credit Spreads[1]



- Credit spreads (versus U.S. Treasury bonds) for both high yield and investment grade corporate bonds finished December slightly below their respective historical averages.
- While spreads remain near their respective historical averages, the absolute level of yields continues to decline, further reducing the expected return for investors.

[1] Source: Barclays Capital. High Yield is proxied by the Barclays High Yield index and Investment Grade Corporates are proxied by the Barclays U.S. Corporate Investment Grade index. Data is as of December 31, 2012.

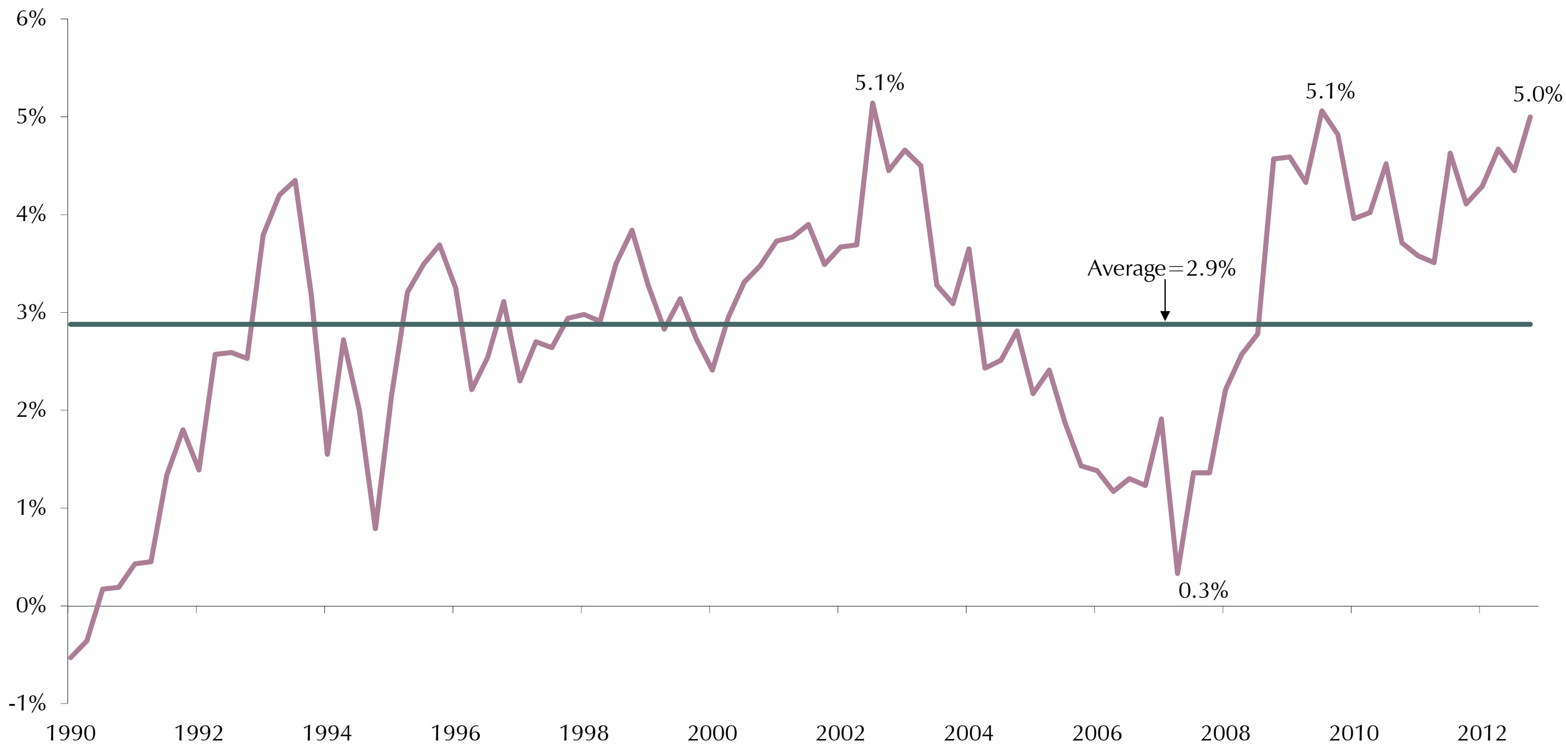
Core Real Estate vs. REITs[1]



- At the end of December, the spread between core real estate cap rates and REIT yields was 3.1%, a level over one standard deviation above its long-term average.
- REITs were yielding 3.7% at year-end, well below the 10.1% level of early 2009.

[1] Sources: FactSet and NCREIF. Core Real Estate is proxied by the transaction-based cap rate for the NCREIF NPI index and REITs are proxied by the yield for the NAREIT Equity index. Data is as of December 31, 2012.

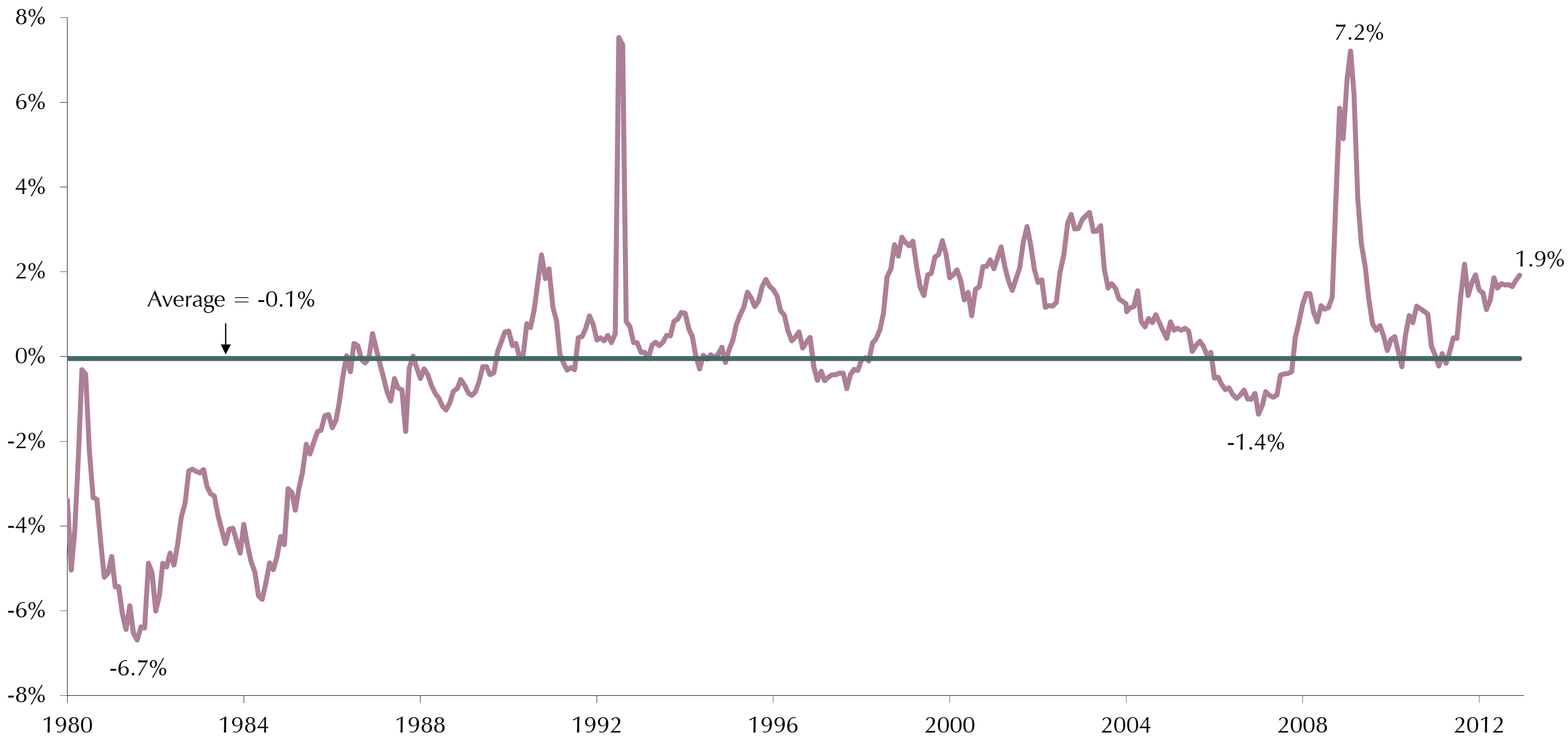
Core Real Estate Spread vs. Ten-Year Treasury[1]



- At 5.0%, the difference between the cap rate for core real estate and the yield on ten-year Treasuries is 2.1% above the historical average.
- Still, the absolute level of core real estate cap rates is near a historical low.

[1] Source: NCREIF, U.S. Treasury. Core Real Estate is proxied by the transaction-based cap rate for the NCREIF NPI index. Data is as of December 31, 2012.

REITs Dividend Yield Spread vs. Ten-Year Treasury[1]



- REIT yield spreads were 1.9% at the end of December, a level 2.0% above their historical average.
- As with core real estate, the absolute level of REIT yields is near a historical low.

[1] Source: NAREIT, U.S. Treasury. REITs are proxied by the yield for the NAREIT Equity index. Data is as of December 31, 2012.

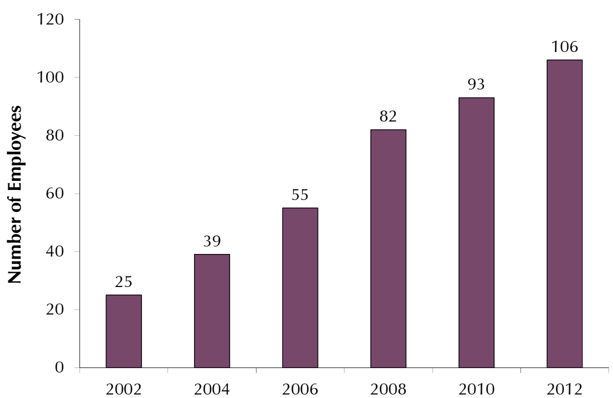
Summary and Conclusions

- Current valuations reflect an environment of perceived economic uncertainty.
  - Low yields on fixed income investments suggest an aversion to "risky" assets.
  - Relatively tight spreads illustrate a desire to increase income.
- We currently recommend that clients hold a neutral position on "risky" assets:
  - Maintain a neutral position in equities relative to long-term targets.
    - Slightly overweight emerging markets and underweight U.S. equities.
    - Maintain a neutral position on U.S. small cap versus large cap stocks.
    - Maintain a neutral position on U.S. growth versus value stocks.
  - Maintain a neutral position in fixed income (including credit).
  - Maintain a neutral position in real assets.
    - Underweight REITs and overweight core private market real estate.

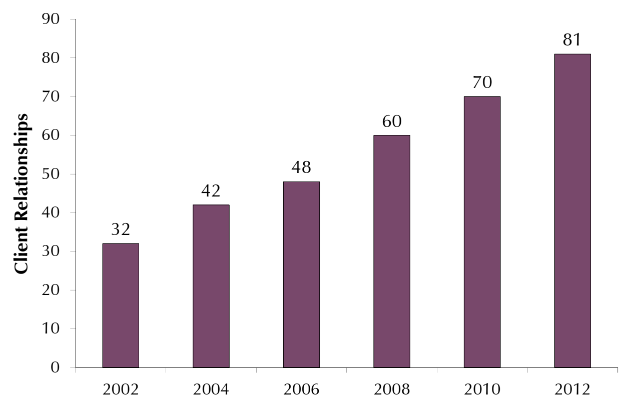
Meketa Investment Group
Corporate Update

- Staff of 106, including 63 investment professionals and 20 CFA Charterholders
- 81 clients, with over 160 funds throughout the United States
- Significant investment in staff and resources
- Offices in Boston, Miami, and San Diego
- Clients have aggregate assets of approximately $570 billion
  - Over $20 billion in assets committed to alternative investments
    - Private Equity
    - Infrastructure
    - Natural Resources
    - Real Estate
    - Hedge Funds
    - Commodities

Employee Growth



Client Growth



Meketa Investment Group is proud to work for 3.2 million American families everyday

Asset Classes Followed Intensively by Meketa Investment Group

Domestic Equities	International Equities	Private Equity	Real Assets	Fixed Income	Hedge Funds
- Passive	- Large Cap Developed	- Buyouts	- Public REITs	- Short-Term	- Long/Short Equity
- Enhanced Index	- Small Cap Developed	- Venture Capital	- Core Real Estate	- Core	- Event Driven
- Large Cap	- Emerging Markets	- Private Debt	- Value Added Real Estate	- Core Plus	- Relative Value
- Midcap	- Frontier Markets	- Special Situations	- Opportunistic Real Estate	- TIPS	- Fixed Income Arbitrage
- Small Cap		- Secondaries	- Infrastructure	- High Yield	- Multi Strategy
- Microcap		- Fund of Funds	- Timber	- Bank Loans	- Market Neutral
- 130/30			- Natural Resources	- Distressed	- Global Macro
			- Commodities	- Global	- Fund of Funds
				- Emerging Markets	- Portable Alpha

Disclaimer, Glossary, and Notes

Disclaimer

The material contained in this report is confidential and may not be reproduced, disclosed, or distributed, in whole or in part, to any person or entity other than the intended recipient. The data are provided for informational purposes only, may not be complete, and cannot be relied upon for any purpose other than for discussion.

Meketa Investment Group has prepared this report on the basis of sources believed to be reliable. The data are based on matters as they are known as of the date of preparation of the report, and not as of any future date, and will not be updated or otherwise revised to reflect information that subsequently becomes available.

In general, the valuation numbers presented in this report are prepared by the custodian bank for listed securities, and by the fund manager or appropriate General Partner in the case of unlisted securities. The data used in the market comparison sections of this report are sourced from various databases. These data are continuously updated and are subject to change.

This report does not contain all the information necessary to fully evaluate the potential risks of any of the investments described herein. Because of inherent uncertainties involved in the valuations of investments that are not publicly traded, any estimated fair values shown in this report may differ significantly from the values that would have been used had a ready market for the underlying securities existed, and the differences could be material. Note that for unlisted securities the valuations may be lagged by one or more calendar quarters, or may reflect original cost.

This document may contain certain forward-looking statements, forecasts, estimates, projections, and opinions ("Forward Statements"). No representation is made or will be made that any Forward Statements will be achieved or will prove to be correct. A number of factors, in addition to any risk factors stated in this material, could cause actual future results to vary materially from the Forward Statements. No representation is given that the assumptions disclosed in this document upon which Forward Statements may be based are reasonable. There can be no assurance that the investment strategy or objective of any fund or investment will be achieved, or that the Fund will receive a return of the amount invested.

In some cases Meketa Investment Group assists the Trustees in handling capital calls or asset transfers among investment managers. In these cases we do not make any representations as to the managers' use of the funds, but do confirm that the capital called or transferred is within the amounts authorized by the Trustees.

Credit Risk: Refers to the risk that the issuer of a fixed income security may default (i.e., the issuer will be unable to make timely principal and/or interest payments on the security.)

Duration: Measure of the sensitivity of the price of a bond to a change in its yield to maturity. Duration summarizes, in a single number, the characteristics that cause bond prices to change in response to a change in interest rates. For example, the price of a bond with a duration of three years will rise by approximately 3% for each 1% decrease in its yield to maturity. Conversely, the price will decrease 3% for each 1% increase in the bond's yield. Price changes for two different bonds can be compared using duration. A bond with a duration of six years will exhibit twice the percentage price change of a bond with a three-year duration. The actual calculation of a bond's duration is somewhat complicated, but the idea behind the calculation is straightforward. The first step is to measure the time interval until receipt for each cash flow (coupon and principal payments) from a bond. The second step is to compute a weighted average of these time intervals. Each time interval is measured by the present value of that cash flow. This weighted average is the duration of the bond measured in years.

Information Ratio: This statistic is a measure of the consistency of a portfolio's performance relative to a benchmark. It is calculated by subtracting the benchmark return from the portfolio return (excess return), and dividing the resulting excess return by the standard deviation (volatility) of this excess return. A positive information ratio indicates outperformance versus the benchmark, and the higher the information ratio, the more consistent the outperformance.

Market Capitalization: For a firm, market capitalization is the total market value of outstanding common stock. For a portfolio, market capitalization is the sum of the capitalization of each company weighted by the ratio of holdings in that company to total portfolio holdings; thus it is a weighted-average capitalization. Meketa Investment Group considers the largest 65% of the broad domestic equity market as large capitalization, the next 25% of the market as medium capitalization, and the smallest 10% of stocks as small capitalization.

Market Weighted: Stocks in many indices are weighted based on the total market capitalization of the issue. Thus, the individual returns of higher market-capitalization issues will more heavily influence an index's return than the returns of the smaller market-capitalization issues in the index.

Maturity: The date on which a loan, bond, mortgage or other debt/security becomes due and is to be paid off.

Prepayment Risk: The risk that prepayments will increase (homeowners will prepay all or part of their mortgage) when mortgage interest rates decline; hence, investors' monies will be returned to them in a lower interest rate environment. Also, the risk that prepayments will slow down when mortgage interest rates rise; hence, investors will not have as much money as previously anticipated in a higher interest rate environment. A prepayment is any payment in excess of the scheduled mortgage payment.

Price-Book Value (P/B) Ratio: The current market price of a stock divided by its book value per share. Meketa Investment Group calculates P/B as the current price divided by Compustat's quarterly common equity. Common equity includes common stock, capital surplus, retained earnings, and treasury stock adjusted for both common and nonredeemable preferred stock. Similar to high P/E stocks, stocks with high P/B's tend to be riskier investments.

Price-Earnings (P/E) Ratio: A stock's market price divided by its current or estimated future earnings. Lower P/E ratios often characterize stocks in low growth or mature industries, stocks in groups that have fallen out of favor, or stocks of established blue chip companies with long records of stable earnings and regular dividends. Sometimes a company that has good fundamentals may be viewed unfavorably by the market if it is an industry that is temporarily out of favor. Or a business may have experienced financial problems causing investors to be skeptical about is future. Either of these situations would result in lower relative P/E ratios. Some stocks exhibit above-average sales and earnings growth or expectations for above average growth. Consequently, investors are willing to pay more for these companies' earnings, which results in elevated P/E ratios. In other words, investors will pay more for shares of companies whose profits, in their opinion, are expected to increase faster than average. Because future events are in no way assured, high P/E stocks tend to be riskier and more volatile investments. Meketa Investment Group calculates P/E as the current price divided by the I/B/E/S consensus of twelve-month forecast earnings per share.

Quality Rating: The rank assigned a security by such rating services as Fitch, Moody's, and Standard & Poor's. The rating may be determined by such factors as (1) the likelihood of fulfillment of dividend, income, and principal payment of obligations; (2) the nature and provisions of the issue; and (3) the security's relative position in the event of liquidation of the company. Bonds assigned the top four grades (AAA, AA, A, BBB) are considered investment grade because they are eligible bank investments as determined by the controller of the currency.

Sharpe Ratio: A commonly used measure of risk-adjusted return. It is calculated by subtracting the risk free return (usually three-month Treasury bill) from the portfolio return and dividing the resulting excess return by the portfolio's total risk level (standard deviation). The result is a measure of return per unit of total risk taken. The higher the Sharpe ratio, the better the fund's historical risk adjusted performance.

Standard Deviation: A measure of the total risk of an asset or a portfolio. Standard deviation measures the dispersion of a set of numbers around a central point (e.g., the average return). If the standard deviation is small, the distribution is concentrated within a narrow range of values. For a normal distribution, about two thirds of the observations will fall within one standard deviation of the mean, and 95% of the observations will fall within two standard deviations of the mean.

STIF Account: Short-term investment fund at a custodian bank that invests in cash-equivalent instruments. It is generally used to safely invest the excess cash held by portfolio managers.

Style: The description of the type of approach and strategy utilized by an investment manager to manage funds. For example, the style for equities is determined by portfolio characteristics such as price-to-book value, price-to-earnings ratio, and dividend yield. Equity styles include growth, value, and core.

Yield to Maturity: The yield, or return, provided by a bond to its maturity date; determined by a mathematical process, usually requiring the use of a "basis book." For example, a 5% bond pays $5 a year interest on each $100 par value. To figure its current yield, divide $5 by $95—the market price of the bond—and you get 5.26%. Assume that the same bond is due to mature in five years. On the maturity date, the issuer is pledged to pay $100 for the bond that can be bought now for $95. In other words, the bond is selling at a discount of 5% below par value. To figure yield to maturity, a simple and approximate method is to divide 5% by the five years to maturity, which equals 1% pro rata yearly. Add that 1% to the 5.26% current yield, and the yield to maturity is roughly 6.26%.

$$\frac{\text{5\% (discount)}}{\text{5 (yrs. to maturity)}} = \begin{array}{c}\text{1\% pro rata, plus}\\ \text{5.26\% (current yield)}\end{array} = \text{6.26\% (yield to maturity)}$$

Sources: Investment Terminology, International Foundation of Employee Benefit Plans, 1999.
The Handbook of Fixed Income Securities, Fabozzi, Frank J., 1991.

Notes

The Russell Indices®, TM, SM are trademarks/service marks of the Frank Russell Company.

Throughout this report, numbers may not sum due to rounding.

Returns for periods greater than one year are annualized throughout this report.

Values shown are in millions of dollars, unless noted otherwise.