

FUND EVALUATION REPORT

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

Quarterly Review
March 31, 2013



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M E K E T A I N V E S T M E N T G R O U P

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
www.meketagroup.com

5796 ARMADA DRIVE SUITE 110
CARLSBAD CA 92008
760 795 3450 FAX 760 795 3445

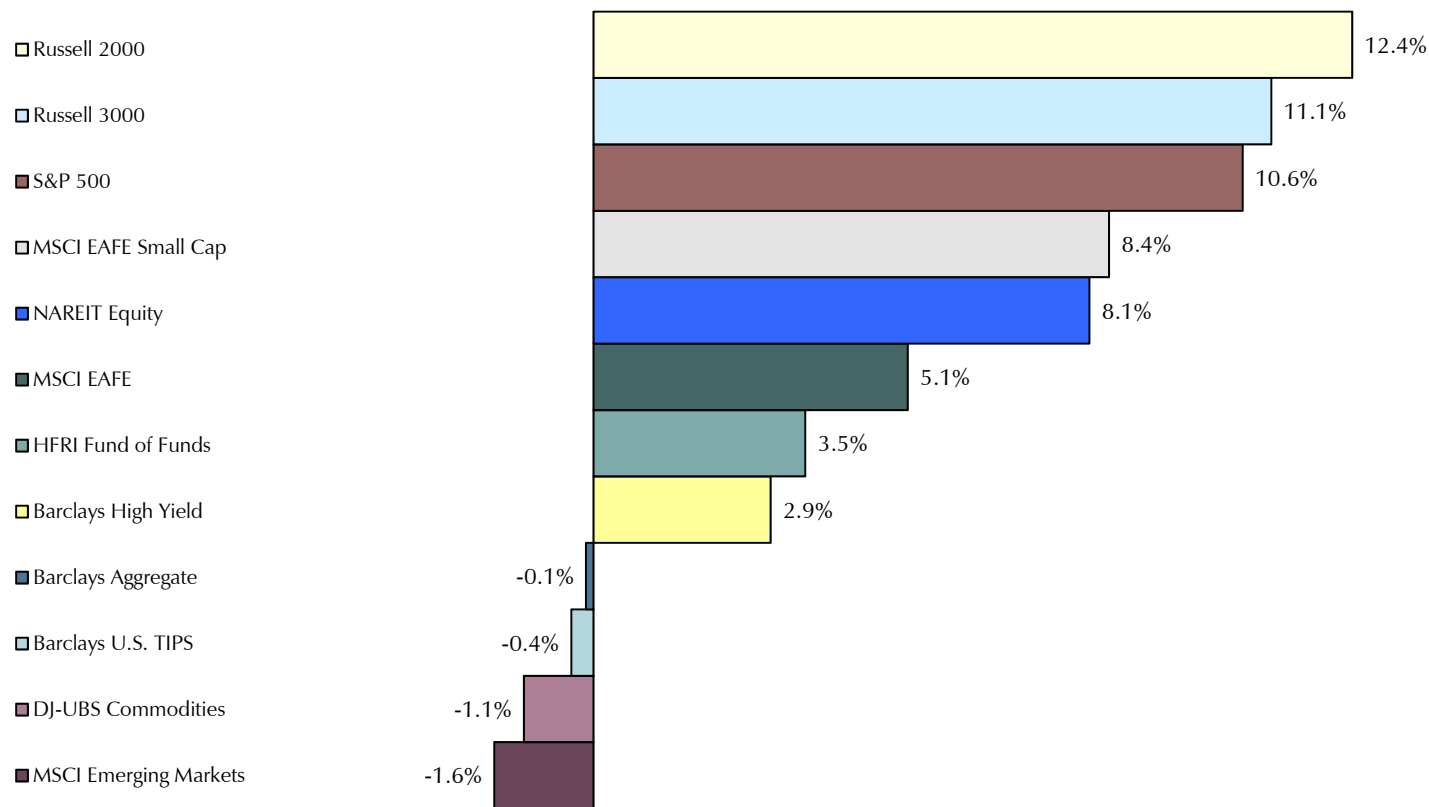
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The World Markets First Quarter of 2013

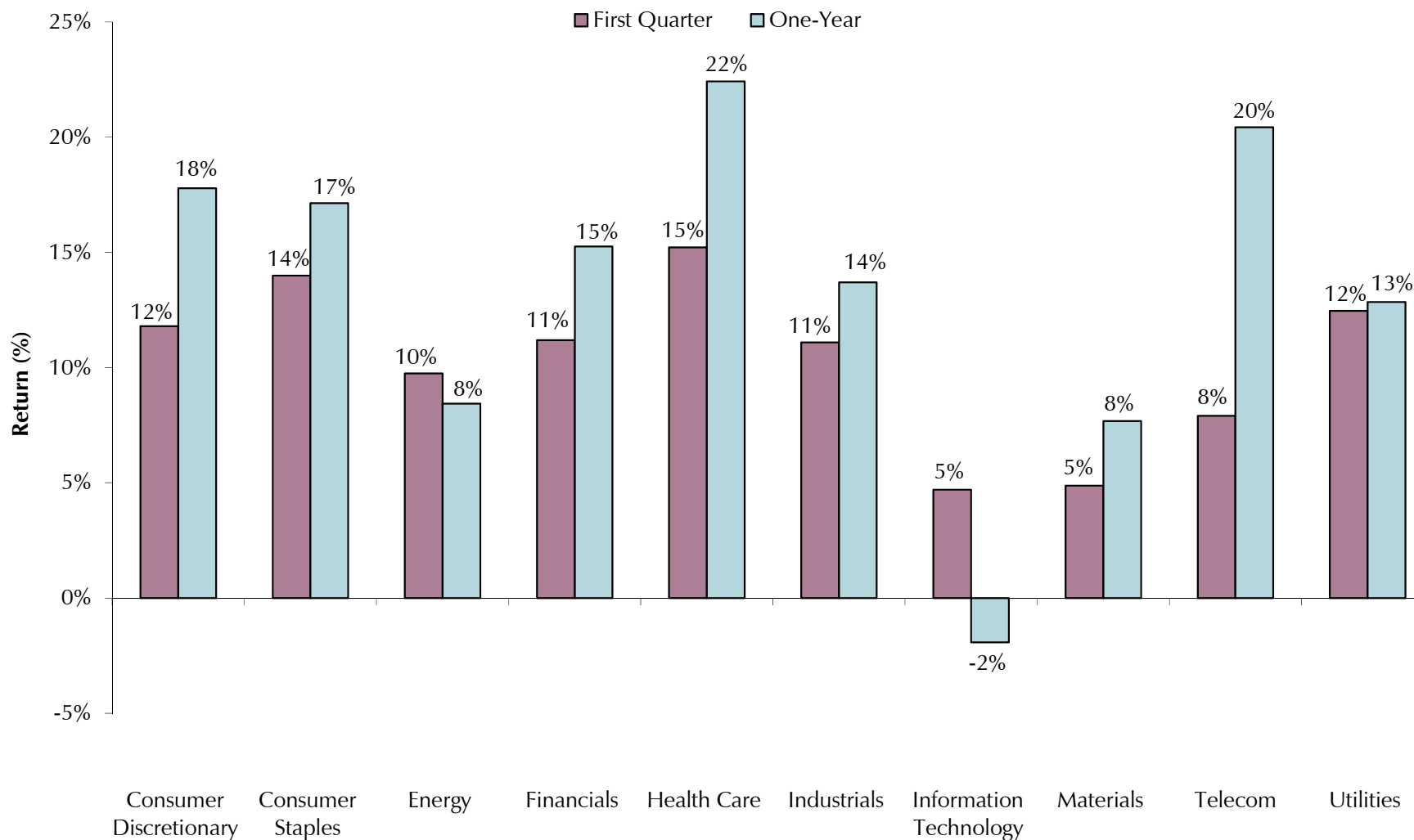
The World Markets
First Quarter of 2013



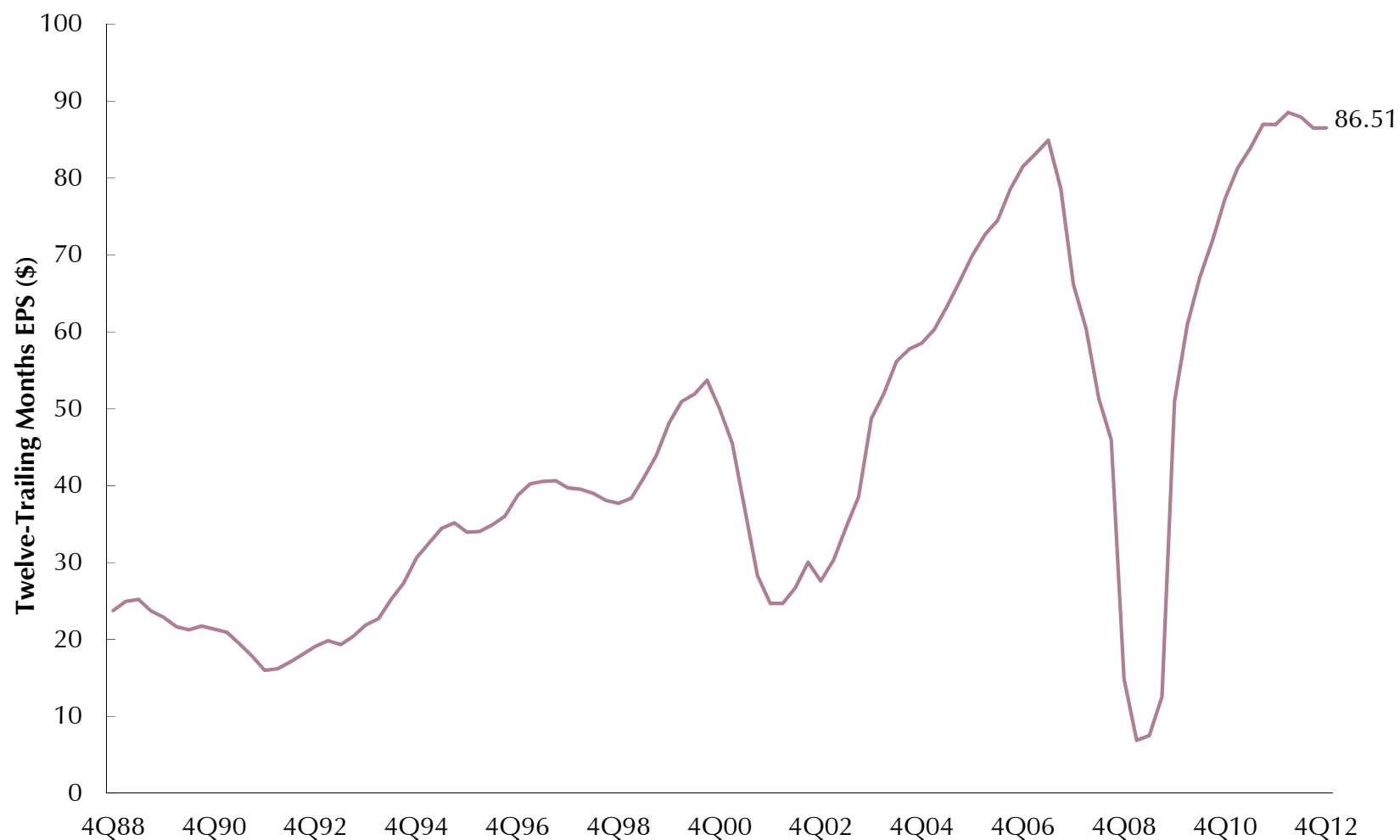
Index Returns

	1Q13 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
Domestic Equity					
Russell 3000	11.1	14.6	13.0	6.3	9.2
Russell 1000	11.0	14.4	12.9	6.2	9.0
Russell 1000 Growth	9.5	10.1	13.1	7.3	8.6
Russell 1000 Value	12.3	18.8	12.7	4.8	9.2
Russell MidCap	13.0	17.3	14.6	8.4	12.3
Russell MidCap Growth	11.5	12.8	14.2	8.0	11.5
Russell MidCap Value	14.2	21.5	15.0	8.5	12.6
Russell 2000	12.4	16.3	13.5	8.2	11.5
Russell 2000 Growth	13.2	14.5	14.7	9.0	11.6
Russell 2000 Value	11.6	18.1	12.1	7.3	11.3
Foreign Equity					
MSCI ACWI (ex. U.S.)	3.2	8.4	4.4	-0.4	10.9
MSCI EAFE	5.1	11.3	5.0	-0.9	9.7
MSCI EAFE (local currency)	9.7	16.7	4.3	0.7	7.5
MSCI EAFE Small Cap	8.4	13.3	8.4	2.1	13.2
MSCI Emerging Markets	-1.6	2.0	3.3	1.1	17.1
MSCI Emerging Markets (local currency)	-0.5	5.2	4.6	2.7	15.6
Fixed Income					
Barclays Universal	0.1	4.7	6.0	5.9	5.4
Barclays Aggregate	-0.1	3.8	5.5	5.5	5.0
Barclays U.S. TIPS	-0.4	5.7	8.6	5.9	6.3
Barclays High Yield	2.9	13.1	11.2	11.6	10.1
JPMorgan GBI-EM Global Diversified	-0.1	7.7	7.9	8.4	11.9
Other					
NAREIT Equity	8.1	17.1	17.7	7.1	12.6
DJ-UBS Commodities	-1.1	-3.1	1.3	-7.4	2.5
HFRI Fund of Funds	3.5	4.9	2.1	-0.2	3.9

S&P Sector Returns

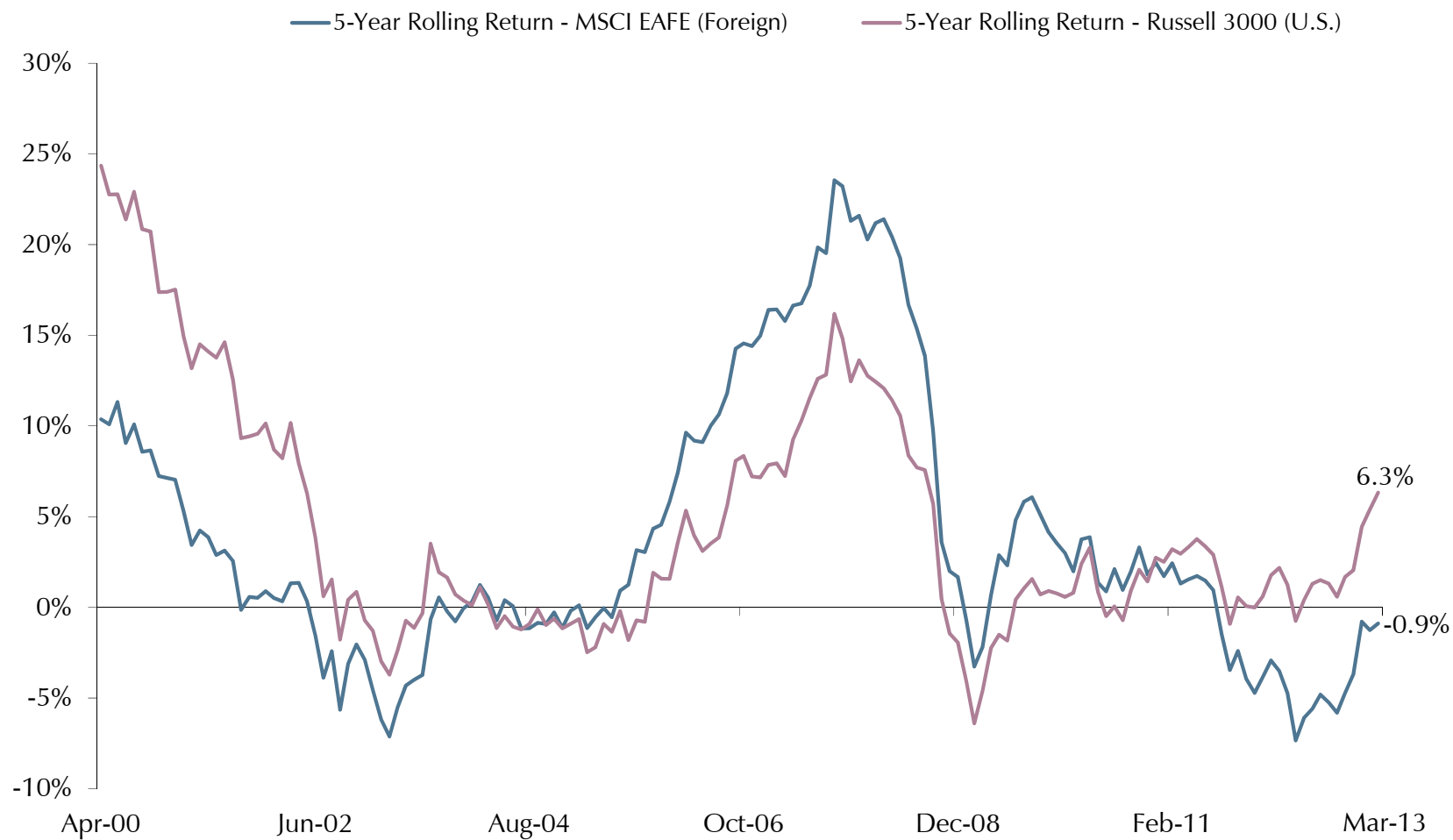


S&P 500 Earnings Per Share¹



¹ The majority of companies in the S&P 500 have not yet reported Q1 earnings. Data is as of December 31, 2012.

Equity Markets



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

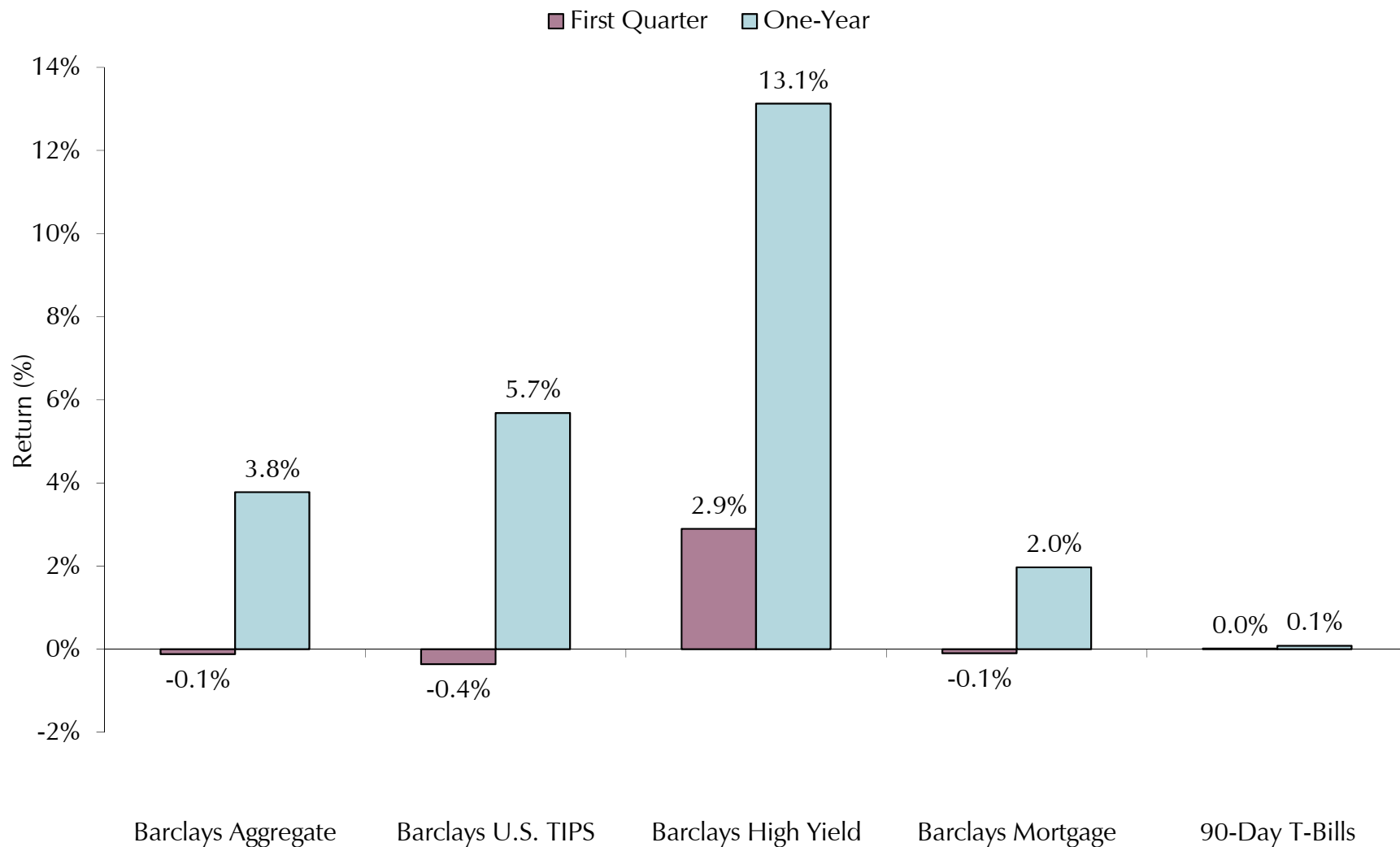
— 65% Stocks (Russell 3000) / 35% Bonds (Barclays Aggregate) 10-Year Rolling Return



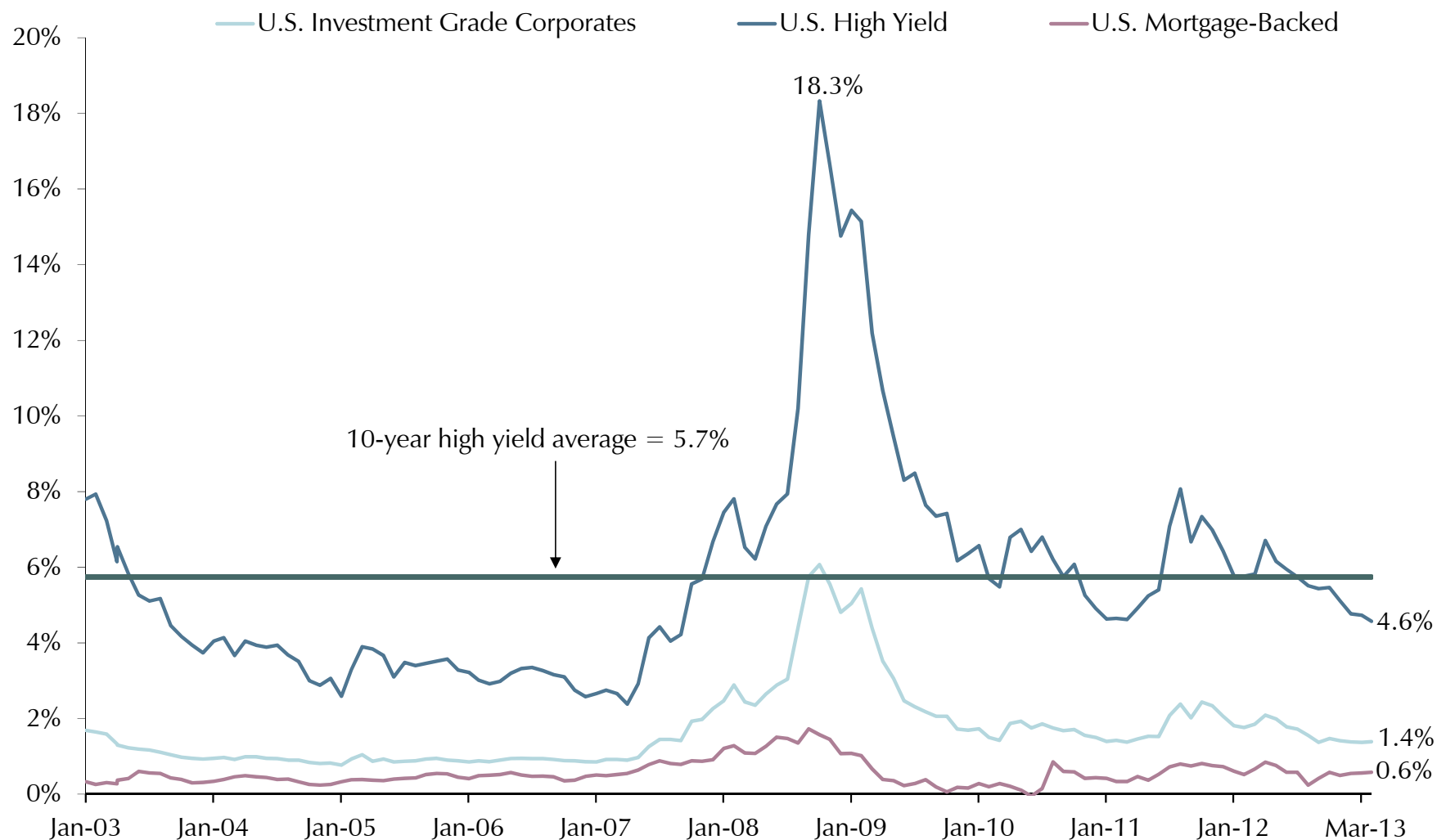
Treasury Yields



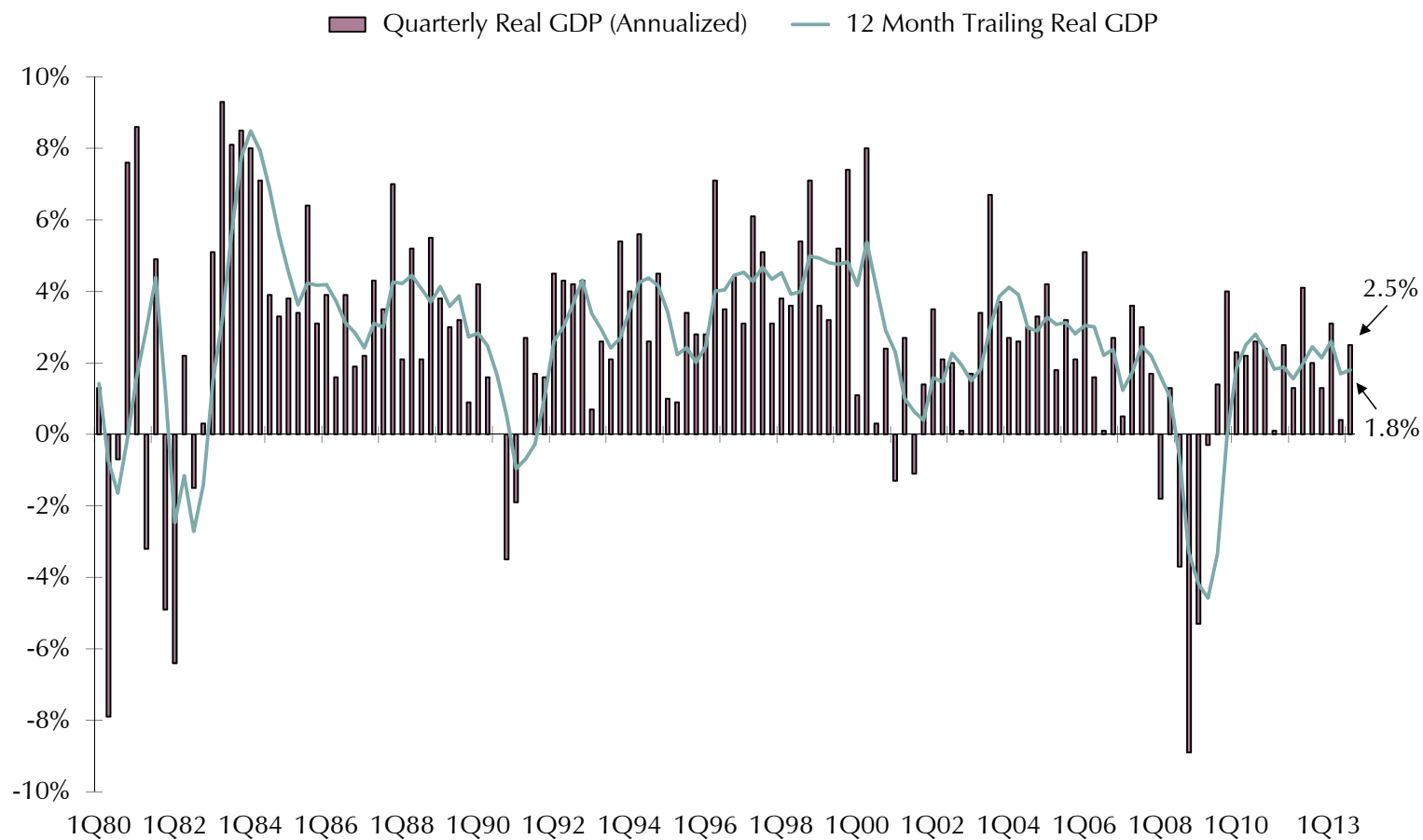
U.S. Fixed Income Markets



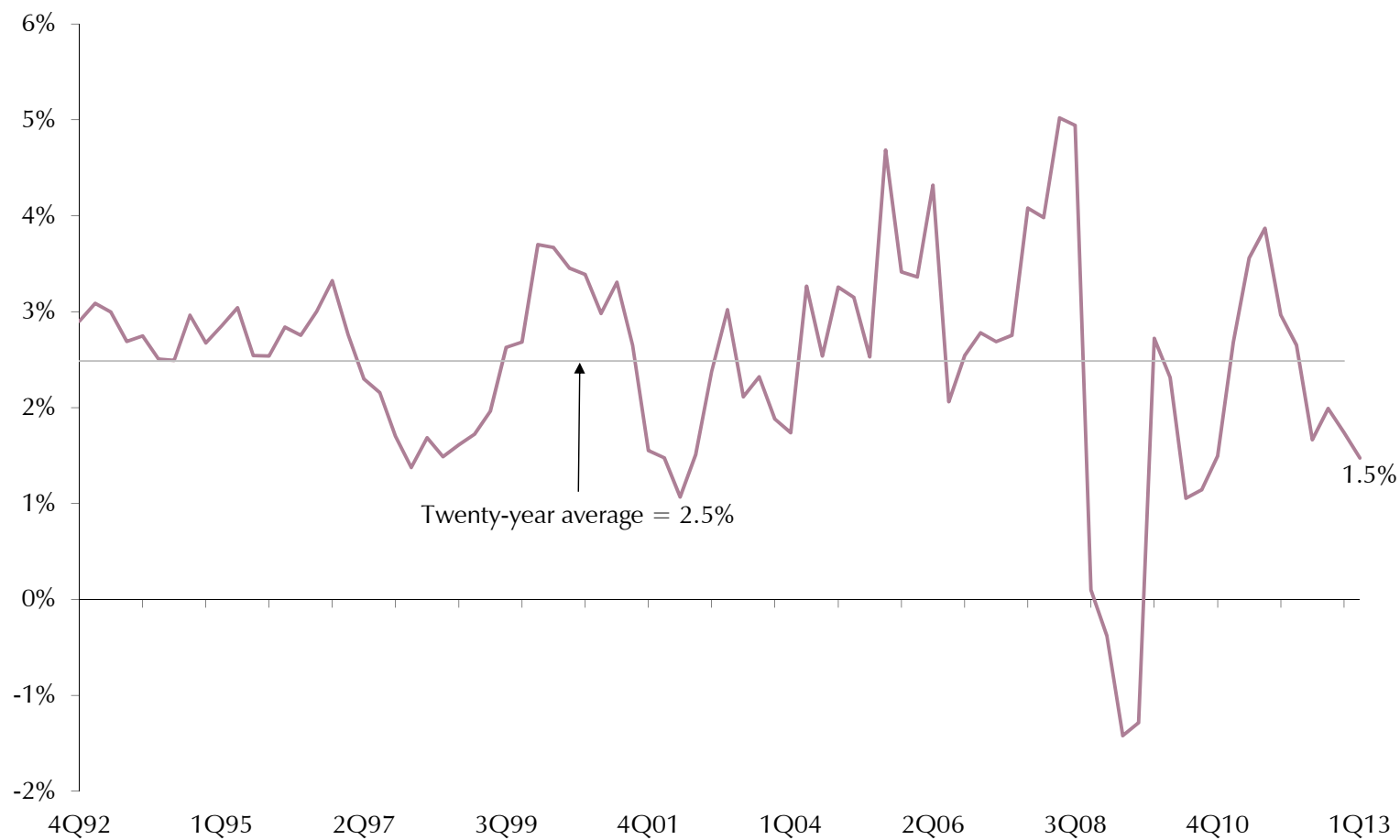
Credit Spreads vs. U.S. Treasury Bonds



Real Gross Domestic Product (GDP) Growth

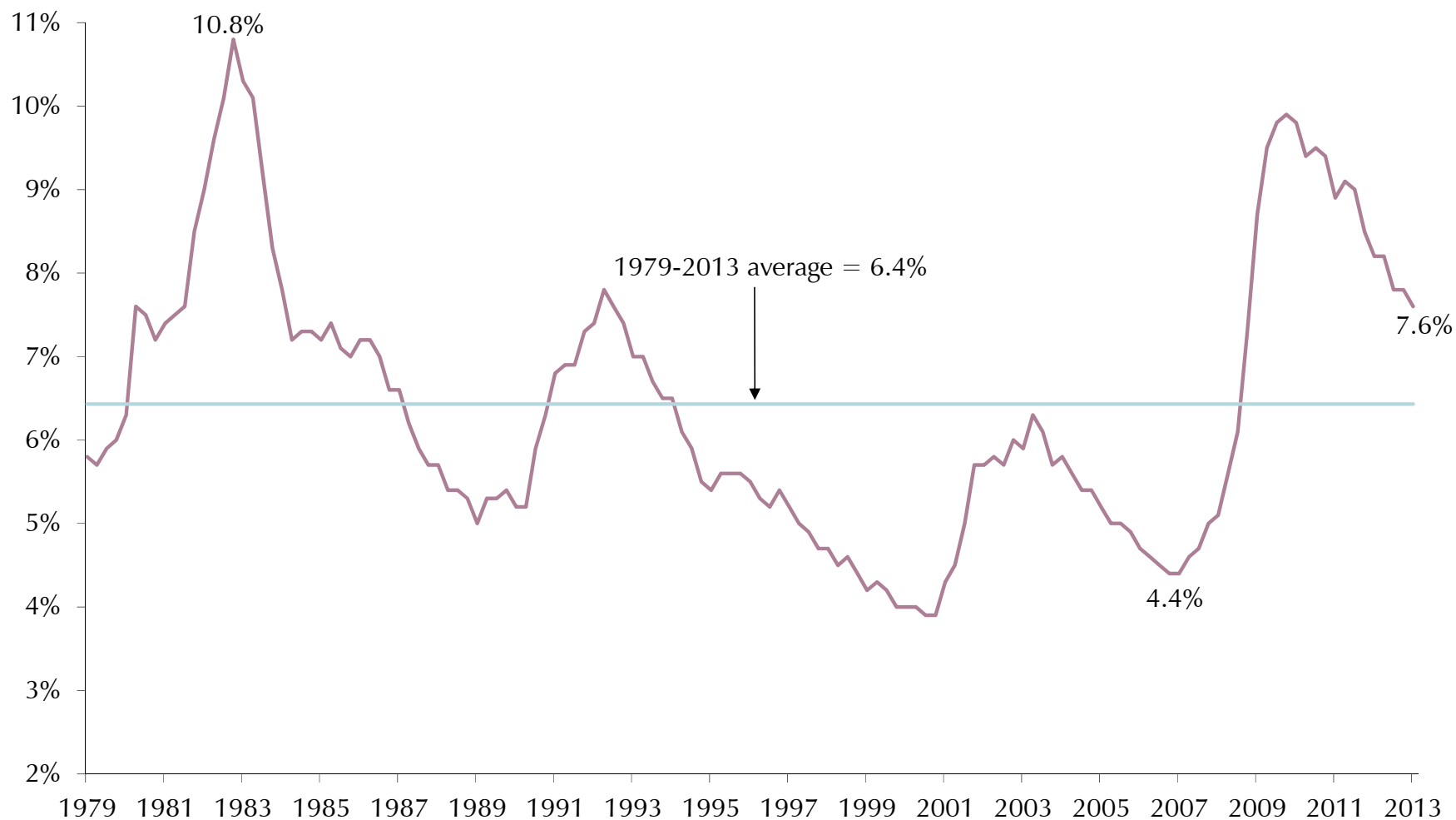


**U.S. Inflation (CPI)
Trailing Twelve Months¹**



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

U.S. Unemployment

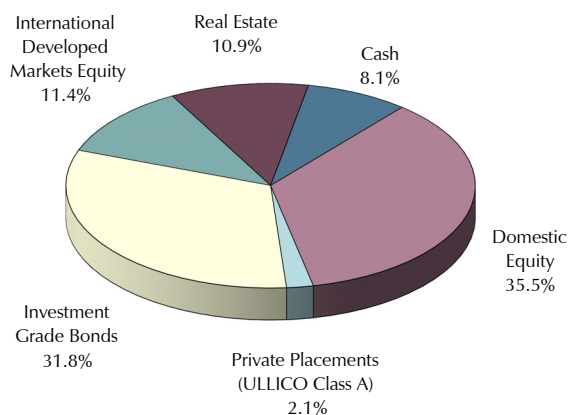


Executive Summary As of March 2013

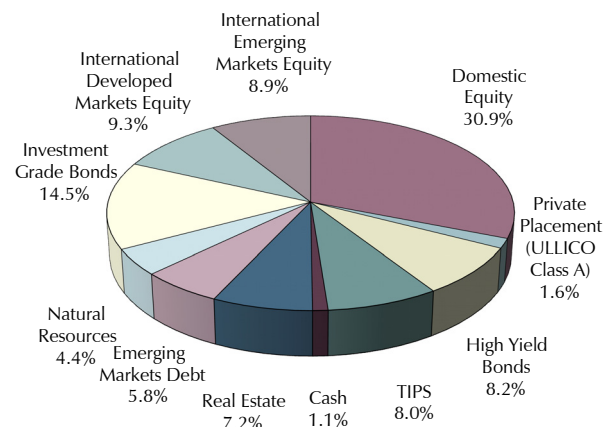
- The Pension Fund was valued at \$127.7 million as of March 31, 2013, an increase of \$5.8 million from December 31, 2012, and a \$15.7 million increase from March 31, 2012.
- The Pension Fund returned 3.9% (35% of the Fund net of fees) in the first quarter 2013, outperforming the Policy Benchmark by 0.2%.
- Since inception of Meketa Investment Group's tenure (October 1, 2011), the Pension Fund had a total cumulative return of 23.3% versus the Policy Benchmark's 21.5%.

Pension Fund Changes

Asset Allocation as of 9/30/11



Asset Allocation as of 3/31/13



New Asset Class	Funding Date	Funding Source	+/-
TIPS	12/1/11	Domestic Investment Grade Bond	+
Emerging Markets Debt	3/1/12	Domestic Investment Grade Bond	+
Emerging Markets Equity	4/1/12	Domestic Equity	-
High Yield Bond	9/1/12	Domestic Investment Grade Bond	+
Natural Resources	9/1/12	Domestic Equity	-
Floating Rate	2/1/13	Cash and MEPT	+
REITs	2/1/13	Cash and MEPT	+

Fund Highlights during the first quarter of 2013

- The following factors helped the Pension Fund's performance in the first quarter of 2013:
 - The Fund had an overweight position to domestic equities' target, 31% versus 25%, as domestic equities continued to outperform other regions.
 - The Fund took an initial position in midcap stocks during the quarter, which had the highest return in the domestic equity market segment.
 - The new allocation to Vanguard Intermediate-Term Corporate Bond Fund outperformed the broad domestic bond market with its higher current yield and continuing demand for high grade corporate bonds.
 - The new allocations to Loomis Sayles' Floating Rate and Vanguard REIT helped as they both easily outperformed cash during the first quarter.
 - High yield bonds continue to outperform the investment grade bond market.
- The following factors detracted from the Pension Fund's performance in the first quarter of 2013:
 - Emerging markets equity and bond positions hurt the total return during the first quarter of 2013.
 - Natural resources stocks were also down significantly, trading down in tandem with the emerging markets as investors became very concerned with the slowing global growth, especially the expected slowing in China.

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 TA Realty, 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 restructuring brought the capitalization of the domestic equity aggregate to more neutral stance relative to the S&P 500 index. 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

- Nothing major currently planned.

TA Realty Annual Meeting Update

In March, Meketa Investment Group attended TA Realty's annual meeting and received the following updates on their strategy, the real estate market, and fund performance.

Strategy

- There have been no significant changes to the strategy.
- For nearly three decades, TA Realty's approach has been to acquire small- to medium-sized properties in major U.S. markets and to focus on diversification by property type, tenancy, lease expiration, and geographic and economic diversification.
- Additionally, TA purchases all properties without local operating partners and seeks to improve cash flow through off-market transactions, hands-on asset management, and leverage.

Real Estate Market

- The real estate market paints a mixed picture depending on the sector. In general, the multifamily sector has had the strongest growth. Falling home ownership coupled with an improved employment picture have resulted in strong top line rent. Rents have passed prerecession levels in most markets.
- Industrials have also grown, helped by improvements in global trade, intermodal traffic, manufacturing, and retail inventories. Values have moved past the bottom and rental rates have stabilized in the majority of markets.
- Defaults and bankruptcies have declined within the retail space, while the flight to quality continues. Performance varies from market to market, while there are signs of stabilization due to improvements in housing and household balance sheets. TA expects continued gradual stabilization in 2013.
- Within the office space, vacancy rates are at 15.4%, down 0.6% from a year ago. Jobs creation is not yet large enough to create significant rental rate growth. Upcoming debt maturities continue to force owners to bring quality assets to market, creating buying opportunity. Recovery is not expected to commence until 2014.

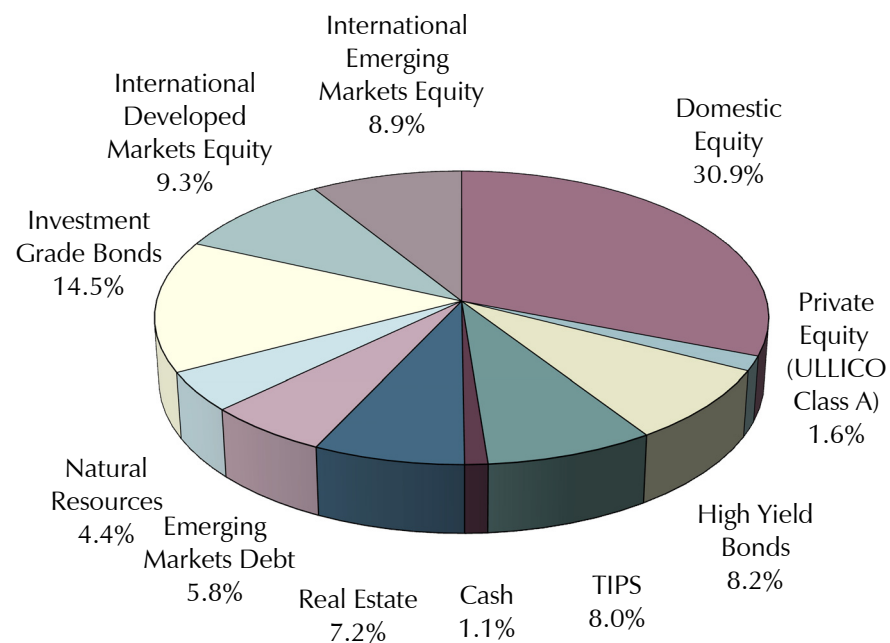
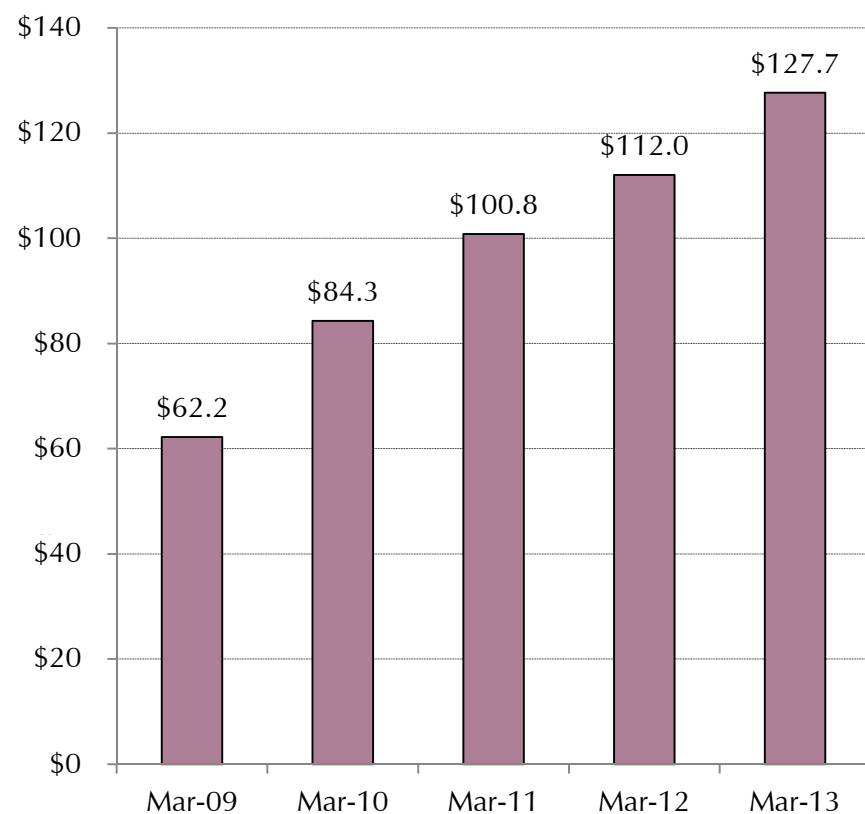
Fund Performance

- Fund X's final closing occurred in the first quarter, with total equity of \$1.575 billion raised. Of the total committed capital, 20% has been called. Since April 2012 when acquisitions began, the fund has invested a total of \$923 million in closed and committed investments. The fund has also sold two partial investments for \$7.1 million, realizing \$1.8 million in gains.

Pension Fund Summary
As of March 31, 2013

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

Aggregate Assets as of 3/31/13



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

**Aggregate Assets
Asset Summary as of 3/31/13**

	Market Value 3/31/13 (\$ mm)	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 12/31/12 (\$ mm)
Total Pension Fund	127.7	100	NA	NA	121.9
Domestic Equity Assets	39.5	31	25	15-35	35.6
International Developed Markets Equity Assets	11.9	9	10	5-20	11.4
Emerging Markets Equity Assets	11.3	9	7	0-20	9.3
Investment Grade Bond Assets	18.6	15	14	8-25	18.5
TIPS Assets	10.2	8	10	0-20	10.3
Emerging Markets Debt Assets	7.5	6	7	0-15	7.6
High Yield Bond Assets	10.5	8	5	0-15	5.7
Real Estate Assets	9.2	7	12	0-15	11.8
Natural Resources Assets	5.6	4	5	0-10	5.7
Private Equity Assets ¹	2.0	2	5	0-10	2.0
Cash	1.4	1	0	< 5	4.0

¹ ULLICO asset value based on 2011 pricing.



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

**Aggregate Assets
Portfolio Roster as of 3/31/13**

	Market Value 3/31/13 (\$ mm)	% of Asset Class	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 12/31/12 (\$ mm)
Total Pension Fund	127.7	NA	100	NA	NA	121.9
Domestic Equity Assets	39.5	100	31	25	15-35	35.6
Amalgamated LongView Large Cap 500 Index	22.7	57	18			31.4
Vanguard Dividend Growth	9.0	23	7			0.0
Amalgamated LongView MidCap 400 Index	4.9	12	4			0.0
Amalgamated LongView Small Cap 600 Index	2.9	7	2			4.2
International Developed Markets Equity Assets	11.9	100	9	10	5-20	11.4
Manning & Napier International Equity	7.3	61	6			6.9
Vanguard Developed Markets Index	4.6	39	4			4.4
Emerging Markets Equity Assets	11.3	100	9	7	0-20	9.3
Vontobel Emerging Markets Equity	5.8	51	5			3.7
Dimensional Emerging Markets Value	5.5	49	4			5.6
Investment Grade Bond Assets	18.6	100	15	14	8-25	18.5
PIMCO Total Return	10.0	54	8			10.0
Vanguard Intermediate-Term Corporate	5.0	27	4			5.0
AFL-CIO Housing Investment Trust	3.5	19	3			3.5
TIPS Assets	10.2	100	8	10	0-20	10.3
Vanguard Inflation-Protected Securities	10.2	100	8			10.3



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

**Aggregate Assets
Portfolio Roster as of 3/31/13**

	Market Value 3/31/13 (\$ mm)	% of Asset Class	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 12/31/12 (\$ mm)
Emerging Markets Debt Assets	7.5	100	6	7	0-15	7.6
Stone Harbor Emerging Markets Local Currency Debt	3.8	50	3			3.8
Stone Harbor Emerging Markets Debt	3.7	50	3			3.8
High Yield Bond Assets	10.5	100	8	5	0-15	5.7
SKY Harbor High Yield	5.9	57	5			5.7
Loomis Sayles Bank Loan	4.5	43	4			0.0
Real Estate Assets	9.2	100	7	12	0-15	11.8
AFL-CIO Building Investment Trust	6.5	71	5			6.4
Vanguard REIT Index	2.1	23	2			0.0
TA Realty Associates Fund X	0.5	5	< 1			0.0
Multi-Employer Property Trust	0.0	0	0			5.4
Natural Resources Assets	5.6	100	4	5	0-10	5.7
SSgA S&P Global LargeMidCap Natural Resources Index	5.6	100	4			5.7
Private Equity Assets¹	2.0	100	2	5	0-10	2.0
ULLICO Class A	2.0	100	2			2.0
Cash	1.4	100	1	0	< 5	4.0

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 3/31/13

	1Q13 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Total Pension Fund	3.9	9.0	8.5	4.5	6.4	7.0	1/1/88	7.8
CPI (inflation)	1.4	1.5	2.3	1.7	2.4	2.4		2.8
Policy Benchmark ¹	3.7	8.7	8.4	3.7	8.0	NA		NA
Domestic Equity ²	10.9	14.4	NA	NA	NA	NA	6/1/11	11.2
Russell 3000	11.1	14.6	13.0	6.3	9.2	8.7		10.8
International Developed Markets Equity	4.9	8.6	NA	NA	NA	NA	6/1/11	-2.7
MSCI ACWI (ex. U.S.) IMI	3.6	8.6	4.7	0.0	11.3	NA		-0.7
Emerging Markets Equity	0.5	5.6	NA	NA	NA	NA	4/1/12	5.6
MSCI Emerging Markets	-1.6	2.0	3.3	1.1	17.1	8.2		2.0
Investment Grade Bonds ²	0.4	6.7	NA	NA	NA	NA	6/1/11	6.0
Barclays Aggregate	-0.1	3.8	5.5	5.5	5.0	6.1		4.8
TIPS	-0.3	5.8	NA	NA	NA	NA	12/1/11	5.1
Barclays U.S. TIPS	-0.4	5.7	8.6	5.9	6.3	NA		4.9
Emerging Markets Debt	-1.3	7.4	NA	NA	NA	NA	3/1/12	6.2
JPM GBI-EM Global Diversified	-0.1	7.7	7.9	8.4	11.9	NA		5.1
JPMorgan EMBI Global Diversified	-2.3	10.1	9.9	9.4	10.2	NA		9.5

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

² Historical asset class aggregates not available from prior consultant.



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

Aggregate Assets
Performance as of 3/31/13

	1Q13 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Pension Fund (continued)								
High Yield Bonds	2.8	NA	NA	NA	NA	NA	9/1/12	7.2
<i>Barclays High Yield</i>	2.9	13.1	11.2	11.6	10.1	8.1		7.8
Real Estate	2.7	7.9	NA	NA	NA	NA	6/1/11	11.4
<i>NCREIF ODCE Equal Weighted</i>	2.6	10.7	15.0	-1.2	6.4	7.9		13.9
Natural Resources	-2.4	NA	NA	NA	NA	NA	9/1/12	3.2
<i>S&P Global LargeMid Cap Commodities and Resources</i>	-2.4	-2.8	2.5	-0.8	NA	NA		3.3

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

Aggregate Assets Performance as of 3/31/13

	1Q13 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Total Pension Fund	3.9	9.0	8.5	4.5	6.4	7.0	1/1/88	7.8
<i>CPI (inflation)</i>	1.4	1.5	2.3	1.7	2.4	2.4		2.8
<i>Policy Benchmark¹</i>	3.7	8.7	8.4	3.7	8.0	NA		NA
Domestic Equity²	10.9	14.4	NA	NA	NA	NA	6/1/11	11.2
Amalgamated LongView Large Cap 500 Index	10.6	14.0	12.7	5.8	8.6	NA	1/1/96	7.6
<i>S&P 500</i>	10.6	14.0	12.7	5.8	8.5	8.5		7.5
Vanguard Dividend Growth	NA	NA	NA	NA	NA	NA	2/1/13	5.4
<i>S&P 500</i>	10.6	14.0	12.7	5.8	8.5	8.5		5.2
Amalgamated LongView MidCap 400 Index	NA	NA	NA	NA	NA	NA	2/1/13	5.8
<i>S&P MidCap</i>	13.5	17.8	15.1	9.8	12.4	11.8		5.8
Amalgamated LongView Small Cap 600 Index	11.8	16.1	15.2	9.2	12.3	NA	1/1/03	11.4
<i>S&P Small Cap</i>	11.8	16.1	15.2	9.2	12.4	10.5		11.4
International Developed Markets Equity	4.9	8.6	NA	NA	NA	NA	6/1/11	-2.7
Manning & Napier International Equity	5.1	8.0	4.1	NA	NA	NA	1/1/10	4.6
<i>MSCI ACWI (ex. U.S.)</i>	3.2	8.4	4.4	-0.4	10.9	6.5		4.6
Vanguard Developed Markets Index	4.6	NA	NA	NA	NA	NA	1/1/13	4.6
<i>MSCI EAFE</i>	5.1	11.3	5.0	-0.9	9.7	5.8		5.1

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

² Historical asset class aggregates not available from prior consultant.



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

**Aggregate Assets
Performance as of 3/31/13**

	1Q13 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Emerging Markets Equity	0.5	5.6	NA	NA	NA	NA	4/1/12	5.6
Vontobel Emerging Markets Equity	1.9	9.0	NA	NA	NA	NA	4/1/12	9.0
<i>MSCI Emerging Markets</i>	-1.6	2.0	3.3	1.1	17.1	8.2		2.0
Dimensional Emerging Markets Value	-1.0	2.3	NA	NA	NA	NA	4/1/12	2.3
<i>MSCI Emerging Markets</i>	-1.6	2.0	3.3	1.1	17.1	8.2		2.0
Investment Grade Bonds	0.4	6.7	NA	NA	NA	NA	6/1/11	6.0
PIMCO Total Return	0.6	7.9	6.9	NA	NA	NA	1/1/10	7.3
<i>Barclays Universal</i>	0.1	4.7	6.0	5.9	5.4	6.3		6.2
Vanguard Intermediate-Term Corporate	0.6	NA	NA	NA	NA	NA	12/1/12	0.6
<i>Barclays Intermediate Credit</i>	0.5	6.0	6.4	6.5	5.4	6.4		0.5
AFL-CIO Housing Investment Trust	-0.1	3.9	5.5	5.9	5.4	NA	6/1/02	5.8
<i>Barclays Aggregate</i>	-0.1	3.8	5.5	5.5	5.0	6.1		5.4
<i>Barclays Mortgage</i>	0.0	2.0	4.2	5.2	5.0	6.0		5.1
TIPS	-0.3	5.8	NA	NA	NA	NA	12/1/11	5.1
Vanguard Inflation-Protected Securities	-0.3	5.8	NA	NA	NA	NA	12/1/11	5.1
<i>Barclays U.S. TIPS</i>	-0.4	5.7	8.6	5.9	6.3	NA		4.9

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

**Aggregate Assets
Performance as of 3/31/13**

	1Q13 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Emerging Markets Debt	-1.3	7.4	NA	NA	NA	NA	3/1/12	6.2
Stone Harbor Emerging Markets Local Currency Debt	-0.5	5.1	NA	NA	NA	NA	3/1/12	3.1
<i>JPM GBI-EM Global Diversified</i>	-0.1	7.7	7.9	8.4	11.9	NA		5.1
Stone Harbor Emerging Markets Debt	-2.2	8.3	NA	NA	NA	NA	3/1/12	7.7
<i>JPMorgan EMBI Global Diversified</i>	-2.3	10.1	9.9	9.4	10.2	NA		9.5
High Yield Bonds	2.8	NA	NA	NA	NA	NA	9/1/12	7.2
SKY Harbor High Yield	3.7	NA	NA	NA	NA	NA	9/1/12	8.1
<i>Barclays High Yield</i>	2.9	13.1	11.2	11.6	10.1	8.1		7.8
Loomis Sayles Bank Loan	NA	NA	NA	NA	NA	NA	2/1/13	1.1
<i>CSFB Leveraged Loan</i>	2.4	8.3	6.3	6.6	5.5	5.9		1.2
Real Estate	2.7	7.9	NA	NA	NA	NA	6/1/11	11.4
AFL-CIO Building Investment Trust	1.9	8.9	13.1	-0.4	5.8	NA	7/1/02	5.8
<i>NCREIF ODCE Equal Weighted</i>	2.6	10.7	15.0	-1.2	6.4	7.9		6.4
<i>NCREIF Property</i>	2.6	10.5	13.3	2.3	8.5	8.9		8.4
Vanguard REIT Index	NA	NA	NA	NA	NA	NA	2/1/13	4.2
<i>MSCI U.S. REIT</i>	8.1	14.9	17.3	6.7	12.0	NA		4.2

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

**Aggregate Assets
Performance as of 3/31/13**

	1Q13 (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Natural Resources	-2.4	NA	NA	NA	NA	NA	9/1/12	3.2
SSgA S&P Global LargeMidCap Natural Resources Index	-2.4	NA	NA	NA	NA	NA	9/1/12	3.2
S&P Global LargeMid Cap Commodities and Resources	-2.4	-2.8	2.5	-0.8	NA	NA		3.3

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
<i>CPI (inflation)</i>	1.7	3.0	1.5	2.7	0.1	4.1	2.5	3.4	3.3	1.9
<i>Policy Benchmark¹</i>	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
<i>Russell 3000</i>	16.4	1.0	16.9	28.3	-37.3	5.1	15.7	6.1	11.9	31.1
International Developed Markets Equity	17.6	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>MSCI ACWI (ex. U.S.) IMI</i>	17.0	-14.3	12.7	43.6	-46.0	16.1	26.5	17.7	21.9	42.3
Emerging Markets Equity	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>MSCI Emerging Markets</i>	18.2	-18.4	18.9	78.5	-53.3	39.4	32.2	34.0	25.6	55.8
Investment Grade Bonds	8.8	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>Barclays Aggregate</i>	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
<i>Barclays U.S. TIPS</i>	7.0	13.6	6.3	11.4	-2.4	11.6	0.4	2.8	8.5	8.4
Emerging Markets Debt	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>JPM GBI-EM Global Diversified</i>	16.8	-1.8	15.7	22.0	-5.2	18.1	15.2	6.3	23.0	16.9
<i>JPMorgan EMBI Global Diversified</i>	17.4	7.3	12.2	29.8	-12.0	6.2	9.9	10.2	11.6	22.2

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 (%)
Pension Fund (continued)	12.1	1.3	12.1	17.0	-23.8	6.9	12.3	5.5	6.3	14.0
High Yield Bonds	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>Barclays High Yield</i>	15.8	5.0	15.1	58.2	-26.2	1.9	11.8	2.7	11.1	29.0
Real Estate	7.9	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>NCREIF ODCE Equal Weighted</i>	11.0	16.0	16.1	-30.7	-10.4	16.1	16.1	20.2	12.6	9.1
Natural Resources	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>S&P Global LargeMid Cap Commodities and Resources</i>	7.1	-12.9	19.5	57.8	-46.1	59.3	30.5	29.1	NA	NA

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
<i>S&P 500</i>	16.0	2.1	15.1	26.5	-37.0	5.5	15.8	4.9	10.9	28.7
Vanguard Dividend Growth	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>S&P 500</i>	16.0	2.1	15.1	26.5	-37.0	5.5	15.8	4.9	10.9	28.7
Amalgamated LongView MidCap 400 Index	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>S&P MidCap</i>	17.9	-1.7	26.6	37.4	-36.2	8.0	10.3	12.6	16.5	35.6
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
<i>S&P Small Cap</i>	16.3	1.0	26.3	25.6	-31.1	-0.3	15.1	7.7	22.6	38.8
International Developed Markets 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
<i>MSCI ACWI (ex. U.S.)</i>	16.8	-13.7	11.2	41.4	-45.5	16.7	26.7	16.6	20.9	40.8
Vanguard Developed Markets Index	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>MSCI EAFE</i>	17.3	-12.1	7.7	31.8	-43.4	11.2	26.3	13.5	20.2	38.6



**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 (%)
Emerging Markets Equity	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Vontobel Emerging Markets Equity	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>MSCI Emerging Markets</i>	18.2	-18.4	18.9	78.5	-53.3	39.4	32.2	34.0	25.6	55.8
Dimensional Emerging Markets Value	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>MSCI Emerging Markets</i>	18.2	-18.4	18.9	78.5	-53.3	39.4	32.2	34.0	25.6	55.8
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
<i>Barclays Universal</i>	5.5	7.4	7.2	8.6	2.4	6.5	5.0	2.7	5.0	5.8
Vanguard Intermediate-Term Corporate	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>Barclays Intermediate Credit</i>	8.1	5.4	7.8	15.9	-2.8	5.6	4.5	1.4	4.1	6.9
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
<i>Barclays Aggregate</i>	4.2	7.8	6.5	5.9	5.2	7.0	4.3	2.4	4.3	4.1
<i>Barclays Mortgage</i>	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
<i>Barclays U.S. TIPS</i>	7.0	13.6	6.3	11.4	-2.4	11.6	0.4	2.8	8.5	8.4

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 (%)
Emerging Market Debt	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Stone Harbor Emerging Markets Local Currency Debt	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>JPM CBI-EM Global Diversified</i>	16.8	-1.8	15.7	22.0	-5.2	-9.6	21.7	1.7	6.2	53.0
Stone Harbor Emerging Markets Debt	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>JPMorgan EMBI Global Diversified</i>	17.4	7.3	12.2	29.8	-12.0	6.2	9.9	10.2	11.6	22.2
High Yield Bonds	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SKY Harbor High Yield	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>Barclays High Yield</i>	15.8	5.0	15.1	58.2	-26.2	1.9	11.8	2.7	11.1	29.0
Loomis Sayles Bank Loan	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>CSFB Leveraged Loan</i>	9.4	1.8	10.0	44.9	-28.8	1.9	7.2	5.7	5.6	11.0
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
<i>NCREIF ODCE Equal Weighted</i>	11.0	16.0	16.1	-30.7	-10.4	16.1	16.1	20.2	12.6	9.1
<i>NCREIF Property</i>	10.5	14.3	13.1	-16.9	-6.5	15.8	16.6	20.1	14.5	9.0
Vanguard REIT Index	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>MSCI U.S. REIT</i>	17.8	8.7	28.5	28.6	-38.4	-17.8	34.4	12.1	31.5	36.7

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

**Aggregate Assets
Calendar Year Performance**

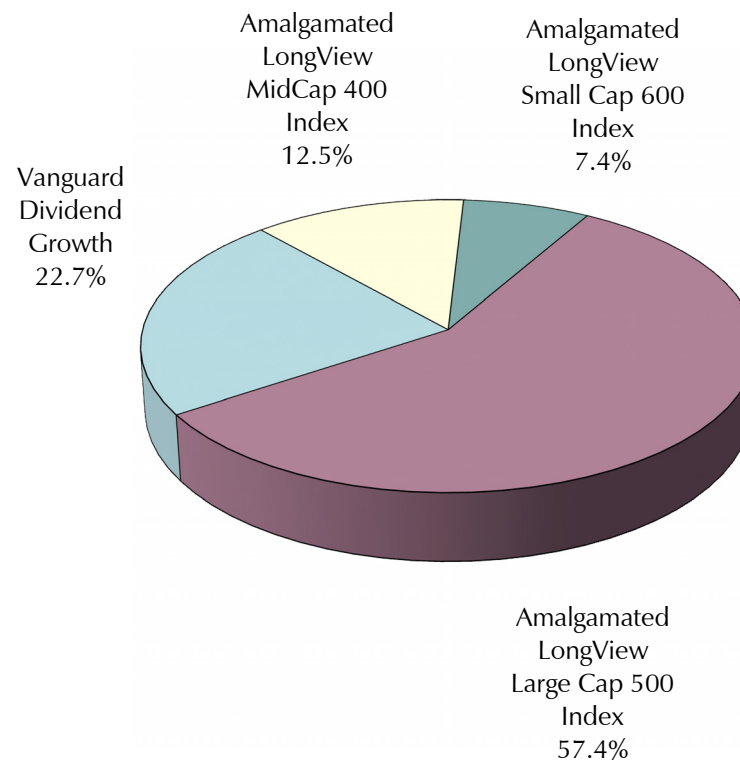
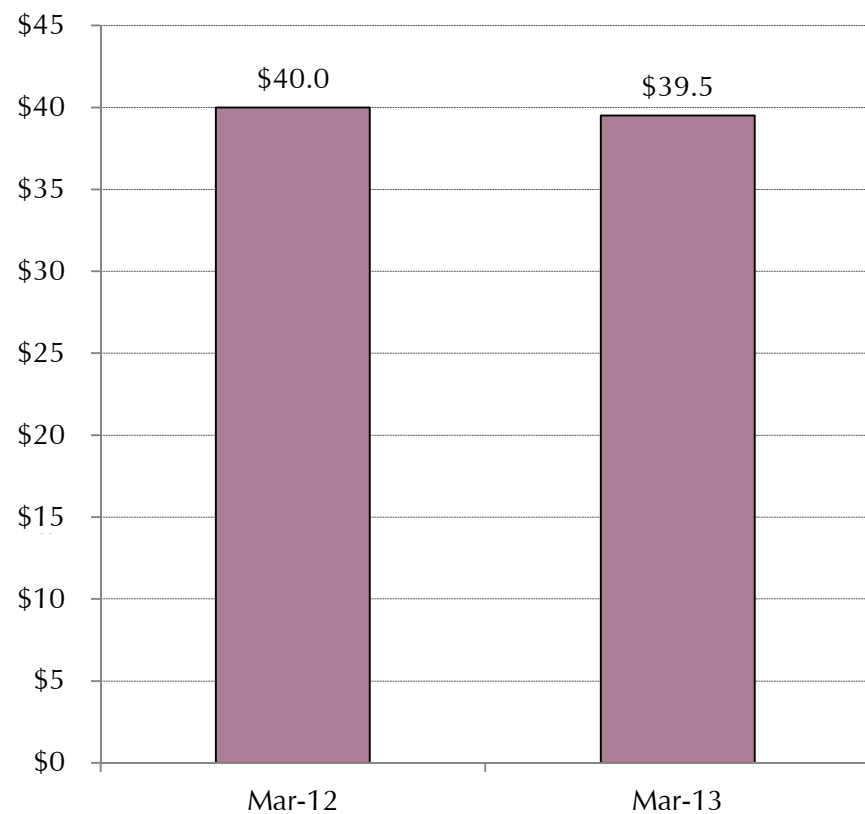
	2012 (%)	2011 (%)	2010 (%)	2009 (%)	2008 (%)	2007 (%)	2006 (%)	2005 (%)	2004 (%)	2003 (%)
Natural Resources	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
SSgA S&P Global LargeMidCap Natural Resources Index	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<i>S&P Global LargeMid Cap Commodities and Resources</i>	7.1	-12.9	19.5	57.8	-46.1	59.3	30.5	29.1	NA	NA

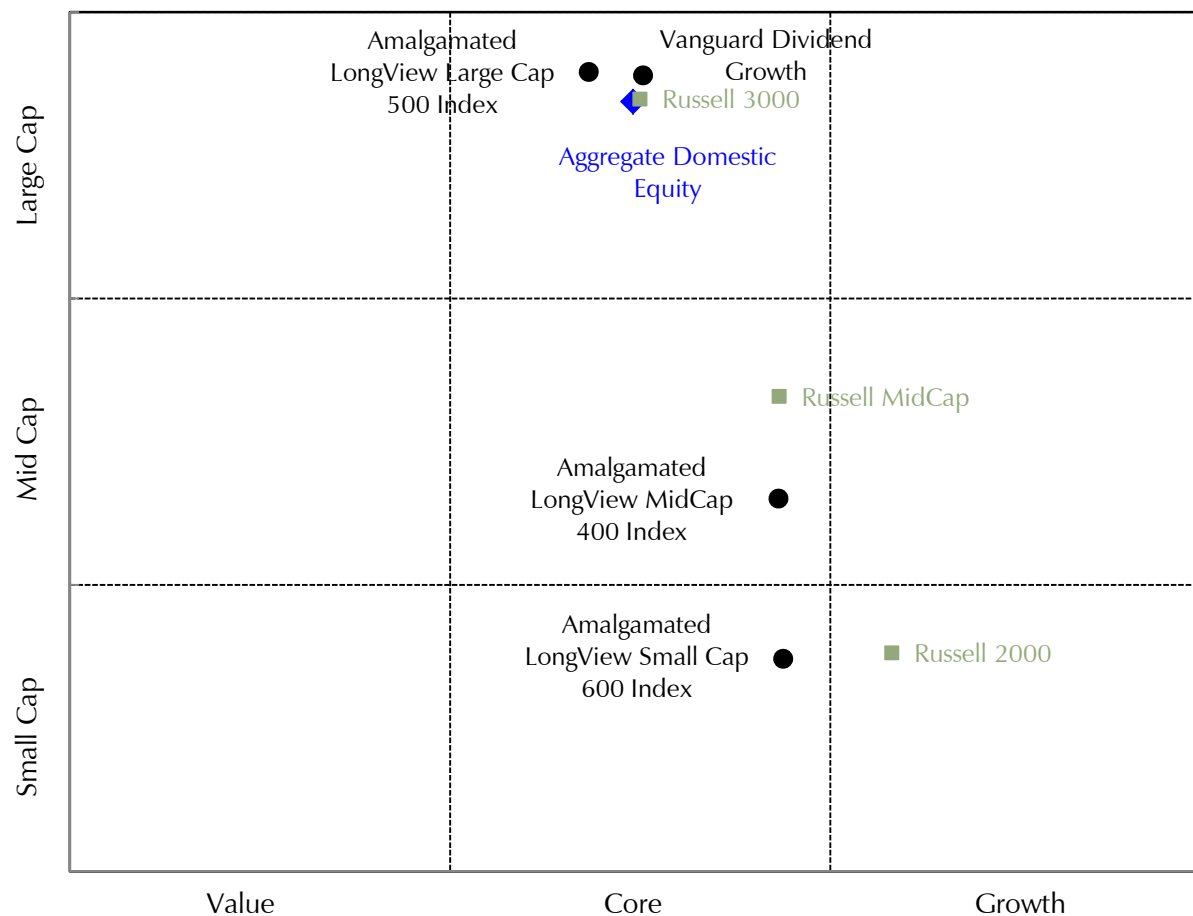
Fund Detail
As of March 31, 2013

**Domestic Equity Assets
As of March 31, 2013**

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

Domestic Equity Assets as of 3/31/13





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

**Domestic Equity Assets
Characteristics as of 3/31/13**

	Aggregate Domestic Equity 3/31/13	Russell 3000 3/31/13	Aggregate Domestic Equity 12/31/12
Capitalization Structure:			
Weighted Average Market Cap. (US\$ billion)	82.9	84.5	90.9
Median Market Cap. (US\$ billion)	2.6	1.1	1.8
Large (% over US\$10 billion)	76	77	80
Medium (% US\$2 billion to US\$10 billion)	17	17	10
Small (% under US\$2 billion)	7	6	10
Fundamental Structure:			
Price-Earnings Ratio	22	22	20
Price-Book Value Ratio	4.1	4.0	3.7
Dividend Yield (%)	2.1	2.0	2.1
Historical Earnings Growth Rate (%)	10	11	10
Projected Earnings Growth Rate (%)	11	11	11

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

**Domestic Equity Assets
Diversification as of 3/31/13**

Diversification:	Aggregate Domestic Equity 3/31/13	Russell 3000 3/31/13	Aggregate Domestic Equity 12/31/12
Number of Holdings	1,504	2,942	1,099
% in 5 largest holdings	9	9	11
% in 10 largest holdings	15	15	17

Largest Five Holdings:	% of Portfolio	Economic Sector
ExxonMobil	2.3	Energy
Johnson & Johnson	1.8	Pharmaceuticals & Biotech.
Apple	1.7	Technology Equipment
IBM	1.6	Software & Services
Procter & Gamble	1.5	Household Products

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

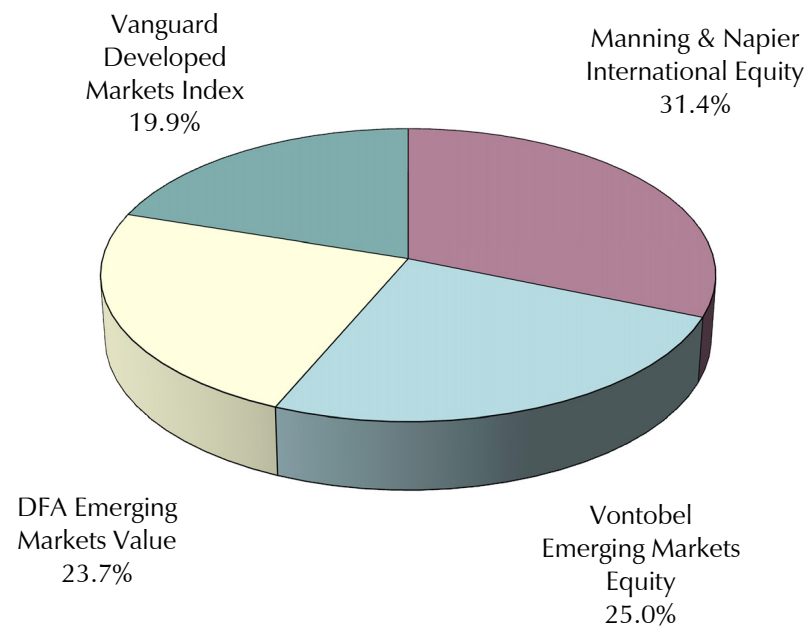
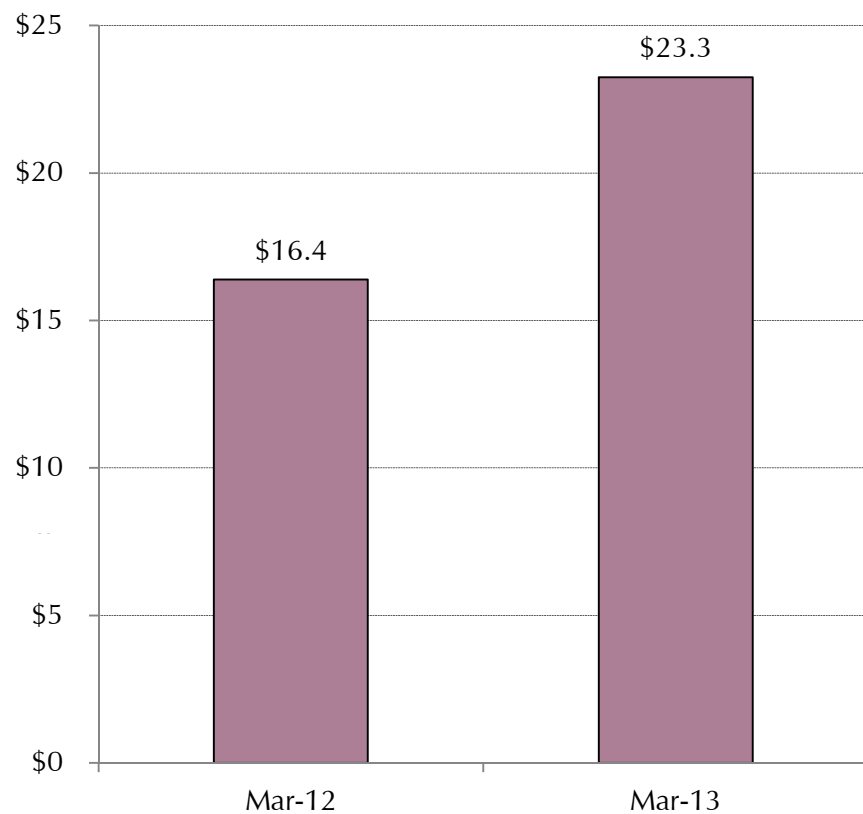
**Domestic Equity Assets
Sector Allocation as of 3/31/13**

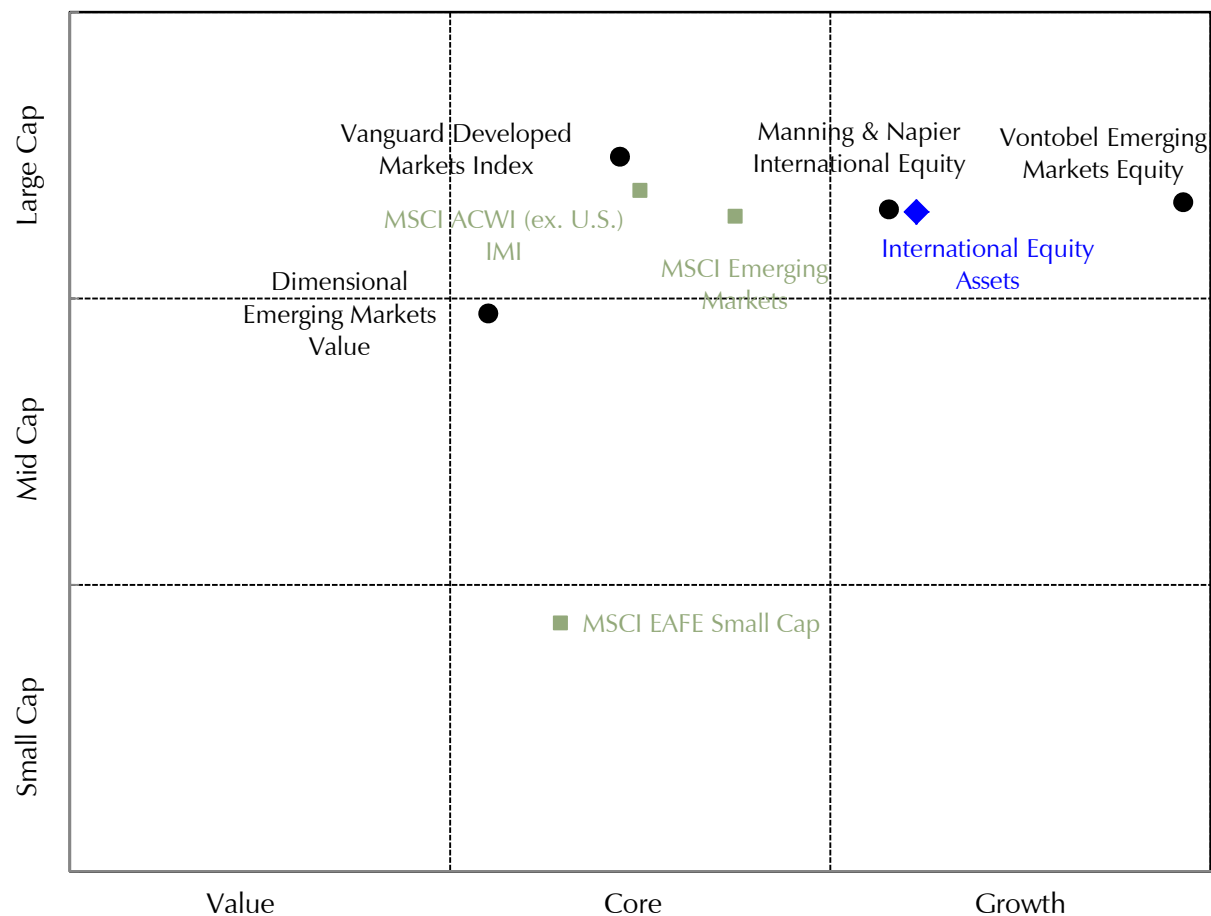
Sector Allocation (%):	Aggregate Domestic Equity 3/31/13	Russell 3000 3/31/13	Aggregate Domestic Equity 12/31/12
Health Care	14	12	12
Industrials	12	11	11
Consumer Discretionary	13	13	12
Consumer Staples	10	10	10
Materials	4	4	4
Energy	10	10	10
Utilities	3	4	3
Telecommunication Services	2	3	3
Information Technology	16	17	19
Financials	16	17	16

International Equity Assets As of March 31, 2013

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

International Equity Assets as of 3/31/13





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

**International Equity Assets
Characteristics as of 3/31/13**

	Aggregate International Equity 3/31/13	MSCI ACWI (ex. U.S.) IMI 3/31/13	Aggregate International Equity 12/31/12
Capitalization Structure:			
Weighted Average Market Cap. (US\$ billion)	37.3	43.6	35.7
Median Market Cap. (US\$ billion)	1.1	1.0	0.9
Large (% over US\$10 billion)	66	68	62
Medium (% US\$2 billion to US\$10 billion)	27	23	30
Small (% under US\$2 billion)	7	9	8
Fundamental Structure:			
Price-Earnings Ratio	22	20	20
Price-Book Value Ratio	3.9	3.0	3.6
Dividend Yield (%)	2.7	3.1	2.8
Historical Earnings Growth Rate (%)	5	6	4
Projected Earnings Growth Rate (%)	13	11	11

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

**International Equity Assets
Diversification as of 3/31/13**

Diversification:	Aggregate International Equity 3/31/13	MSCI ACWI (ex. U.S.) IMI 3/31/13	Aggregate International Equity 12/31/12
Number of Holdings	3,056	6,003	3,161
% in 5 largest holdings	7	5	6
% in 10 largest holdings	12	8	12

Largest Five Holdings:	% of Portfolio	Economic Sector
British American Tobacco	1.5	Food, Beverage & Tobacco
Schlumberger	1.4	Energy
SABMiller	1.3	Food, Beverage & Tobacco
ITC	1.3	Food, Beverage & Tobacco
Petrobras	1.2	Energy

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

**International Equity Assets
Sector Allocation as of 3/31/13**

Sector Allocation (%):	Aggregate International Equity 3/31/13	MSCI ACWI (ex. U.S.) IMI 3/31/13	Aggregate International Equity 12/31/12
Consumer Staples	20	10	18
Energy	11	9	12
Materials	10	10	11
Information Technology	6	7	6
Consumer Discretionary	10	11	11
Utilities	2	3	2
Industrials	10	12	10
Health Care	6	7	6
Telecommunication Services	2	5	3
Financials	23	26	21

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

**International Equity Assets
Country & Region Breakdown as of 3/31/13**

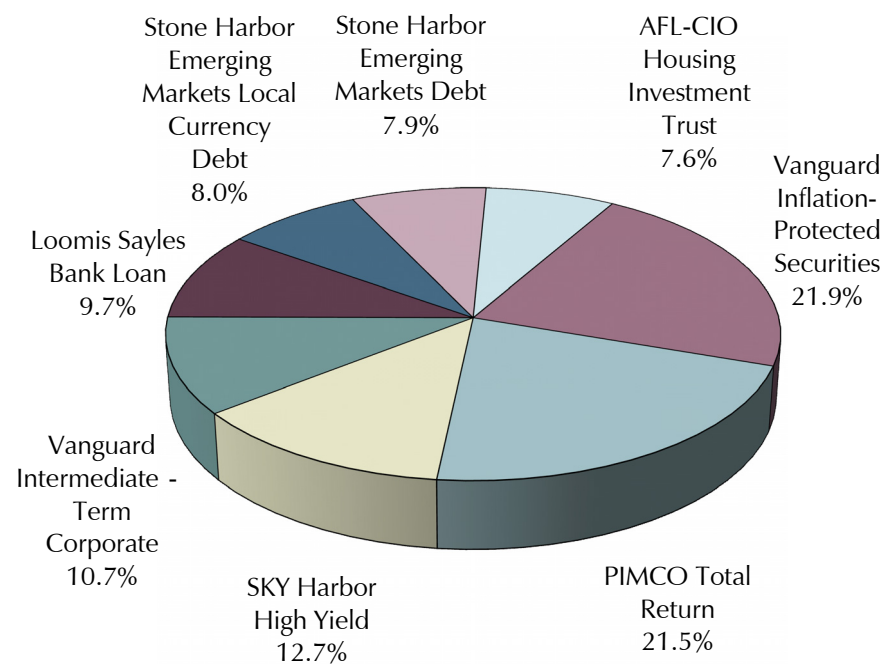
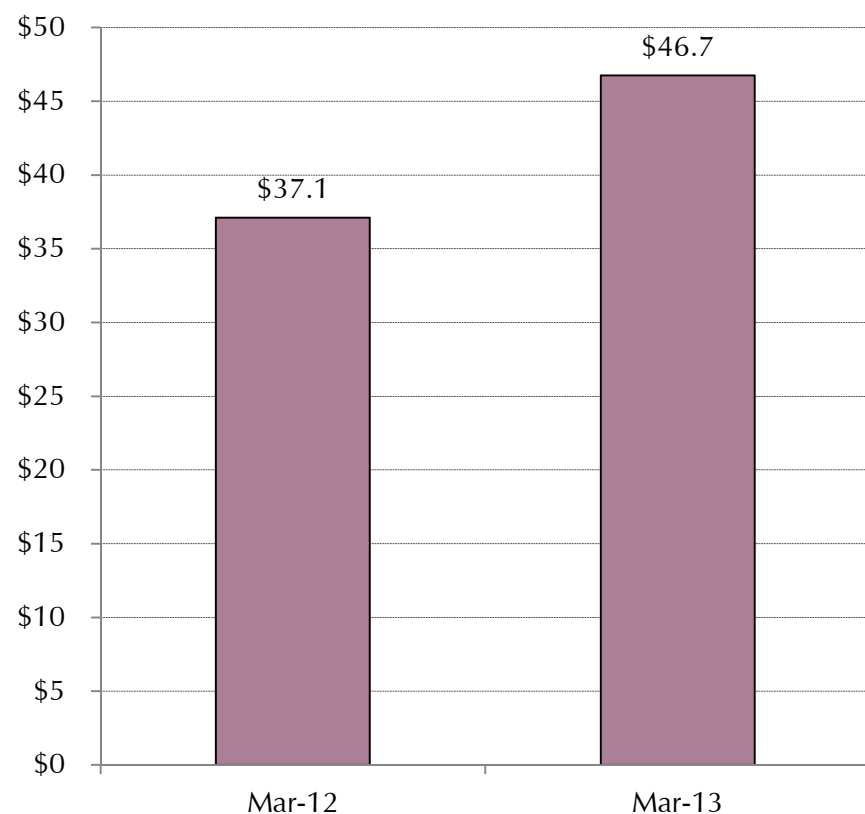
	Aggregate International Equity 3/31/13 (%)	MSCI ACWI (ex. U.S.) IMI 3/31/13 (%)
Europe/North America	40.6	51.3
United States	2.6	0.2
Norway	1.4	0.7
Denmark	1.4	0.8
France	6.1	5.7
Netherlands	1.5	2.5
Switzerland	4.2	5.8
United Kingdom	12.9	14.6
Germany	3.8	5.6
Canada	2.8	7.8
Pacific Rim/Asia	16.8	27.7
Hong Kong	5.7	4.2
Australia	3.0	6.3
Japan	7.1	15.3

	Aggregate International Equity 3/31/13 (%)	MSCI ACWI (ex. U.S.) IMI 3/31/13 (%)
Asia (emerging)	25.2	12.4
India	8.4	1.5
Malaysia	2.3	0.8
Thailand	2.0	0.7
Indonesia	1.6	0.8
South Korea	4.3	3.5
Taiwan	3.3	2.7
China	2.7	2.2
Latin America (emerging)	12.6	4.7
Mexico	5.7	1.2
Brazil	5.9	2.8
Europe/MidEast/Africa (emerging)	4.7	3.7
South Africa	2.3	1.7
Russia	1.0	1.1
Other	0.1	0.2

**Fixed Income Assets
As of March 31, 2013**

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

Fixed Income Assets as of 3/31/13



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

Fixed Income Assets Characteristics as of 3/31/13

Duration & Yield:

Average Effective Duration (years)

Yield to Maturity (%)

Aggregate
Fixed Income
3/31/13

Barclays Universal
3/31/13

Aggregate
Fixed Income
12/31/12

4.4

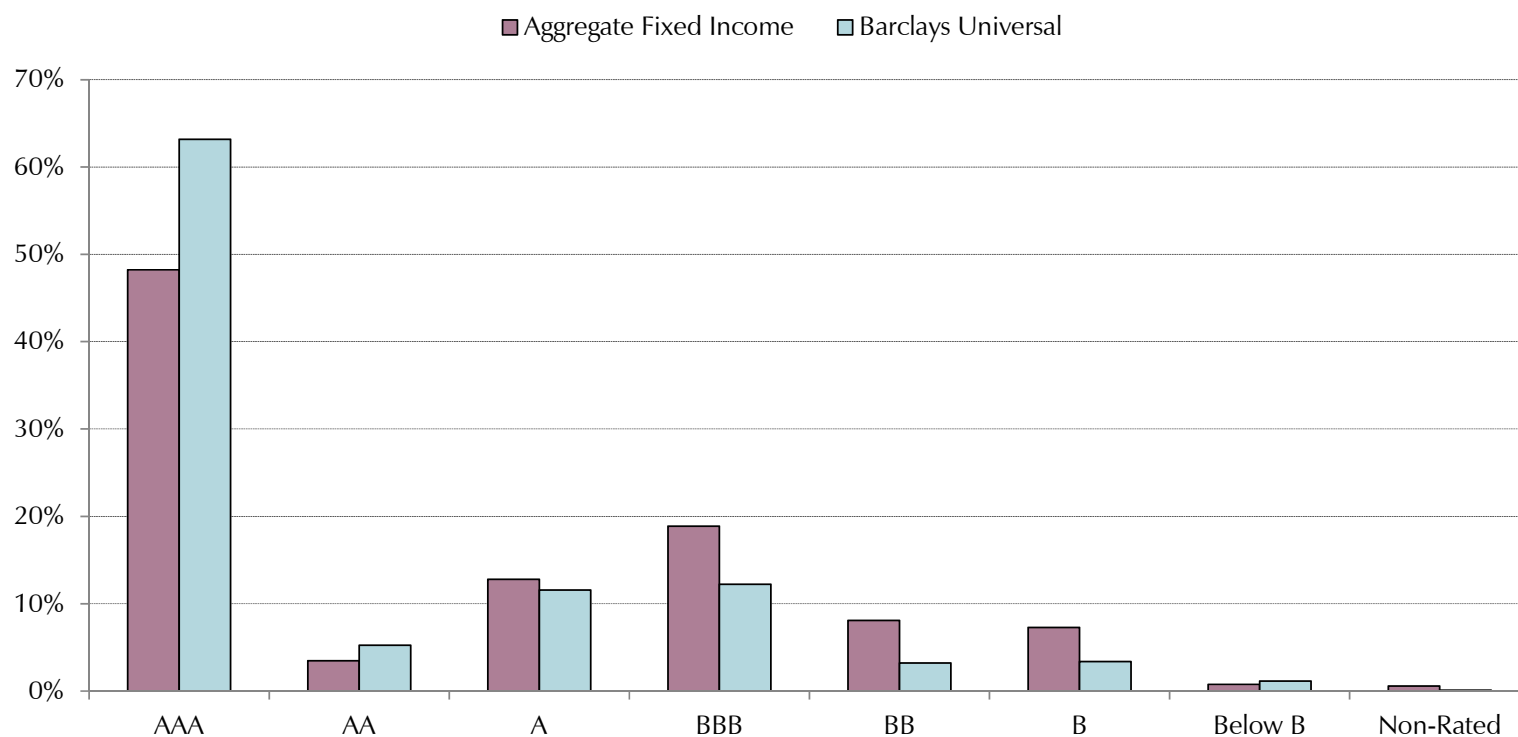
5.2

5.2

3.4

2.2

2.8



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

**Fixed Income Assets
Diversification as of 3/31/13**

	Aggregate Fixed Income 3/31/13	Barclays Universal 3/31/13	Aggregate Fixed Income 12/31/12
Market Allocation (%):			
United States	76	83	74
Foreign (developed markets)	4	10	4
Foreign (emerging markets)	20	6	21
Currency Allocation (%):			
Non-U.S. Dollar Exposure	11	0	12
Sector Allocation (%):			
U.S. Treasury-Nominal	5	31	4
U.S. Treasury-TIPS	28	0	32
U.S. Agency	1	8	1
Mortgage Backed	10	25	13
Corporate	16	29	19
Bank Loans	11	0	0
Local & Provincial Government	0	1	0
Sovereign & Supranational	18	4	21
Commercial Mortgage Backed	6	2	7
Asset Backed	0	0	0
Cash Equivalent	0	0	-1
Other	4	1	5

Portfolio Reviews
As of March 31, 2013

Domestic Equity Portfolio Reviews As of March 31, 2013

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

Amalgamated LongView Large Cap 500 Index Portfolio Detail as of 3/31/13

Mandate: Domestic Equities
Active/Passive: Passive
Market Value: \$22.7 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 (%):	1Q13	1 YR	3 YR	5 YR	Since 1/1/96
Amalgamated LongView Large Cap 500 Index	10.6	14.0	12.7	5.8	7.6
S&P 500	10.6	14.0	12.7	5.8	7.5
Peer Large Cap Core	11.3	14.4	12.6	6.3	8.4
Peer Ranking (percentile)	72	58	48	68	70

Risk: (sixty months)	Standard Deviation	Beta	Sharpe Measure	Info. Ratio	Correlation to Index
Amalgamated LongView Large Cap 500 Index	20.4%	1.00	0.27	NA	1.00
S&P 500	20.4	1.00	0.27	NA	1.00

Capitalization Structure:	3/31/13 Amalgamated	3/31/13 S&P 500	12/31/12 Amalgamated	12/31/12 S&P 500
Weighted Average Market Cap. (US\$ billion)	102.7	102.9	102.7	103.2
Median Market Cap. (US\$ billion)	13.7	13.8	12.2	12.3
Large (% over US\$10 billion)	92	92	91	91
Medium (% US\$2 billion to US\$10 billion)	8	8	9	9
Small (% under US\$2 billion)	0	0	0	0

Fundamental Structure:	3/31/13 Amalgamated	3/31/13 S&P 500	12/31/12 Amalgamated	12/31/12 S&P 500
Price-Earnings Ratio	21	21	20	20
Price-Book Value Ratio	3.9	3.9	3.7	3.7
Dividend Yield (%)	2.2	2.2	2.2	2.2
Historical Earnings Growth Rate (%)	10	10	10	10
Projected Earnings Growth Rate (%)	11	11	10	10

Sector Allocation (%):	3/31/13 Amalgamated	3/31/13 S&P 500	12/31/12 Amalgamated	12/31/12 S&P 500
Consumer Discretionary	12	12	11	11
Energy	11	11	11	11
Materials	3	3	4	4
Information Technology	18	18	19	19
Industrials	10	10	10	10
Utilities	4	4	3	3
Telecommunication Services	3	3	3	3
Health Care	13	13	12	12
Consumer Staples	11	11	11	11
Financials	16	16	16	16

Diversification:	3/31/13 Amalgamated	3/31/13 S&P 500	12/31/12 Amalgamated	12/31/12 S&P 500
Number of Holdings	500	500	500	500
% in 5 largest holdings	11	11	12	12
% in 10 largest holdings	19	19	20	20

Largest Ten Holdings:	3/31/13 Amalgamated	Industry
Apple	3.0	Technology Equipment
ExxonMobil	2.9	Energy
General Electric	1.7	Capital Goods
Chevron	1.7	Energy
Johnson & Johnson	1.6	Pharmaceuticals & Biotech.
IBM	1.6	Software & Services
Microsoft	1.5	Software & Services
Google	1.5	Software & Services
Procter & Gamble	1.5	Household Products
Pfizer	1.5	Pharmaceuticals & Biotech.



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

Mandate: Domestic Equities
Active/Passive: Active
Market Value: \$9.0 million
Portfolio Manager: Donald J. Kilbride
Location: Boston, Massachusetts
Inception Date: 2/1/2013
Account Type: Mutual Fund (VDIGX)

	Value	Core	Growth
Large			
Medium			
Small			

Fee Schedule:
0.31% on all assets

Liquidity Constraints:
Daily

Strategy:

Sub-advised by Wellington Management, the Vanguard Dividend Growth fund seeks high quality, dividend-paying stocks with market capitalization greater than \$5 billion. The goal of the fund is to provide participation in positive markets while reserving capital effectively when markets are falling.

Performance (%):	1Q13	Since 2/1/13
Vanguard Dividend Growth	NA	5.4
S&P 500	10.6	5.2
Peer Large Cap Core	11.0	5.2
Peer Ranking (percentile)	NA	33

Vanguard Dividend Growth Portfolio Detail as of 3/31/13

Capitalization Structure:	3/31/13	
	Vanguard	S&P 500
Weighted Average Market Cap. (US\$ billion)	100.3	102.9
Median Market Cap. (US\$ billion)	54.0	13.8
Large (% over US\$10 billion)	99	92
Medium (% US\$2 billion to US\$10 billion)	1	8
Small (% under US\$2 billion)	0	0
Fundamental Structure:		
	Vanguard	S&P 500
Price-Earnings Ratio	21	21
Price-Book Value Ratio	4.9	3.9
Dividend Yield (%)	2.6	2.2
Historical Earnings Growth Rate (%)	8	10
Projected Earnings Growth Rate (%)	9	11
Sector Allocation (%):		
	Vanguard	S&P 500
Health Care	20	13
Consumer Discretionary	16	12
Industrials	14	10
Consumer Staples	13	11
Materials	3	3
Energy	10	11
Utilities	1	4
Telecommunication Services	0	3
Financials	11	16
Information Technology	11	18
Diversification:		
	Vanguard	S&P 500
Number of Holdings	50	500
% in 5 largest holdings	16	11
% in 10 largest holdings	29	19
Largest Ten Holdings:	Industry	
	Weight	Industry
Johnson & Johnson	3.9	Pharmaceuticals & Biotech.
UPS	3.1	Transportation
Roche Holding	2.9	Pharmaceuticals & Biotech.
Target	2.9	Retailing
PepsiCo	2.8	Food, Beverage & Tobacco
IBM	2.7	Software & Services
ExxonMobil	2.7	Energy
Procter & Gamble	2.6	Household Products
Medtronic	2.5	Health Care Services
ADP	2.5	Software & Services

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

Amalgamated LongView MidCap 400 Index Portfolio Detail as of 3/31/13

Mandate: Domestic Equities
Active/Passive: Passive
Market Value: \$4.9 million
Portfolio Manager: Thomas B. O'Donnell
Location: New York, New York
Inception Date: 2/1/2013
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 MidCap S&P 400 Index portfolio invests in all of the stocks that comprise the S&P 400 index in approximately the same proportions, thus fully replicating the index.

Performance (%):	1Q13	Since 2/1/13
Amalgamated LongView MidCap 400 Index	NA	5.8
S&P MidCap	13.5	5.8
Peer MidCap Core	13.0	5.8
Peer Ranking (percentile)	NA	48

Capitalization Structure:	3/31/13	
	Amalgamated	S&P MidCap
Weighted Average Market Cap. (US\$ billion)	4.7	4.7
Median Market Cap. (US\$ billion)	3.1	3.1
Large (% over US\$10 billion)	5	5
Medium (% US\$2 billion to US\$10 billion)	84	85
Small (% under US\$2 billion)	11	10

Fundamental Structure:		
Price-Earnings Ratio	27	27
Price-Book Value Ratio	3.9	3.9
Dividend Yield (%)	1.5	1.5
Historical Earnings Growth Rate (%)	10	10
Projected Earnings Growth Rate (%)	13	13

Sector Allocation (%):		
Industrials	17	17
Consumer Discretionary	12	12
Energy	6	6
Consumer Staples	4	4
Health Care	10	10
Materials	7	7
Telecommunication Services	0	0
Utilities	5	5
Information Technology	15	15
Financials	23	23

Diversification:		
Number of Holdings	401	400
% in 5 largest holdings	4	4
% in 10 largest holdings	8	8

Largest Ten Holdings:		Industry
Regeneron	1.0	Pharmaceuticals & Biotech.
Kansas City Southern	0.9	Transportation
Vertex Pharmaceuticals	0.9	Pharmaceuticals & Biotech.
Equinix	0.8	Software & Services
Ametek	0.8	Capital Goods
HollyFrontier	0.8	Energy
Church & Dwight	0.7	Household Products
Macerich	0.7	Real Estate
Realty Income	0.7	Real Estate
Affiliated Managers	0.6	Diversified Financials



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

Amalgamated LongView Small Cap 600 Index Portfolio Detail as of 3/31/13

Mandate: Domestic Equities
Active/Passive: Passive
Market Value: \$2.9 million
Portfolio Manager: Thomas B. O'Donnell
Location: New York, New York
Inception Date: 1/1/2003
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 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 (%):	1Q13	1 YR	3 YR	5 YR	Since 1/1/03
Amalgamated LongView Small Cap 600 Index	11.8	16.1	15.2	9.2	11.4
S&P Small Cap	11.8	16.1	15.2	9.2	11.4
Peer Small Cap Core	13.0	18.0	15.4	9.4	11.9
Peer Ranking (percentile)	78	76	54	60	64

Risk: (sixty months)	Standard Deviation	Beta	Sharpe Measure	Info. Ratio	Correlation to Index
Amalgamated LongView Small Cap 600 Index	26.9%	1.00	0.33	NA	1.00
S&P Small Cap	26.9	1.00	0.33	NA	1.00

Capitalization Structure:	3/31/13 Amalgamated	S&P SC	12/31/12 Amalgamated	S&P SC
Weighted Average Market Cap. (US\$ billion)	1.5	1.5	1.3	1.3
Median Market Cap. (US\$ million)	869.7	871.4	785.1	785.1
Large (% over US\$10 billion)	0	0	0	0
Medium (% US\$2 billion to US\$10 billion)	24	24	17	17
Small (% under US\$2 billion)	76	76	83	83

Fundamental Structure:				
Price-Earnings Ratio	28	28	26	26
Price-Book Value Ratio	3.2	3.2	3.2	3.2
Dividend Yield (%)	1.3	1.3	1.3	1.3
Historical Earnings Growth Rate (%)	9	9	7	7
Projected Earnings Growth Rate (%)	14	14	14	14

Sector Allocation (%):				
Industrials	15	15	16	16
Consumer Staples	4	4	4	4
Energy	5	5	4	4
Health Care	11	11	11	11
Utilities	4	4	4	4
Materials	7	7	7	7
Consumer Discretionary	15	15	15	15
Telecommunication Services	0	0	1	1
Information Technology	18	18	18	18
Financials	21	21	21	21

Diversification:				
Number of Holdings	600	600	600	600
% in 5 largest holdings	3	3	3	3
% in 10 largest holdings	5	5	6	6

Largest Ten Holdings:		Industry
Tanger Outlets	0.6	Real Estate
Eagle Materials	0.5	Materials
Gulfport Energy	0.5	Energy
Brunswick	0.5	Consumer Durables
Cubist Pharmaceuticals	0.5	Pharmaceuticals & Biotech.
Cymer	0.5	Semiconductors
Mid-America Apartments	0.5	Real Estate
Teledyne Technologies	0.5	Capital Goods
ProAssurance	0.5	Insurance
Smith	0.5	Capital Goods



International Equity Portfolio Reviews As of March 31, 2013

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

Manning & Napier International Equity Portfolio Detail as of 3/31/13

Mandate: International Equities
Developed Markets

Active/Passive: Active

Market Value: \$7.3 million

Portfolio Manager: Josh Samilow

Location: Fairport, New York

Inception Date: 1/1/2010

Account Type: Mutual Fund (EXOSX)

	Value	Core	Growth
Large			
Medium			
Small			

Fee Schedule:

0.76% 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 into the stock's price and a catalyst to unlock this value can be identified. Manning & Napier will build a portfolio of 70 to 90 stocks, diversified across these three strategies.

Performance (%):	1Q13	1 YR	3 YR	Since 1/1/10
Manning & Napier International Equity	5.1	8.0	4.1	4.6
MSCI ACWI (ex. U.S.)	3.2	8.4	4.4	4.6
Peer International Core	3.8	9.5	5.0	5.2
Peer Ranking (percentile)	19	70	67	59

Risk: (thirty-nine months)	Standard Deviation	Beta	Sharpe Measure	Info. Ratio	Correlation to Index
Manning & Napier International Equity	22.1%	1.07	0.21	0.02	0.98
MSCI ACWI (ex. U.S.)	20.1	1.00	0.22	NA	1.00

	3/31/13 Manning & Napier	MSCI ACWI (ex. U.S.)	12/31/12 Manning & Napier	MSCI ACWI (ex. U.S.)
Capitalization Structure:				
Weighted Average Market Cap. (US\$ billion)	38.0	49.4	34.6	47.7
Median Market Cap. (US\$ billion)	8.4	6.4	8.4	6.2
Large (% over US\$10 billion)	61	77	54	77
Medium (% US\$2 billion to US\$10 billion)	35	22	43	22
Small (% under US\$2 billion)	3	1	4	1

Fundamental Structure:				
Price-Earnings Ratio	25	19	22	18
Price-Book Value Ratio	3.1	3.0	3.0	2.8
Dividend Yield (%)	2.5	3.1	2.6	3.3
Historical Earnings Growth Rate (%)	0	6	-4	5
Projected Earnings Growth Rate (%)	13	11	11	10

Sector Allocation (%):				
Consumer Staples	19	11	19	10
Energy	18	10	17	10
Industrials	15	11	14	11
Consumer Discretionary	13	10	16	10
Information Technology	8	6	8	6
Health Care	9	8	10	7
Materials	11	10	10	11
Telecommunication Services	4	5	2	5
Utilities	0	3	0	4
Financials	4	26	4	26

Diversification:				
Number of Holdings	72	1,827	74	1,827
% in 5 largest holdings	17	6	17	5
% in 10 largest holdings	31	10	30	9

Region Allocation (%):				
Americas	18	8	20	8
Europe	63	44	60	44
Pacific Rim	15	27	15	26
Other	5	21	5	22

Largest Five Holdings:		Industry
Schlumberger	4.5	Energy
Tesco	3.6	Food & Staples Retailing
Talisman Energy	3.1	Energy
Danone	3.1	Food, Beverage & Tobacco
Amdocs	3.1	Software & Services



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

Mandate: International Equities
Emerging Markets

Active/Passive: Active

Market Value: \$5.8 million

Portfolio Manager: Rajiv Jain

Location: New York, New York

Inception Date: 4/1/2012

Account Type: Commingled Fund

	Value	Core	Growth
Large			
Medium			
Small			

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 (to at least a 25% discount to their assessment of intrinsic value). They believe in building concentrated portfolios (50 to 90 stocks) of high conviction positions with little attention paid to the benchmark.

Performance (%):	1Q13	1 YR	Since 4/1/12
Vontobel Emerging Markets Equity	1.9	9.0	9.0
MSCI Emerging Markets	-1.6	2.0	2.0
Peer Emerging Markets	-0.3	3.9	3.9
Peer Ranking (percentile)	23	18	18

Vontobel Emerging Markets Equity Portfolio Detail as of 3/31/13

	3/31/13		12/31/12	
	Vontobel	MSCI Emerging Markets	Vontobel	MSCI Emerging Markets
Capitalization Structure:				
Weighted Average Market Cap. (US\$ billion)	40.1	36.2	42.8	37.9
Median Market Cap. (US\$ billion)	15.1	4.6	13.8	4.7
Large (% over US\$10 billion)	83	65	82	66
Medium (% US\$2 billion to US\$10 billion)	17	31	18	31
Small (% under US\$2 billion)	0	4	0	3
Fundamental Structure:				
Price-Earnings Ratio	25	19	26	19
Price-Book Value Ratio	7.9	3.2	8.8	3.3
Dividend Yield (%)	2.4	2.7	2.3	2.8
Historical Earnings Growth Rate (%)	15	13	18	13
Projected Earnings Growth Rate (%)	14	12	14	13
Sector Allocation (%):				
Consumer Staples	42	9	44	9
Financials	33	28	27	27
Health Care	3	1	2	1
Consumer Discretionary	8	8	9	8
Utilities	4	4	4	3
Materials	6	11	6	12
Industrials	1	6	1	7
Telecommunication Services	0	7	2	8
Energy	1	12	2	12
Information Technology	3	14	4	14
Diversification:				
Number of Holdings	61	823	61	821
% in 5 largest holdings	25	11	24	11
% in 10 largest holdings	42	16	42	16
Region Allocation (%):				
Asia	44	53	41	53
Latin America	27	22	27	21
Europe, Middle East and Africa	3	17	4	18
Other	27	8	28	9
Largest Five Holdings:				
		Industry		
British American Tobacco	5.8	Food, Beverage & Tobacco		
SABMiller	5.2	Food, Beverage & Tobacco		
ITC	4.9	Food, Beverage & Tobacco		
HSBC	4.4	Banks		
Housing Development Financial	4.3	Banks		



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

Dimensional Emerging Markets Value Portfolio Detail as of 3/31/13

Mandate: International Equities
Emerging Markets

Active/Passive: Active

Market Value: \$5.5 million

Portfolio Manager: Team

Location: Santa Monica, California

Inception Date: 4/1/2012

Account Type: Mutual Fund (DFEVX)

	Value	Core	Growth
Large			
Medium			
Small			

Fee Schedule:
0.61% 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 (%):	1Q13	1 YR	Since 4/1/12
Dimensional Emerging Markets Value	-1.0	2.3	2.3
MSCI Emerging Markets	-1.6	2.0	2.0
Peer Emerging Markets	-0.3	3.9	3.9
Peer Ranking (percentile)	60	66	66

	3/31/13		12/31/12	
Capitalization Structure:	DFA	MSCI Emerging Markets	DFA	MSCI Emerging Markets
Weighted Average Market Cap. (US\$ billion)	17.9	36.2	18.4	37.9
Median Market Cap. (US\$ million)	345.4	4,618.5	345.5	4,717.9
Large (% over US\$10 billion)	42	65	42	66
Medium (% US\$2 billion to US\$10 billion)	33	31	33	31
Small (% under US\$2 billion)	25	4	25	3

Fundamental Structure:				
Price-Earnings Ratio	16	19	16	19
Price-Book Value Ratio	1.9	3.2	2.0	3.3
Dividend Yield (%)	2.9	2.7	2.9	2.8
Historical Earnings Growth Rate (%)	5	13	6	13
Projected Earnings Growth Rate (%)	13	12	11	13

Sector Allocation (%):				
Financials	35	28	35	27
Industrials	12	6	11	7
Energy	16	12	16	12
Materials	15	11	16	12
Health Care	1	1	1	1
Consumer Discretionary	6	8	6	8
Utilities	2	4	2	3
Consumer Staples	6	9	6	9
Telecommunication Services	1	7	1	8
Information Technology	7	14	7	14

Diversification:				
Number of Holdings	2,067	823	2,169	821
% in 5 largest holdings	12	11	12	11
% in 10 largest holdings	18	16	18	16

Region Allocation (%):				
Asia	57	53	57	53
Latin America	21	22	20	21
Europe, Middle East and Africa	16	17	17	18
Other	6	8	7	9

Largest Five Holdings:		Industry
Petrobras	4.9	Energy
Gazprom	4.2	Energy
Bank of China	2.5	Banks
Fomento Economica Mexica	1.6	Food, Beverage & Tobacco
Reliance Industries	1.6	Energy



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

Vanguard Developed Markets Index Portfolio Detail as of 3/31/13

Mandate: International Equities
Developed Markets

Active/Passive: Passive

Market Value: \$4.6 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.

Performance (%):	1Q13	Since 1/1/13
Vanguard Developed Markets Index	4.6	4.6
MSCI EAFE	5.1	5.1

	3/31/13		12/31/12	
Capitalization Structure:	Vanguard	MSCI EAFE	Vanguard	MSCI EAFE
Weighted Average Market Cap. (US\$ billion)	55.7	55.6	53.0	53.0
Median Market Cap. (US\$ billion)	7.9	7.8	7.5	7.4
Large (% over US\$10 billion)	81	81	81	81
Medium (% US\$2 billion to US\$10 billion)	19	19	19	19
Small (% under US\$2 billion)	0	0	0	0
Fundamental Structure:				
Price-Earnings Ratio	19	19	17	17
Price-Book Value Ratio	3.0	3.0	2.6	2.6
Dividend Yield (%)	3.3	3.3	3.5	3.5
Historical Earnings Growth Rate (%)	3	3	2	2
Projected Earnings Growth Rate (%)	10	10	9	9
Sector Allocation (%):				
Energy	7	7	8	8
Financials	25	25	25	25
Health Care	10	10	10	10
Consumer Discretionary	11	11	11	11
Consumer Staples	12	12	12	12
Telecommunication Services	5	5	5	5
Materials	9	9	10	10
Information Technology	4	4	4	4
Utilities	4	4	4	4
Industrials	13	13	13	13
Diversification:				
Number of Holdings	916	909	919	909
% in 5 largest holdings	8	8	8	8
% in 10 largest holdings	13	13	13	13
Region Allocation (%):				
Americas	0	0	0	0
Europe	64	64	65	65
Pacific Rim	36	36	35	35
Other	0	0	0	0
Largest Five Holdings:		Industry		
Nestle	2.0	Food, Beverage & Tobacco		
HSBC	1.7	Banks		
Roche	1.4	Pharmaceuticals & Biotech.		
Novartis	1.4	Pharmaceuticals & Biotech.		
Toyota Motor	1.2	Automobiles & Components		



Fixed Income Portfolio Reviews As of March 31, 2013

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

Vanguard Inflation-Protected Securities Portfolio Detail as of 3/31/13

Mandate: TIPS
Active/Passive: Active
Market Value: \$10.2 million
Portfolio Manager: John Hollyer, CFA
 Gemma Wright-Casparius
Location: Valley Forge, Pennsylvania
Inception Date: 12/1/2011
Account Type: Mutual Fund (VIPIX)

	Short	Int.	Long
High			
Medium			
Low			

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 (%):

	1Q13	1 YR	Since 12/1/11
Vanguard Inflation-Protected Securities	-0.3	5.8	5.1
Barclays U.S. TIPS	-0.4	5.7	4.9
Peer TIPS	-0.4	5.3	4.6
Peer Ranking (percentile)	43	20	22

Quality Structure (%):	3/31/13		12/31/12	
	Vanguard	Barclays TIPS	Vanguard	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
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UNITE HERE Local 25 and Hotel Association of Washington, D.C. Pension Fund

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)

	Short	Int.	Long
High			
Medium			
Low			

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 (%):	1Q13	1 YR	3 YR	Since 1/1/10
PIMCO Total Return	0.6	7.9	6.9	7.3
Barclays Universal	0.1	4.7	6.0	6.2
Peer Core Plus	0.2	5.1	6.2	6.4
Peer Ranking (percentile)	13	8	22	23

Risk: (thirty-nine months)	Standard Deviation	Beta	Sharpe Measure	Info. Ratio	Correlation to Index
PIMCO Total Return	3.4%	1.05	2.15	0.54	0.75
Barclays Universal	2.4	1.00	2.55	NA	1.00

PIMCO Total Return Portfolio Detail as of 3/31/13

	3/31/13		12/31/12	
Duration & Yield:	PIMCO	Barclays Universal	PIMCO	Barclays Universal
Average Effective Duration (years)	4.7	5.2	4.8	5.0
Yield to Maturity (%)	2.0	2.2	1.6	2.1
Quality Structure (%):				
Average Quality	AA	AA	AA	AA
AAA (includes Treasuries and Agencies)	57	63	58	64
AA	9	5	11	6
A	8	12	8	11
BBB	18	12	15	12
BB	3	3	3	3
B	2	3	2	3
Below B	3	1	3	1
Non-Rated	0	0	0	0
Sector Allocation (%):				
U.S. Treasury-Nominal	18	31	10	31
U.S. Treasury-TIPS	12	0	12	0
U.S. Agency	4	8	4	8
Mortgage Backed	31	25	39	25
Corporate	12	29	13	28
Bank Loans	1	0	0	0
Local & Provincial Government	0	1	0	1
Sovereign & Supranational	6	4	6	4
Commercial Mortgage Backed	1	2	2	2
Asset Backed	1	0	1	0
Cash Equivalent ¹	-3	0	-5	0
Other ²	17	1	18	1
Market Allocation (%):				
United States	88	83	87	84
Foreign (developed markets)	9	10	9	10
Foreign (emerging markets)	3	6	3	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.



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

Mandate: High Yield
Active/Passive: Active
Market Value: \$5.9 million
Portfolio Manager: Hannah Strasser
Location: Greenwich, Connecticut
Inception Date: 9/1/2012
Account Type: Separately Managed

	Short	Int.	Long
High			
Medium			
Low			

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 (%):	1Q13	Since 9/1/12
SKY Harbor High Yield	3.7	8.1
Barclays High Yield	2.9	7.8
Peer High Yield	3.0	7.9
Peer Ranking (percentile)	21	45

SKY Harbor High Yield Portfolio Detail as of 3/31/13

	3/31/13		12/31/12	
Duration & Yield:	SKY Harbor	Barclays High Yield	SKY Harbor	Barclays High Yield
Average Effective Duration (years)	3.7	4.0	4.0	4.1
Yield to Maturity (%)	6.0	5.7	6.7	6.1
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	1	0
BB	20	38	20	37
B	53	44	53	46
Below B	24	18	26	17
Non-Rated	1	0	0	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	99	100	100	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	1	0	0	0
Other	0	0	0	0
Market Allocation (%):				
United States	92	85	92	84
Foreign (developed markets)	8	14	8	13
Foreign (emerging markets)	0	1	0	3
Currency Allocation (%):				
Non-U.S. Dollar Exposure	0	0	0	0



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

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)

	Short	Int.	Long
High			
Medium			
Low			

Fee Schedule:
 0.09% on all assets

Liquidity Constraints:
 Daily

Strategy:
 The Vanguard Intermediate-Term Corporate strategy seeks to provide an income stream by investing in high/medium grade corporate bonds with an average maturity of five to ten years. The manager seeks to add value through duration adjustments based on their short-term interest rate outlook and the shape of the yield curve. Value is also added through emphasizing sectors and individual securities that are considered to represent good value, based upon historical yield spread relationships.

Performance (%):	1Q13	Since 12/1/12
Vanguard Intermediate-Term Corporate	0.6	0.6
Barclays Intermediate Credit	0.5	0.5

Vanguard Intermediate-Term Corporate Portfolio Detail as of 3/31/13

	3/31/13		12/31/12	
	Vanguard	Barclays Intermediate-Term Corporate	Vanguard	Barclays Intermediate-Term Corporate
Duration & Yield:				
Average Effective Duration (years)	6.5	4.5	6.4	4.4
Yield to Maturity (%)	2.8	1.9	2.7	1.9
Quality Structure (%):				
Average Quality	A-	A	A-	A
AAA (includes Treasuries and Agencies)	1	11	2	11
AA	7	12	6	12
A	46	40	46	40
BBB	46	37	46	37
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	0	0	0	0
U.S. Agency	0	7	0	7
Mortgage Backed	0	0	0	0
Corporate	99	81	100	80
Bank Loans	0	0	0	0
Local & Provincial Government	0	3	0	3
Sovereign & Supranational	0	10	0	10
Commercial Mortgage Backed	0	0	0	0
Asset Backed	0	0	0	0
Cash Equivalent	0	0	0	0
Other	1	0	0	0
Market Allocation (%):				
United States	85	88	85	67
Foreign (developed markets)	12	7	14	24
Foreign (emerging markets)	3	5	1	10
Currency Allocation (%):				
Non-U.S. Dollar Exposure	0	0	0	0



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

Mandate: Fixed Income
Active/Passive: Active
Market Value: \$4.5 million
Portfolio Manager: Kevin Perry
 John Bell
Location: Boston, Massachusetts
Inception Date: 2/1/2013
Account Type: Mutual Fund (LSFYX)

	Short	Int.	Long
High			
Medium			
Low			

Fee Schedule:
 0.85% on all assets

Liquidity Constraints:
 Monthly

Strategy:

The Loomis Sayles Bank Loan strategy will invest in mostly senior secured floating rate notes of leveraged companies. The strategy will generally focus on higher rated loans, typically rated "BB" and "B". Loomis relies on fundamental research in an attempt to avoid deteriorating credits and will construct a portfolio diversified by sector and industry. Portfolio managers, Kevin Perry and John Bell, are supported by a trading and legal team, as well as Loomis' team of credit analysts.

Performance (%):	1Q13	Since 2/1/13
Loomis Sayles Bank Loan	NA	1.1
CSFB Leveraged Loan	2.4	1.2
Peer Bank Loans	2.1	1.1
Peer Ranking (percentile)	NA	50

Loomis Sayles Bank Loan Portfolio Detail as of 3/31/13

	3/31/13	
	Loomis Sayles	CSFB Leveraged Loan
Duration & Yield:		
Average Effective Duration (years)	0.1	0.3
Yield to Maturity (%)	5.0	5.1
Quality Structure (%):		
Average Quality	BB-	B
AAA (includes Treasuries and Agencies)	4	0
AA	0	0
A	0	0
BBB	5	0
BB	41	33
B	50	58
Below B	0	5
Non-Rated	0	5
Sector Allocation (%):		
U.S. Treasury-Nominal	0	0
U.S. Treasury-TIPS	0	0
U.S. Agency	0	0
Mortgage Backed	0	0
Corporate	0	0
Bank Loans	96	100
Local & Provincial Government	0	0
Sovereign & Supranational	0	0
Commercial Mortgage Backed	0	0
Asset Backed	0	0
Cash Equivalent	4	0
Other	0	0
Market Allocation (%):		
United States	92	100
Foreign (developed markets)	3	0
Foreign (emerging markets)	5	0
Currency Allocation (%):		
Non-U.S. Dollar Exposure	0	0



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

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

	Short	Int.	Long
High			
Medium			
Low			

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 multi-family 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 (%):	1Q13	1 YR	3 YR	5 YR	Since 6/1/02
AFL-CIO Housing Investment Trust	-0.1	3.9	5.5	5.9	5.8
Barclays Aggregate	-0.1	3.8	5.5	5.5	5.4
Barclays Mortgage	0.0	2.0	4.2	5.2	5.1
Peer Core Fixed Income	0.0	3.9	5.4	5.4	5.1
Peer Ranking (percentile)	69	49	39	27	6

Risk: (sixty months)	Standard Deviation	Beta	Sharpe Measure	Info. Ratio	Correlation to Index
AFL-CIO Housing Investment Trust	3.2%	0.81	1.73	0.34	0.95
Barclays Aggregate	3.7	1.00	1.38	NA	1.00

AFL-CIO Housing Investment Trust Portfolio Detail as of 3/31/13

	3/31/13		12/31/12	
	AFL-CIO	Barclays Aggregate	AFL-CIO	Barclays Aggregate
Duration & Yield:				
Average Effective Duration (years)	4.5	5.3	4.3	5.1
Yield to Maturity (%)	2.4	1.9	2.2	1.7
Quality Structure (%):				
Average Quality	AAA	AA+	AAA	AA+
AAA (includes Treasuries and Agencies)	91	73	93	73
AA	3	5	4	5
A	3	11	3	11
BBB	0	11	0	11
BB	0	0	0	0
B	0	0	0	0
Below B	0	0	0	0
Non-Rated	3	0	1	0
Sector Allocation (%):				
U.S. Treasury-Nominal	8	37	9	36
U.S. Treasury-TIPS	0	0	0	0
U.S. Agency	0	6	0	6
Mortgage Backed	25	29	26	30
Corporate	0	22	0	22
Bank Loans	0	0	0	0
Local & Provincial Government	0	1	0	1
Sovereign & Supranational	0	3	0	3
Commercial Mortgage Backed	65	2	64	2
Asset Backed	0	0	0	0
Cash Equivalent	1	0	1	0
Other	0	0	0	0
Market Allocation (%):				
United States	100	92	100	92
Foreign (developed markets)	0	5	0	5
Foreign (emerging markets)	0	3	0	3
Currency Allocation (%):				
Non-U.S. Dollar Exposure	0	0	0	0



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

Stone Harbor Emerging Markets Local Currency Debt Portfolio Detail as of 3/31/13

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)

	Short	Int.	Long
High			
Medium			
Low			

Fee Schedule:
 0.90% 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 (%):	1Q13	1 YR	Since 3/1/12
Stone Harbor Emerging Markets Local Currency Debt	-0.5	5.1	3.1
JPM GBI-EM Global Diversified	-0.1	7.7	5.1
Peer Emerging Market Debt	-0.4	10.4	9.4
Peer Ranking (percentile)	55	99	99

	3/31/13		12/31/12	
Duration & Yield:	Stone Harbor	JPM GBI-EM Global Div	Stone Harbor	JPM GBI-EM Global Div
Average Effective Duration (years)	3.7	5.0	3.7	4.9
Yield to Maturity (%)	5.3	5.5	4.7	5.4
Quality Structure (%):				
Average Quality	BBB+	A-	BBB+	A-
AAA (includes Treasuries and Agencies)	4	0	3	0
AA	0	0	0	0
A	41	56	46	55
BBB	47	43	47	43
BB	8	1	4	1
B	0	0	0	0
Below B	0	0	0	0
Non-Rated	1	0	0	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	0	0	0	0
Bank Loans	0	0	0	0
Local & Provincial Government	0	0	0	0
Sovereign & Supranational	99	100	99	100
Commercial Mortgage Backed	0	0	0	0
Asset Backed	0	0	0	0
Cash Equivalent	1	0	1	0
Other	0	0	0	0
Market Allocation (%):				
United States	1	0	1	0
Foreign (developed markets)	0	0	0	0
Foreign (emerging markets)	99	100	99	100
Currency Allocation (%):				
Non-U.S. Dollar Exposure	99	100	100	100



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

Mandate: Fixed Income
Active/Passive: Active
Market Value: \$3.7 million
Portfolio Manager: Team
Location: New York, New York
Inception Date: 3/1/2012
Account Type: Mutual Fund (SHMDX)

	Short	Int.	Long
High			
Medium			
Low			

Fee Schedule:
 0.72% on all assets

Liquidity Constraints:
 Daily

Strategy:

Stone Harbor 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. Stone Harbor will seek to achieve the investment objective through investing in sub-funds, specifically Stone Harbor Emerging Local Markets fund, Stone Harbor Emerging Markets Debt fund, and Stone Harbor Emerging Markets Corporate Debt fund.

Performance (%):	1Q13	1 YR	Since 3/1/12
Stone Harbor Emerging Markets Debt	-2.2	8.3	7.7
JPMorgan EMBI Global Diversified	-2.3	10.1	9.5
Peer Emerging Market Debt	-0.4	10.4	9.4
Peer Ranking (percentile)	98	76	69

Stone Harbor Emerging Markets Debt Portfolio Detail as of 3/31/13

	3/31/13		12/31/12	
	Stone Harbor	JPMorgan EMBI Global Diversified	Stone Harbor	JPMorgan EMBI Global Diversified
Duration & Yield:				
Average Effective Duration (years)	6.9	7.3	7.0	7.4
Yield to Maturity (%)	4.9	4.4	4.3	4.3
Quality Structure (%):				
Average Quality	BB+	BB+	BBB-	BB+
AAA (includes Treasuries and Agencies)	3	0	3	0
AA	1	3	2	2
A	13	8	14	9
BBB	44	46	45	42
BB	23	22	19	28
B	13	17	13	15
Below B	0	2	0	1
Non-Rated	2	2	3	2
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	12	0	13	0
Bank Loans	0	0	0	0
Local & Provincial Government	0	0	0	0
Sovereign & Supranational	85	100	84	100
Commercial Mortgage Backed	0	0	0	0
Asset Backed	0	0	0	0
Cash Equivalent	3	0	3	0
Other	0	0	0	0
Market Allocation (%):				
United States	3	0	3	0
Foreign (developed markets)	0	0	0	0
Foreign (emerging markets)	97	100	97	100
Currency Allocation (%):				
Non-U.S. Dollar Exposure	17	0	10	0



**Real Estate Portfolio Reviews
As of March 31, 2013**

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

AFL-CIO Building Investment Trust Portfolio Detail as of 3/31/13

Strategy: Real Estate
Private Market
Diversified Core

Market Value: \$6.5 million

Senior Professionals: Rinse A. Brink

Location: Washington, District of Columbia

Inception Date: 7/1/2002

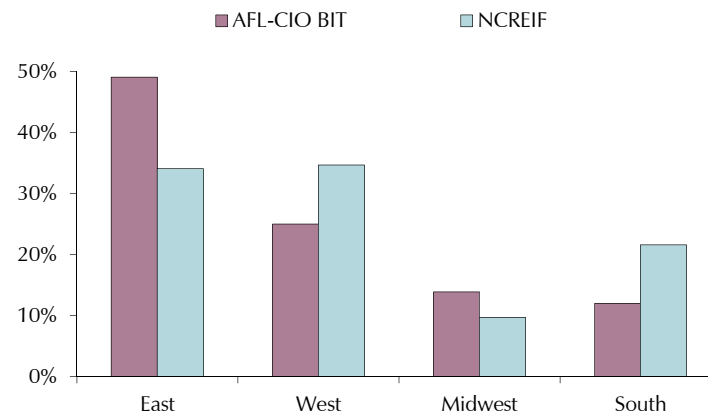
Account Type: Commingled Fund

of Investments: 58

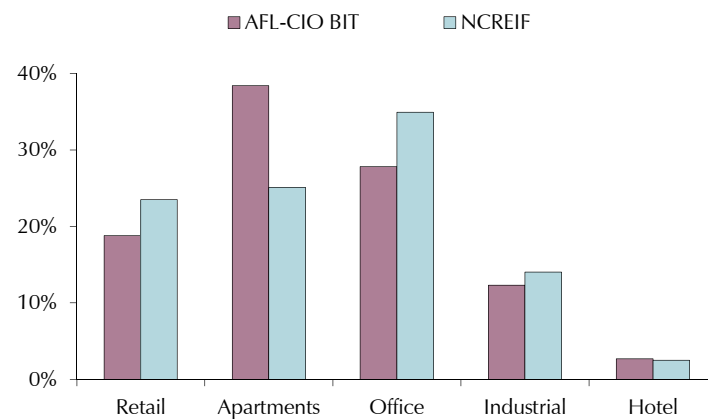
Liquidity Constraints: Quarterly

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:



Property Type:



Performance (%):	1Q13	1 YR	3 YR	5 YR	Since 7/1/02
AFL-CIO Building Investment Trust	1.9	8.9	13.1	-0.4	5.8
NCREIF ODCE Equal Weighted	2.6	10.7	15.0	-1.2	6.4
NCREIF Property	2.6	10.5	13.3	2.3	8.4

Investment Strategy:

The mission of the AFL-CIO Building Investment Trust (BIT) 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 trustee of the BIT, employs an investment strategy that seeks to create value through investment in the development and acquisition of income-producing real estate.



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

Vanguard REIT Index Portfolio Detail as of 3/31/13

Mandate: Real Estate
Public REIT
Domestic Equities

Active/Passive: Passive

Market Value: \$2.1 million

Portfolio Manager: Gerard O'Reily

Location: Valley Forge, Pennsylvania

Inception Date: 2/1/2013

Account Type: Mutual Fund (VGRSX)

Fee Schedule:
0.10% on all assets

Liquidity Constraints:
Daily

Strategy:
The Vanguard REIT Index fund seeks to replicate the characteristics and performance of the MSCI U.S. Real Estate index, which represents approximately 85% of the U.S. REIT universe. The fund invests in stocks issued by real estate investment trusts (REITs), companies that purchase office buildings, hotels, and other real property.

Performance (%):	1Q13	Since 2/1/13
Vanguard REIT Index	NA	4.2
MSCI U.S. REIT	8.1	4.2
Peer Real Estate	6.7	3.4
Peer Ranking (percentile)	NA	15

Capitalization Structure:	3/31/13	
	Vanguard	MSCI U.S. REIT (sep)
Weighted Average Market Cap. (US\$ billion)	14.3	14.3
Median Market Cap. (US\$ billion)	2.3	2.3
Large (% over US\$10 billion)	47	47
Medium (% US\$2 billion to US\$10 billion)	42	42
Small (% under US\$2 billion)	11	11
Fundamental Structure:		
Price-Earnings Ratio	48	48
Price-Book Value Ratio	3.2	3.2
Dividend Yield (%)	3.5	3.5
Historical Earnings Growth Rate (%)	-4	-4
Projected Earnings Growth Rate (%)	13	13
Diversification:		
Number of Holdings	121	120
% in 5 largest holdings	27	27
% in 10 largest holdings	43	42
Largest Ten Holdings:		
		Industry
Simon Public Relations	9.9	Real Estate
HCP	4.5	Real Estate
Public Storage	4.5	Real Estate
Ventas	4.4	Real Estate
Prologis	3.7	Real Estate
Equity Residential REIT	3.6	Real Estate
Health Care REIT	3.6	Real Estate
Boston Properties	3.1	Real Estate
AvalonBay Communities	2.9	Real Estate
Vornado Realty	2.8	Real Estate

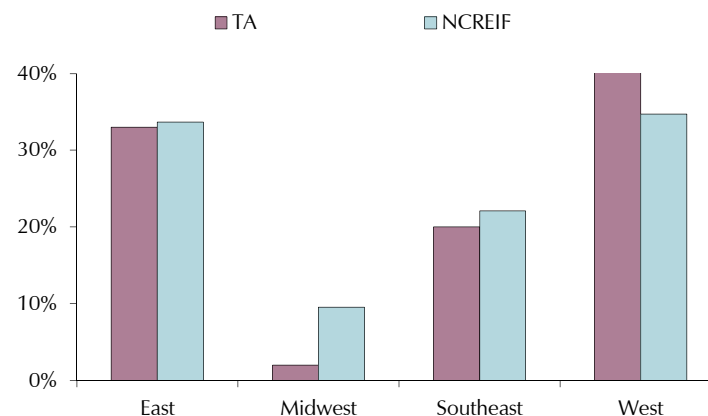


UNITE HERE Local 25 and Hotel Association of Washington, D.C. Pension Fund

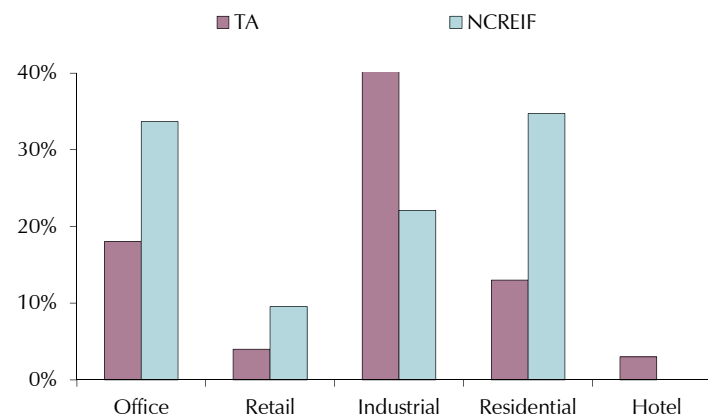
TA Associates Realty Fund X Portfolio Detail as of 3/31/13

Strategy:	Real Estate Private Market Value-Added
Market Value:	\$0.5 million
Senior Professionals:	Team
Location:	Boston, Massachusetts
Vintage Year:	2013
Account Type:	Ltd. Partnership
# of Investments:	24
Liquidity Constraints:	No interim liquidity
Fee Schedule:	0.5% in year 1, 0.8% in year 2, 1.1% in year 3, all based upon total committed capital; then 1.2% in year 4, 1.25% in year 5, 1.2% in year 6, 1.0% in year 7, and 0.60% thereafter, all based upon gross investment cost.

Geographic Region:



Property Type:



Investment Strategy:

TA Associates Realty Fund X uses a value-added strategy to create a diversified portfolio of direct real estate investments. The strategy is anticipated to target under-leased office, industrial, multifamily, and retail assets that are expected to be well-located, functional buildings with strong net operating income (NOI) growth potential. Geographically, the fund will target over 35 U.S. markets with broad regional diversification targets of 25% to 40% in the west, 20% to 35% in the east, 20% to 30% in the south, and 10% to 20% in the midwest. The fund will target 35% leverage, with a maximum of 50%. Most value-added improvements include redevelopment, repositioning, retenancing, or recapitalization.

Natural Resources Portfolio Review As of March 31, 2013

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

SSgA S&P Global LargeMidCap Natural Resources Index Portfolio Detail as of 3/31/13

Mandate: Natural Resources
Active/Passive: Passive
Market Value: \$5.6 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 to 260 securities. While the index invests in over thirty countries, the most exposure is in the United States, Canada, and the United Kingdom.

Performance (%):	1Q13	Since 9/1/12
SSgA S&P Global LargeMidCap Natural Resources Index	-2.4	3.2
S&P Global LargeMid Cap Commodities and Resources	-2.4	3.3

	3/31/13		12/31/12	
	SSgA	S&P Global LargeMid Cap Comm & Res	SSgA	S&P Global LargeMid Cap Comm & Res
Capitalization Structure:				
Weighted Average Market Cap. (US\$ billion)	67.7	66.8	67.3	66.5
Median Market Cap. (US\$ billion)	9.2	9.0	10.1	9.7
Large (% over US\$10 billion)	85	84	86	86
Medium (% US\$2 billion to US\$10 billion)	14	15	14	13
Small (% under US\$2 billion)	1	1	1	1
Fundamental Structure:				
Price-Earnings Ratio	18	18	16	16
Price-Book Value Ratio	2.4	2.4	2.5	2.4
Dividend Yield (%)	2.8	2.8	2.7	2.7
Historical Earnings Growth Rate (%)	6	5	6	6
Projected Earnings Growth Rate (%)	6	6	6	6
Sector Allocation (%):				
Energy	34	34	33	33
Consumer Staples	8	7	7	7
Consumer Discretionary	0	0	0	0
Financials	0	0	0	0
Health Care	0	0	0	0
Industrials	0	0	0	0
Information Technology	0	0	0	0
Telecommunication Services	0	0	0	0
Utilities	0	0	0	0
Materials	58	59	60	60
Diversification:				
Number of Holdings	224	229	220	229
% in 5 largest holdings	26	26	25	25
% in 10 largest holdings	39	39	38	38
Region Allocation (%):				
Europe/North America	74	74	74	74
Pacific Rim/Asia	12	12	12	12
Asia (emerging)	5	5	5	5
Latin America (emerging)	3	3	3	3
Europe/MidEast/Africa (emerging)	5	6	6	6
Largest Five Holdings:				
		Industry		
Monsanto	6.8	Materials		
ExxonMobil	5.5	Energy		
BHP Billiton	4.9	Materials		
Syngenta	4.7	Materials		
Potash Corporation	4.1	Materials		



Appendices

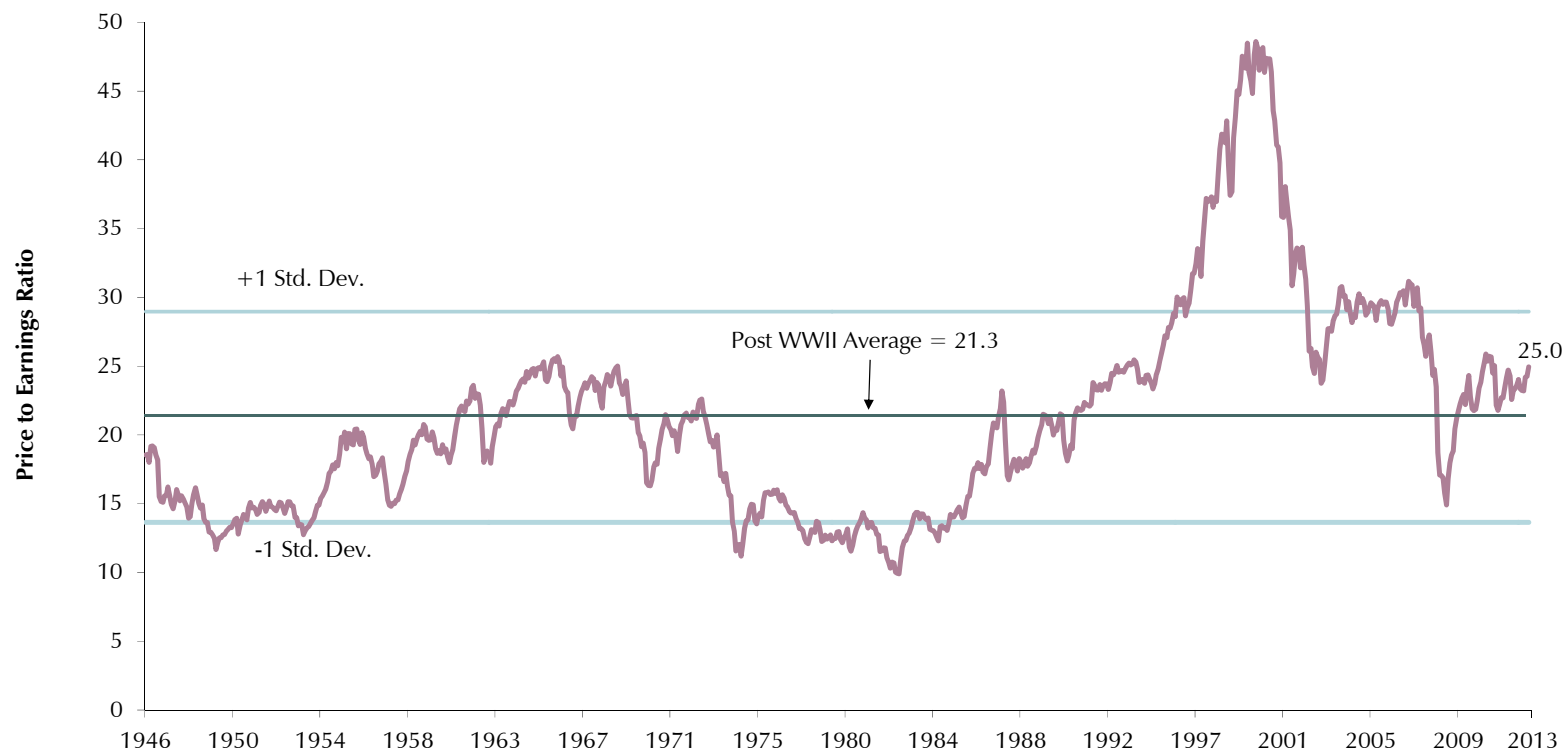
Capital Markets Outlook

Capital Markets Outlook¹

- 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 increased slightly in the first quarter of 2013, remaining above its historical average (25x versus 21x).
 - Small cap domestic stocks remain richly priced relative to large cap stocks.
 - Developed international and emerging market stocks are trading at lower valuations than U.S. stocks.
 - Sovereign debt issues and weak economic growth in Europe, and a cyclical slowdown in emerging economies, are weighing down valuations.
 - Uncertainties around global demand (particularly from emerging markets), stimulative monetary policy, and geopolitical tensions (e.g., N. Korea) could cause heightened volatility in commodity prices.
 - At the end of March, the yield spreads on both high yield corporate bonds (4.6% versus 5.7%) and investment grade bonds (1.4% versus 1.6%) were below their long-term averages.
 - At 1.9%, 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 on the risk spectrum as they seek to achieve their target returns.

¹ Sources: FactSet, U.S. Treasury, Standard & Poor's. Data is as of March 31, 2013.

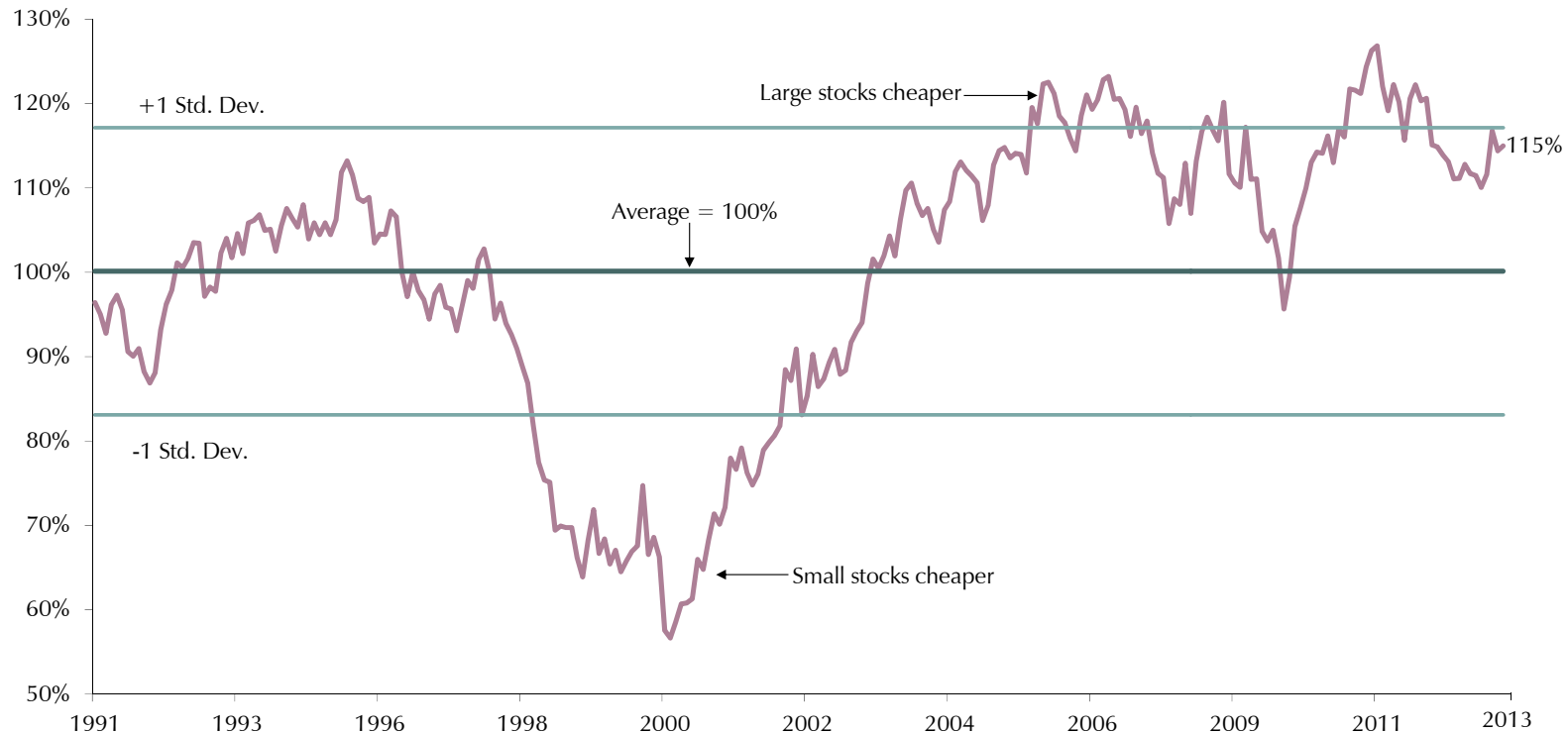
U.S. Equity Cyclically Adjusted P/E¹



- The cyclically adjusted P/E ratio for the S&P 500 finished March at 25x, 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 March 31, 2013.

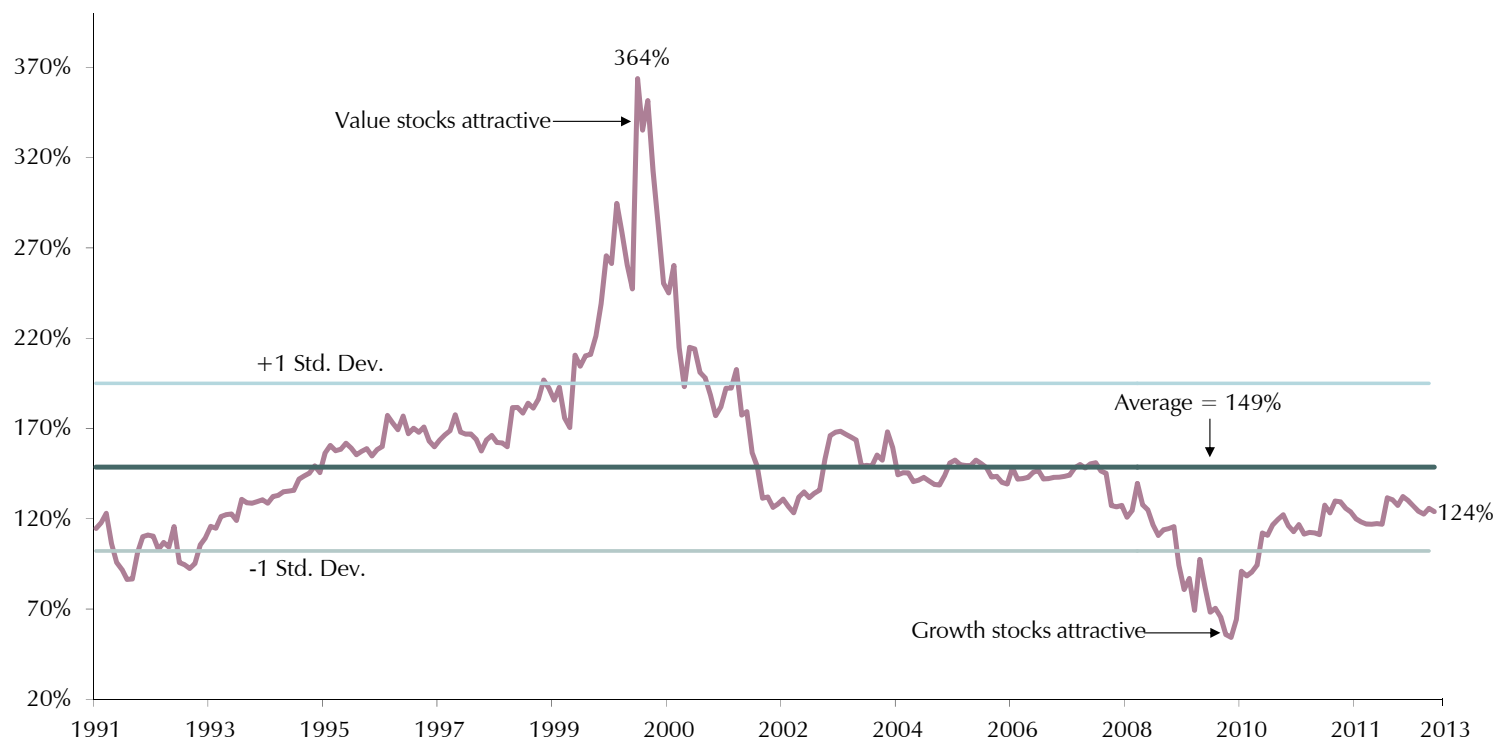
Small Cap P/E vs. Large Cap P/E¹



- The P/E ratio of small cap stocks (Russell 2000) relative to large cap stocks (Russell 1000) has declined from its early 2011 peak, but still remains above its long-term average, 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 March 31, 2013.

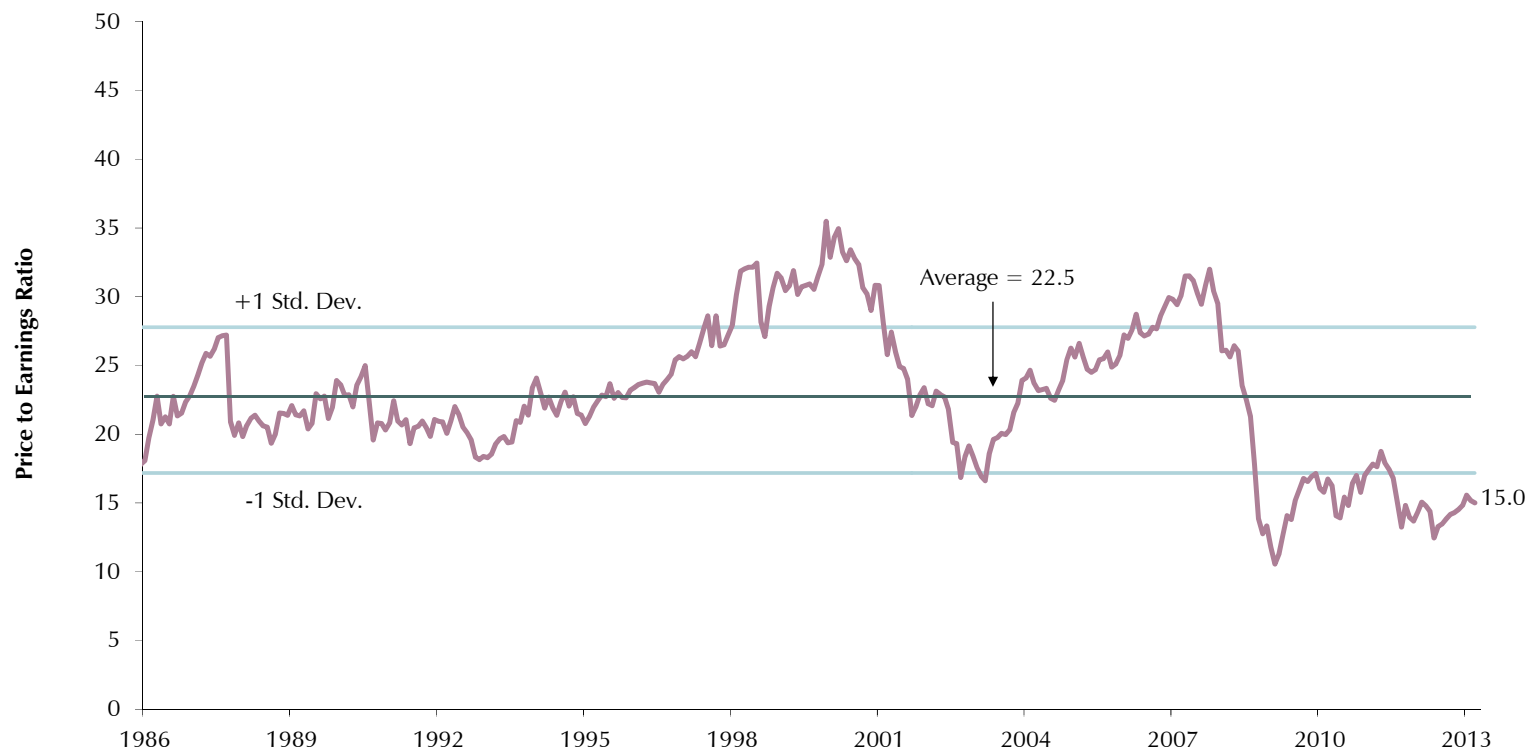
Growth P/E vs. Value P/E¹



- The P/E ratio of growth stocks (Russell 3000 Growth) relative to value stocks (Russell 3000 Value) finished March at 124%, well above its level three years prior, but still below its long-term average.
- Of note, the long-term 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 March 31, 2013.

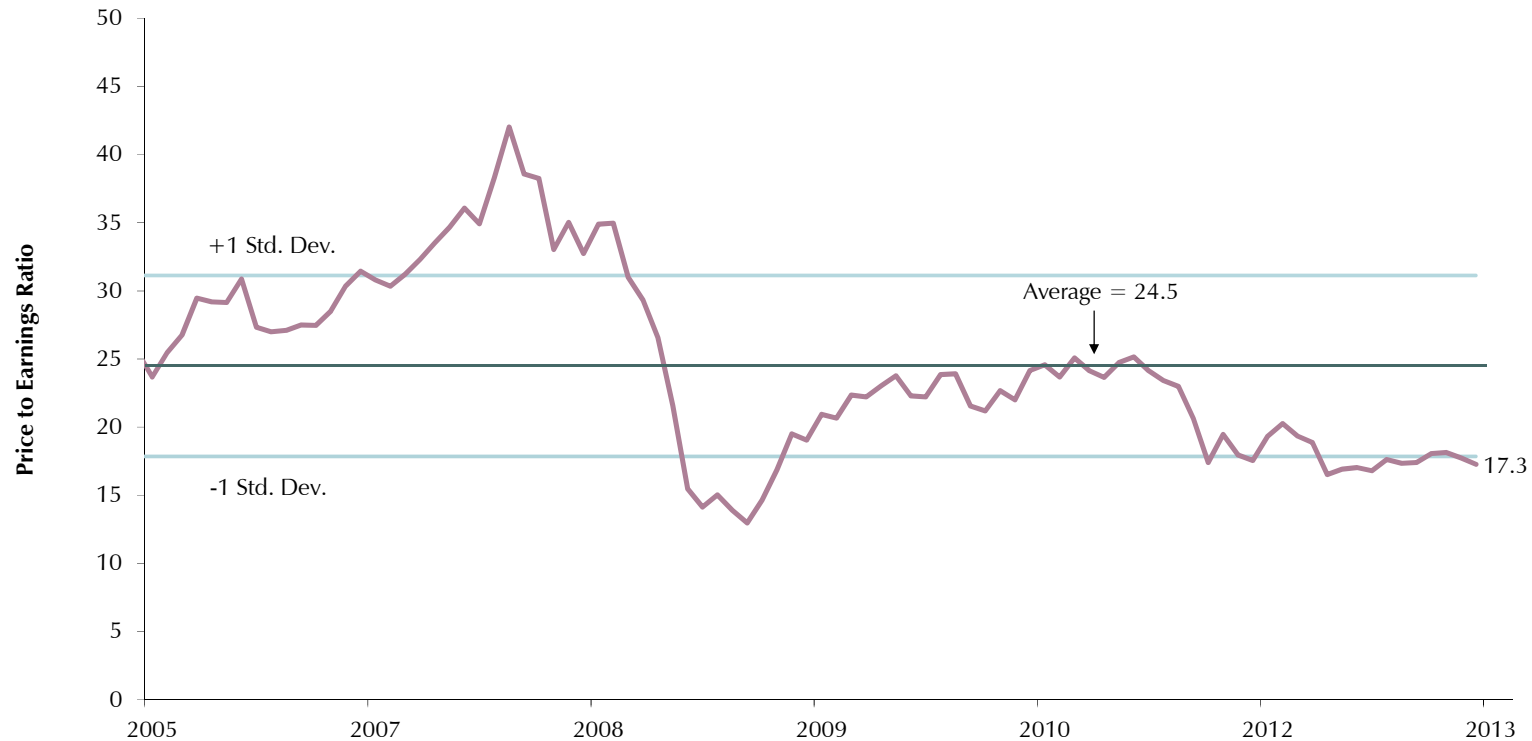
Developed International Equity Cyclically Adjusted P/E¹



- 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 March 31, 2013.

Emerging Market Equity Cyclically Adjusted P/E¹



- Emerging market equities (MSCI Emerging Markets) 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 March 31, 2013.

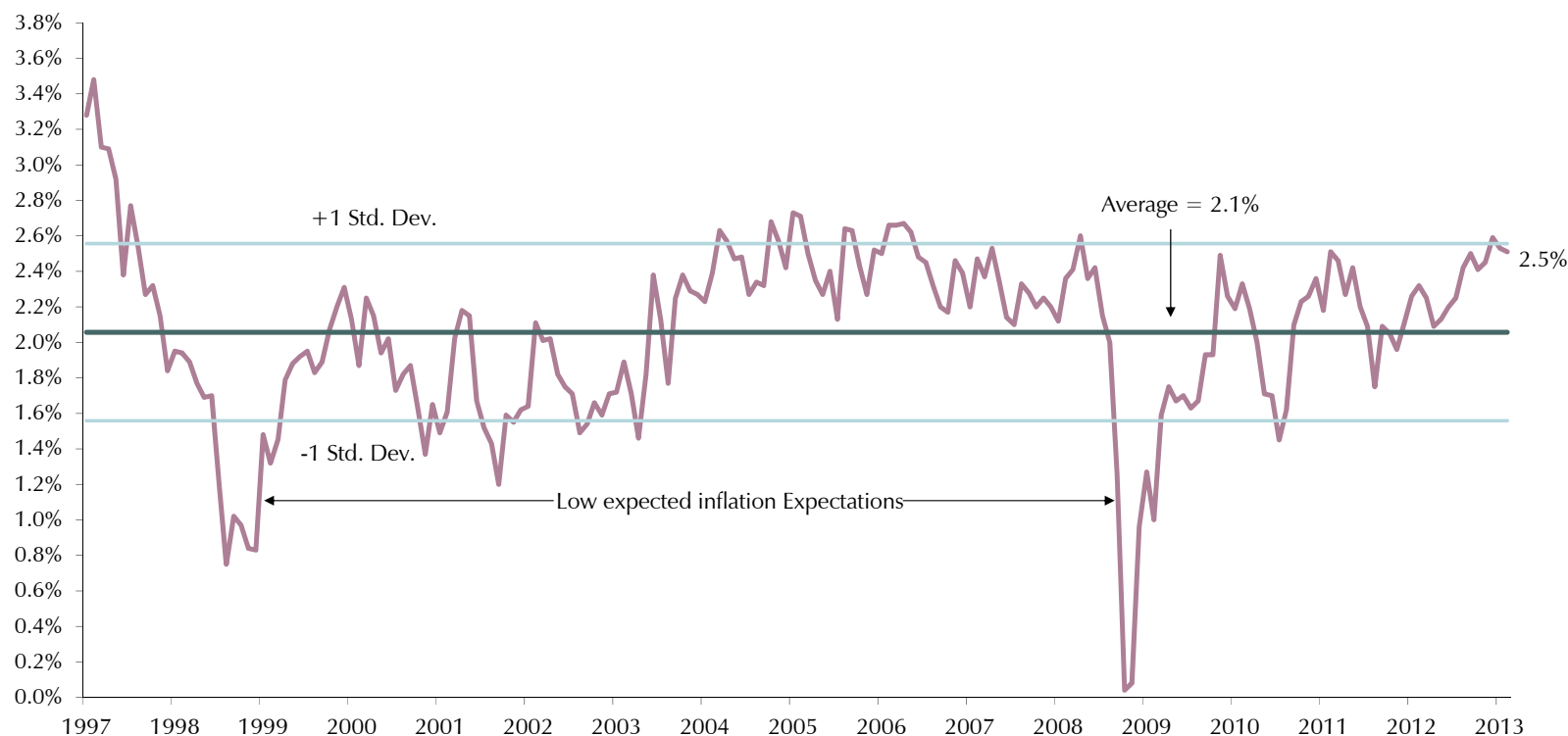
Ten-Year Treasury Yields¹



- Ten-year Treasury yields were 1.9% at the end of March, slightly above their level at the end of 2012 and well below their post-WWII average.
- The federal debt ceiling in the U.S. has been suspended until May 19, but the debate over the U.S. budget and the almost inevitable re-ignition of the debt ceiling debate still loom in the background.

¹ Source: U.S. Treasury. Data is as of March 31, 2013.

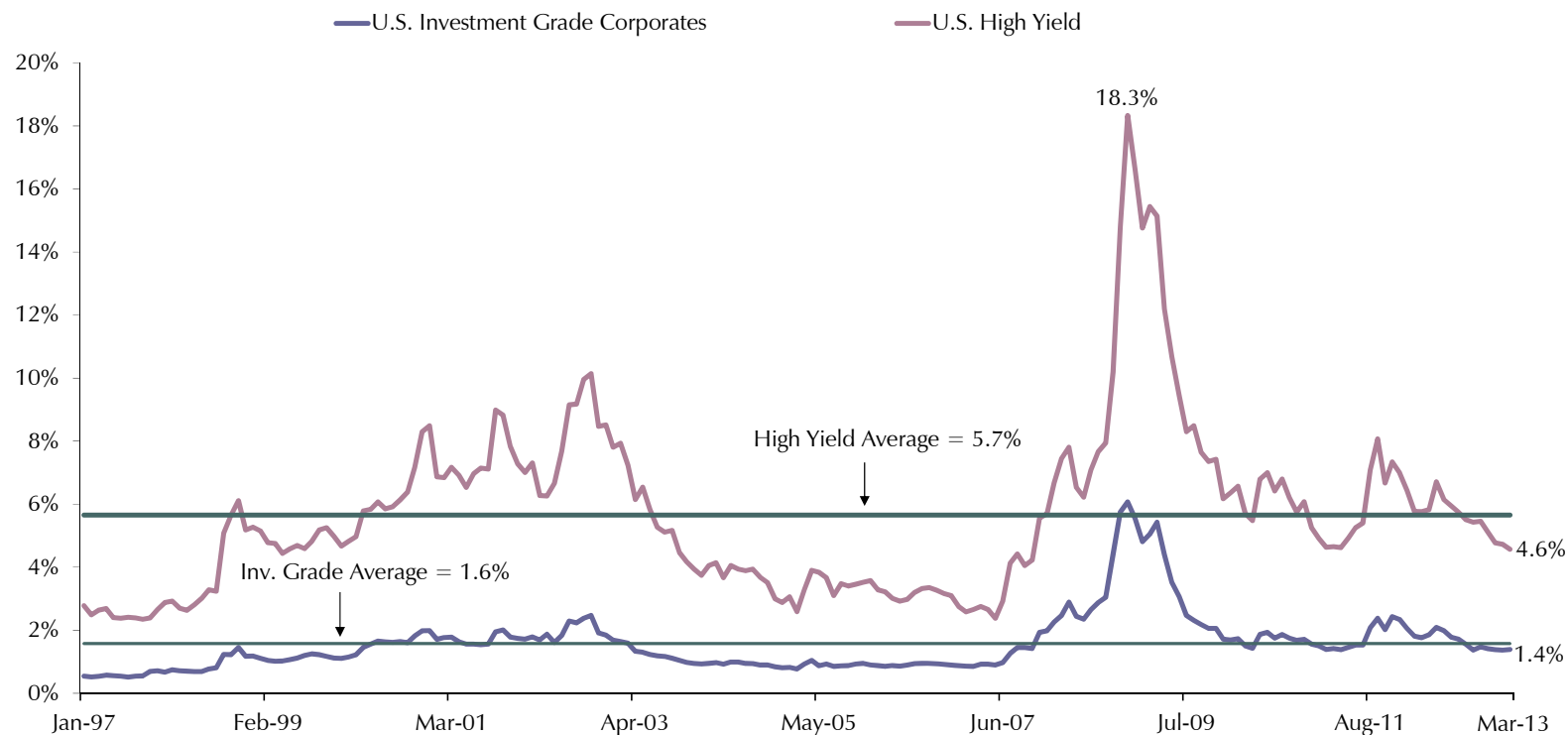
Ten-Year Breakeven Inflation¹



- Breakeven (or expected) inflation, the difference between the nominal yield on a ten-year Treasury and the real yield on a ten-year TIPS, was close to one standard deviation above its historical average at the end of March.
- The inflation rate year over year was 1.5% at the end of March, as measured by the Consumer Price Index (CPI). This means actual inflation was 1% below the ten-year breakeven inflation rate.

¹ Source: U.S. Treasury and Federal Reserve. Data is as of March 31, 2013.

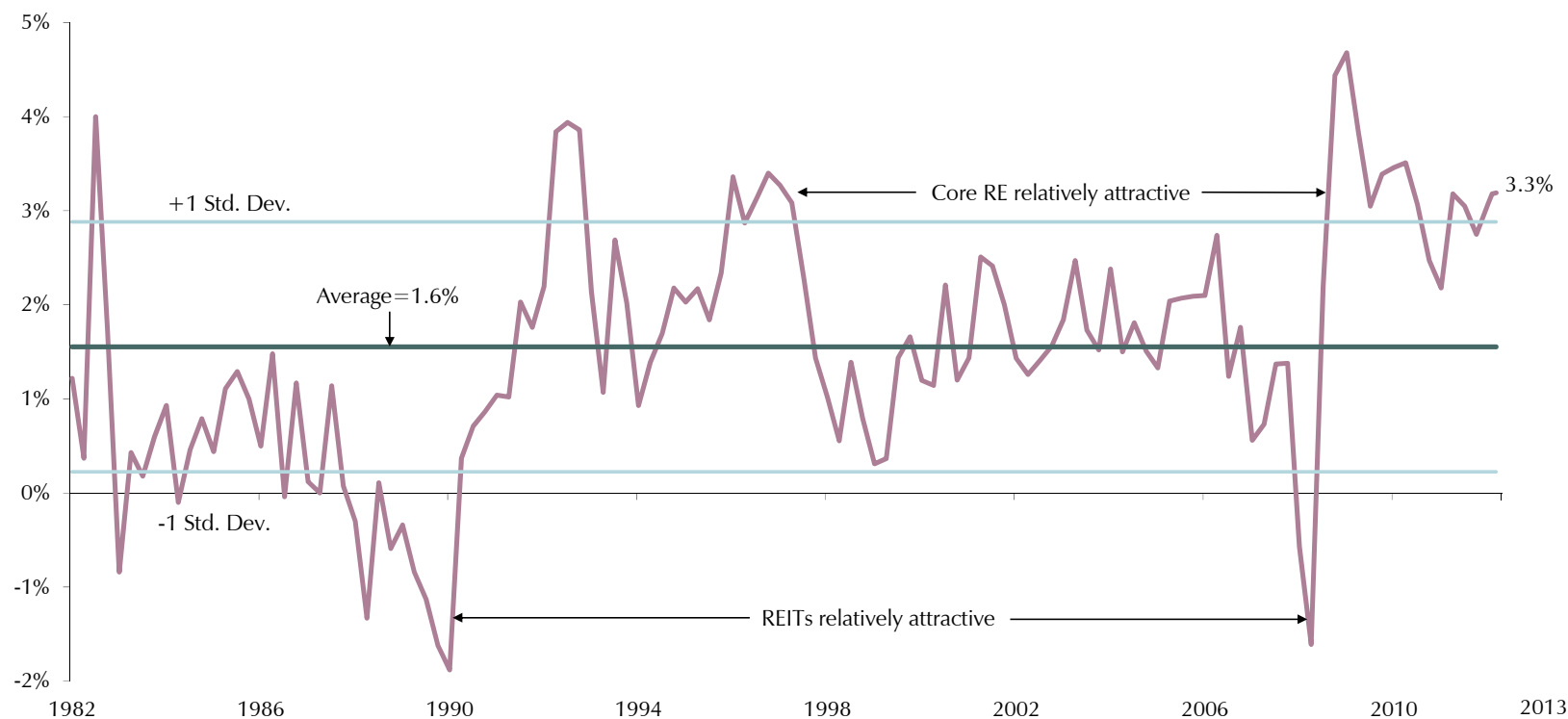
Credit Spreads¹



- Credit spreads (versus U.S. Treasury bonds) for both high yield and investment grade corporate bonds finished March below their respective historical averages.
- While spreads remain within one standard deviation of their respective historical averages, the absolute level of yields remains low, 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 March 31, 2013.

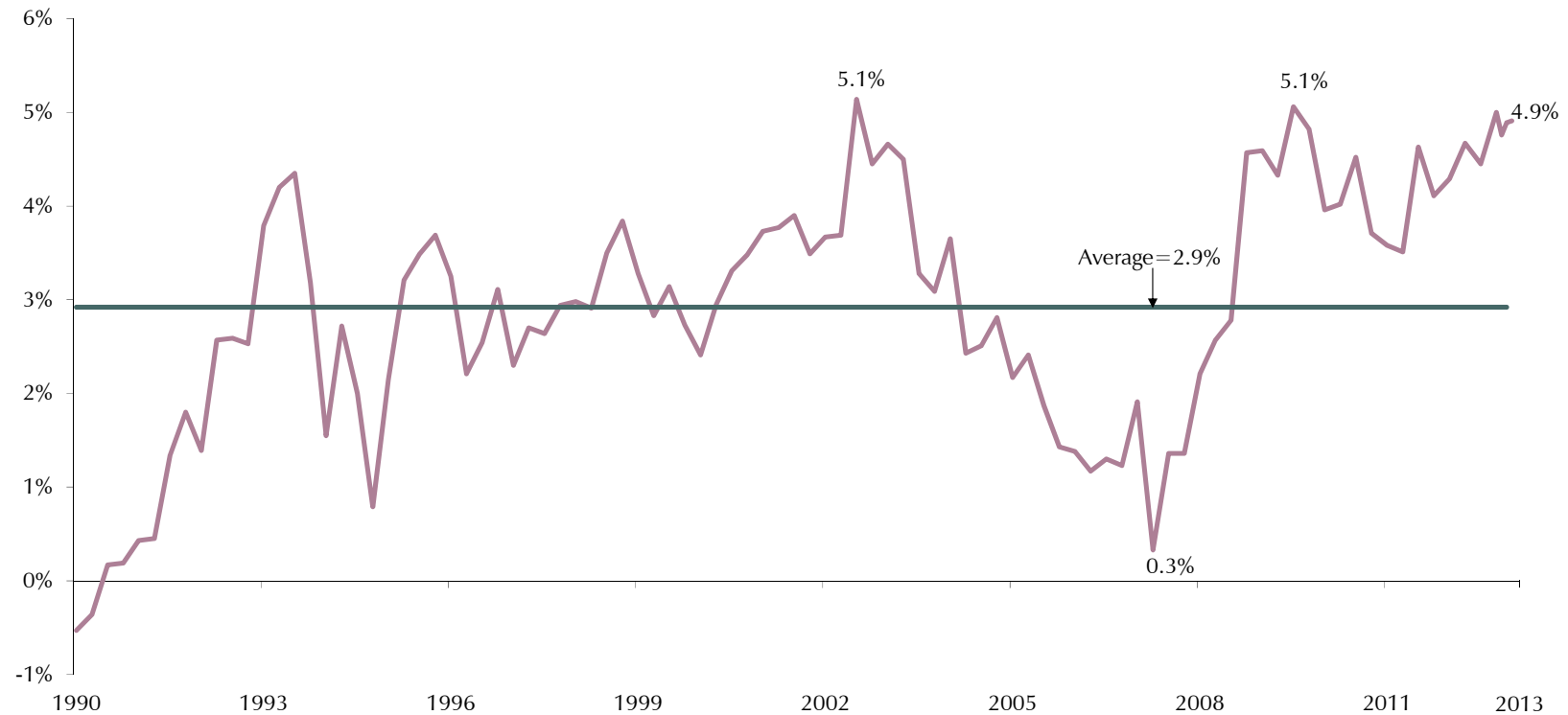
Core Real Estate vs. REITs¹



- At the end of March, the spread between core real estate cap rates and REIT yields was 3.3%, a level over one standard deviation above its long-term average.
- REITs were yielding 3.5% at the end of March, 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. NPI transactional capitalization rates are calculated on a quarterly basis. March 31, 2013 NCREIF NPI data is not yet available. Data is as of December 31, 2012, for the NCREIF NPI and March 31, 2013, for the NAREIT Equity index.

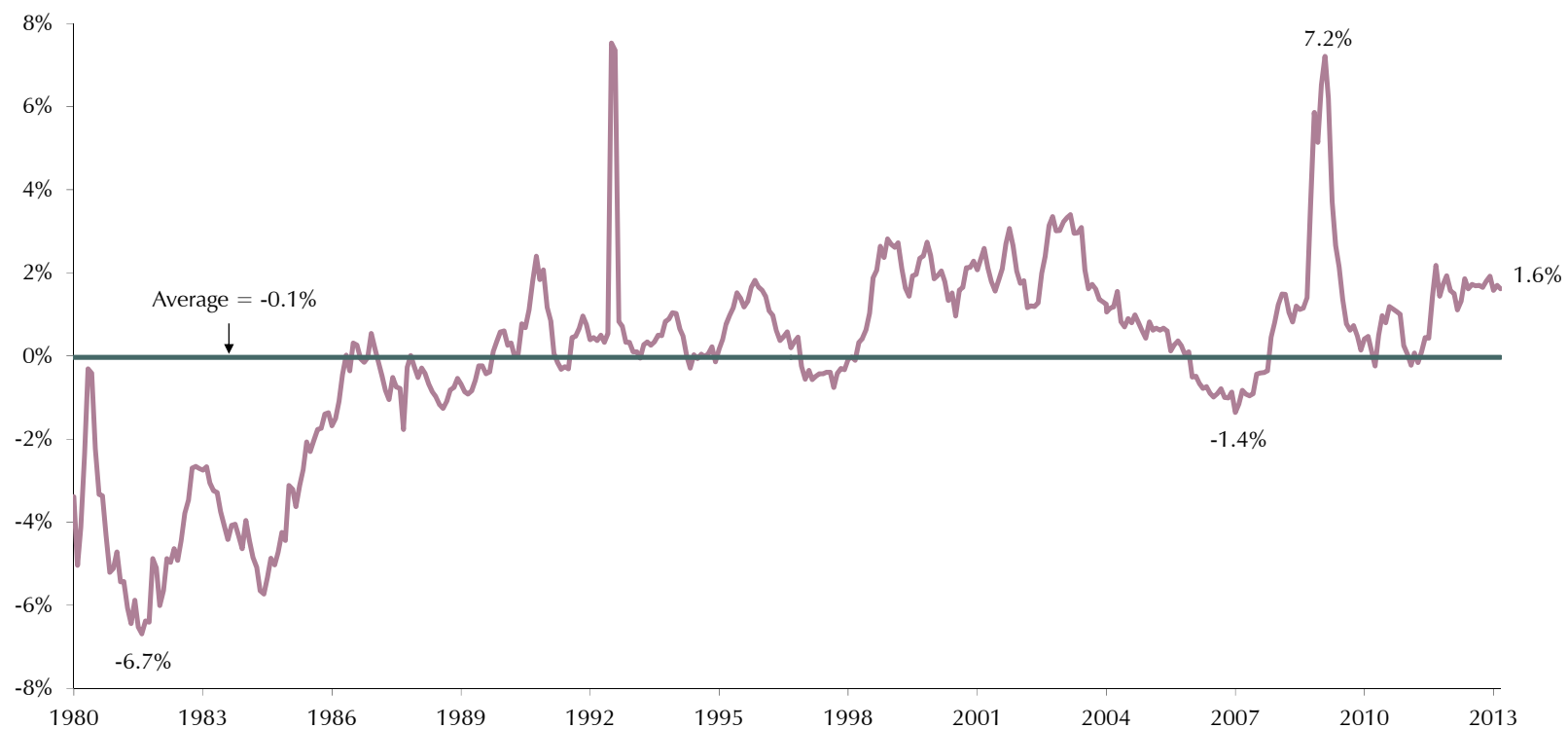
Core Real Estate Spread vs. Ten-Year Treasury¹



- At 4.9%, the difference between the 6.8% cap rate for core real estate and the 1.9% yield for the ten-year Treasury is 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. NPI transactional capitalization rates are calculated on a quarterly basis. The March 31, 2013 NCREIF NPI data is not yet available. Data is as of December 31, 2012, for the NCREIF NPI and March 31, 2013, for the ten-year Treasury.

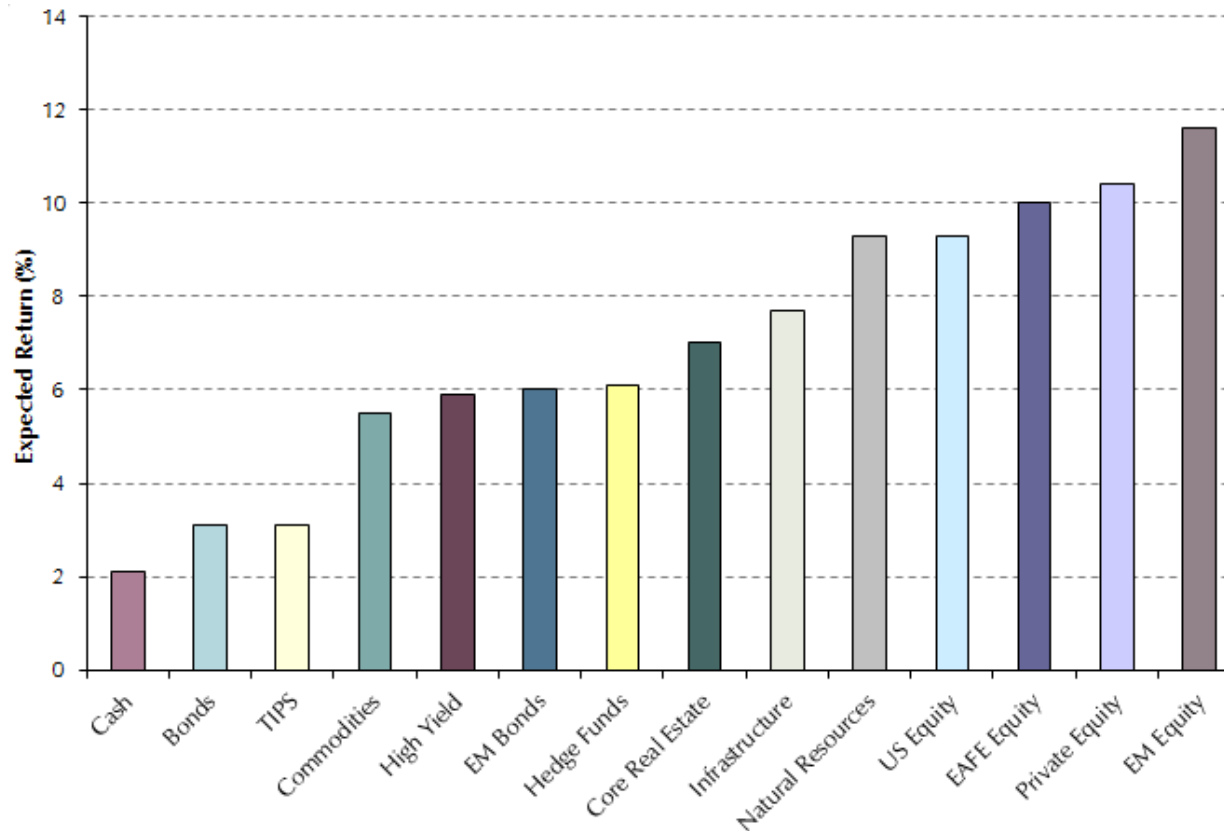
REITs Dividend Yield Spread vs. Ten-Year Treasury¹



- REIT yield spreads were 1.6% at the end of March, a level 1.7% above their historical average.
- As with core real estate, the absolute level of REIT dividend 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 March 31, 2013.

Long-Term Outlook¹



- Based on Meketa Investment Group's long term expectations, only a handful of asset classes are priced to produce returns above 8% per year. All of these asset classes incorporate a high degree of volatility.

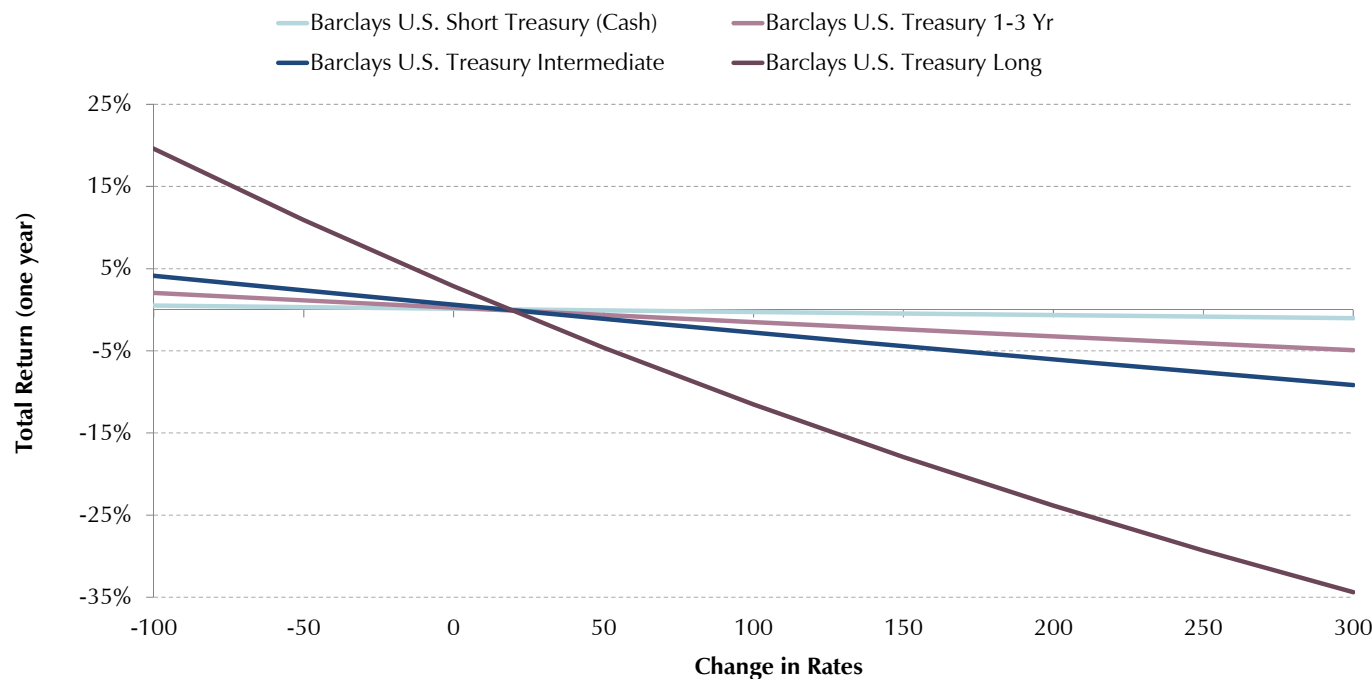
¹ Twenty-year expected returns based upon Meketa Investment Group's 2013 Annual Asset Study.

Break Even Point for Changes in Interest Rates¹

	Barclays Agg.	Barclays U.S. TIPS	Barclays U.S. Short Treasury	Barclays U.S. Treasury 1-3 Years	Barclays U.S. Treasury Intermediate	Barclays U.S. Treasury Long	Barclays U.S. Agg. Corp AA Long	Barclays U.S. Agg. Corp AA Intermediate
Barclays Agg.	NA	58	36	48	80	9	23	48
Barclays U.S. TIPS	58	NA	44	53	65	-10	6	55
Barclays U.S. Short Treasury	36	44	NA	8	15	17	27	32
Barclays U.S. Treasury 1-3 Years	48	53	8	NA	20	18	29	48
Barclays U.S. Treasury Intermediate	80	65	15	20	NA	18	31	148
Barclays U.S. Treasury Long	9	-10	17	18	18	NA	-67	NA
Barclays U.S. Agg. Corp AA Long	23	6	27	29	31	-67	NA	25
Barclays U.S. Agg. Corp AA Intermediate	48	55	32	48	148	NA	25	NA

¹ Break even points represent the change in interest rates (in basis points) over a 12-month period for which the total return is equivalent assuming identical rate movements in both securities. Data is as of February 28, 2013 via Barclay's and Thomson Reuters.

Total Return Given Changes in Interest Rates (bps)¹



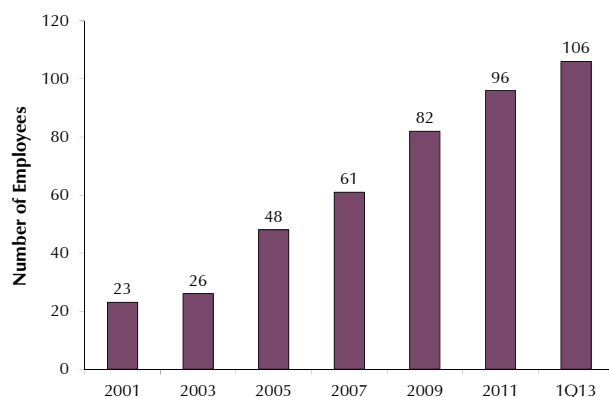
	Total Return for Given Changes in Interest Rates (bps)									Statistics	
	-100	-50	0	50	100	150	200	250	300	Duration	YTW
Barclays U.S. Short Treasury (Cash)	0.5%	0.3%	0.1%	-0.1%	-0.3%	-0.5%	-0.6%	-0.8%	-1.0%	0.44	0.13
Barclays U.S. Treasury 1-3 Yr.	2.1%	1.1%	0.3%	-0.6%	-1.5%	-2.4%	-3.2%	-4.1%	-4.9%	1.91	0.25
Barclays U.S. Treasury Intermediate	4.1%	2.4%	0.6%	-1.1%	-2.8%	-4.4%	-6.0%	-7.6%	-9.2%	3.71	0.61
Barclays U.S. Treasury Long	19.6%	10.9%	2.9%	-4.6%	-11.5%	-17.9%	-23.8%	-29.3%	-34.4%	16.26	2.85

¹ Data represents the expected total return from a given change in interest rates (shown in basis points) over a 12-month period assuming a parallel shift in rates. Data as of February 28, 2013 via Barclay's and Thomson Reuters.

Meketa Investment Group Corporate Update

- Staff of 106, including 64 investment professionals and 20 CFA Charterholders
- 85 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 - Enhanced Index - Large Cap - Midcap - Small Cap - Microcap - 130/30	- Large Cap Developed - Small Cap Developed - Emerging Markets - Frontier Markets	- Buyouts - Venture Capital - Private Debt - Special Situations - Secondaries - Fund of Funds	- Public REITs - Core Real Estate - Value Added Real Estate - Opportunistic Real Estate - Infrastructure - Timber - Natural Resources - Commodities	- Short-Term - Core - Core Plus - TIPS - High Yield - Bank Loans - Distressed - Global - Emerging Markets	- Long/Short Equity - Event Driven - Relative Value - Fixed Income Arbitrage - Multi Strategy - Market Neutral - Global Macro - Fund of Funds - Portable Alpha

Disclaimer, Glossary, and Notes

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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 its 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%.

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

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

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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.