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

Meeting Materials
October 18, 2012

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Agenda

1. **The World Markets in the Second Quarter of 2012**
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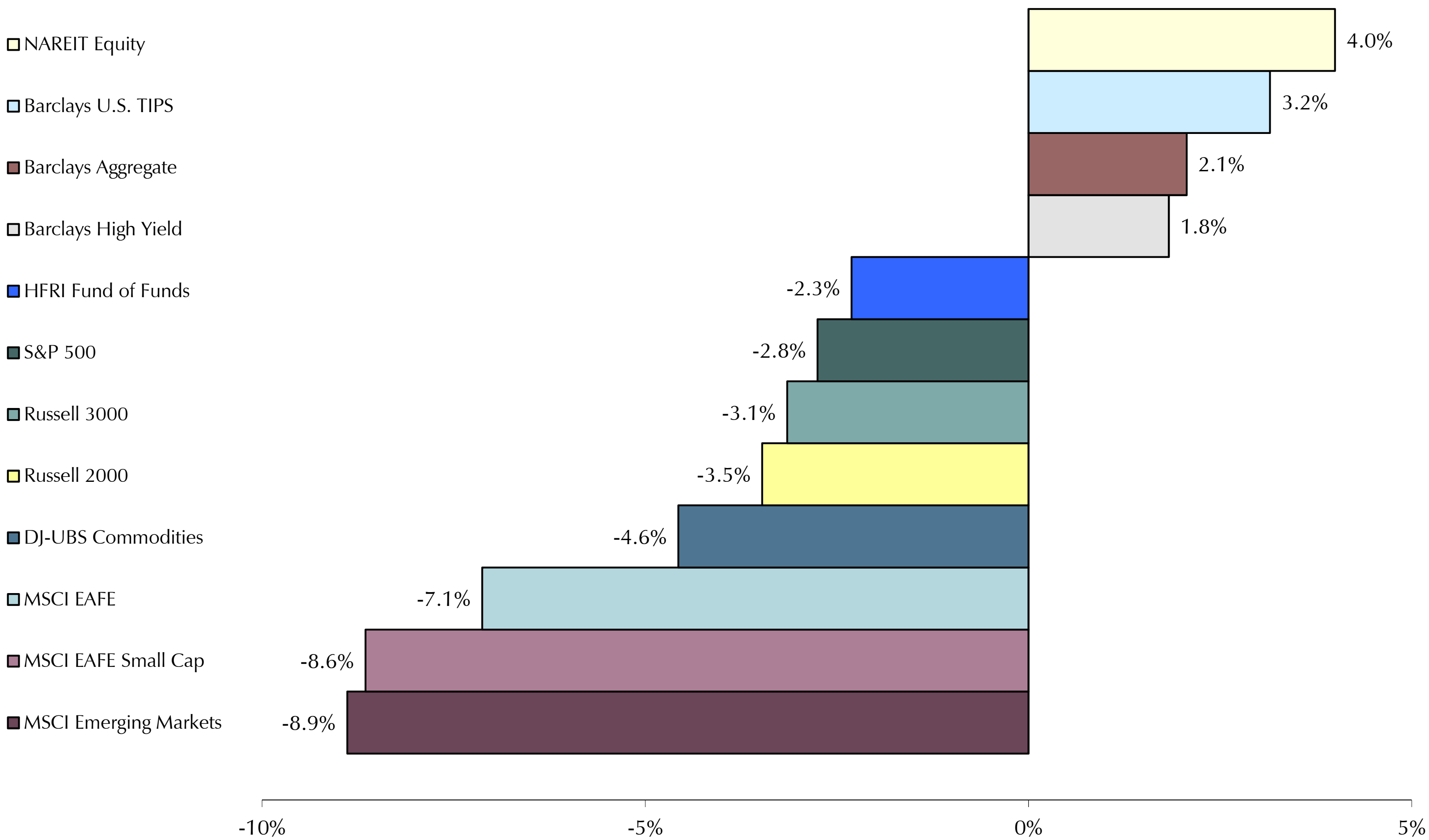
   - Disclaimer, Glossary, and Notes

The World Markets
Second Quarter of 2012

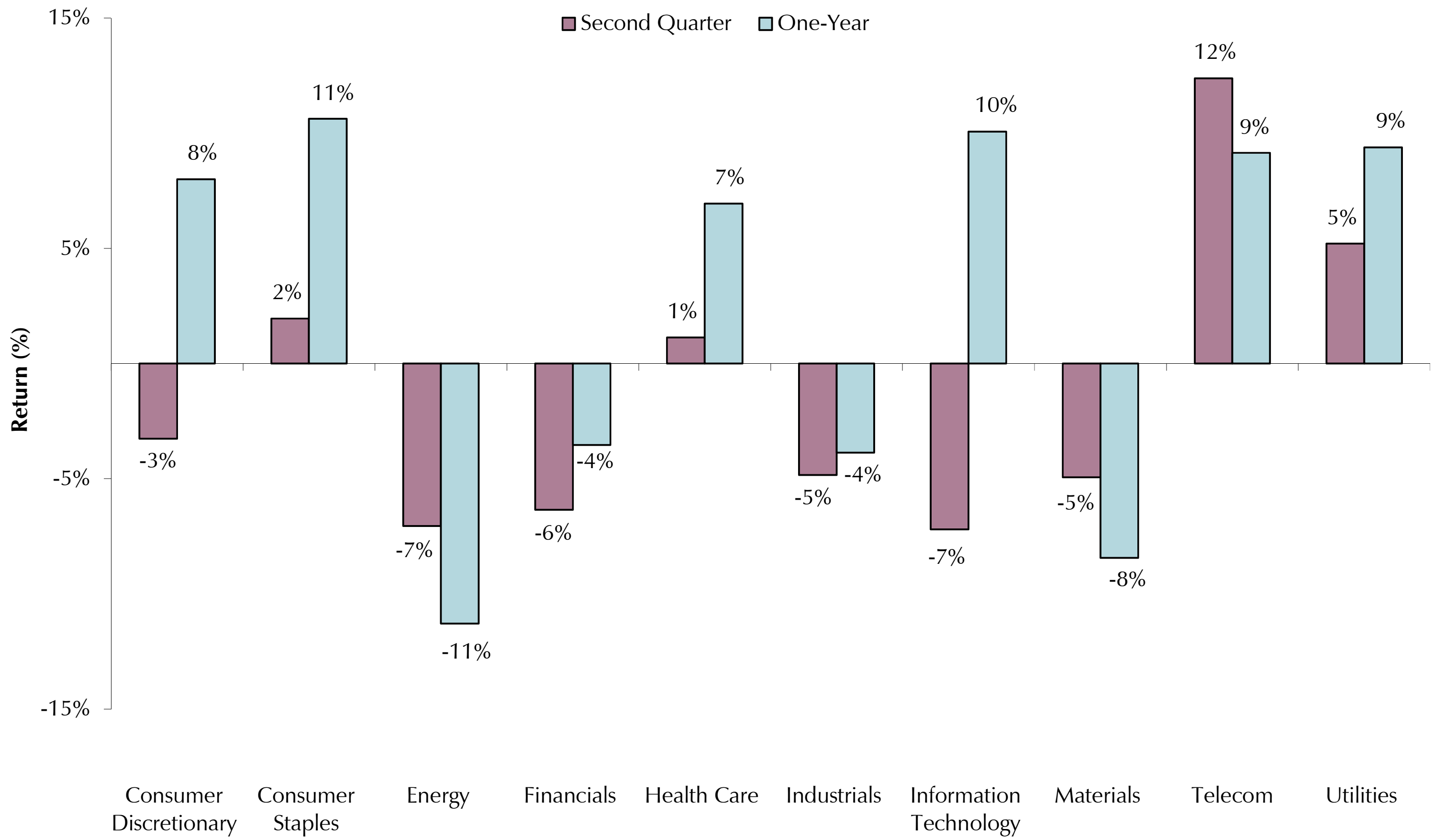
The World Markets
Second Quarter of 2012



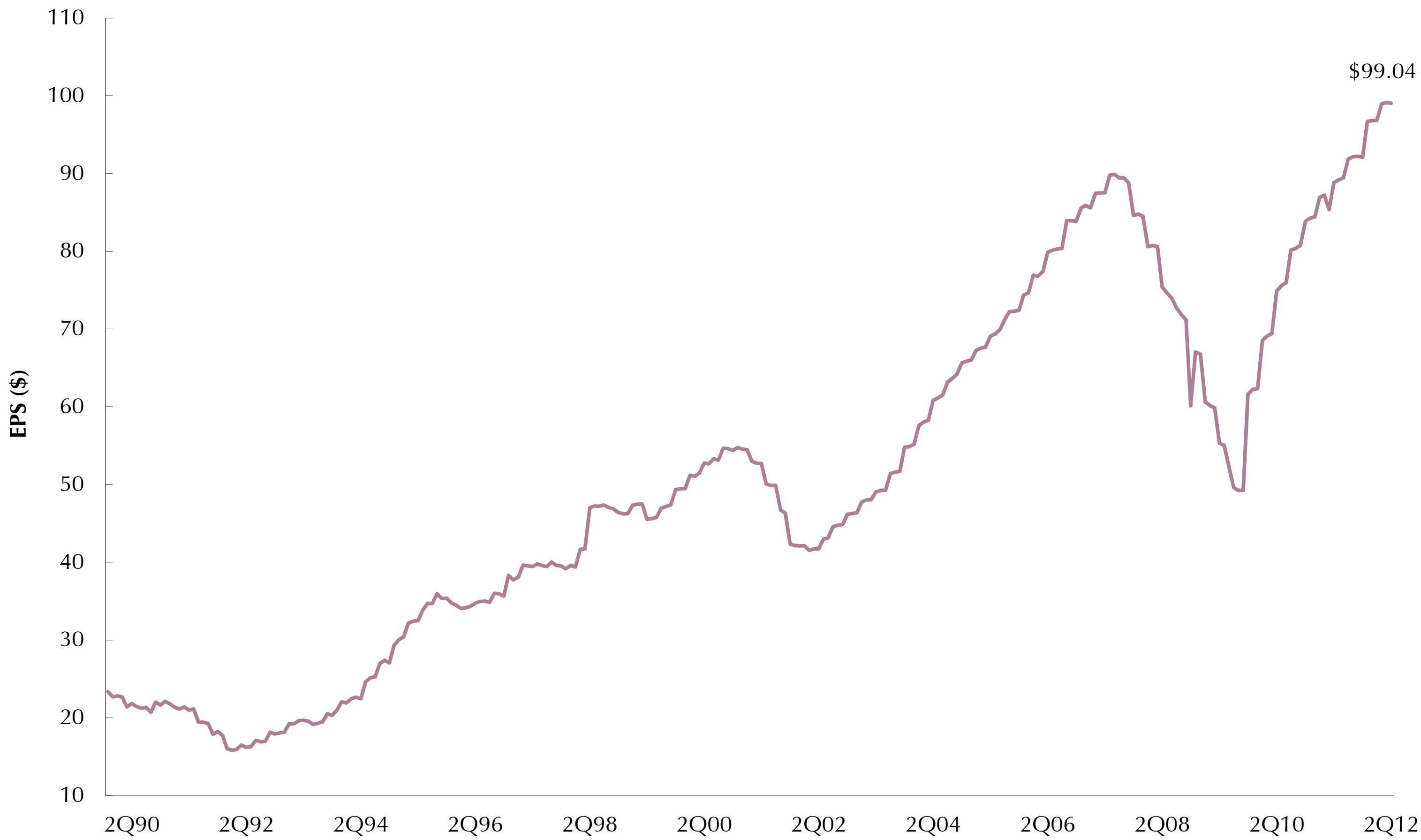
Index Returns

	2Q12 (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)
Domestic Equity						
Russell 3000	-3.1	9.3	3.8	16.7	0.4	5.8
Russell 1000	-3.1	9.4	4.4	16.6	0.4	5.7
Russell 1000 Growth	-4.0	10.1	5.8	17.5	2.9	6.0
Russell 1000 Value	-2.2	8.7	3.0	15.8	-2.2	5.3
Russell MidCap	-4.4	8.0	-1.7	19.4	1.1	8.5
Russell MidCap Growth	-5.6	8.1	-3.0	19.0	1.9	8.5
Russell MidCap Value	-3.3	7.8	-0.4	19.9	-0.1	8.2
Russell 2000	-3.5	8.5	-2.1	17.8	0.5	7.0
Russell 2000 Growth	-3.9	8.8	-2.7	18.1	2.0	7.4
Russell 2000 Value	-3.0	8.2	-1.4	17.4	-1.0	6.5
Foreign Equity						
MSCI ACWI (ex. U.S.)	-7.6	2.8	-14.6	7.0	-4.6	6.7
MSCI EAFE	-7.1	3.0	-13.8	6.0	-6.1	5.1
MSCI EAFE (local currency)	-5.4	4.2	-8.6	4.4	-7.5	2.1
MSCI EAFE Small Cap	-8.6	4.9	-15.1	9.2	-5.3	8.5
MSCI Emerging Markets	-8.9	3.9	-16.0	9.8	-0.1	14.1
MSCI Emerging Markets (local currency)	-5.3	4.9	-6.6	9.3	1.2	12.7
Fixed Income						
Barclays Universal	2.0	2.9	7.4	7.6	6.8	6.0
Barclays Aggregate	2.1	2.4	7.5	6.9	6.8	5.6
Barclays U.S. TIPS	3.2	4.0	11.7	9.6	8.4	7.2
Barclays High Yield	1.8	7.3	7.3	16.3	8.4	10.2
JPMorgan GBI-EM Global Diversified	-1.2	7.0	-1.7	10.7	8.8	NA
Other						
NAREIT Equity	4.0	14.9	12.5	32.4	2.6	10.3
DJ-UBS Commodities	-4.6	-3.7	-14.4	3.4	-4.4	3.8
HFRI Fund of Funds	-2.3	1.0	-4.5	2.2	-2.0	3.2

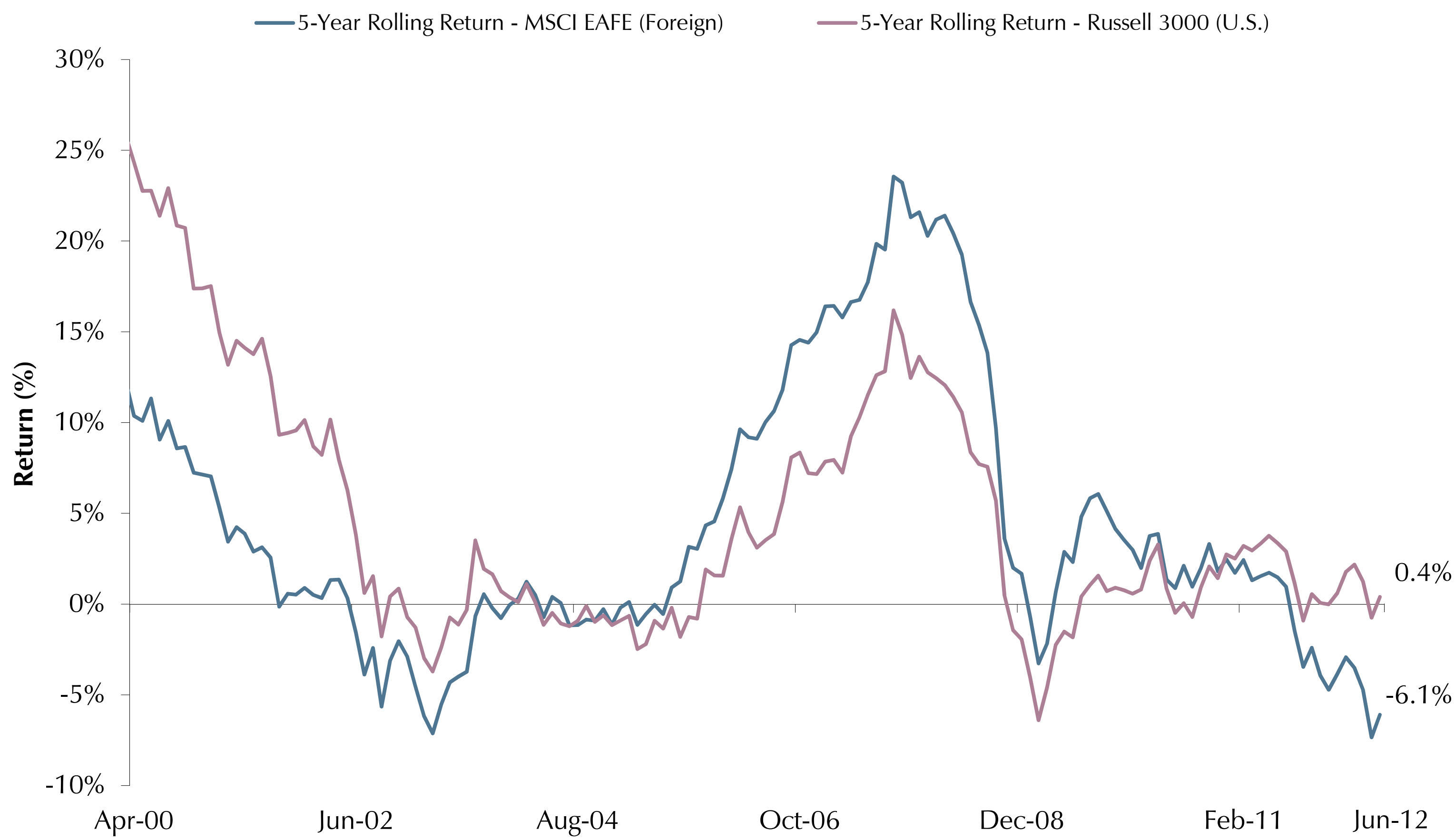
S&P Sector Returns



S&P 500 Earnings Per Share

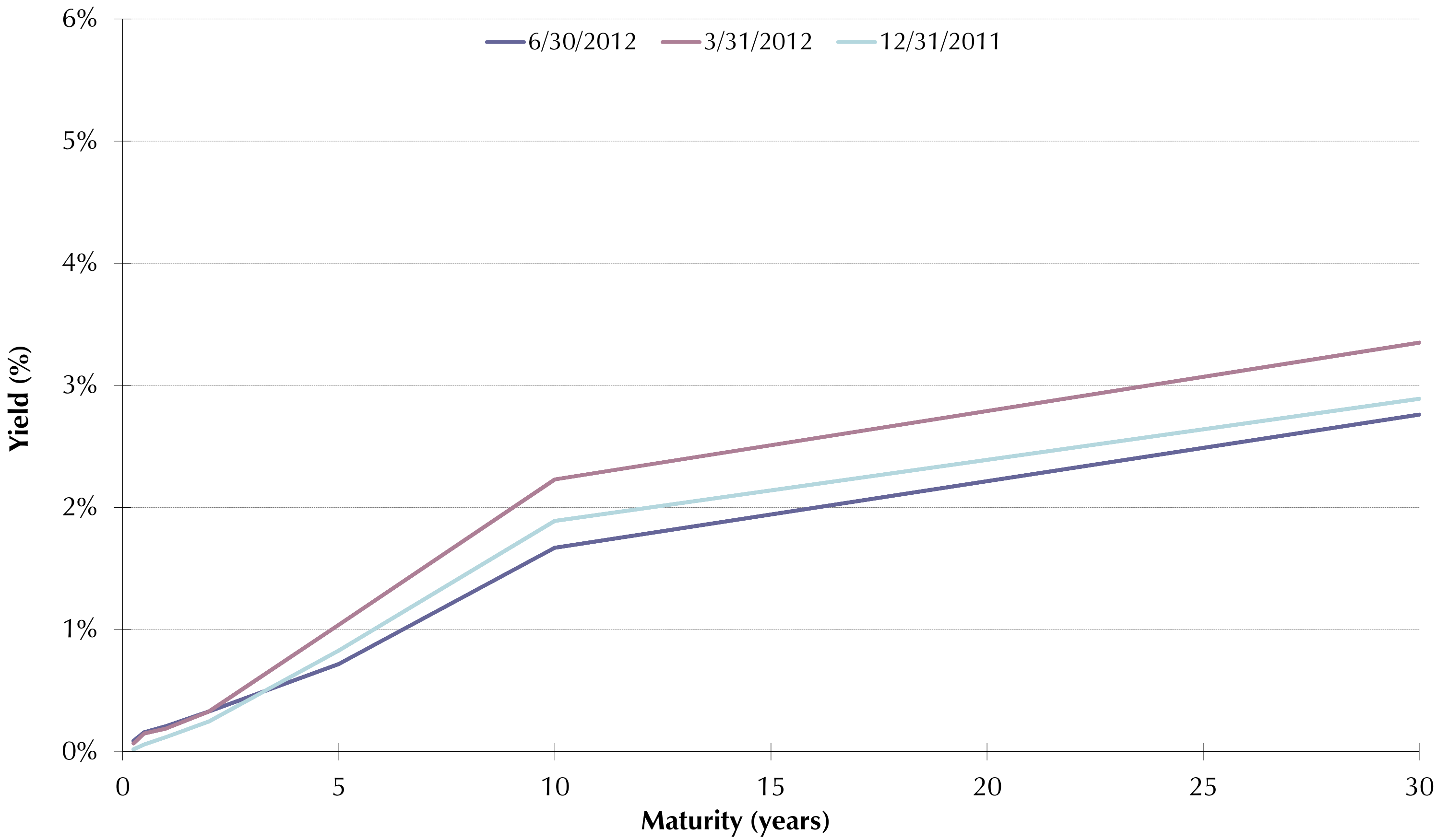


Equity Markets

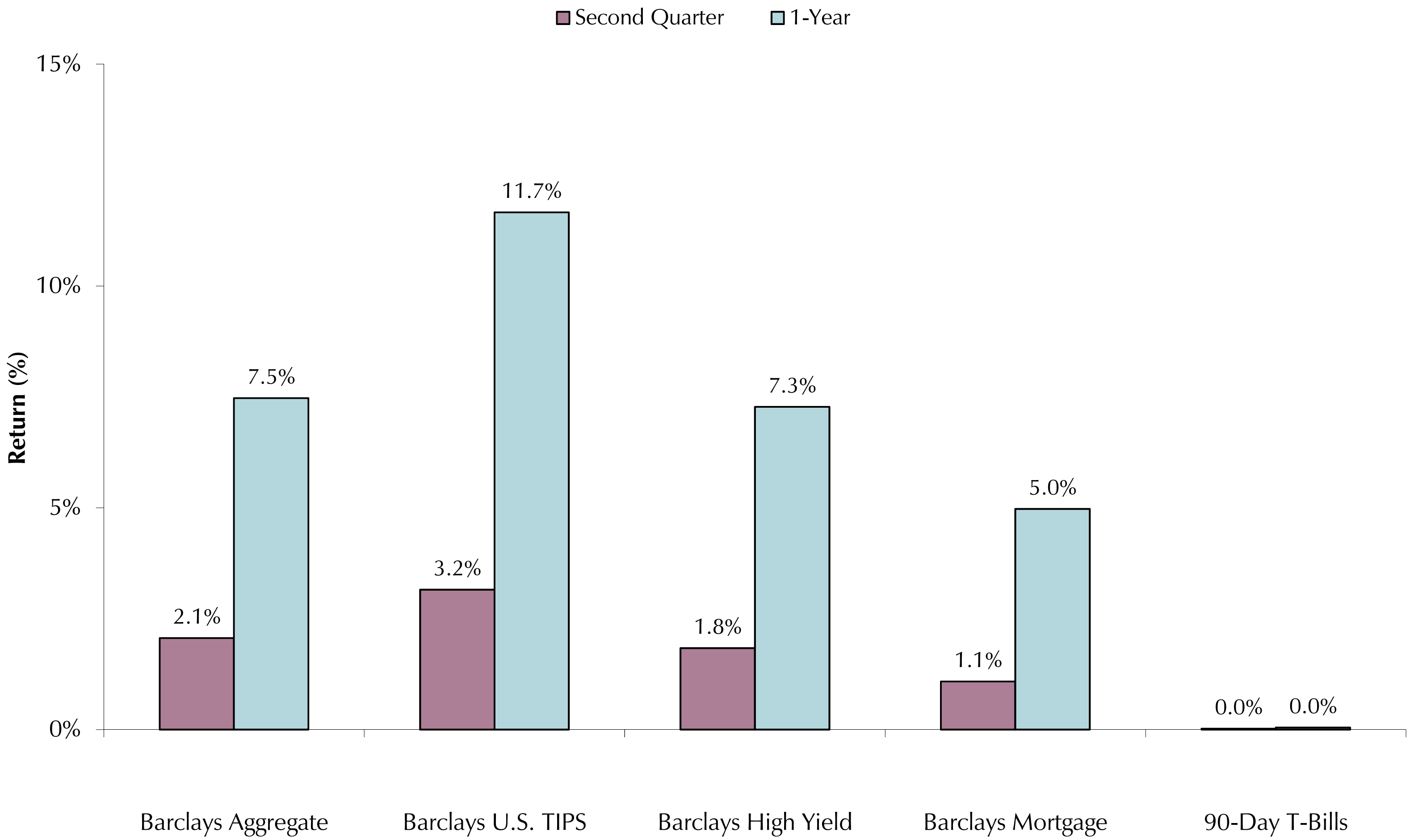


Rolling Ten-Year Returns: 65% Stocks and 35% Bonds

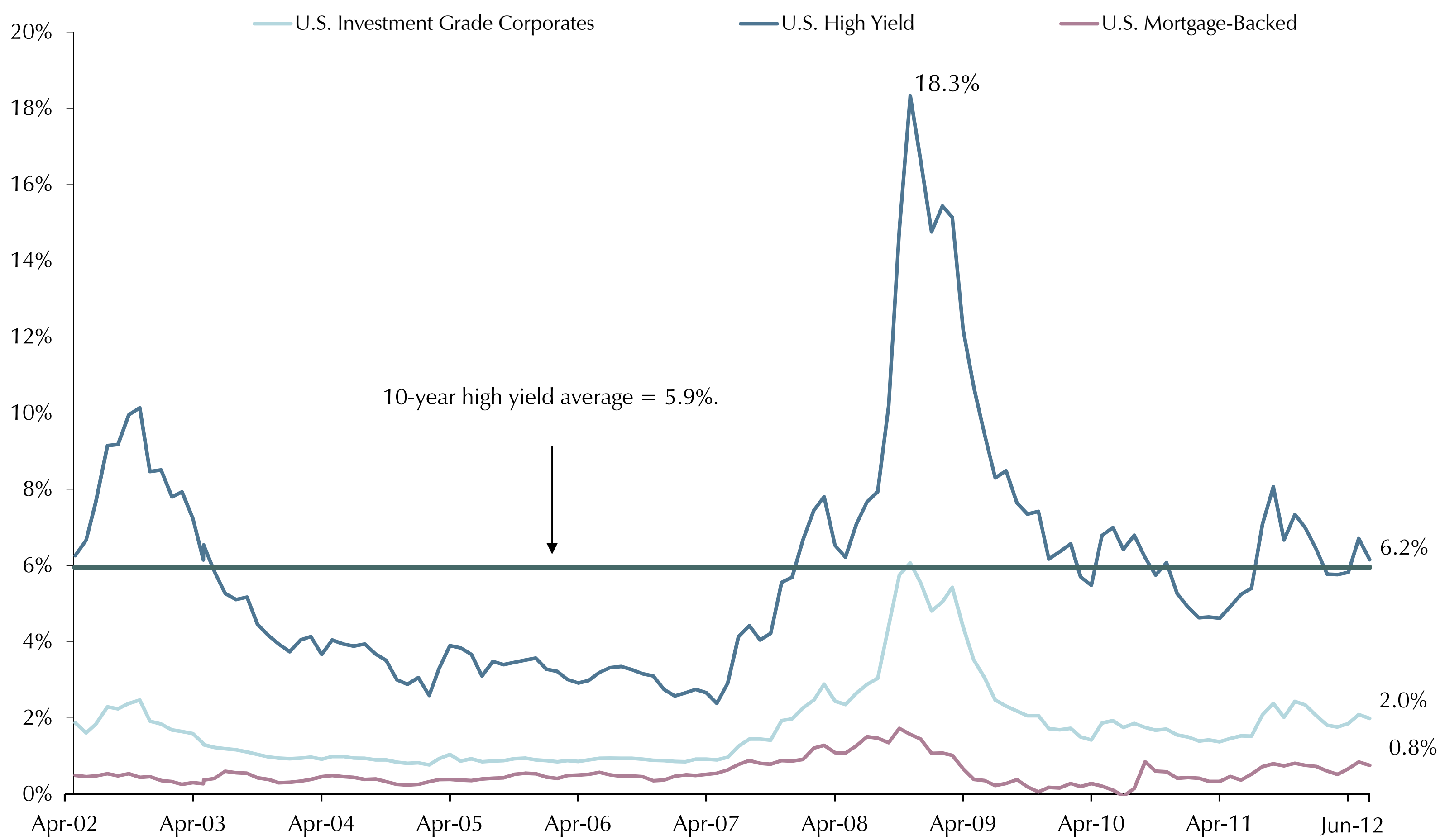
Treasury Yields



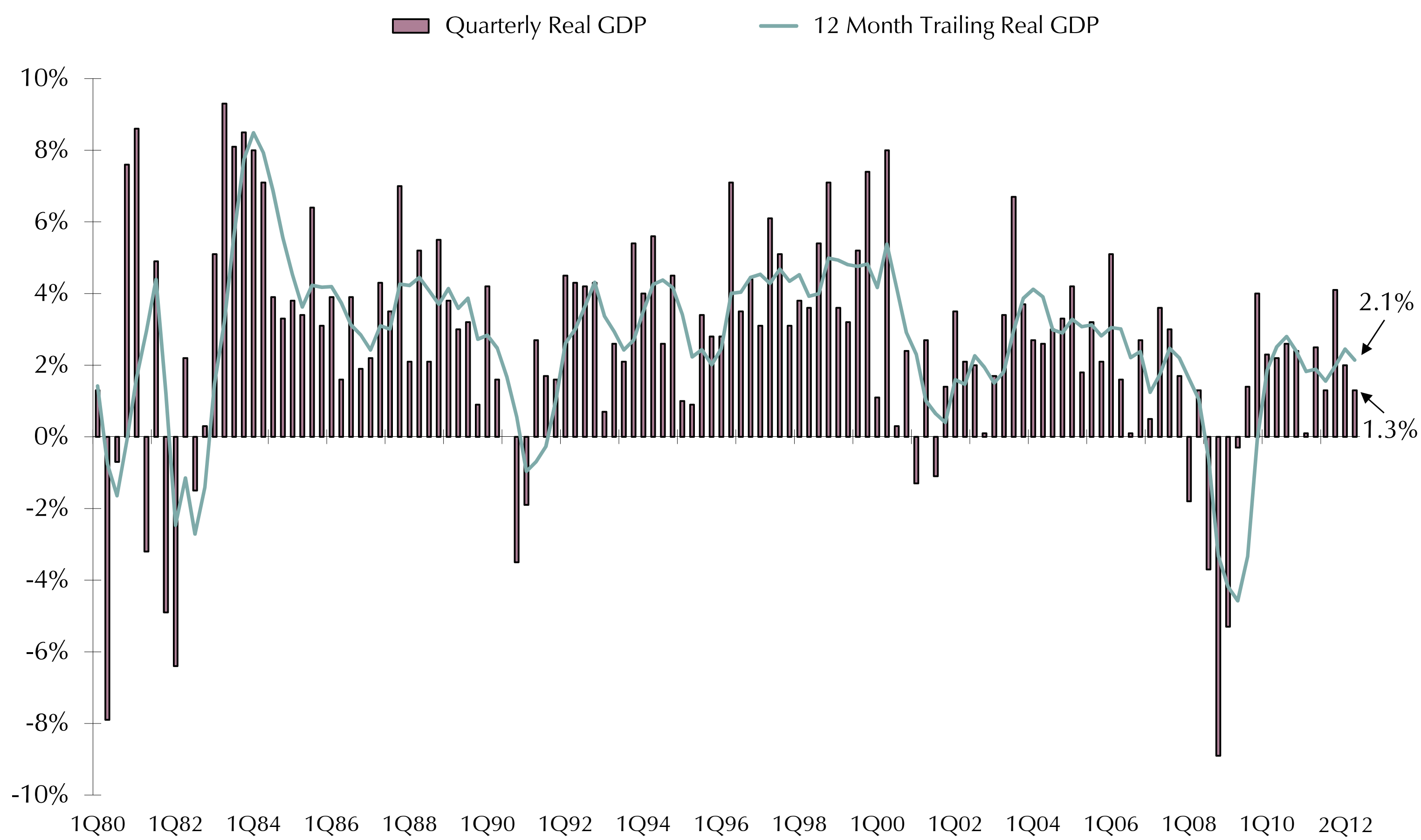
U.S. Fixed Income Markets



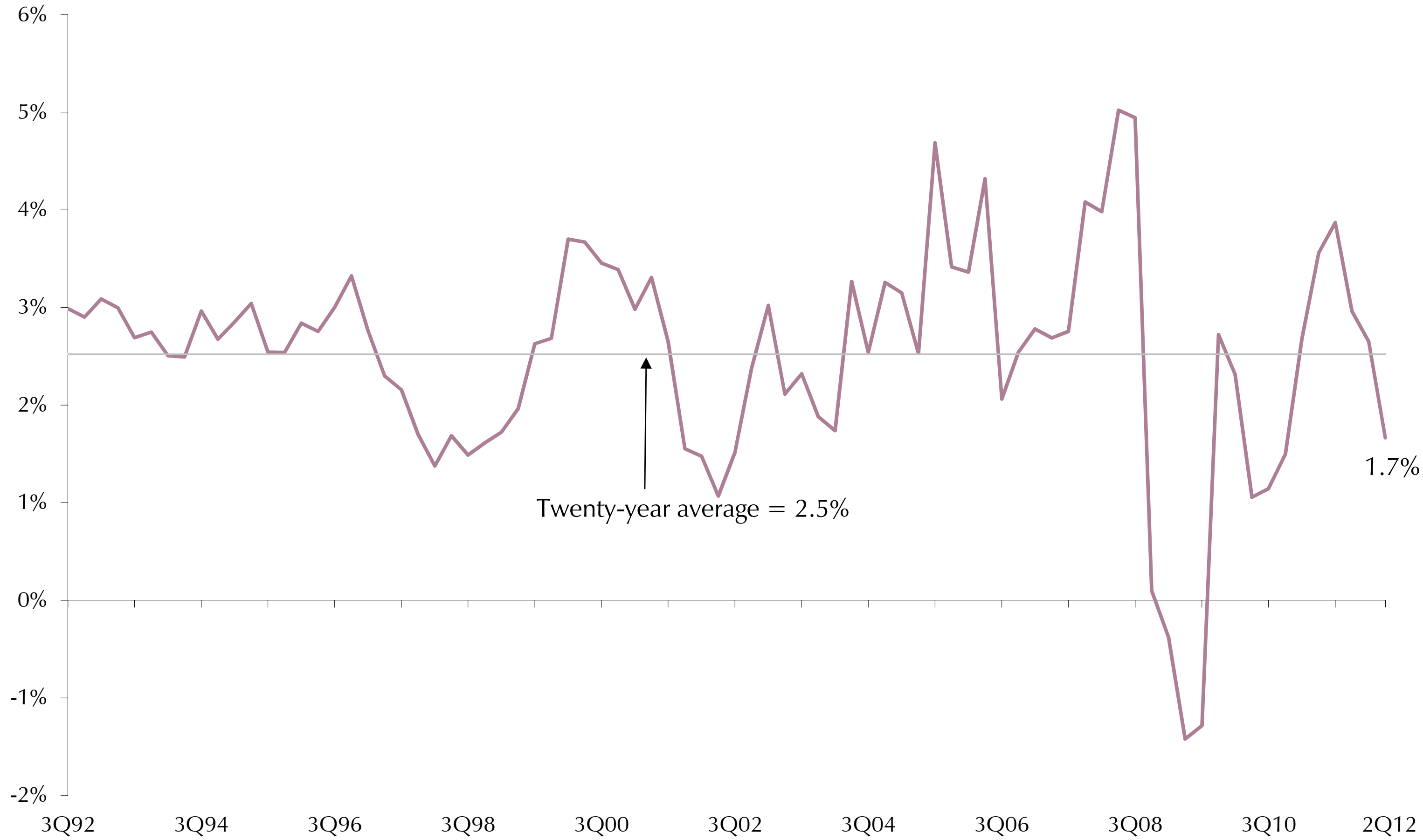
Credit Spreads vs. U.S. Treasury Bonds



Real Gross Domestic Product (GDP) Growth

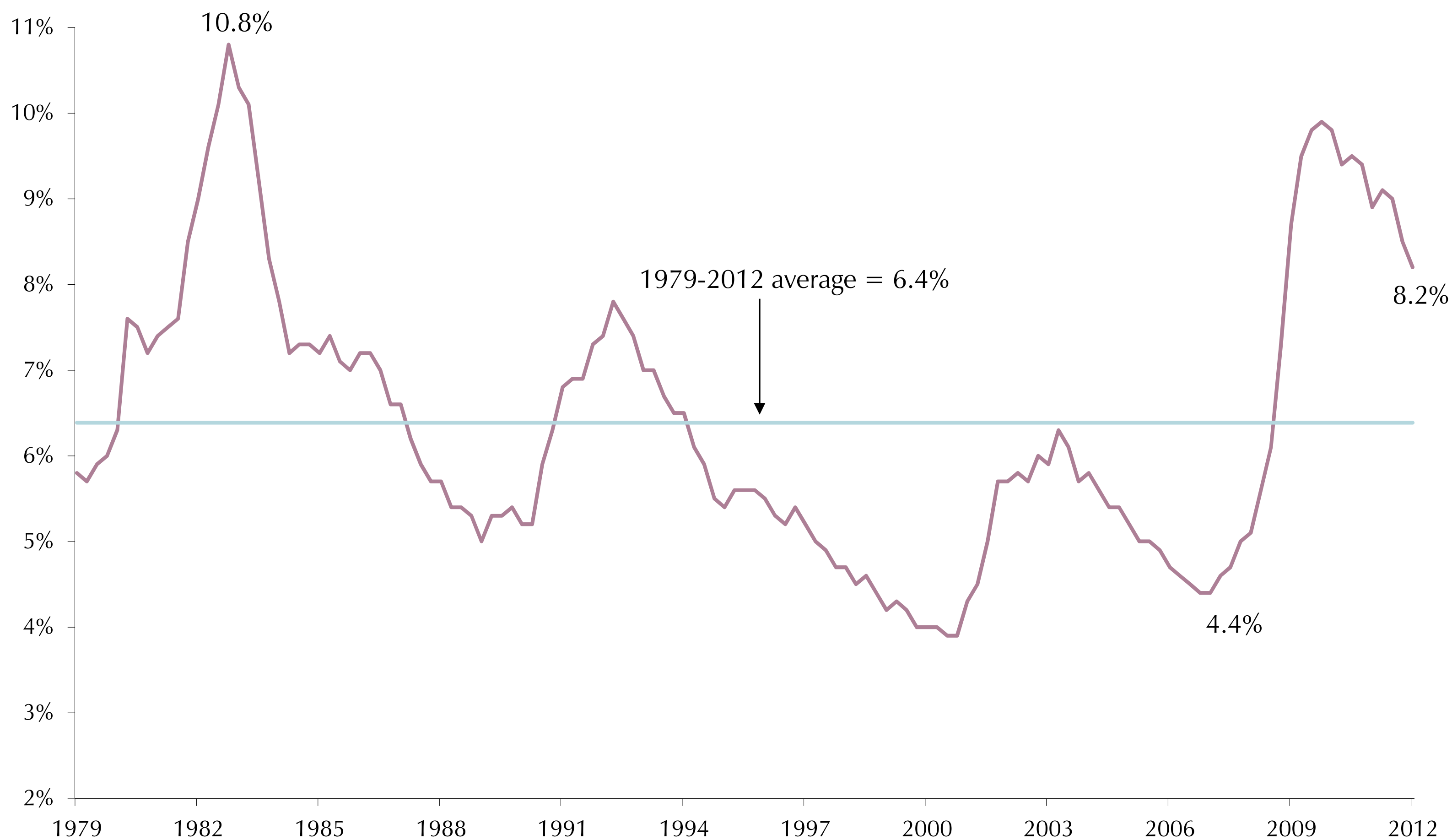


U.S. Inflation (CPI) Trailing Twelve Months[1]



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

U.S. Unemployment



Executive Summary
As of August 31, 2012

Fund Summary

- The Pension Fund was valued at $115.7 million as of August 31, 2012, an increase of $3.7 million from June 30, 2012.
  - All asset classes have positive returns quarter-to-date and year-to-date through August 31, 2012.
  - All portfolios have positive returns quarter-to-date and year-to-date through August 31, 2012.
- The Pension Fund returned 2.4% for quarter-to-date and 7.9% year-to-date through August 31, 2012.
- With recent investments in high yield bonds and natural resources equity, the Pension Fund's major asset allocation phase is complete.

Fund Highlights

- We continued the overweight to the large cap segment, which resulted in the domestic equity aggregate outperforming relative to the broad Russell 3000 index.
- We continued to use Western Asset as a funding source and thus increased PIMCO's weight among investment grade bond aggregate.
  - This helped investment grade bond aggregate outperform the broad Barclay's Aggregate index.
  - The investment grade bond aggregate continued to outperform the benchmark as credit bonds outperformed treasury and government securities.
- Manning & Napier continued to outperform, while Artio continues to underperform the MSCI ACWI (ex. U.S.) index.
- The Fund's emerging markets equity aggregate declined 5.3% since inception in April 2012, but outperformed the MSCIEM index by 2.1%.
  - DFA underperformed by 2% due to its value and small capitalization bias, while Vontobel outperformed by over 6% with a large capitalization bias and more stable growth-orientated holdings.
- The dollar continued to strengthen relative to emerging markets currencies. The overweight to the dollar denominated portfolio resulted in the emerging markets debt aggregate outperforming the benchmark.

Recent Activity

- Meketa Investment Group completed the new investment of $5.5 million in high yield bonds on August 13.
  - The high yield bond allocation is managed by Sky Harbor in a separate account.
  - The investment in Sky Harbor was funded with $3.0 million from Western Asset Core Plus and $2.5 million from cash.
- On August 29, Meketa Investment Group completed the new investment of $5.5 million in natural resources equity.
  - The natural resources equity allocation is invested in the SSgA S&P Global Large MidCap Natural Resources index fund.
  - The investment in natural resources equities was funded with $4.5 million from the Amalgamated S&P 500 and $1.0 million from the Amalgamated S&P 600 index funds.

Next Steps

- With the major asset allocation phase completed, our main area of focus will be to review and restructure managers' composition within the asset classes.
  - Restructure core real estate portfolios, and invest the proceeds with a value-added real estate manager.
  - Restructure core fixed income portfolios, and invest the proceeds in a low cost index fund.
  - Restructure developed international equity portfolios, and invest the proceeds in a small cap developed international equity fund.

Interim Update
August 31, 2012

Aggregate Assets
Asset Summary as of 8/31/12

	Market Value 8/31/12 ($ mm)	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 6/30/12 ($ mm)
Total Pension Fund	**115.7**	**100**	**NA**	**NA**	**112.0**
Domestic Equity Assets	34.8	30	25	15-35	38.9
International Developed Market Equity Assets	12.4	11	10	5-20	12.0
International Emerging Market Equity Assets	6.5	6	7	0-20	6.4
Investment Grade Bond Assets	23.2	20	14	8-25	25.8
TIPS Assets	5.3	5	10	0-20	5.2
Emerging Market Debt Assets	7.2	6	7	0-15	6.9
High Yield Bond Assets	5.4	5	5	0-15	0.0
Real Estate Assets	11.5	10	12	0-15	11.5
Natural Resources Assets	5.4	5	5	0-10	0.0
Private Equity Assets[1]	2.0	2	5	0-10	2.0
Cash	1.9	2	0	NA	3.3

[1] ULLICO asset value based on 2011 pricing.

Aggregate Assets
Portfolio Roster as of 8/31/12

	Market Value 8/31/12 ($ mm)	% of Asset Class	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 6/30/12 ($ mm)
Total Pension Fund	**115.7**	**NA**	**100**	**NA**	**NA**	**112.0**
Domestic Equity Assets	**34.8**	**100**	**30**	**25**	**15-35**	**38.9**
Amalgamated LongView Large Cap 500 Index	30.7	88	27			34.0
Amalgamated LongView Small Cap 600 Index	4.0	12	4			4.9
International Developed Market Equity Assets	**12.4**	**100**	**11**	**10**	**5-20**	**12.0**
Manning & Napier International Equity	6.4	52	6			6.1
Artio International Equity	6.0	48	5			5.8
International Emerging Market Equity Assets	**6.5**	**100**	**6**	**7**	**0-20**	**6.4**
Vontobel Emerging Markets Equity	3.5	53	3			3.4
Dimensional Emerging Markets Value	3.1	47	3			3.0
Investment Grade Bond Assets	**23.2**	**100**	**20**	**14**	**8-25**	**25.8**
PIMCO Total Return	14.7	63	13			14.3
Western Asset U.S. Core Plus, LLC	5.1	22	4			7.9
AFL-CIO Housing Investment Trust	3.5	15	3			3.5

Aggregate Assets
Portfolio Roster as of 8/31/12

	Market Value 8/31/12 ($ mm)	% of Asset Class	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 6/30/12 ($ mm)
TIPS Assets	**5.3**	**100**	**5**	**10**	**0-20**	**5.2**
Vanguard Inflation-Protected Securities	5.3	100	5			5.2
Emerging Market Debt Assets	**7.2**	**100**	**6**	**7**	**0-15**	**6.9**
Stone Harbor Emerging Markets Debt	4.4	62	4			4.2
Stone Harbor Emerging Markets Local Currency Debt	2.7	38	2			2.7
High Yield Bond Assets	**5.4**	**100**	**5**	**5**	**0-15**	**0.0**
SKY Harbor High Yield	5.4	100	5			0.0
Real Estate Assets	**11.5**	**100**	**10**	**12**	**0-15**	**11.5**
AFL-CIO Building Investment Trust	6.2	54	5			6.2
Multi-Employer Property Trust	5.3	46	5			5.3
Natural Resources Assets	**5.4**	**100**	**5**	**5**	**0-10**	**0.0**
SSgA S&P Global LargeMidCap Natural Resources Index	5.4	100	5			0.0
Private Equity Assets[1]	**2.0**	**100**	**2**	**5**	**0-10**	**2.0**
ULLICO Class A	2.0	100	2			2.0
Cash	**1.9**	**100**	**2**			**3.3**

[1] ULLICO asset value based on 2011 pricing.

	QTD (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Total Pension Fund	**2.4**	**7.9**	**9.0**	**9.1**	**2.2**	**5.3**	**7.1**	**1/1/88**	**7.7**
CPI (inflation)	*0.4*	*2.1*	*1.7*	*2.2*	*2.1*	*2.5*	*2.5*		*2.8*
Policy Benchmark[1]	*2.5*	*7.4*	*7.6*	*8.0*	*2.0*	*7.0*	*NA*		*NA*
Domestic Equity[2]	3.8	13.5	18.1	NA	NA	NA	NA	6/1/11	5.7
Russell 3000	*3.5*	*13.2*	*17.0*	*13.8*	*1.5*	*7.0*	*8.6*		*4.4*
International Developed Market Equity	3.5	8.2	-4.0	NA	NA	NA	NA	6/1/11	-13.6
MSCI ACWI (ex. U.S.) IMI	*3.5*	*6.5*	*-2.4*	*3.9*	*-3.4*	*8.6*	*NA*		*-10.7*
Emerging Market Equity Assets	1.4	NA	NA	NA	NA	NA	NA	4/1/12	-5.3
MSCI Emerging Markets	*1.6*	*5.6*	*-5.8*	*6.6*	*-0.4*	*15.0*	*8.4*		*-7.4*
Investment Grade Bonds[2]	2.1	7.1	8.4	NA	NA	NA	NA	6/1/11	7.3
Barclays Aggregate	*1.4*	*3.9*	*5.8*	*6.5*	*6.7*	*5.5*	*6.4*		*6.9*
TIPS	1.6	5.7	NA	NA	NA	NA	NA	12/1/11	5.9
Barclays U.S. TIPS	*1.6*	*5.7*	*8.3*	*9.9*	*8.1*	*6.8*	*NA*		*5.7*
Emerging Market Debt	3.7	NA	NA	NA	NA	NA	NA	3/1/12	2.9
JP Morgan GBI Global	*1.7*	*2.1*	*0.8*	*5.3*	*7.2*	*6.9*	*6.3*		*1.9*
Real Estate	NA	5.1	11.1	NA	NA	NA	NA	6/1/11	12.3
NCREIF ODCE Equal Weighted	*NA*	*5.5*	*12.5*	*7.7*	*-1.2*	*6.1*	*7.5*		*13.9*

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

	QTD (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Total Pension Fund	**2.4**	**7.9**	**9.0**	**9.1**	**2.2**	**5.3**	**7.1**	**1/1/88**	**7.7**
CPI (inflation)	*0.4*	*2.1*	*1.7*	*2.2*	*2.1*	*2.5*	*2.5*		*2.8*
Policy Benchmark[1]	*2.5*	*7.4*	*7.6*	*8.0*	*2.0*	*7.0*	*NA*		*NA*
Domestic Equity[2]	**3.8**	**13.5**	**18.1**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**5.7**
Amalgamated LongView Large Cap 500 Index	3.7	13.5	18.0	13.6	1.3	6.5	NA	1/1/96	7.1
S&P 500	*3.7*	*13.5*	*18.0*	*13.6*	*1.3*	*6.5*	*8.4*		*7.0*
Amalgamated LongView Small Cap 600 Index	3.0	11.2	16.9	16.2	3.1	NA	NA	1/1/03	10.3
S&P Small Cap	*3.0*	*11.2*	*16.9*	*16.2*	*3.1*	*9.8*	*10.9*		*10.3*
International Developed Market Equity	**3.5**	**8.2**	**-4.0**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**-13.6**
Manning & Napier International Equity	4.9	10.5	-0.8	NA	NA	NA	NA	1/1/10	0.8
MSCI ACWI (ex. U.S.)	*3.5*	*6.4*	*-1.9*	*3.6*	*-3.6*	*8.2*	*6.1*		*0.8*
Artio International Equity (GTII)	2.0	5.8	-7.2	-0.2	-6.5	NA	NA	7/1/06	-1.2
MSCI ACWI (ex. U.S.)	*3.5*	*6.4*	*-1.9*	*3.6*	*-3.6*	*8.2*	*6.1*		*0.9*

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

Aggregate Assets
Performance as of 8/31/12

	QTD (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
International Emerging Market Equity Assets	**1.4**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**4/1/12**	**-5.3**
Vontobel Emerging Markets Equity	2.0	NA	NA	NA	NA	NA	NA	4/1/12	-1.3
MSCI Emerging Markets	*1.6*	*5.6*	*-5.8*	*6.6*	*-0.4*	*15.0*	*8.4*		*-7.4*
Dimensional Emerging Markets Value	0.7	NA	NA	NA	NA	NA	NA	4/1/12	-9.4
MSCI Emerging Markets	*1.6*	*5.6*	*-5.8*	*6.6*	*-0.4*	*15.0*	*8.4*		*-7.4*
Investment Grade Bonds[1]	**2.1**	**7.1**	**8.4**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**7.3**
PIMCO Total Return	2.2	8.1	8.6	NA	NA	NA	NA	1/1/10	7.9
Barclays Universal	*1.7*	*4.6*	*6.4*	*7.1*	*6.8*	*5.9*	*6.6*		*7.2*
Western Asset U.S. Core Plus, LLC	2.2	6.8	8.5	10.9	8.2	NA	NA	8/1/06	7.6
Barclays Universal	*1.7*	*4.6*	*6.4*	*7.1*	*6.8*	*5.9*	*6.6*		*6.7*
AFL-CIO Housing Investment Trust	1.2	3.9	6.3	6.6	7.0	5.8	NA	6/1/02	6.1
Barclays Aggregate	*1.4*	*3.9*	*5.8*	*6.5*	*6.7*	*5.5*	*6.4*		*5.7*
Barclays Mortgage	*0.9*	*2.6*	*3.7*	*5.2*	*6.5*	*5.3*	*6.2*		*5.4*
TIPS	**1.6**	**5.7**	**NA**	**NA**	**NA**	**NA**	**NA**	**12/1/11**	**5.9**
Vanguard Inflation-Protected Securities	1.6	5.7	NA	NA	NA	NA	NA	12/1/11	5.9
Barclays U.S. TIPS	*1.6*	*5.7*	*8.3*	*9.9*	*8.1*	*6.8*	*NA*		*5.7*

[1] Historical asset class aggregates not available from Marco.

Aggregate Assets
Performance as of 8/31/12

	QTD (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Emerging Market Debt	**3.7**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**3/1/12**	**2.9**
Stone Harbor Emerging Markets Debt	4.9	NA	NA	NA	NA	NA	NA	3/1/12	6.0
JPMorgan EMBI Global Diversified	*4.9*	*12.4*	*12.5*	*13.0*	*10.2*	*11.4*	*NA*		*8.1*
Stone Harbor Emerging Markets Local Currency Debt	1.8	NA	NA	NA	NA	NA	NA	3/1/12	-1.8
JPM GBI-EM Global Diversified	*2.1*	*9.3*	*-1.0*	*9.7*	*9.5*	*NA*	*NA*		*-1.1*
Real Estate	**NA**	**5.1**	**11.1**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**12.3**
AFL-CIO Building Investment Trust	NA	6.2	12.3	6.9	0.0	5.7	NA	7/1/02	5.6
NCREIF ODCE Equal Weighted	*NA*	*5.5*	*12.5*	*7.7*	*-1.2*	*6.1*	*7.5*		*6.0*
NCREIF Property	*NA*	*5.6*	*12.4*	*8.9*	*2.6*	*8.3*	*8.4*		*8.2*
Multi-Employer Property Trust	NA	3.7	9.8	6.4	-2.2	5.0	6.1	1/1/92	5.7
NCREIF ODCE Equal Weighted	*NA*	*5.5*	*12.5*	*7.7*	*-1.2*	*6.1*	*7.5*		*7.2*
NCREIF Property	*NA*	*5.6*	*12.4*	*8.9*	*2.6*	*8.3*	*8.4*		*8.1*
NCREIF ODCE	*NA*	*5.5*	*12.4*	*8.4*	*-0.9*	*6.5*	*7.6*		*7.2*

Manager Analysis

Western Asset Management Company

As of June 30, 2012

Western Asset U.S. Core Plus Fund	
Firm Location	Pasadena, CA
Assets Managed ($bn)	$445.9
Firm Inception	1971
Assets Managed in Product ($bn)	$61.0
Strategy Inception	1993

Firm & Strategy Overview

- Western Asset Management Company was founded in October 1971 by United California Bank. Legg Mason acquired Western Asset in 1986, and the firm has operated as an independent affiliate of Legg Mason since that time. Western Asset's main office is located in Pasadena, California, where the U.S. Core Plus investment team is located.
- Western Asset has a long-term, fundamental value orientation. The objective of the U.S. Core Full Discretion strategy is to exceed the benchmark return by 115 basis points annually over a three- to seven-year period while approximating benchmark risk. Corporate bonds have long represented an area of emphasis at Western Asset, and they believe that they can add value by using the full spectrum of investment grade corporates.

Fixed Income Portfolio Characteristics
As of June 30, 2012

	PIMCO	Western Asset	*Barclays Aggregate*
Number of Issues	6,121	1,242	*7,921*
Average Effective Duration	4.8 years	4.6 years	*5.1years*
Yield to Maturity	3.0%	3.8%	*2.0%*
Average Credit Quality	AA-	A+	*AA*
Credit Quality Breakdown:			
AAA	63%	50%	*74%*
AA	11	6	*4*
A	10	18	*11*
BBB	9	14	*10*
Below BBB	7	12	*0*
Sector Exposure:			
US Treasury & Agency	35%	11%	*43%*
Mortgage Backed Securities	50	35	*33*
Corporate	16	29	*21*
Sovereign and Supranational	13	0	*0*
Local & Provincial Government	4	0	*2*
CMBS	2	2	*1*
ABS	0	3	*0*
Cash Equivalents	-21[1]	3	*0*
Other	1	16	*0*
Average Annual Turnover	584%	76%	*NA*

[1] The negative net cash equivalent figure is caused primarily by forward-settling liabilities exceeding cash equivalent securities as defined by PIMCO (liquid securities with a duration of less than one year). The -21% in net cash equivalents includes implied liabilities which are an accounting offset to derivative positions.

Fixed Income Performance Comparison[1]

As of August 31, 2012

	PIMCO	Western Asset	*Barclays Aggregate*
Account Inception	January 2010	August 2006	
Trailing 10 Years Ending Aug 2012:			
Trailing Return	6.4%	7.1%	*5.5%*
Standard Deviation	4.3%	6.3%	*3.8%*
Information Ratio	0.50	0.36	*NA*
Sharpe Ratio	1.09	0.85	*0.98*
Tracking Error	1.9%	4.5%	*NA*
Beta	1.00	1.11	*1.00*
Correlation with Benchmark	88%	66%	*100%*
Upside Capture	116%	121%	*NA*
Downside Capture	103%	112%	*NA*
Best Three-Month Period	8.0%	13.2%	*6.2%*
Worst Three-Month Period	-3.3%	-12.3%	*-2.9%*
Trailing Period Performance:			
Common Period (Jan 2010-Aug 2012)	7.9%	8.5%	*6.9%*
1-Year Return	8.6	8.5	*5.8*
3-Year Return	7.1	10.9	*6.5*
5-Year Return	8.6	8.2	*6.7*
10-Year Return	6.4	7.1	*5.5*

[1] All returns are net of fees. Source: eVestment Alliance.

Comparison

- PIMCO and Western Asset manage "core plus" accounts for the Fund. As shown on the Fixed Income Performance Comparison table on the preceding page, both managers have outperformed the Barclays Aggregate over all trailing periods in the last ten years.
- Western Asset is a high beta manager and has exhibited higher volatility than both PIMCO and the Barclays Aggregate.
  - As a result, Western's Sharpe ratio (risk-adjusted performance) is lower at 0.85 versus 1.09 for PIMCO Total Return and the Barclays Aggregate.
  - With a correlation of 66%, Western is substantially less correlated with the index.
- PIMCO Total Return has a higher beta strategy compared to the broader universe of investment grade bond managers.
  - The standard deviation of the Total Return fund is lower than that of Western, but still higher than the index.

Implementation

- Given that Western Asset and PIMCO comprise approximately 86% of the Fund's investment grade bond allocation, we intend to diversify the exposure with a more conservative investment grade bond manager.
  - Before the Pension Fund employed a high yield manager, Western-Asset provided useful exposure to that asset class.
  - A more conservative bond manager would have a lower beta and volatility, and the potential to protect more on the downside, as would be expected from the investment grade bond portion of the asset allocation.
- We would reduce or eliminate Western Asset and invest in a passive fund or a conservative active manager.

Manning & Napier International Equity

As of June 30, 2012

Firm Location	Fairport, NY
Assets Managed ($bn)	$42.4
Firm Inception	1970
Assets Managed in Product ($bn)	$13.5
Strategy Inception	1996

Firm & Strategy Overview

- Founded in 1970, Manning & Napier provides public equity, fixed income and multi-asset class solutions for institutional and retail clients. In November 2011, the firm completed an initial public offering and began trading on the NYSE under the symbol MN. Roughly 86% of the company remains owned by its employees, and 14% is publicly held. Employee ownership is broadly spread among 47 partners.
- Manning & Napier combines both top-down and bottom-up analysis to identify attractive opportunities. The team looks for three types of companies – Strategic Profile, Hurdle Rate and Bankable Deal.
- Strategic Profile companies are poised for strong future growth that is not reflected in current valuations. Hurdle Rates are higher for more cyclical companies in temporarily depressed sectors. Lastly, Bankable Deal companies have undervalued assets with an identifiable catalyst to unlock that value.
- The end result is a portfolio of 70-90 stocks, invested across the capitalization spectrum.

Artio International Equity

As of June 30, 2012

Firm Location	New York, NY
Assets Managed ($bn)	$21.0
Firm Inception	1983
Assets Managed in Product ($bn)	$5.2
Strategy Inception	2005

Firm & Strategy Overview

- Founded in 1983, Artio Global Investors became a publicly traded company in September 2009, under the symbol ART. Previously the firm was a wholly-owned subsidiary of Swiss bank Julius Baer. The firm manages public equity and fixed income strategies for institutional and high net worth clients.
- Artio combines bottom-up (developed markets) and top-down (emerging markets) analysis to build a broadly diversified core international equity portfolio for their clients.
- The International Equity II strategy is a mid-large cap version of Artio's flagship International Equity product, which had been closed to new assets.
- Artio builds a very diversified portfolio of 150-250 stocks, that typically have a 15-30% exposure to emerging markets.

International Equity Portfolio Characteristics

As of June 30, 2012

	Manning & Napier	Artio	*MSCI ACWI (ex.-U.S.)*
Price-Earnings Ratio	13x	11x	*13x*
Price-Book Value Ratio	1.6	1.7x	*1.4x*
Weighted Avg. Market Cap	$32.3 billion	$59.4 billion	*$35.6 billion*
Number of Holdings	90	183	*1,837*
Typical Holdings Range	70 – 90	175 – 300	*NA*
Annual Expected Turnover Rate	20 - 40%	50 - 100%	*NA*
Country Weightings	U.K. 20% France 14% Switzerland 10%	U.K. 19% Japan 15% Germany 10%	*U.K. 16%* *Japan 15%* *Canada 8%*
Emerging Markets Weight	8%	15%	*22%*
Sector Weightings	Cons Staples 23% Industrials 14% Energy 13%	Cons Disc 17% Health Care 13% Industrials 12%	*Financials 24%* *Materials 11%* *Energy 11%*
Percent Portfolio in Top 5/Top 10 Holdings	15%/27%	10%/18%	*5%/8%*

International Equity Performance Comparison1

As of August 31, 2012

	Manning & Napier	Artio	*MSCI ACWI (ex.-U.S.)*
Composite Inception	October 1996	April 2005	
Common Period (Apr 2005 to Aug 2012):			
Trailing Return	5.2%	2.7%	*4.2%*
Standard Deviation	22.7%	21.5%	*22.5%*
Information Ratio	0.18%	-0.33%	NA
Sharpe Ratio	0.14%	0.04%	0.10%
Tracking Error	5.5%	4.4%	NA
Beta	0.96	0.95	*1.00*
Correlation with Benchmark	97%	98%	100%
Upside Capture	101%	95%	*NA*
Downside Capture	98%	100%	*NA*
Best Three-Month Period	33.1%	29.4%	*39.4%*
Worst Three-Month Period	-37.5%	-33.0%	*-37.6%*
Trailing Period Performance:			
1-Year Return	-0.8%	-7.2%	*-1.9%*
3-Year Return	3.8	-0.2	*3.6*
5-Year Return	-2.1	-6.5	*-3.6*
10-Year Return	9.2	NA	*8.2*

[1] All returns are net of fees. Source: Manning & Napier, Artio, MSCI Barra, eVestment Alliance.

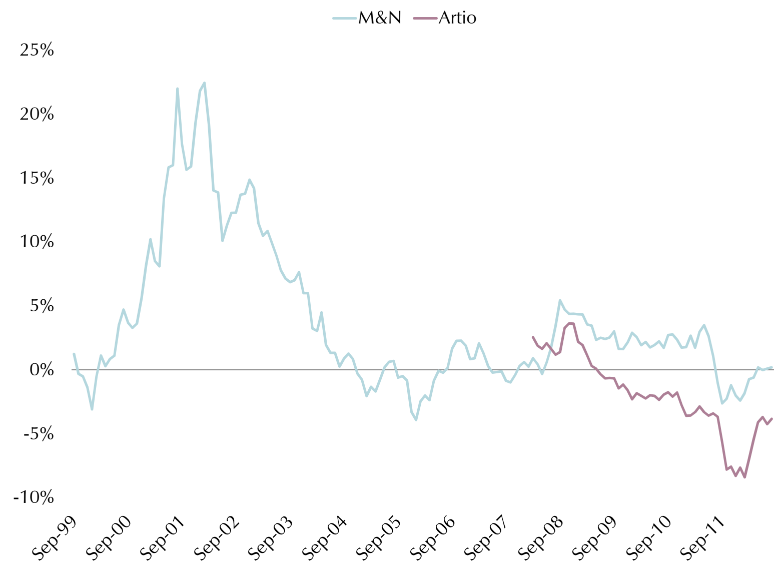
International Equity Performance Comparison[1]

As of August 31, 2012

Calendar Year Performance	Manning & Napier	Artio	*MSCI ACWI (ex.-U.S.) Index*
2012 YTD	10.5%	5.8%	*6.4%*
2011	-15.6	-20.0	*-13.7*
2010	9.5	8.4	*11.2*
2009	39.0	23.8	*41.4*
2008	-40.6	-41.6	*-45.5*
2007	16.2	18.3	*16.7*
2006	33.9	30.6	*26.7*
2005	11.6	NA	*16.6*
2004	25.3	NA	*20.9*
2003	31.2	NA	*40.8*
2002	-12.5	NA	*-14.9*
2001	0.0	NA	*-19.7*
2000	8.4	NA	*-15.1*
1999	42.5	NA	*30.9*
1998	-4.2	NA	*14.5*
1997	8.0	NA	*2.0*

[1] All returns are net of fees. Source: Manning & Napier, Artio, MSCI Barra, eVestment Alliance.

Rolling 3 Year Excess Returns
(vs. MSCI ACWI ex.-U.S. Index)



- Since the inception of their respective strategies, Manning & Napier has outperformed the benchmark in 75% of rolling three year periods (117 out of 156), while Artio has only outperformed in 28% (15 out of 54).[1]
- Manning & Napier's longer-term numbers are skewed by their significant outperformance from 1999-2001. Over the past ten years, the manager outperformed in 67% of periods, by an average of 1.0% per year.
- Artio has consistently underperformed the benchmark since inception.

[1] All returns are net of fees. Source: Manning & Napier, Artio, MSCI Barra, eVestment Alliance.

Implementation

- Meketa Investment Group intends to terminate its investment in the Artio International Equity II strategy.
  - Artio's rapid growth in assets significantly impacted their ability to add value for clients. Combined assets of the International Equity I and International Equity II strategies peaked at well over $60 billion in 2007.
  - Artio has had a very difficult time navigating the macroeconomic environment since 2008. Given the significant economic risks that still remain, there is a strong chance that they continue to underperform.
  - Client redemptions have increased dramatically as performance has suffered, raising questions about firm stability.
- Meketa Investment Group plans to retain Manning & Napier, but under a close watch.
  - We have some concerns about the firm's decision to go public last year.
  - Incentives created by public ownership can conflict with those of existing clients.
  - At $13.5 billion in assets already, growth of the strategy will be closely monitored.

Multi-Employer Property Trust (MEPT)

As of June 30, 2012

Manager Overview	MEPT
Firm Headquarters	Seattle
Other Locations	Chicago Dallas Los Angeles San Francisco Washington, D.C. Toronto
Real Estate Inception	1981
Real Estate AUM ($bn)	5.5

Firm & Strategy Overview

- MEPT is managed by three entities: NewTower Trust Company in Bethesda, MD, serves as the trustee and fiduciary of the Fund; Bentall Kennedy in Seattle serves as the real estate investment advisor; and Landon Butler & Company (LBC) in Washington, D.C. provides investor relations and marketing services. Bentall Kennedy was founded in 1978. LBC became a full service investor relations firm in 1981. Bentall Kennedy and LBC founded MEPT in 1981. NewTower became the fiduciary and trustee of MEPT in June 2005. MEPT uses a Policy Board to perform oversight and risk analysis for the Fund. The Policy Board determines MEPT's strategic direction, including investment policy and portfolio strategy. The Policy Board meets at least twice a year to review the performance and management of MEPT.

Firm & Strategy Overview (continued)

- MEPT's primary investment strategy is to create high quality, core, income-producing assets through development, rehabilitation, or acquisition and repositioning of undervalued assets, with a commitment to Responsible Property Investing. MEPT adds value through development and redevelopment, acquiring core properties by building them at or below replacement cost. The Fund invests in office buildings, warehouses, flex/research and development facilities, retail centers, apartment complexes, and hotels in order to maintain a diversified core portfolio.
- By capturing value relatively early in the life of the asset, MEPT's portfolio seeks to produce strong and stable current income. MEPT makes investments through a combination of forward commitments and fee- and incentive-based Developer Service Agreements. MEPT's risk management strategy for development projects seeks to mitigate construction risk, market risk, and other property-related risks. Finally, as the owner, MEPT controls all major decisions in the development process.

AFL-CIO Building Investment Trust (BIT)

As of June 30, 2012

Manager Overview	BIT
Firm Headquarters	Washington, D.C.
Other Locations	Pittsburgh
Real Estate Inception	1988
Real Estate AUM ($ bn)	2.4

Firm & Strategy Overview

- BIT is managed and sponsored by PNC Bank in Pittsburgh, PA, as Trustee. PNC Realty Investors (PRI) in Washington, D.C., provides investment advisory and management services to the Fund. PRI is indirectly owned by The PNC Financial Services Group, Inc. (PNC). The AFL-CIO Investment Trust Corporation (ITC) in Washington, D.C., provides investor relations, marketing and labor relations services.
- BIT began operations July 1, 1988, as an open-end, commingled group trust. Originally investing in real estate-related debt, the BIT's investment strategy evolved first to a balanced debt and equity fund and today as a fund investing primarily in equity real estate assets. The BIT's principal objectives in making real estate investments are to generate competitive income and long-term capital appreciation while protecting investors' capital.
- As a core real estate manager, BIT invests in office, retail, multi-family, hotel, warehouse, and mixed-use properties across the U.S. and has developed a written union labor investment policy. BIT seeks to invest in institutional quality real estate while promoting economic development and creating union jobs.

Fund Overview
As of June 30, 2012

	MEPT	BIT	*NCREIF ODCE*
Fund Name	Multi-Employer Property Trust	AFL-CIO Building Investment Trust	*Open-End Diversified Core Equity*
Inception Date	April 1982	July 1988	*March 1978*
Gross Market Value ($mm)	6,868	3,000	*107,940*
Net Asset Value ($mm)	5,561	2,387	*83,830*
Leverage Ratio (%)	18.8	20.4	*23*
Percent Leased (%)	89.7	88.7	*90*
Cash (%)	6.3	3.4	*4.2*
Number of Investments[1]	145	66	*1,881*
Number of Investors[2]	364	161	*18*
External Appraisal Policy	Quarterly	Quarterly	*NA*

- The NCREIF ODCE Index is a quarterly benchmark, launched in 1978, that reports total return, appreciation, and income returns on a levered fund basis for its 18 contributing open-ended funds. It is a broad based portfolio of core U.S. commercial properties held by tax-exempt institutional investors.

[1] Represents the number of investments, each of which may include multiple properties.
[2] For the NCREIF ODCE, represents the number of active managers that report to the index.

Portfolio Characteristics
As of June 30, 2012

	MEPT	BIT	*NCREIF ODCE*
Property Type Allocation:			
Apartments	20%	30%	*24%*
Industrial	18	13	*18*
Office	53	32	*37*
Retail	8	21	*17*
Other	1	4	*4*
Geographic Allocation:			
East	43%	47%	*34%*
Mid-West	18	13	*11*
South	6	16	*18*
West	33	24	*38*
Composition:			
Number of Investments	145	66	*1,881*
Average Investment Size ($mm)	$38	$36	*$45*
Investment Size Allocation:			
$0 to $50mm	36%	46%	*NA*
$50 to $100mm	30	39	*NA*
Over $100mm	35	16	*NA*
Life Cycle:			
Pre-Development	1%	1%	*NA*
Development / Construction	4	8	*NA*
Operating	94	92	*NA*
Redevelopment	1	0	*NA*

Trailing Performance[1]
As of June 30, 2012

	MEPT	BIT	*NCREIF ODCE*
Trailing Period Returns:			
1 Year	9.8%	12.3%	*11.5%*
3 Years	6.4	6.1	*6.8*
5 Years	-2.2	-0.8	*-2.1*
10 Years	5.0	4.7	*5.2*
Longest Common Period:[2]			
Trailing Return	5.8%	6.2%	*5.1%*
Standard Deviation	5.9%	5.0%	*6.3%*
Sharpe Ratio	0.48	0.34	*0.20*

Valuation Summary
As of June 30, 2012

	MEPT	BIT	*NCREIF ODCE*
Appreciation History:			
Peak Date	1Q08	1Q08	*1Q08*
Trough Date	1Q10	1Q10	*1Q10*
Peak-to-Trough % Valuation Decline	-43%	-40%	*-45%*
Trough-to-2Q12 % Valuation Gain	22%	24%	*25%*
2Q12 Valuation as a % of Peak Value	69%	74%	*68%*

[1] All performance is net of fees.
[2] The longest common period is April 1, 1982 to June 30, 2012.

Fees

	MEPT	BIT
Management Fee	1.25% on first $1bn of MEPT net assets; 1.0% on next $1bn; 0.75% thereafter.	1.0% on first $2bn of BIT net assets; 0.85% on next $1bn; 0.80% thereafter.
Current Annual Fee Based on Fund's 2Q12 NAV	0.88%	0.95%
Performance	None	None
Cash Balance	0.15% annual fee for cash balances above 7.5% of net assets.	0.10% on cash balances

Labor Policy

	Labor Policy
MEPT	Uses 100% union labor for all new construction, renovation or rehabilitation, and tenant improvements.
BIT	100% of onsite construction labor to be provided by signatory union contractors and subcontractors. Maintenance and ongoing operations of BIT-owned buildings is provided by union contractors, while certain types of tenants must commit to neutrality or "card-check" agreements.

Implementation

- MEPT and BIT both have similar strategies, as reflected in their property type, geographic, and life cycle diversifications. Additionally, both funds utilize similar amounts of leverage.
  - The most noticeable differences are the funds' total net asset values and number of investments, with MEPT having more than double BIT's net asset value and number of investments, offering a more diversified portfolio that could be expected to perform more in-line with the NCREIF ODCE Index.
- We plan to terminate MEPT given their larger asset size and slightly weaker performance and recent senior turn-over and reallocate the capital to value-added real estate.
- The following two pages review core and non-core strategies.

Real Estate Returns by Strategy[1]

as of March 31, 2012

	Core (%)	Value-Added (%)	Opportunistic (%)	*S&P 500 (%)*	*Barclays Aggregate (%)*
10-Year Annualized Total Return	6.0	8.2	10.2	*4.1*	*5.8*
Annualized Std. Dev.	*9.0*	*11.7*	*12.9*	*18.6*	*3.5*
10-Year Annualized Income Return	6.2	5.9	4.0		
Annualized Std. Dev.	*0.5*	*2.2*	*2.7*		
10-Year Annualized Appreciation Return	-0.2	2.1	6.0		
Annualized Std. Dev.	*8.9*	*11.2*	*11.5*		
Peak to Trough Decline[2]	-39.1	-46.0	-46.0	*-45.8*	*8.5*
Trough to 1Q12 Recovery[3]	38.5	49.7	35.5	*67.0*	*21.9*
5-Year Inter-Quartile Spread[4]	2.1	9.2	16.4	*NA*	*NA*

- The primary reasons for investing in non-core real estate are to increase diversification and enhance returns.
- Non-core investments have generated higher returns, and there is greater potential for superior managers to create above-average returns, as reflected in the inter-quartile return spreads.

[1] Equal-weighted returns are on a time-weighted basis and are gross of fees. Core is reflected by the NFI-ODCE, and Value-added and Opportunistic are reflected by the NCREIF/Townsend All Fund Indices.
[2] Core funds recorded peak performance in 2Q08; Value-added and Opportunistic funds in 1Q08; S&P 500 and Barclays Aggregate in 3Q07.
[3] Core and Value-added funds recorded trough performance in 4Q09; Opportunistic funds in 2Q10; S&P 500 and Barclays Aggregate in 1Q09.
[4] Interquartile spread reflects the spread between the 25th and 75th percentiles.

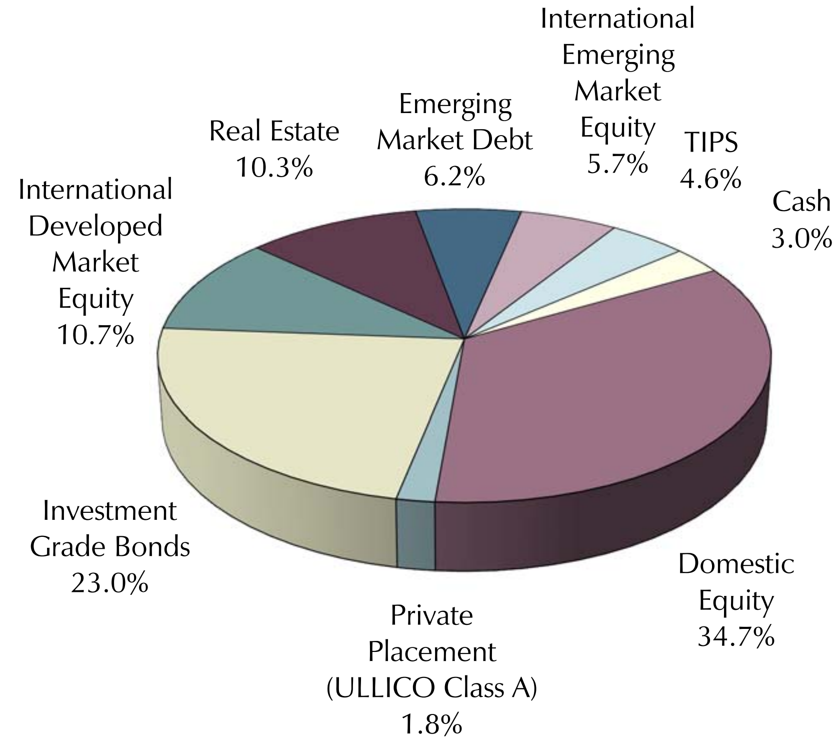
Commercial Property Price Indexes[1]
December 1997 to December 2011

- In general, commercial real estate has experienced multiple consecutive quarters of improving fundamentals. However, the pace and magnitude of recovery is variable and dependent on property type and market, and on the health of the overall economy.
- Core asset pricing, as reflected in the REIT Owned Properties and the 6-City Trophy indexes, have recovered to within 5% and 10%, respectively, of their peak values.
- Non-core real estate pricing, as reflected in the All Properties and Distressed Properties indexes, lag far behind, having only recovered to within 42% and 55%, respectively, of their peak values.

[1] Indexes set to equal 100, as of October 2007. Sources: GA LLC, REAL, Real Capital Advisors, Green Street

Fund Summary
As of June 30, 2012

Aggregate Assets as of 6/30/12



Aggregate Assets
Asset Summary as of 6/30/12

	Market Value 6/30/12 ($ mm)	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 3/31/12 ($ mm)
Total Pension Fund	**112.0**	**100**	**NA**	**NA**	**112.0**
Domestic Equity Assets	38.9	35	25	15-35	40.0
International Developed Market Equity Assets	12.0	11	10	5-20	13.0
International Emerging Market Equity Assets	6.4	6	7	0-20	3.4
Investment Grade Bond Assets	25.8	23	14	8-25	25.2
TIPS Assets	5.2	5	10	0-20	5.0
High Yield Bond Assets	0.0	0	5	0-15	0.0
Emerging Market Debt Assets	6.9	6	7	0-15	6.9
Real Estate Assets	11.5	10	12	0-15	11.2
Natural Resources Assets	0.0	0	5	0-10	0.0
Private Equity Assets[1]	2.0	2	5	0-10	2.0
Cash	3.3	3	0	NA	5.3

[1] ULLICO asset value based on 2011 pricing.

Aggregate Assets
Portfolio Roster as of 6/30/12

	Market Value 6/30/12 ($ mm)	% of Asset Class	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 3/31/12 ($ mm)
Total Pension Fund	**112.0**	**NA**	**100**	**NA**	**NA**	**112.0**
Domestic Equity Assets	**38.9**	**100**	**35**	**25**	**15-35**	**40.0**
Amalgamated LongView Large Cap 500 Index	34.0	87	30			34.9
Amalgamated LongView Small Cap 600 Index	4.9	13	4			5.1
International Developed Market Equity Assets	**12.0**	**100**	**11**	**10**	**5-20**	**13.0**
Manning & Napier International Equity	6.1	51	5			6.7
Artio International Equity	5.8	49	5			6.3
International Emerging Market Equity Assets	**6.4**	**100**	**6**	**7**	**0-20**	**3.4**
Vontobel Emerging Markets Equity	3.4	53	3			0.0
Dimensional Emerging Markets Value	3.0	47	3			3.4
Investment Grade Bond Assets	**25.8**	**100**	**23**	**14**	**8-25**	**25.2**
PIMCO Total Return	14.3	56	13			13.9
Western Asset U.S. Core Plus, LLC	7.9	31	7			7.8
AFL-CIO Housing Investment Trust	3.5	14	3			3.4

Aggregate Assets
Portfolio Roster as of 6/30/12

	Market Value 6/30/12 ($ mm)	% of Asset Class	% of Pension Fund	Target Allocation (%)	Target Range (%)	Market Value 3/31/12 ($ mm)
TIPS Assets	**5.2**	**100**	**5**	**10**	**0-20**	**5.0**
Vanguard Inflation-Protected Securities	5.2	100	5			5.0
Emerging Market Debt Assets	**6.9**	**100**	**6**	**7**	**0-15**	**6.9**
Stone Harbor Emerging Markets Debt	4.2	61	4			4.2
Stone Harbor Emerging Markets Local Currency Debt	2.7	39	2			2.8
Real Estate Assets	**11.5**	**100**	**10**	**12**	**0-15**	**11.2**
AFL-CIO Building Investment Trust	6.2	54	6			6.0
Multi-Employer Property Trust	5.3	46	5			5.2
Private Equity Assets[1]	**2.0**	**100**	**2**	**5**	**0-10**	**2.0**
ULLICO Class A	2.0	100	2			2.0
Cash	**3.3**	**100**	**3**	**0**	**NA**	**5.3**

[1] ULLICO asset value based on 2011 pricing.

Aggregate Assets Performance as of 6/30/12

	2Q12 (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Total Pension Fund	**-1.4**	**5.4**	**1.8**	**10.9**	**1.5**	**4.9**	**6.9**	**1/1/88**	**7.7**
CPI (inflation)	*0.0*	*1.7*	*1.7*	*2.1*	*2.0*	*2.5*	*2.5*		*2.8*
Policy Benchmark[1]	*-1.8*	*4.9*	*1.1*	*9.7*	*1.5*	*6.3*	*NA*		*NA*
Domestic Equity[2]	-2.8	9.3	5.0	NA	NA	NA	NA	6/1/11	2.9
Russell 3000	*-3.1*	*9.3*	*3.8*	*16.7*	*0.4*	*5.8*	*8.5*		*1.8*
International Developed Market Equity	-8.0	4.5	-18.0	NA	NA	NA	NA	6/1/11	-18.1
MSCI ACWI (ex. U.S.) IMI	*-7.8*	*2.9*	*-14.8*	*7.4*	*-4.5*	*7.2*	*NA*		*-15.0*
Emerging Market Equity	-6.6	NA	NA	NA	NA	NA	NA	4/1/12	-6.6
MSCI Emerging Markets	*-8.9*	*3.9*	*-16.0*	*9.8*	*-0.1*	*14.1*	*8.1*		*-8.9*
Investment Grade Bonds[2]	2.6	4.9	7.4	NA	NA	NA	NA	6/1/11	6.4
Barclays Aggregate	*2.1*	*2.4*	*7.5*	*6.9*	*6.8*	*5.6*	*6.5*		*6.6*
TIPS	3.2	4.0	NA	NA	NA	NA	NA	12/1/11	4.2
Barclays U.S. TIPS	*3.2*	*4.0*	*11.7*	*9.6*	*8.4*	*7.2*	*NA*		*4.1*
Emerging Market Debt	-0.2	NA	NA	NA	NA	NA	NA	3/1/12	-0.7
JP Morgan GBI Global	*1.3*	*0.4*	*3.6*	*6.0*	*7.8*	*7.0*	*6.5*		*0.2*
Real Estate	2.3	5.1	11.1	NA	NA	NA	NA	6/1/11	14.3
NCREIF ODCE Equal Weighted	*2.7*	*5.5*	*12.5*	*7.7*	*-1.2*	*6.1*	*7.5*		*16.2*

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

Aggregate Assets Performance as of 6/30/12

	2Q12 (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Domestic Equity[1]	**-2.8**	**9.3**	**5.0**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**2.9**
Amalgamated LongView Large Cap 500 Index	-2.7	9.5	5.5	16.4	0.3	5.4	NA	1/1/96	6.9
S&P 500	*-2.8*	*9.5*	*5.4*	*16.4*	*0.2*	*5.3*	*8.3*		*6.9*
Amalgamated LongView Small Cap 600 Index	-3.6	8.0	1.4	19.7	1.8	NA	NA	1/1/03	10.1
S&P Small Cap	*-3.6*	*8.0*	*1.4*	*19.8*	*1.8*	*7.9*	*10.7*		*10.2*
International Developed Market Equity	**-8.0**	**4.5**	**-18.0**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**-18.1**
Manning & Napier International Equity	-9.3	5.3	-17.2	NA	NA	NA	NA	1/1/10	-1.1
MSCI ACWI (ex. U.S.)	*-7.6*	*2.8*	*-14.6*	*7.0*	*-4.6*	*6.7*	*6.1*		*-0.6*
Artio International Equity (GTII)	-6.6	3.7	-18.8	3.3	-7.5	NA	NA	7/1/06	-1.5
MSCI ACWI (ex. U.S.)	*-7.6*	*2.8*	*-14.6*	*7.0*	*-4.6*	*6.7*	*6.1*		*0.4*
Emerging Market Equity	**-6.6**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**4/1/12**	**-6.6**
Vontobel Emerging Markets Equity	-3.3	NA	NA	NA	NA	NA	NA	4/1/12	-3.3
MSCI Emerging Markets	*-8.9*	*3.9*	*-16.0*	*9.8*	*-0.1*	*14.1*	*8.1*		*-8.9*
Dimensional Emerging Markets Value	-10.1	NA	NA	NA	NA	NA	NA	4/1/12	-10.1
MSCI Emerging Markets	*-8.9*	*3.9*	*-16.0*	*9.8*	*-0.1*	*14.1*	*8.1*		*-8.9*

[1] Historical asset class aggregates not available from Marco.

Aggregate Assets Performance as of 6/30/12

	2Q12 (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Investment Grade Bonds[1]	**2.6**	**4.9**	**7.4**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**6.4**
PIMCO Total Return	2.8	5.8	7.0	NA	NA	NA	NA	1/1/10	7.5
Barclays Universal	*2.0*	*2.9*	*7.4*	*7.6*	*6.8*	*6.0*	*6.6*		*7.0*
Western Asset U.S. Core Plus, LLC	2.3	4.5	7.9	12.7	7.8	NA	NA	8/1/06	7.4
Barclays Universal	*2.0*	*2.9*	*7.4*	*7.6*	*6.8*	*6.0*	*6.6*		*6.6*
AFL-CIO Housing Investment Trust	2.4	2.6	7.6	6.8	7.2	6.0	NA	6/1/02	6.1
Barclays Aggregate	*2.1*	*2.4*	*7.5*	*6.9*	*6.8*	*5.6*	*6.5*		*5.7*
Barclays Mortgage	*1.1*	*1.7*	*5.0*	*5.4*	*6.7*	*5.4*	*6.3*		*5.4*
TIPS	**3.2**	**4.0**	**NA**	**NA**	**NA**	**NA**	**NA**	**12/1/11**	**4.2**
Vanguard Inflation-Protected Securities	3.2	4.0	NA	NA	NA	NA	NA	12/1/11	4.2
Barclays U.S. TIPS	*3.2*	*4.0*	*11.7*	*9.6*	*8.4*	*7.2*	*NA*		*4.1*
Emerging Market Debt	**-0.2**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**3/1/12**	**-0.7**
Stone Harbor Emerging Markets Debt	1.0	NA	NA	NA	NA	NA	NA	3/1/12	1.1
JPMorgan EMBI Global Diversified	*2.8*	*7.1*	*9.8*	*13.1*	*9.2*	*11.1*	*NA*		*3.0*
Stone Harbor Emerging Markets Local Currency Debt	-1.9	NA	NA	NA	NA	NA	NA	3/1/12	-3.5
JPM GBI-EM Global Diversified	*-1.2*	*7.0*	*-1.7*	*10.7*	*8.8*	*NA*	*NA*		*-3.2*

[1] Historical asset class aggregates not available from Marco.

Aggregate Assets Performance as of 6/30/12

	2Q12 (%)	YTD (%)	1 YR (%)	3 YR (%)	5 YR (%)	10 YR (%)	20 YR (%)	Inception Date	Since Inception (%)
Real Estate	**2.3**	**5.1**	**11.1**	**NA**	**NA**	**NA**	**NA**	**6/1/11**	**14.3**
AFL-CIO Building Investment Trust	2.5	6.2	12.3	6.9	0.0	5.7	NA	7/1/02	5.7
NCREIF ODCE Equal Weighted	*2.7*	*5.5*	*12.5*	*7.7*	*-1.2*	*6.1*	*7.5*		*6.1*
NCREIF Property	*2.7*	*5.6*	*12.4*	*8.9*	*2.6*	*8.3*	*8.4*		*8.3*
Multi-Employer Property Trust	2.1	3.7	9.8	6.4	-2.2	5.0	6.1	1/1/92	5.8
NCREIF ODCE Equal Weighted	*2.7*	*5.5*	*12.5*	*7.7*	*-1.2*	*6.1*	*7.5*		*7.3*
NCREIF Property	*2.7*	*5.6*	*12.4*	*8.9*	*2.6*	*8.3*	*8.4*		*8.2*
NCREIF ODCE	*2.6*	*5.5*	*12.4*	*8.4*	*-0.9*	*6.5*	*7.6*		*7.3*

Aggregate Assets
Calendar Year Performance

	2011 (%)	2010 (%)	2009 (%)	2008 (%)	2007 (%)	2006 (%)	2005 (%)	2004 (%)	2003 (%)	2002 (%)
Total Pension Fund	**1.3**	**12.1**	**17.0**	**-23.8**	**6.9**	**12.3**	**5.5**	**6.3**	**14.0**	**-9.6**
Domestic Equity	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
Amalgamated LongView Large Cap 500 Index	2.1	15.1	26.5	-37.0	5.7	15.7	4.9	10.9	28.7	-22.1
S&P 500	*2.1*	*15.1*	*26.5*	*-37.0*	*5.5*	*15.8*	*4.9*	*10.9*	*28.7*	*-22.1*
Amalgamated LongView Small Cap 600 Index	0.9	26.3	25.7	-31.1	-0.3	15.0	7.7	22.6	38.5	NA
S&P Small Cap	*1.0*	*26.3*	*25.6*	*-31.1*	*-0.3*	*15.1*	*7.7*	*22.6*	*38.8*	*-14.6*
International Developed Market Equity	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
Manning & Napier International Equity	-15.6	9.5	NA	NA	NA	NA	NA	NA	NA	NA
MSCI ACWI (ex. U.S.)	*-13.7*	*11.2*	*41.4*	*-45.5*	*16.7*	*26.7*	*16.6*	*20.9*	*40.8*	*-14.9*
Artio International Equity (GTII)	-20.0	8.4	23.8	-41.6	18.3	NA	NA	NA	NA	NA
MSCI ACWI (ex. U.S.)	*-13.7*	*11.2*	*41.4*	*-45.5*	*16.7*	*26.7*	*16.6*	*20.9*	*40.8*	*-14.9*
Investment Grade Bonds	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
PIMCO Total Return	4.2	8.8	NA	NA	NA	NA	NA	NA	NA	NA
Barclays Universal	*7.4*	*7.2*	*8.6*	*2.4*	*6.5*	*5.0*	*2.7*	*5.0*	*5.8*	*9.8*
Western Asset U.S. Core Plus, LLC	6.7	12.0	25.9	-9.6	2.6	NA	NA	NA	NA	NA
Barclays Universal	*7.4*	*7.2*	*8.6*	*2.4*	*6.5*	*5.0*	*2.7*	*5.0*	*5.8*	*9.8*
AFL-CIO Housing Investment Trust	8.1	6.6	6.7	5.7	7.1	5.1	3.0	4.6	4.2	NA
Barclays Aggregate	*7.8*	*6.5*	*5.9*	*5.2*	*7.0*	*4.3*	*2.4*	*4.3*	*4.1*	*10.3*
Barclays Mortgage	*6.2*	*5.4*	*5.9*	*8.3*	*6.9*	*5.2*	*2.6*	*4.7*	*3.1*	*8.7*

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

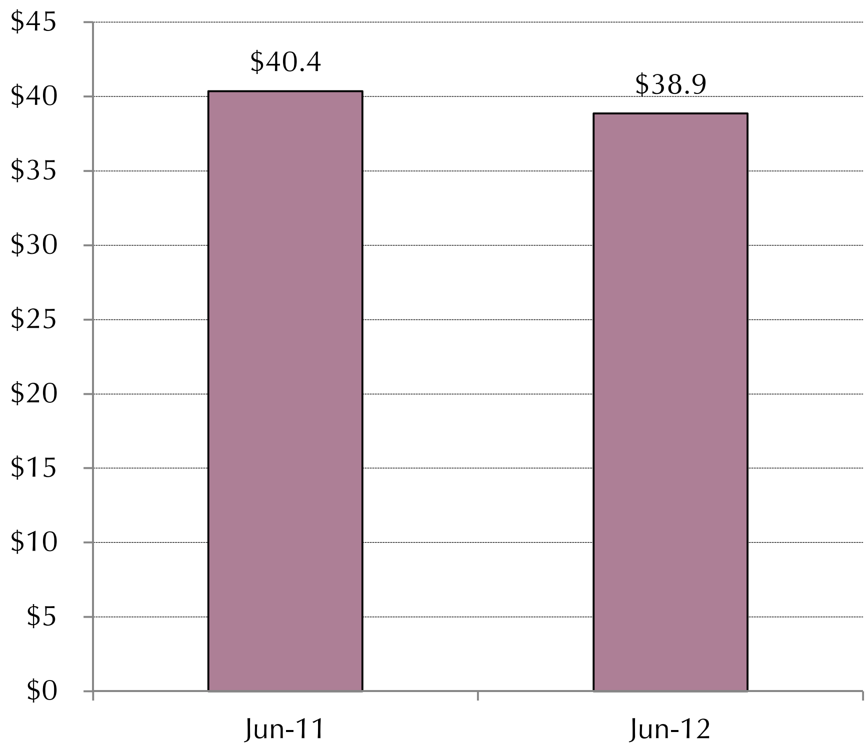
Aggregate Assets Calendar Year Performance

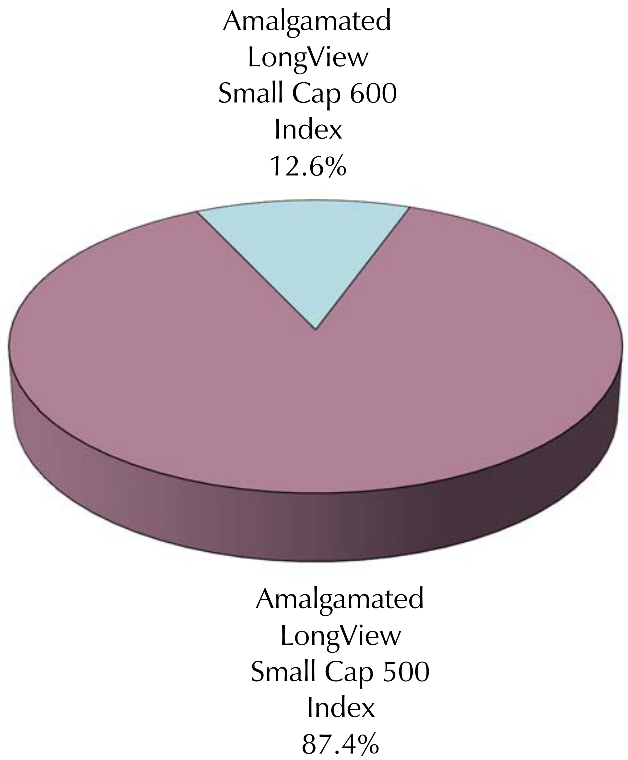
	2011 (%)	2010 (%)	2009 (%)	2008 (%)	2007 (%)	2006 (%)	2005 (%)	2004 (%)	2003 (%)	2002 (%)
Emerging Market Equity Assets	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
Vontobel Emerging Markets Equity	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MSCI Emerging Markets	*-18.4*	*18.9*	*78.5*	*-53.3*	*39.4*	*32.2*	*34.0*	*25.6*	*55.8*	*-6.2*
Dimensional Emerging Markets Value	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MSCI Emerging Markets	*-18.4*	*18.9*	*78.5*	*-53.3*	*39.4*	*32.2*	*34.0*	*25.6*	*55.8*	*-6.2*
TIPS	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
Vanguard Inflation-Protected Securities	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Barclays U.S. TIPS	*13.6*	*6.3*	*11.4*	*-2.4*	*11.6*	*0.4*	*2.8*	*8.5*	*8.4*	*16.6*
Emerging Market Debt	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
Stone Harbor Emerging Markets Debt Blend	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
JPMorgan EMBI Global Diversified	*7.3*	*12.2*	*29.8*	*-12.0*	*6.2*	*9.9*	*10.2*	*11.6*	*22.2*	*13.7*
Stone Harbor Emerging Markets Local Currency Debt	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
JPMorgan GBI-EM Global Diversified	*-1.8*	*15.7*	*22.0*	*-5.2*	*-9.6*	*21.7*	*1.7*	*6.2*	*53.0*	*-34.0*
Real Estate	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**
AFL-CIO Building Investment Trust	13.0	14.2	-24.8	-9.3	14.3	16.6	18.3	8.2	5.9	NA
NCREIF ODCE Equal Weighted	*16.0*	*16.1*	*-30.7*	*-10.4*	*16.1*	*16.1*	*20.2*	*12.6*	*9.1*	*5.3*
NCREIF Property	*14.3*	*13.1*	*-16.9*	*-6.5*	*15.8*	*16.6*	*20.1*	*14.5*	*9.0*	*6.7*
Multi-Employer Property Trust	13.0	13.9	-28.9	-10.4	15.2	14.6	18.5	11.2	8.6	1.6
NCREIF ODCE Equal Weighted	*16.0*	*16.1*	*-30.7*	*-10.4*	*16.1*	*16.1*	*20.2*	*12.6*	*9.1*	*5.3*
NCREIF Property	*14.3*	*13.1*	*-16.9*	*-6.5*	*15.8*	*16.6*	*20.1*	*14.5*	*9.0*	*6.7*
NCREIF ODCE	*16.0*	*16.4*	*-29.9*	*-10.0*	*16.0*	*16.3*	*21.4*	*13.1*	*9.3*	*5.5*

Fund Detail
As of June 30, 2012

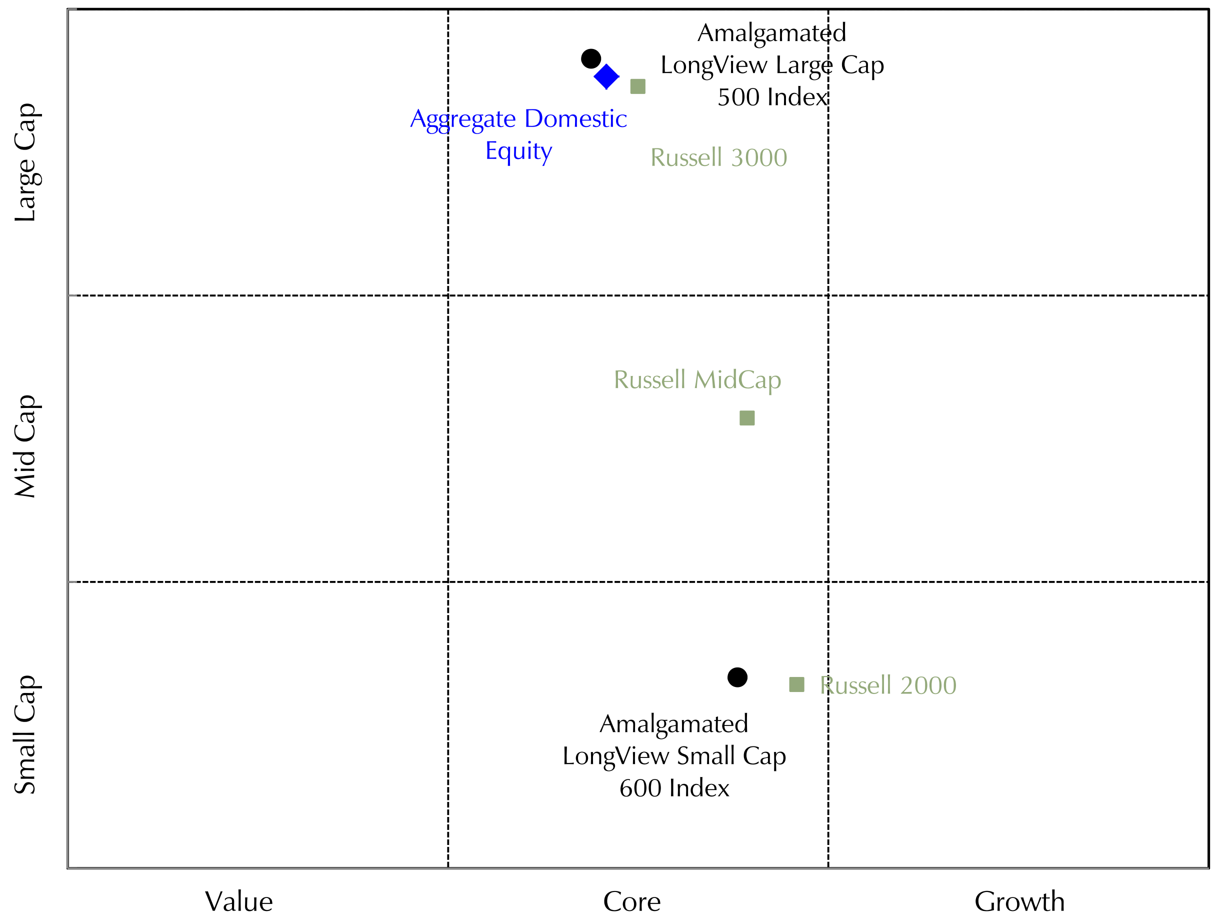
Domestic Equity Assets
As of June 30, 2012

Domestic Equity Assets as of 6/30/12





Domestic Equity Assets Style as of 6/30/12



Domestic Equity Assets Characteristics as of 6/30/12

Capitalization Structure:	Aggregate Domestic Equity 6/30/12	Russell 3000 6/30/12	Aggregate Domestic Equity 3/31/12
Weighted Average Market Cap. (US$ billion)	97.2	90.5	98.1
Median Market Cap. (US$ billion)	1.7	1.0	1.8
Large (% over US$10 billion)	79	75	80
Medium (% US$2 billion to US$10 billion)	10	18	10
Small (% under US$2 billion)	11	7	10

Fundamental Structure:			
Price-Earnings Ratio	20	20	20
Price-Book Value Ratio	3.4	3.4	3.5
Dividend Yield (%)	1.9	1.8	1.8
Historical Earnings Growth Rate (%)	8	9	9
Projected Earnings Growth Rate (%)	11	12	11

Domestic Equity Assets Diversification as of 6/30/12

Diversification:	Aggregate Domestic Equity 6/30/12	Russell 3000 6/30/12	Aggregate Domestic Equity 3/31/12
Number of Holdings	1,099	2,993	1,102
% in 5 largest holdings	12	11	11
% in 10 largest holdings	18	17	18

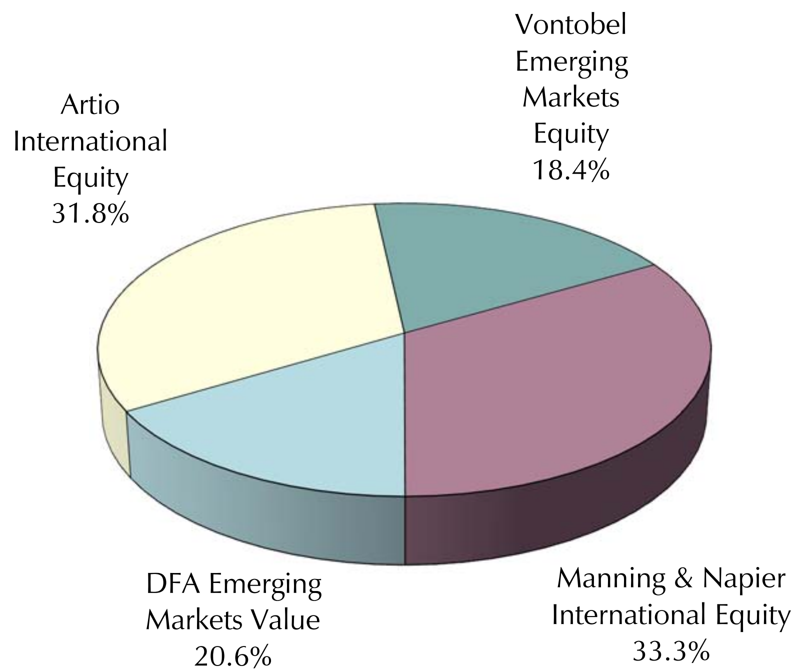
Largest Five Holdings:	% of Portfolio	Economic Sector
Apple Computer	3.9	Technology Hardware
ExxonMobil	2.8	Energy
Microsoft	1.6	Software & Services
IBM	1.6	Software & Services
General Electric	1.6	Capital Goods

Domestic Equity Assets
Sector Allocation as of 6/30/12

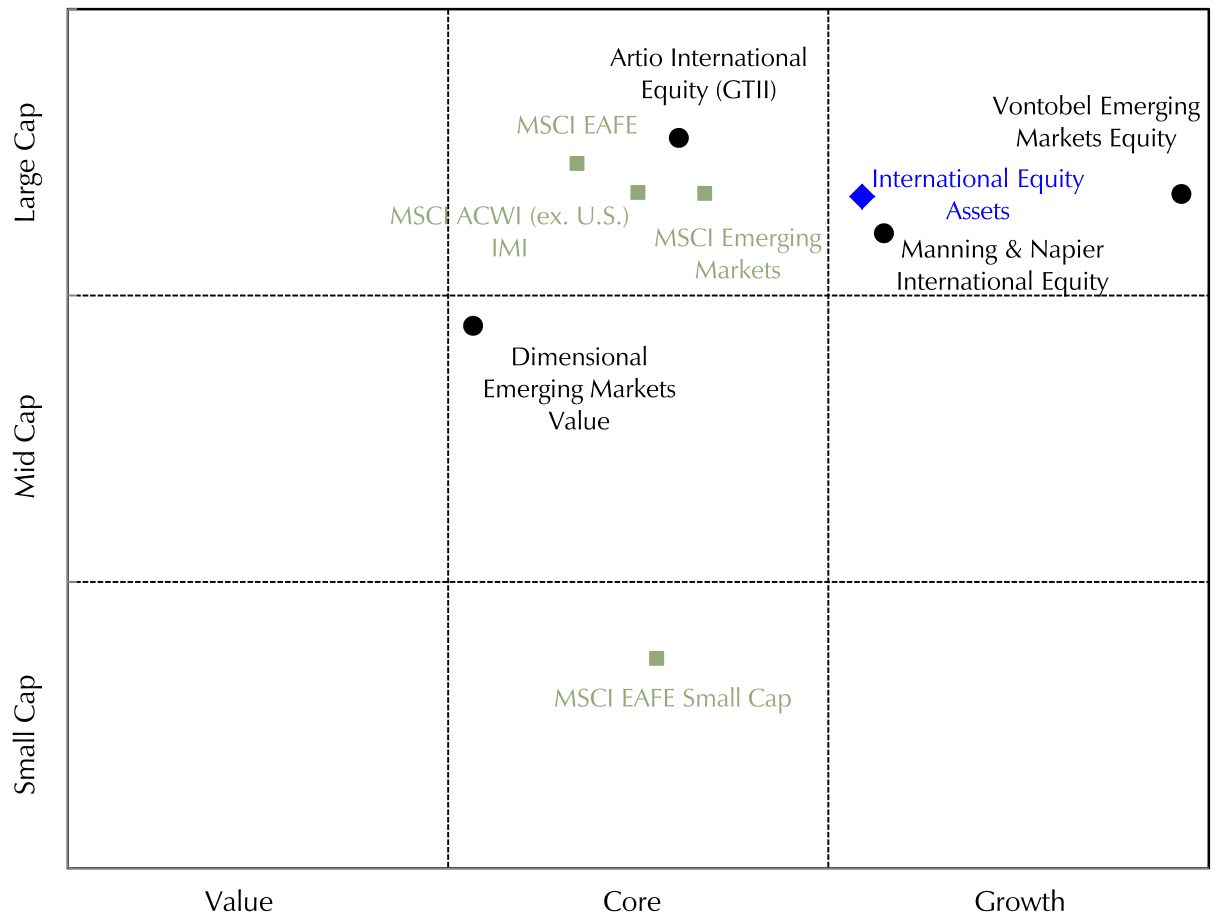
Sector Allocation (%):	Aggregate Domestic Equity 6/30/12	Russell 3000 6/30/12	Aggregate Domestic Equity 3/31/12
Consumer Staples	10	10	10
Information Technology	20	19	20
Energy	10	10	10
Telecom	3	3	2
Utilities	4	4	3
Health Care	12	12	11
Industrials	11	11	11
Materials	4	4	4
Consumer Discretionary	12	12	12
Financials	15	16	16

International Equity Assets
As of June 30, 2012

International Equity Assets as of 6/30/12



International Equity Assets Style as of 6/30/12



International Equity Assets Characteristics as of 6/30/12

Capitalization Structure:	Aggregate International Equity 6/30/12	MSCI ACWI (ex. U.S.) IMI 6/30/12	Aggregate International Equity 3/31/12
Weighted Average Market Cap. (US$ billion)	40.8	42.1	41.4
Median Market Cap. (US$ million)	412	817	433
Large (% over US$10 billion)	66	65	64
Medium (% US$2 billion to US$10 billion)	27	24	29
Small (% under US$2 billion)	7	11	7
Fundamental Structure:			
Price-Earnings Ratio	18	16	19
Price-Book Value Ratio	3.0	2.3	2.5
Dividend Yield (%)	3.2	3.7	2.8
Historical Earnings Growth Rate (%)	9	6	7
Projected Earnings Growth Rate (%)	12	11	29

International Equity Assets Diversification as of 6/30/12

Diversification:	Aggregate International Equity 6/30/12	MSCI ACWI (ex. U.S.) IMI 6/30/12	Aggregate International Equity 3/31/12
Number of Holdings	2,490	6,176	2,473
% in 5 largest holdings	6	5	8
% in 10 largest holdings	12	8	14

Largest Five Holdings:	% of Portfolio	Economic Sector
Nestle	1.6	Food Beverage & Tobacco
British American Tobacco	1.3	Food Beverage & Tobacco
Sabmiller	1.2	Food Beverage & Tobacco
Ryanair	1.2	Transportation
HSBC	1.2	Banks

International Equity Assets
Sector Allocation as of 6/30/12

Sector Allocation (%):	Aggregate International Equity 6/30/12	MSCI ACWI (ex. U.S.) IMI 6/30/12	Aggregate International Equity 3/31/12
Consumer Staples	19	10	13
Consumer Discretionary	12	10	14
Health Care	8	7	8
Information Technology	8	7	9
Energy	11	10	12
Materials	11	11	12
Utilities	3	4	1
Industrials	11	12	12
Telecom	4	5	3
Financials	14	23	15

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

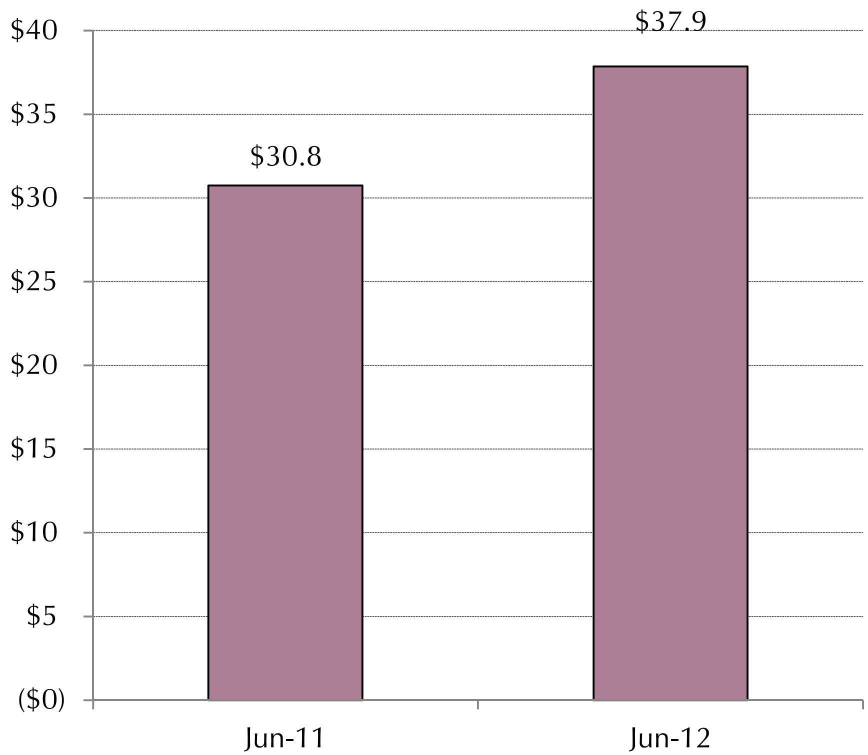
International Equity Assets Country & Region Breakdown as of 6/30/12

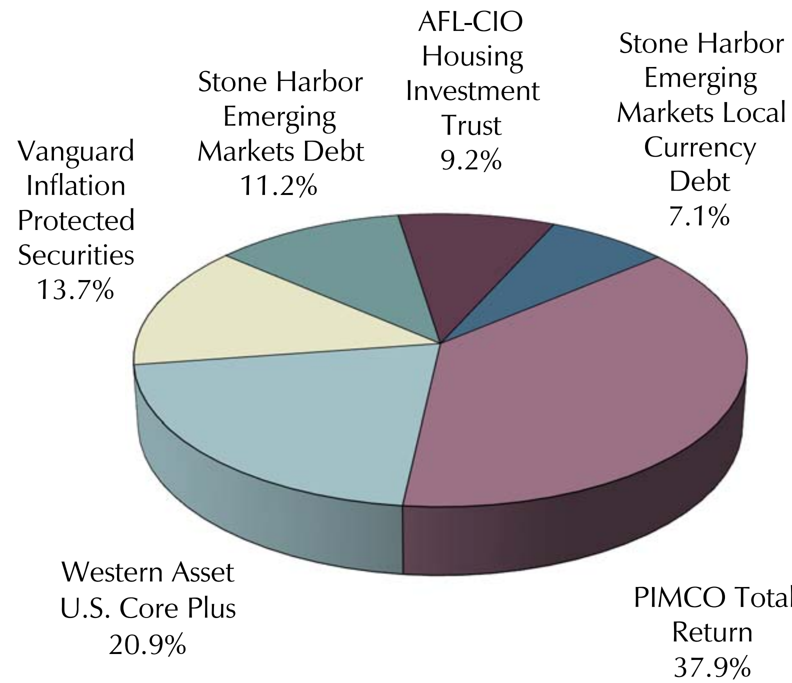
	Aggregate International Equity 6/30/12 (%)	MSCI ACWI (ex. U.S.) IMI 6/30/12 (%)
Europe/North America	**49.1**	**51.0**
United States	2.7	0.0
France	8.1	5.8
Ireland	1.9	0.3
Switzerland	6.4	5.4
Norway	1.3	0.7
Denmark	1.1	0.8
Netherlands	1.8	1.6
Germany	5.4	5.2
United Kingdom	12.6	15.6
Canada	5.0	8.3
Pacific Rim/Asia	**12.5**	**25.3**
Hong Kong	3.5	2.0
Australia	1.6	6.0
Japan	7.0	15.4

	Aggregate International Equity 6/30/12 (%)	MSCI ACWI (ex. U.S.) IMI 6/30/12 (%)
Asia (emerging)	**19.8**	**14.6**
China	7.1	4.2
Malaysia	1.6	0.9
Indonesia	1.3	0.7
India	2.1	1.6
South Korea	4.0	3.6
Taiwan	2.7	2.9
Latin America (emerging)	**12.5**	**4.9**
Brazil	7.7	2.9
Mexico	3.5	1.1
Europe/MidEast/Africa (emerging)	**6.0**	**4.2**
South Africa	3.8	1.9
Russia	1.3	1.3

Fixed Income Assets
As of June 30, 2012

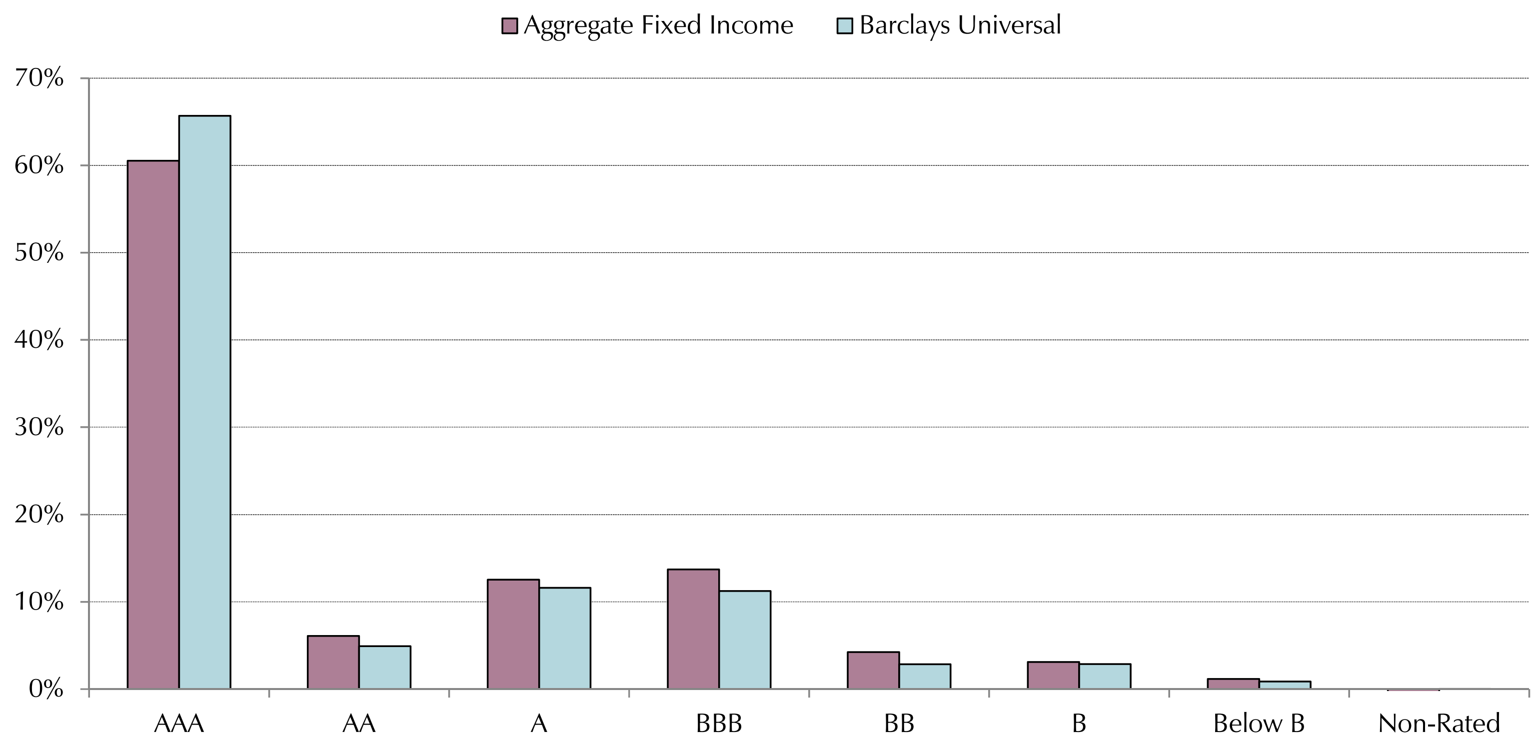
Fixed Income Assets as of 6/30/12





Fixed Income Assets Characteristics as of 6/30/12

Duration & Yield:	Aggregate Fixed Income 6/30/12	Barclays Universal 6/30/12	Aggregate Fixed Income 3/31/12
Average Effective Duration (years)	5.0	5.0	5.2
Yield to Maturity (%)	3.5	2.4	3.8



Fixed Income Assets Diversification as of 6/30/12

Market Allocation (%):	Aggregate Fixed Income 6/30/12	Barclays Universal 6/30/12	Aggregate Fixed Income 3/31/12
United States	76	85	76
Foreign (developed markets)	4	11	4
Foreign (emerging markets)	20	4	20
Currency Allocation (%):			
Non-U.S. Dollar Exposure	7	0	8
Sector Allocation (%):			
U.S. Treasury-Nominal	11	31	11
U.S. Treasury-TIPS	18	0	18
U.S. Agency	2	8	2
Mortgage Backed	29	26	30
Corporate	15	27	15
Bank Loans	0	0	0
Local & Provincial Government	4	1	6
Sovereign & Supranational	16	4	15
Commercial Mortgage Backed	7	2	7
Asset Backed	1	0	1
Cash Equivalent	-7	0	-8
Other	5	0	4

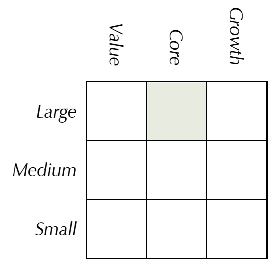
Portfolio Reviews
As of June 30, 2012

Domestic Equity Portfolio Reviews
As of June 30, 2012

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

Amalgamated LongView Large Cap 500 Index Portfolio Detail as of 6/30/12

Mandate: Domestic Equities
Active/Passive: Passive
Market Value: $34.0 million
Portfolio Manager: Thomas B. O'Donnell
Location: New York, New York
Inception Date: 1/1/1996
Account Type: Commingled Fund



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 (%):	2Q12	YTD	1 YR	3 YR	5 YR	Since 1/1/96
Amalgamated LongView Large Cap 500 Index	**-2.7**	**9.5**	**5.5**	**16.4**	**0.3**	**6.9**
S&P 500	-2.8	9.5	5.4	16.4	0.2	6.9
Peer Large Cap Core	-3.6	8.9	3.8	15.9	0.5	7.6
Peer Ranking (percentile)	*24*	*32*	*26*	*40*	*56*	*64*

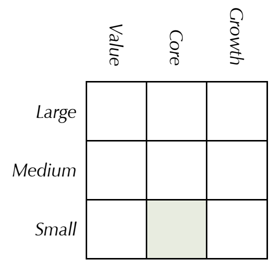
	6/30/12		3/31/12	
Capitalization Structure:	**Amalgamated LongView Large Cap 500 Index**	**S&P 500**	**Amalgamated LongView Large Cap 500 Index**	**S&P 500**
Weighted Average Market Cap. (US$ billion)	110.6	110.4	111.6	111.7
Median Market Cap. (US$ billion)	12.0	12.0	12.7	12.7
Large (% over US$10 billion)	90	90	91	91
Medium (% US$2 billion to US$10 billion)	10	10	9	9
Small (% under US$2 billion)	0	0	0	0
Fundamental Structure:				
Price-Earnings Ratio	19	19	19	19
Price-Book Value Ratio	3.5	3.5	3.6	3.6
Dividend Yield (%)	2.0	1.9	1.9	1.9
Historical Earnings Growth Rate (%)	9	9	9	9
Projected Earnings Growth Rate (%)	11	11	11	11
Sector Allocation (%):				
Information Technology	20	20	21	21
Financials	14	14	15	15
Health Care	12	12	11	11
Consumer Staples	11	11	11	11
Consumer Discretionary	11	11	11	11
Energy	11	11	11	11
Industrials	10	10	11	11
Utilities	4	4	3	3
Materials	3	3	3	3
Telecom	3	3	3	3
Diversification:				
Number of Holdings	500	500	500	500
% in 5 largest holdings	13	13	13	13
% in 10 largest holdings	21	21	20	20

Largest Ten Holdings:		**Industry**
Apple Computer	4.4	Technology Hardware
ExxonMobil	3.3	Energy
Microsoft	1.9	Software & Services
IBM	1.8	Software & Services
General Electric	1.8	Capital Goods
AT&T	1.7	Telecommunication Services
Chevron	1.7	Energy
Johnson & Johnson	1.5	Pharmaceuticals & Biotech
Wells Fargo	1.4	Banks
Coca-Cola	1.4	Food Beverage & Tobacco

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

Amalgamated LongView Small Cap 600 Index Portfolio Detail as of 6/30/12

Mandate: Domestic Equities
Active/Passive: Passive
Market Value: $4.9 million
Portfolio Manager: Thomas B. O'Donnell
Location: New York, New York
Inception Date: 1/1/2003
Account Type: Commingled Fund



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

Liquidity Constraints:
Daily

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

Performance (%):	2Q12	YTD	1 YR	3 YR	5 YR	Since 1/1/03
Amalgamated LongView Small Cap 600 Index	**-3.6**	**8.0**	**1.4**	**19.7**	**1.8**	**10.1**
S&P Small Cap	-3.6	8.0	1.4	19.8	1.8	10.2
Peer Small Cap Core	-4.3	7.7	-1.2	18.7	1.4	10.5
Peer Ranking (percentile)	*31*	*46*	*20*	*31*	*39*	*62*

	6/30/12		3/31/12	
Capitalization Structure:	**Amalgamated LongView Small Cap 600 Index**	**S&P Small Cap**	**Amalgamated LongView Small Cap 600 Index**	**S&P Small Cap**
Weighted Average Market Cap. (US$ billion)	1.3	1.3	1.3	1.3
Median Market Cap. (US$ million)	712.0	717.7	774.8	774.8
Large (% over US$10 billion)	0	0	0	0
Medium (% US$2 billion to US$10 billion)	13	13	16	16
Small (% under US$2 billion)	87	87	84	84
Fundamental Structure:				
Price-Earnings Ratio	26	27	27	27
Price-Book Value Ratio	2.6	2.6	2.7	2.7
Dividend Yield (%)	1.2	1.2	1.1	1.1
Historical Earnings Growth Rate (%)	6	6	6	6
Projected Earnings Growth Rate (%)	13	13	13	23
Sector Allocation (%):				
Financials	20	20	20	20
Information Technology	18	19	19	19
Consumer Discretionary	15	15	16	16
Industrials	15	15	16	16
Health Care	11	11	11	11
Materials	6	6	5	5
Consumer Staples	5	5	4	4
Utilities	4	4	4	4
Energy	4	4	4	4
Telecom	1	1	1	1
Diversification:				
Number of Holdings	600	600	600	600
% in 5 largest holdings	6	3	6	3
% in 10 largest holdings	9	6	9	6

Largest Ten Holdings:		**Industry**
iShares S&P Small Cap 600 Index	3.7	ETF
Kilroy Realty	0.7	Real Estate
Questcor Pharmaceuticals	0.6	Pharmaceuticals & Biotech
Extra Space Storage	0.6	Real Estate
Salix Pharmaceuticals	0.6	Pharmaceuticals & Biotech
Tanger Factory Outlet	0.6	Real Estate
Mid-America Apt Communities	0.6	Real Estate
Proassurance	0.5	Insurance
United Natural Foods	0.5	Food & Staples Retailing
Post Properties	0.5	Real Estate

International Equity Portfolio Reviews
As of June 30, 2012

Manning & Napier International Equity Portfolio Detail as of 6/30/12

Mandate:	International Equities, Developed Markets Emerging Markets
Active/Passive:	Active
Market Value:	$6.1 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:
0.75% on all assets

Liquidity Constraints:
Daily

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

Performance (%):	2Q12	YTD	1 YR	Since 1/1/10
Manning & Napier International Equity	**-9.3**	**5.3**	**-17.2**	**-1.1**
MSCI ACWI (ex. U.S.)	-7.6	2.8	-14.6	-0.6
Peer International Core	-7.0	4.2	-14.3	-0.4
Peer Ranking (percentile)	*91*	*29*	*85*	*65*

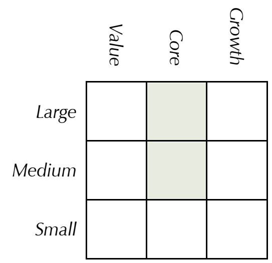
	6/30/12		3/31/12	
Capitalization Structure:	**Manning & Napier International Equity**	**MSCI ACWI (ex. U.S.)**	**Manning & Napier International Equity**	**MSCI ACWI (ex. U.S.)**
Weighted Average Market Cap. (US$ billion)	31.3	47.6	30.7	50.6
Median Market Cap. (US$ billion)	7.6	5.9	8.2	6.3
Large (% over US$10 billion)	50	74	53	77
Medium (% US$2 billion to US$10 billion)	42	25	43	22
Small (% under US$2 billion)	8	1	4	1
Fundamental Structure:				
Price-Earnings Ratio	22	16	22	17
Price-Book Value Ratio	2.6	2.3	2.6	2.5
Dividend Yield (%)	3.1	3.7	2.8	3.3
Historical Earnings Growth Rate (%)	3	6	3	6
Projected Earnings Growth Rate (%)	12	11	53	10
Sector Allocation (%):				
Consumer Staples	22	10	22	10
Industrials	14	11	13	11
Health Care	11	7	10	7
Consumer Discretionary	12	9	12	10
Information Technology	9	6	12	7
Energy	12	11	10	11
Materials	12	11	11	12
Telecom	2	6	2	6
Utilities	0	4	0	4
Financials	5	24	8	24
Diversification:				
Number of Holdings	79	1,840	78	1,843
% in 5 largest holdings	16	5	16	5
% in 10 largest holdings	29	9	29	9
Region Allocation (%):				
Americas	16	8	14	8
Europe	64	44	68	44
Pacific Rim	11	25	11	24
Other[1]	8	24	7	24

Largest Five Holdings:		**Industry**
Ryanair	3.5	Transportation
Sonic Healthcare	3.3	Health Equipment & Services
Schlumberger	3.2	Energy
Nestle	2.8	Food Beverage & Tobacco
Tesco	2.8	Food & Staples Retailing

[1] Includes an allocation to emerging markets.

Artio International Equity Portfolio Detail as of 6/30/12

Mandate: International Equities, Developed Markets, Emerging Markets
Active/Passive: Active
Market Value: $5.8 million
Portfolio Manager: Team
Location: New York, New York
Inception Date: 7/1/2006
Account Type: Commingled Fund



Fee Schedule:
0.85% on first $20 mm; 0.65% on next $20 mm; 0.55% on next $60 mm; 0.45% thereafter

Liquidity Constraints:
Daily

Strategy:
Artio (formerly Julius Baer) manages an international portfolio that invests in both developed and emerging markets, with a focus on developed markets. Artio applies different evaluation strategies to different regions: a bottom-up approach to most developed markets, a top-down approach to emerging markets, and a combination of the two to Japan.

Performance (%):	2Q12	YTD	1 YR	3 YR	5 YR	Since 7/1/06
Artio International Equity (GTII)	**-6.6**	**3.7**	**-18.8**	**3.3**	**-7.5**	**-1.5**
MSCI ACWI (ex. U.S.)	-7.6	2.8	-14.6	7.0	-4.6	0.4
Peer International Core	-6.7	4.9	-13.3	7.6	-4.5	0.3
Peer Ranking (percentile)	*47*	*73*	*97*	*97*	*92*	*86*

Risk: (sixty months)	Standard Deviation	Beta	Sharpe Measure[1]	Info. Ratio	Correlation to Index
Artio International Equity (GTII)	**22.5%**	**0.93**	**Neg.**	**Neg.**	**0.98**
MSCI ACWI (ex. U.S.)	24.5	1.00	Neg.	NA	1.00

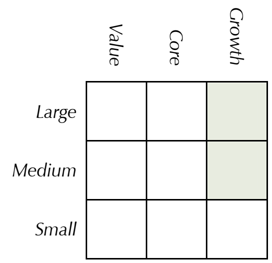
Capitalization Structure:	6/30/12 Artio International Equity	6/30/12 MSCI ACWI (ex. U.S.)	3/31/12 Artio International Equity	3/31/12 MSCI ACWI (ex. U.S.)
Weighted Average Market Cap. (US$ billion)	62.4	47.6	64.5	50.6
Median Market Cap. (US$ billion)	26.3	5.9	30.1	6.3
Large (% over US$10 billion)	89	74	88	77
Medium (% US$2 billion to US$10 billion)	10	25	12	22
Small (% under US$2 billion)	0	1	0	1
Fundamental Structure:				
Price-Earnings Ratio	15	16	17	17
Price-Book Value Ratio	2.6	2.3	2.8	2.5
Dividend Yield (%)	3.3	3.7	2.8	3.3
Historical Earnings Growth Rate (%)	9	6	10	6
Projected Earnings Growth Rate (%)	11	11	11	10
Sector Allocation (%):				
Consumer Discretionary	17	9	20	10
Health Care	13	7	10	7
Industrials	12	11	13	11
Energy	11	11	13	11
Utilities	4	4	2	4
Materials	11	11	11	12
Telecom	6	6	4	6
Information Technology	5	6	7	7
Consumer Staples	9	10	8	10
Financials	12	24	13	24
Diversification:				
Number of Holdings	184	1,840	181	1,843
% in 5 largest holdings	10	5	10	5
% in 10 largest holdings	19	9	18	9
Region Allocation (%):				
Americas	7	8	6	8
Europe	58	44	56	44
Pacific Rim	20	25	19	24
Other[2]	15	24	18	24

Largest Five Holdings:		Industry
Vodafone	2.4	Telecommunication Services
Suncor Energy	2.0	Energy
Novo-Nordisk	2.0	Pharmaceuticals & Biotech
Nestle	2.0	Food Beverage & Tobacco
Toyota Motor Corporation	1.8	Automobiles & Components

[1] A negative Sharpe ratio indicates that the portfolio underperformed the risk-free rate during the sample period.

[2] Includes an allocation to emerging markets.

Mandate:	International Equities, Emerging Markets
Active/Passive:	Active
Market Value:	$3.4 million
Portfolio Manager:	Rajiv Jain
Location:	New York, New York
Inception Date:	4/1/2012
Account Type:	Commingled Fund



Fee Schedule:
0.86%

Liquidity Constraints:
Monthly

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

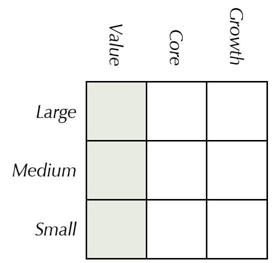
Performance (%):	**2Q12**	**Since 4/1/12**
Vontobel Emerging Markets Equity	**-3.3**	**-3.3**
MSCI Emerging Markets	-8.9	-8.9
Peer Emerging Markets	-8.3	-8.3
Peer Ranking (percentile)	2	2

Capitalization Structure:	**6/30/12 Vontobel Emerging Markets Equity**	**MSCI Emerging Markets**
Weighted Average Market Cap. (US$ billion)	41.6	41.7
Median Market Cap. (US$ billion)	13.4	4.6
Large (% over US$10 billion)	82	64
Medium (% US$2 billion to US$10 billion)	18	32
Small (% under US$2 billion)	0	4
Fundamental Structure:		
Price-Earnings Ratio	20	15
Price-Book Value Ratio	5.5	2.6
Dividend Yield (%)	3.0	3.2
Historical Earnings Growth Rate (%)	20	15
Projected Earnings Growth Rate (%)	14	13
Sector Allocation (%):		
Consumer Staples	44	8
Utilities	11	4
Consumer Discretionary	8	8
Health Care	0	1
Telecom	4	8
Industrials	2	7
Information Technology	9	14
Materials	5	12
Energy	2	13
Financials	14	25
Diversification:		
Number of Holdings	51	819
% in 5 largest holdings	27	10
% in 10 largest holdings	46	16
Region Allocation (%):		
Asia	27	60
Latin America	41	22
Europe, Middle East and Africa	12	18
Other	21	0

Largest Five Holdings:		**Industry**
British American Tobacco	7.2	Food Beverage & Tobacco
Sabmiller	6.5	Food Beverage & Tobacco
Cia Energetica De Minas	4.7	Utilities
Cia De Bebidas Das Americas	4.7	Food Beverage & Tobacco
Wal-Mart De Mexico	4.3	Food & Staples Retailing

DFA Emerging Markets Value Portfolio Detail as of 6/30/12

Mandate: International Equities, Emerging Markets
Active/Passive: Active
Market Value: $3.0 million
Portfolio Manager: Team
Location: Santa Monica, California
Inception Date: 4/1/2012
Account Type: Mutual Fund (DFEVX)



Fee Schedule:
0.60% on all assets

Liquidity Constraints:
Daily

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

Performance (%):	**2Q12**	**YTD**	**Since 4/1/12**
DFA Emerging Markets Value	**-10.1**	**NA**	**-10.1**
MSCI Emerging Markets	-8.9	NA	-8.9
Peer Emerging Markets	-8.3	NA	-8.3
Peer Ranking (percentile)	*82*	*NA*	*82*

	6/30/12		**3/31/12**	
Capitalization Structure:	**DFA**	**MSCI Emerging Markets**	**DFA**	**MSCI Emerging Markets**
Weighted Average Market Cap. (US$ billion)	16.0	41.7	18.3	47.1
Median Market Cap. (US$ million)	312.7	4,612.0	351.7	5,013.2
Large (% over US$10 billion)	32	64	36	67
Medium (% US$2 billion to US$10 billion)	39	32	36	30
Small (% under US$2 billion)	29	4	27	3
Fundamental Structure:				
Price-Earnings Ratio	13	15	16	15
Price-Book Value Ratio	1.5	2.6	1.6	2.8
Dividend Yield (%)	3.1	3.2	2.9	2.8
Historical Earnings Growth Rate (%)	8	15	7	15
Projected Earnings Growth Rate (%)	13	13	13	13
Sector Allocation (%):				
Financials	33	25	31	24
Industrials	11	7	11	7
Materials	16	12	16	13
Energy	16	13	17	14
Health Care	1	1	1	1
Consumer Discretionary	7	8	8	8
Consumer Staples	7	8	7	8
Utilities	2	4	2	4
Telecom	2	8	2	8
Information Technology	7	14	7	14
Diversification:				
Number of Holdings	2,219	819	2,248	819
% in 5 largest holdings	11	10	12	10
% in 10 largest holdings	17	16	18	16
Region Allocation (%):				
Asia	61	60	60	59
Latin America	20	22	21	23
Europe, Middle East and Africa	18	18	18	18
Other	1	0	1	0

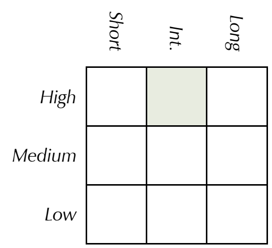
Largest Five Holdings:		**Industry**
Gazprom	3.8	Energy
Bank of China	2.2	Banks
Petroleo Brasiliero	2.0	Energy
Petrobras-Petroleo Brasilier	1.8	Energy
Reliance Industries	1.6	Energy

Fixed Income Portfolio Reviews
As of June 30, 2012

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

PIMCO Total Return Portfolio Detail as of 6/30/12

Mandate: Fixed Income
Active/Passive: Active
Market Value: $14.3 million
Portfolio Manager: Bill Gross
Location: Stamford, Connecticut
Inception Date: 1/1/2010
Account Type: Mutual Fund (PTTRX)



Fee Schedule:
0.46% on all assets

Liquidity Constraints:
Daily

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

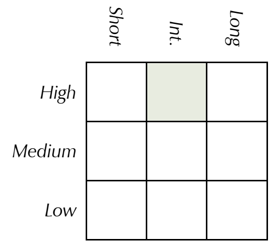
Performance (%):	2Q12	YTD	1 YR	Since 1/1/10
PIMCO Total Return	**2.8**	**5.8**	**7.0**	**7.5**
Barclays Universal	2.0	2.9	7.4	7.0
Peer Core Plus	2.0	3.4	7.2	7.1
Peer Ranking (percentile)	*3*	*1*	*57*	*36*

	6/30/12		3/31/12	
Duration & Yield:	**PIMCO Total Return**	**Barclays Universal**	**PIMCO Total Return**	**Barclays Universal**
Average Effective Duration (years)	4.8	5.0	5.4	5.0
Yield to Maturity (%)	2.6	2.4	3.0	2.7
Quality Structure (%):				
Average Quality	AA	AA+	AA	AA+
AAA (includes Treasuries and Agencies)	63	66	61	66
AA	11	5	12	5
A	10	12	9	12
BBB	9	11	10	11
BB	3	3	4	3
B	2	3	2	3
Below B	2	1	2	1
Non-Rated	0	0	0	0
Sector Allocation (%):				
U.S. Treasury-Nominal	20	31	19	31
U.S. Treasury-TIPS	12	0	10	0
U.S. Agency	3	8	3	8
Mortgage Backed	50	26	51	26
Corporate	16	27	17	27
Bank Loans	0	0	0	0
Local & Provincial Government	9	1	13	1
Sovereign & Supranational	0	4	0	4
Commercial Mortgage Backed	2	2	2	2
Asset Backed	0	0	0	0
Cash Equivalent[1]	-21	0	-23	0
Other	9	0	8	0
Market Allocation (%):				
United States	90	85	90	85
Foreign (developed markets)	7	11	7	11
Foreign (emerging markets)	4	4	3	4
Currency Allocation (%):				
Non-U.S. Dollar Exposure	0	0	0	0

[1] Cash represents forward contract exposure.

Western Asset U.S. Core Plus, LLC
Portfolio Detail as of 6/30/12

Mandate: Fixed Income
Active/Passive: Active
Market Value: $7.9 million
Portfolio Manager: Team
Location: Baltimore, Maryland
Inception Date: 8/1/2006
Account Type: Mutual Fund (WACPX)



Fee Schedule:
0.45% on all assets

Liquidity Constraints:
Daily

Strategy:
The Western Asset U.S. Core Plus strategy invests primarily in U.S. corporate bonds, U.S. government and agency securities, mortgage-backed securities, and money market instruments. Western Asset may invest up to 20% of their assets in foreign fixed income instruments.

Performance (%):	**2Q12**	**YTD**	**1 YR**	**3 YR**	**5 YR**	**Since 8/1/06**
Western Asset U.S. Core Plus, LLC	**2.3**	**4.5**	**7.9**	**12.7**	**7.8**	**7.4**
Barclays Universal	2.0	2.9	7.4	7.6	6.8	6.6
Peer Core Plus	2.0	3.4	7.2	8.2	6.7	6.4
Peer Ranking (percentile)	*16*	*14*	*28*	*1*	*15*	*13*

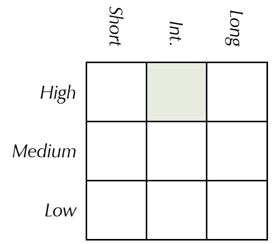
Risk: (sixty months)	**Standard Deviation**	**Beta**	**Sharpe Measure**	**Info. Ratio**	**Correlation to Index**
Western Asset U.S. Core Plus, LLC	**7.9%**	**1.45**	**0.87**	**0.19**	**0.71**
Barclays Universal	3.9	1.00	1.47	NA	1.00

	6/30/12		**3/31/12**	
Duration & Yield:	**Western Asset U.S. Core Plus**	**Barclays Universal**	**Western Asset U.S. Core Plus**	**Barclays Universal**
Average Effective Duration (years)	4.8	5.0	4.7	5.0
Yield to Maturity (%)	3.4	2.4	3.5	2.7
Quality Structure (%):				
Average Quality	AA+	AA+	AAA	AA+
AAA (includes Treasuries and Agencies)	63	66	69	66
AA	6	5	7	5
A	17	12	15	12
BBB	12	11	12	11
BB	6	3	5	3
B	3	3	3	3
Below B	2	1	1	1
Non-Rated[1]	-9	0	-13	0
Sector Allocation (%):				
U.S. Treasury-Nominal	12	31	12	31
U.S. Treasury-TIPS	2	0	2	0
U.S. Agency	2	8	2	8
Mortgage Backed	38	26	42	26
Corporate	32	27	31	27
Bank Loans	2	0	0	0
Local & Provincial Government	1	1	1	1
Sovereign & Supranational	0	4	0	4
Commercial Mortgage Backed	2	2	2	2
Asset Backed	3	0	3	0
Cash Equivalent	2	0	-1	0
Other	5	0	6	0
Market Allocation (%):				
United States	87	85	91	85
Foreign (developed markets)	8	11	5	11
Foreign (emerging markets)	5	4	4	4
Currency Allocation (%):				
Non-U.S. Dollar Exposure	0	0	0	0

[1] A negative exposure to non-rated securities reflects derivative exposure.

Vanguard Inflation-Protected Securities
Portfolio Detail as of 6/30/12

Mandate: TIPS
Active/Passive: Active
Market Value: $5.2 million
Portfolio Manager: John Hollyer, CFA
Gemma Wright-Casparius
Location: Valley Forge, Pennsylvania
Inception Date: 12/1/2011
Account Type: Mutual Fund (VIPIX)



Fee Schedule:
0.07% on all assets

Liquidity Constraints:
Daily

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

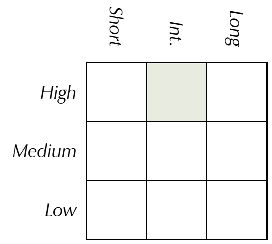
Performance (%):	**2Q12**	**YTD**	**Since 12/1/11**
Vanguard Inflation-Protected Securities	**3.2**	**4.0**	**4.2**
Barclays U.S. TIPS	3.2	4.0	4.1
Peer TIPS	3.0	3.8	3.8
Peer Ranking (percentile)	*25*	*30*	*26*

	6/30/12		**3/31/12**	
Quality Structure (%):	**Vanguard TIPS**	**Barclays TIPS**	**Vanguard TIPS**	**Barclays TIPS**
Average Quality	AAA	AAA	AAA	AAA
AAA (includes Treasuries and Agencies)	100	100	100	100
AA	0	0	0	0
A	0	0	0	0
BBB	0	0	0	0
BB	0	0	0	0
B	0	0	0	0
Below B	0	0	0	0
Non-Rated	0	0	0	0
Sector Allocation (%):				
U.S. Treasury-Nominal	0	0	0	0
U.S. Treasury-TIPS	99	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	1	0	0	0
Market Allocation (%):				
United States	100	100	100	100
Foreign (developed markets)	0	0	0	0
Foreign (emerging markets)	0	0	0	0
Currency Allocation (%):				
Non-U.S. Dollar Exposure	0	0	0	0

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

AFL-CIO Housing Investment Trust Portfolio Detail as of 6/30/12

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



Fee Schedule:
0.44% on all assets

Liquidity Constraints:
Monthly

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

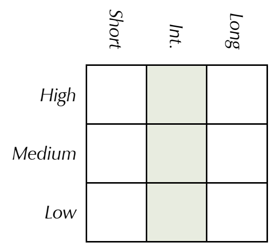
Performance (%):	2Q12	YTD	1 YR	3 YR	5 YR	Since 6/1/02
AFL-CIO Housing Investment Trust	**2.4**	**2.6**	**7.6**	**6.8**	**7.2**	**6.1**
Barclays Aggregate	2.1	2.4	7.5	6.9	6.8	5.7
Barclays Mortgage	1.1	1.7	5.0	5.4	6.7	5.4
Peer Core Fixed Income	2.0	2.4	7.2	6.7	6.6	5.4
Peer Ranking (percentile)	*12*	*41*	*29*	*39*	*15*	*3*

Risk: (sixty months)	Standard Deviation	Beta	Sharpe Measure	Info. Ratio	Correlation to Index
AFL-CIO Housing Investment Trust	**3.3%**	**0.81**	**1.92**	**0.34**	**0.93**
Barclays Aggregate	3.8	1.00	1.55	NA	1.00

	6/30/12		3/31/12	
Duration & Yield:	AFL-CIO Housing Investment Trust	Barclays Aggregate	AFL-CIO Housing Investment Trust	Barclays Aggregate
Average Effective Duration (years)	4.3	5.1	4.6	5.0
Yield to Maturity (%)	2.4	2.0	2.8	2.2
Quality Structure (%):				
Average Quality	AAA	AA+	AAA	AA+
AAA (includes Treasuries and Agencies)	92	74	94	74
AA	5	4	4	4
A	3	11	2	11
BBB	0	10	0	10
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	9	36	10	36
U.S. Treasury-TIPS	0	0	0	0
U.S. Agency	0	7	0	7
Mortgage Backed	25	31	25	31
Corporate	0	21	0	21
Bank Loans	0	0	0	0
Local & Provincial Government	0	1	0	1
Sovereign & Supranational	0	3	0	3
Commercial Mortgage Backed	64	2	62	2
Asset Backed	0	0	0	0
Cash Equivalent	2	0	3	0
Other	0	0	0	0
Market Allocation (%):				
United States	100	92	100	92
Foreign (developed markets)	0	6	0	6
Foreign (emerging markets)	0	2	0	2
Currency Allocation (%):				
Non-U.S. Dollar Exposure	0	0	0	0

Stone Harbor Emerging Markets Debt Portfolio Detail as of 6/30/12

Mandate: Fixed Income
Active/Passive: Active
Market Value: $4.2 million
Portfolio Manager: Team
Location: New York, New York
Inception Date: 3/1/2012
Account Type: Mutual Fund (SHMDX)



Fee Schedule:
0.75% on all assets

Liquidity Constraints:
Daily

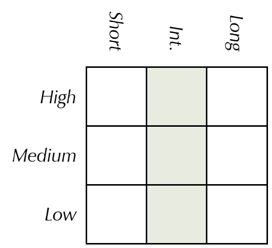
Strategy:
The primary investment objective of the Stone Harbor Emerging Markets Debt Portfolio is to generate a total return (i.e. capital appreciation). The generation of high current income is a secondary objective. The Fund will invest its net assets primarily in fixed income securities of issuers that economically are tied to countries with emerging securities markets or whose performance is linked to those markets or economies. Such securities may be denominated in non-U.S. currencies and the U.S. Dollar. A security is economically tied to an emerging market country if it is principally traded on the country's securities markets, or the issuer is organized or principally operates in the country, derives a majority of its income from its operations within the country, or has a majority of its assets within a country. The Investment Manager has broad discretion to identify and invest in countries that it considers to qualify as emerging securities markets. It is anticipated that the Fund will concentrate its investments in Asia, Africa, the Middle East, Latin America and the developing countries of Europe.

Performance (%):	**2Q12**	**Since 3/1/12**
Stone Harbor Emerging Markets Debt	**1.0**	**1.1**
JPMorgan EMBI Global Diversified	2.8	3.0
Peer Emerging Market Debt	0.7	0.9
Peer Ranking (percentile)	*40*	*43*

	6/30/12		**3/31/12**	
Duration & Yield:	**Stone Harbor EMD**	**JPMorgan EMBI Global Diversified**	**Stone Harbor EMD**	**JPMorgan EMBI Global Diversified**
Average Effective Duration (years)	6.9	7.2	6.7	7.1
Yield to Maturity (%)	5.9	4.9	6.1	5.1
Quality Structure (%):				
Average Quality	BB+	BB+	BB+	BB+
AAA (includes Treasuries and Agencies)	3	0	3	0
AA	3	1	2	1
A	13	10	12	10
BBB	46	45	44	45
BB	15	25	16	25
B	15	16	8	16
Below B	1	0	1	0
Non-Rated	5	2	13	2
Sector Allocation (%):				
U.S. Treasury & Agency	0	0	0	0
Corporate	15	0	16	0
Local & Provincial Government	5	0	6	0
Sovereign & Supranational	77	100	73	100
Cash Equivalent	3	0	3	0
Other	0	0	2	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	4	0	6	0

Stone Harbor Emerging Markets Local Currency Debt Portfolio Detail as of 6/30/12

Mandate: Fixed Income
Active/Passive: Active
Market Value: $2.7 million
Portfolio Manager: Team
Location: New York, New York
Inception Date: 3/1/2012
Account Type: Mutual Fund (SHLMX)



Fee Schedule:
1.00% 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.

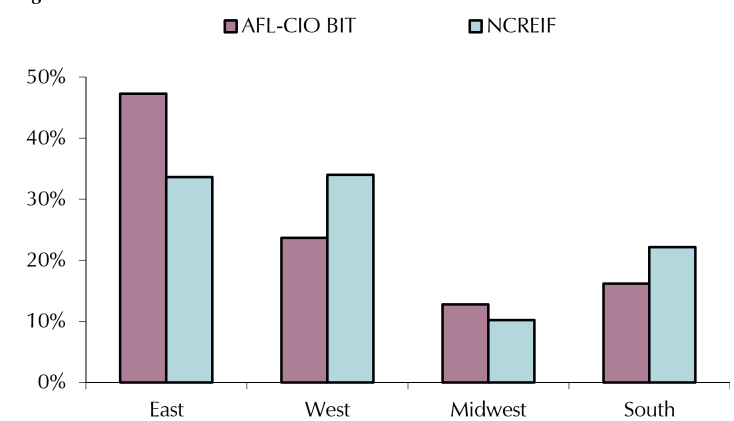
Performance (%):	**2Q12**	**Since 3/1/12**
Stone Harbor Emerging Markets Local Currency Debt	**-1.9**	**-3.5**
JPM GBI-EM Global Diversified	-1.2	-3.2
Peer Emerging Market Debt	0.7	0.9
Peer Ranking (percentile)	99	99

	6/30/12		3/31/12	
Duration & Yield:	**Stone Harbor EMLC**	**JPM GBI-EM Global Div**	**Stone Harbor EMLC**	**JPM GBI-EM Global Div**
Average Effective Duration (years)	4.2	4.7	4.3	4.6
Yield to Maturity (%)	5.6	6.3	6.2	6.5
Quality Structure (%):				
Average Quality	A	BBB	A-	BBB
AAA (includes Treasuries and Agencies)	12	0	11	0
AA	0	0	0	0
A	48	47	45	47
BBB	37	43	40	43
BB	3	1	4	1
B	0	0	0	0
Below B	0	0	0	0
Non-Rated	0	9	0	9
Sector Allocation (%):				
U.S. Treasury & Agency	0	0	0	0
Corporate	0	0	1	0
Sovereign & Supranational	98	100	98	100
Cash Equivalent	2	0	1	0
Other	0	0	0	0
Market Allocation (%):				
United States	2	0	8	0
Foreign (developed markets)	0	0	0	0
Foreign (emerging markets)	98	100	92	100
Currency Allocation (%):				
Non-U.S. Dollar Exposure	97	100	99	100

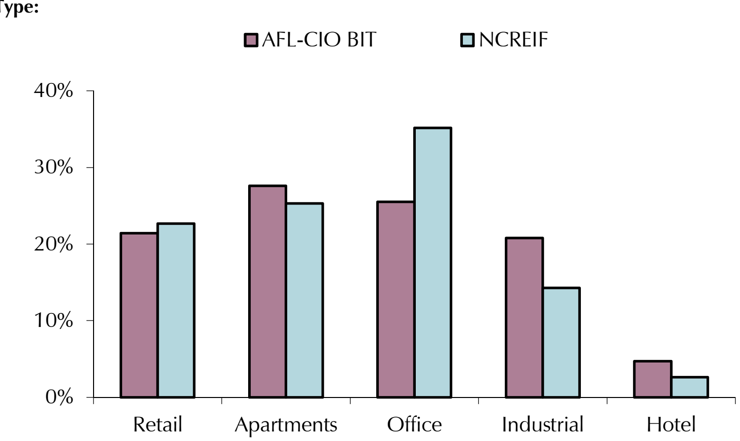
Real Estate Portfolio Reviews
As of June 30, 2012

Strategy:	Real Estate
Market Value:	$6.2 million
Senior Professionals:	Rinse A. Brink
Location:	Washington, D.C.
Inception Date:	7/1/2002
Account Type:	Commingled Fund
# of Investments:	66
Liquidity Constraints:	Monthly (Last day of the month)
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 (%):	2Q12	YTD	1 YR	3 YR	5 YR	Since 7/1/02
AFL-CIO Building Investment Trust	**2.5**	**6.2**	**12.3**	**6.9**	**0.0**	**5.7**
NCREIF ODCE Equal Weighted	2.7	5.5	12.5	7.7	-1.2	6.1
NCREIF Property	2.7	5.6	12.4	8.9	2.6	8.3

Investment Strategy:

The mission of the Trust is to provide competitive risk-adjusted returns for shareholders through investments in institutional-quality commercial real estate while promoting economic development and creating union jobs. The BIT's principal objective in making investments is to seek income and capital appreciation while protecting the shareholders' capital. Mercantile, as the trustees of the BIT, employs an investment strategy that seeks to create value through investment in the development and acquisition of income -producing real estate.

Multi-Employer Property Trust Portfolio Detail as of 6/30/12

Strategy: Real Estate
Private Market
Diversified Core

Market Value: $5.3 million

Senior Professionals: David Antonelli

Location: Washington, D.C.

Inception Date: 1/1/1992

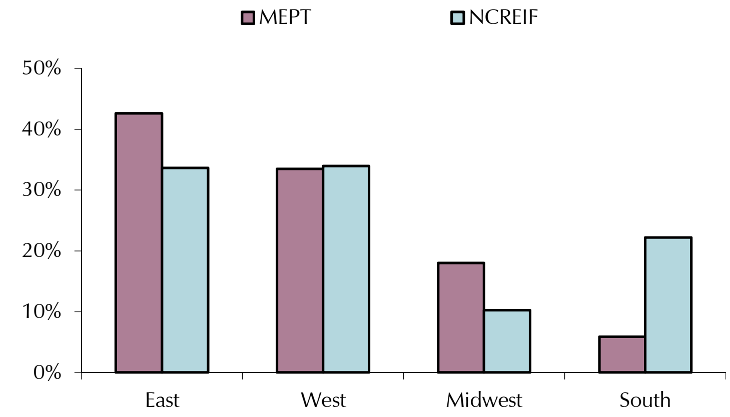
Account Type: Commingled Fund

# of Investments: 145

Liquidity Constraints: Quarterly

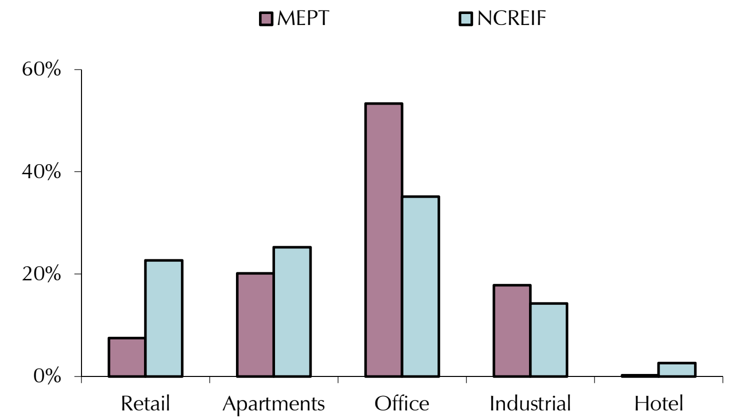
Fee Schedule: 1.25% on first $1000 mm; 1.00% on next $1000 mm; 0.75% thereafter

Geographic Region:



Performance (%):	2Q12	YTD	1 YR	3 YR	5 YR	Since 1/1/92
Multi-Employer Property Trust	**2.1**	**3.7**	**9.8**	**6.4**	**-2.2**	**5.8**
NCREIF ODCE Equal Weighted	2.7	5.5	12.5	7.7	-1.2	7.3
NCREIF Property	2.7	5.6	12.4	8.9	2.6	8.2

Property Type:



Investment Strategy:

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

Appendices

Capital Markets Outlook

Conditions as of August 31, 2012[1]

Earnings	⟷	Domestic earnings continued to make record highs. At the end of August, S&P 500 trailing one-year earnings rose to approximately $103, more than double the late 2009 lows. Since little room remains for companies to further reduce costs, continued profitability growth will need to come from revenue growth. Earnings for companies in the EAFE index have declined steadily since year-end, while earnings for companies in the emerging markets have more than reversed their early 2012 gains.
Credit Spreads	↓	After expanding during the second quarter, credit spreads compressed in July and August as investors transitioned back into "riskier" fixed income securities. Since June, domestic high yield and investment grade corporate bond spreads fell 40 and 27 basis points, respectively, to levels slightly above their long-term averages. Spreads for developed international and emerging markets bonds fell as well, though the decline was larger in emerging markets.
Commodities	↑	After a difficult second quarter commodities rebounded in July and August. Energy commodities rallied after posting the weakest returns in the second quarter with crude oil increasing 13.5% quarter-to-date, due in part to Western sanctions against Iran. Precious metals had a strong August after posting modest gains in July as investors anticipated further quantitative easing. Silver and gold increased 13.9% and 5.2%, respectively, since the end of June.
Currencies	↑	Since quarter-end, U.S. dollar performance was mixed, as it outpaced the majority of European currencies but trailed the Japanese yen, Australian dollar, and Canadian dollar. After reaching a two-year low in July against the U.S. dollar, the euro strengthened 2.4% in August over speculation that the European Central Bank (ECB) would announce further supportive measures. Since June 30, the yen rose 1.8% against the dollar as deflationary pressures persists.

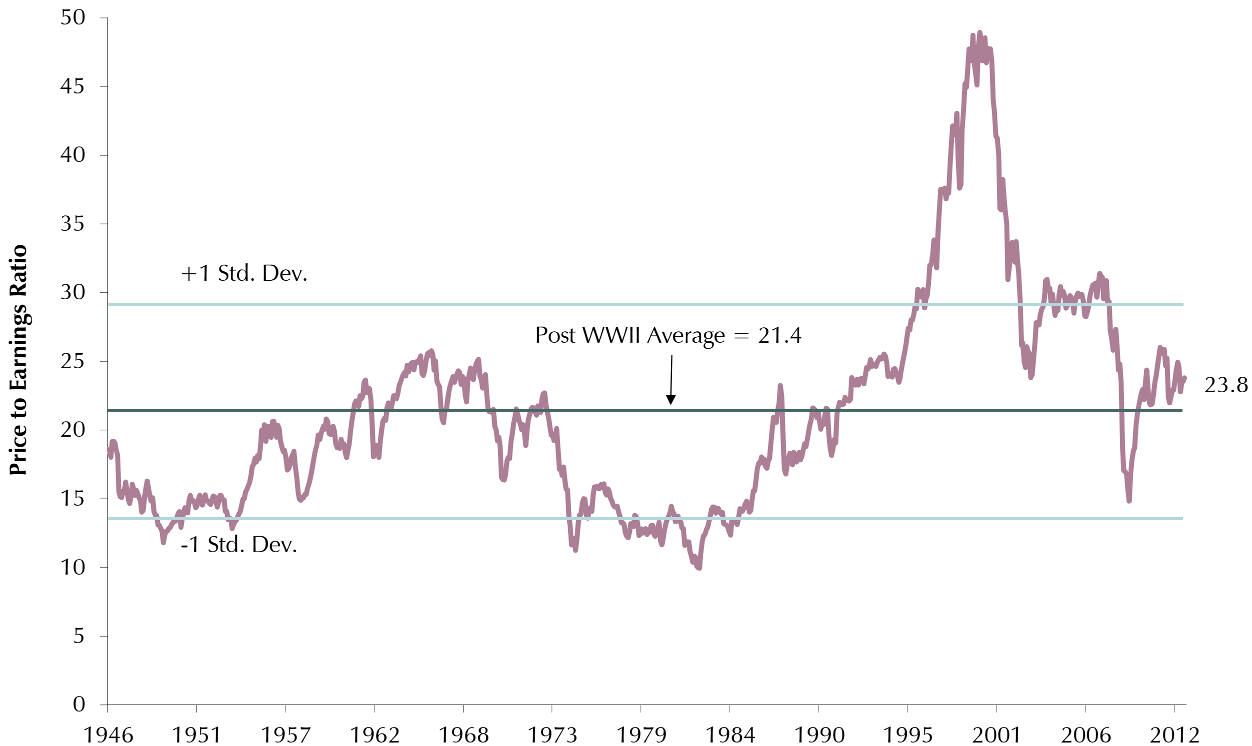
1 Sources: FactSet, Bloomberg, U.S. Treasury. Data is as of August 31, 2012.

Capital Markets Outlook[1]

- Debt issues in the developed world, particularly Europe, and slowing growth globally remain significant headwinds for "risky" assets in the near-term.
  - At the end of August, the price of the U.S. stock market relative to ten-year average earnings remained above its historical average (~24 versus ~21).
  - Small cap domestic stocks remain richly priced relative to large cap domestic stocks, although their relative richness has declined from its early 2011 high.
  - Developed international and emerging market stocks are trading at lower valuations than U.S. stocks. It is likely that sovereign debt issues in Europe and concerns over whether or not emerging economies, particularly China, will experience a "hard landing" are weighing down valuations.
  - Commodity prices will likely remain volatile in the near-term, as uncertainties around global demand (particularly from emerging markets) and geopolitical tensions persist.
    - Since the end of the second quarter, gold increased $83/ounce (5.2%) to $1,688/ounce.
    - After declining close to 20% in the second quarter, crude oil prices have since increased $11/barrel (13.5%) to $96/barrel.
  - The yield spread on corporate bonds relative to Treasuries finished August at levels slightly above the long-term average for both investment grade bonds (1.7% versus 1.6%) and high yield bonds (5.8% versus 5.7%).
  - The yield on the ten-year Treasury was 1.6% at the end of August, close to a historic low, as investors continued to perceive U.S. debt as a safe haven in light of economic uncertainties.

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

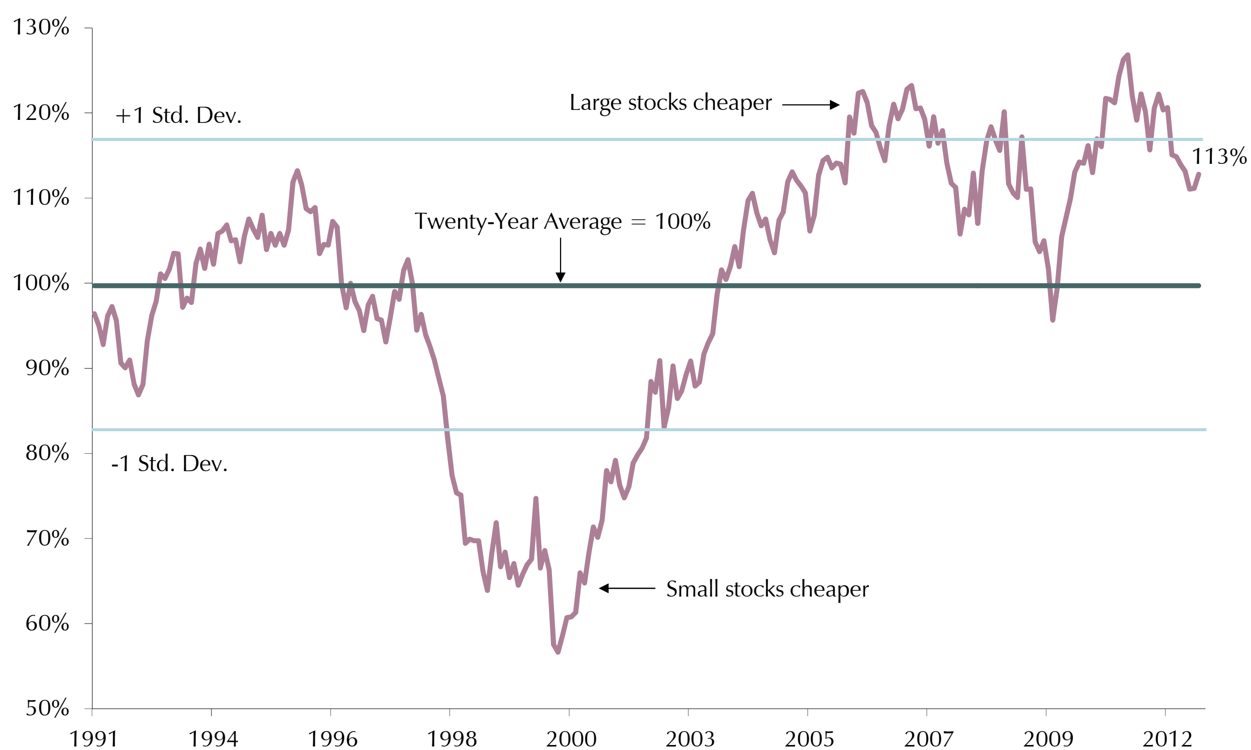
Domestic Equity Cyclically Adjusted P/E (S&P 500)[1]



- Since the end of the second quarter, valuations increased due in part to improving hopes for further quantitative easing (QE3) from the Federal Reserve.
- At the end of August, the cyclically adjusted P/E ratio was above its post-WWII average (23.8x versus 21.4x).

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

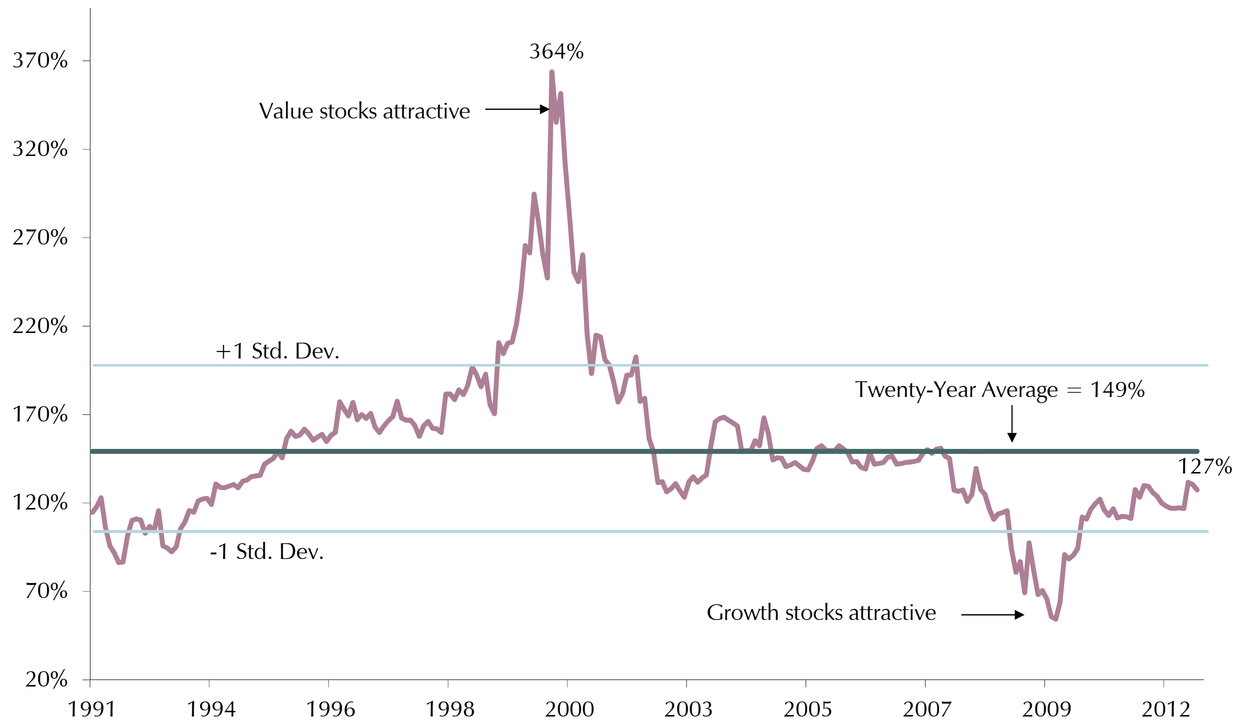
Russell 2000 P/E (small cap) vs. Russell 1000 P/E (large cap)[1]



- The ratio of small cap (Russell 2000) P/Es to large cap (Russell 1000) P/Es has declined recently, but still remains above its long-term average, signaling potential underperformance of small cap stocks relative to large cap stocks.

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

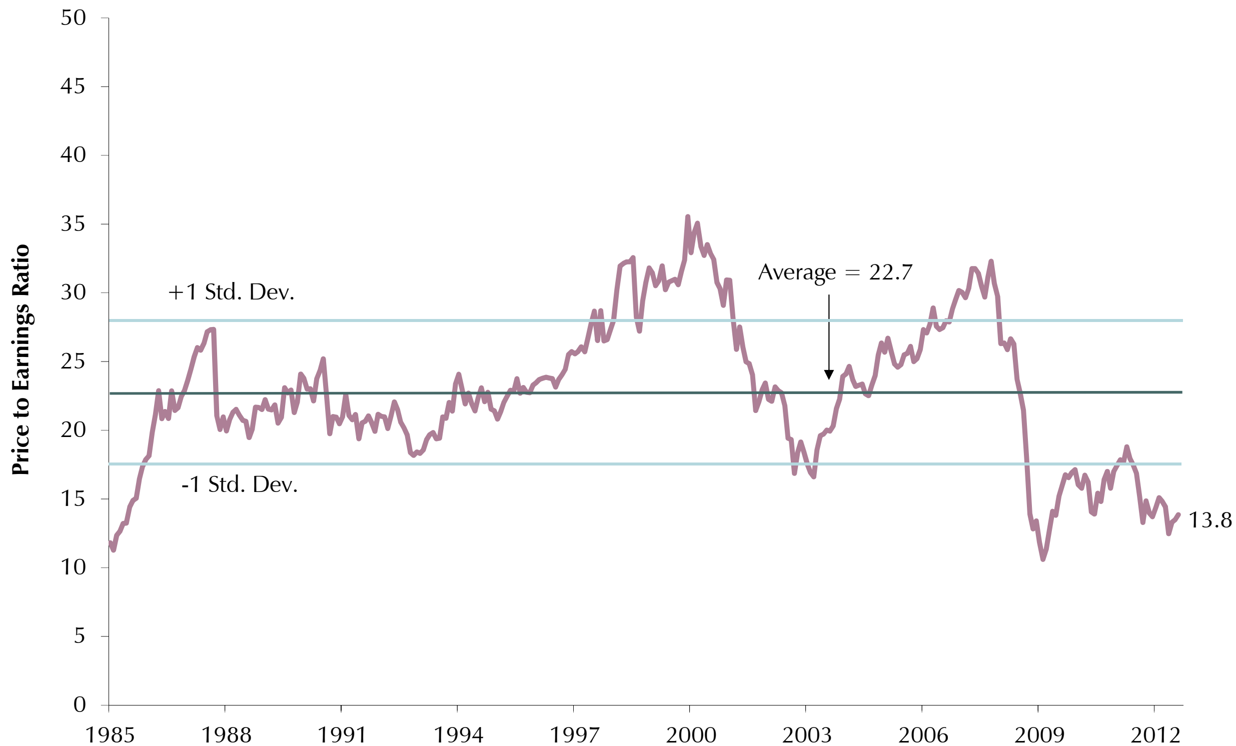
Russell 3000 Growth P/E vs. Russell 3000 Value P/E[1]



- The ratio of growth stock P/Es to value stock P/Es has recently increased, as value stock P/Es fell and growth stock P/Es rose.
- Since the lows of late 2009, the ratio has more than doubled, but remains below its twenty-year average. Of note, the twenty-year average has been sharply influenced by the technology bubble of the late 1990's.

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

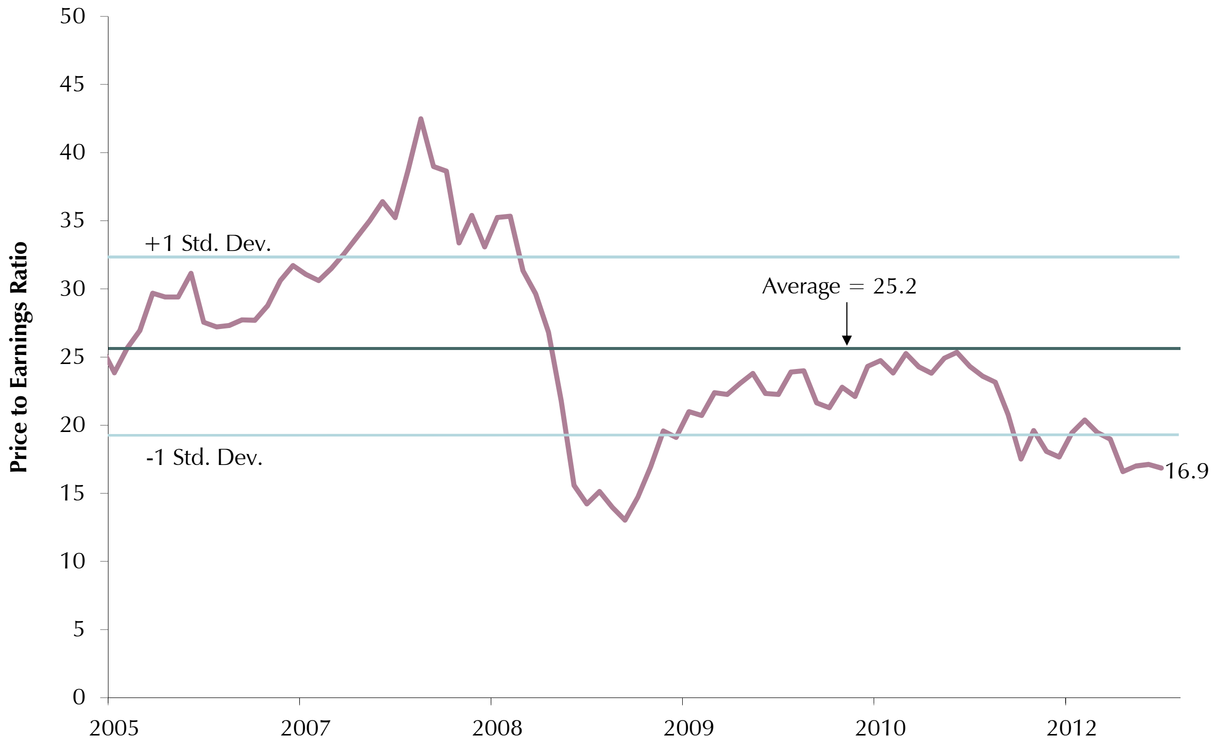
Developed International Equity Cyclically Adjusted P/E (MSCI EAFE ex. Japan)[1]



- Developed foreign market valuations have increased from their May lows due to optimism over a European Central Bank plan to address sovereign debt issues, but remain approximately 40% below their historical average.
- There remain serious headwinds for international developed market equities. Sovereign debt concerns in Europe and the slowing pace of economic growth, likely account for the low valuation levels.

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

Emerging Market Equity Cyclically Adjusted P/E (MSCI Emerging Markets)[1]



- As of the end of August, emerging market equity valuations remained more than one standard deviation below their (relatively brief) historical average, as growth continued to slow, particularly in India and China.
- Emerging market equities are trading at lower valuations than U.S. equities but at higher valuations than other developed market equities.

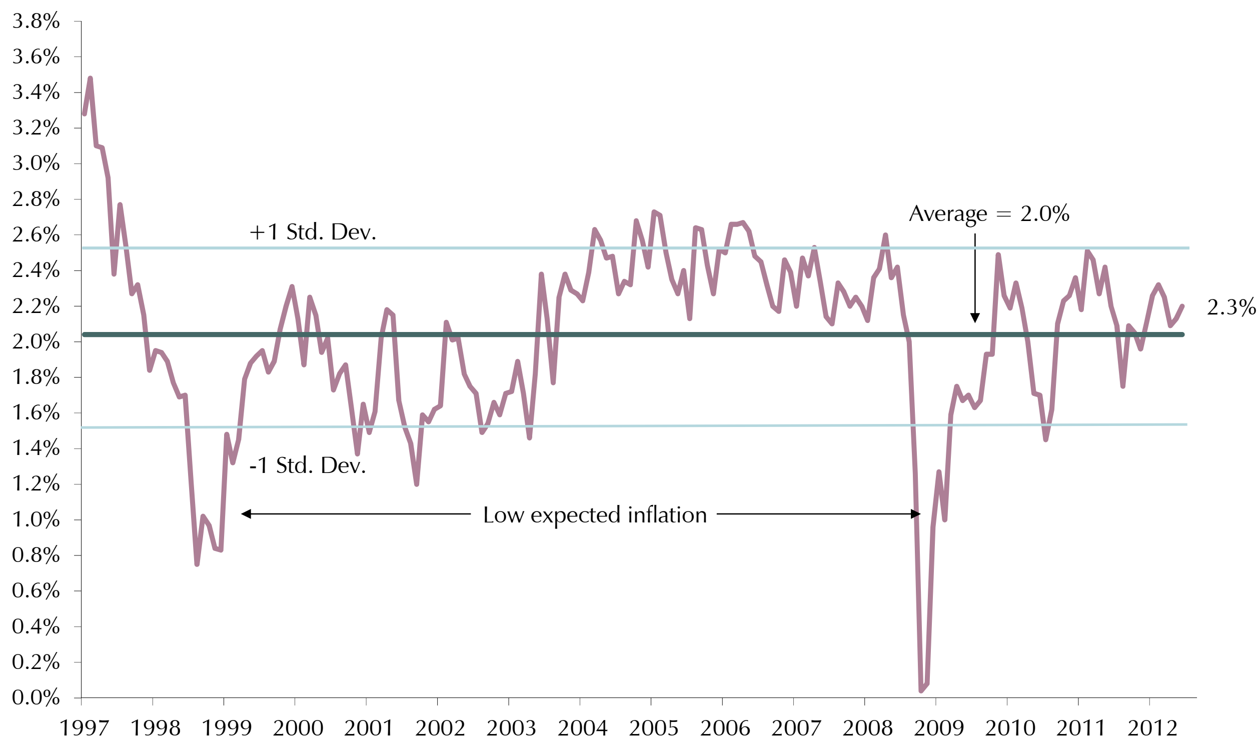
[1] Source: MSCI and FactSet. Earnings figures represent the average of monthly earnings over the previous ten years. Data is as of August 31, 2012.

Ten-Year Treasury Yields[1]

- Ten-year Treasury yields finished August at 1.6%, close to record low levels, and less than one-third of the 5.8% post World War II average.
- U.S. Treasuries may continue to be perceived as a safe haven despite their low yields.

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

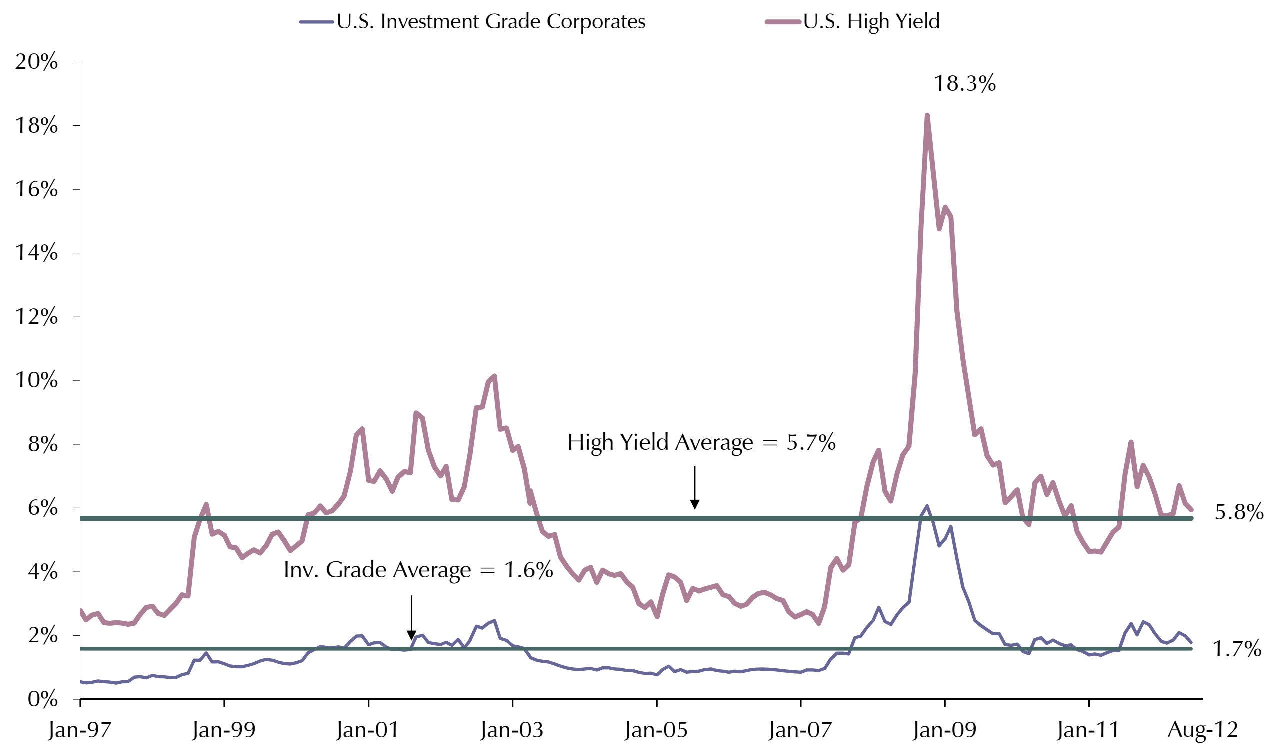
Ten-Year Breakeven Inflation (TIPS vs. Treasuries)[1]



- Breakeven (or expected) inflation, the difference between the nominal yield on a ten-year Treasury and the real yield on a ten-year TIPS, increased since June to a level slightly above its historical average.
- At the end of August, the actual one-year inflation rate was 1.7%, as measured by the Consumer Price Index (CPI), 60 basis points below the ten year breakeven inflation rate.

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

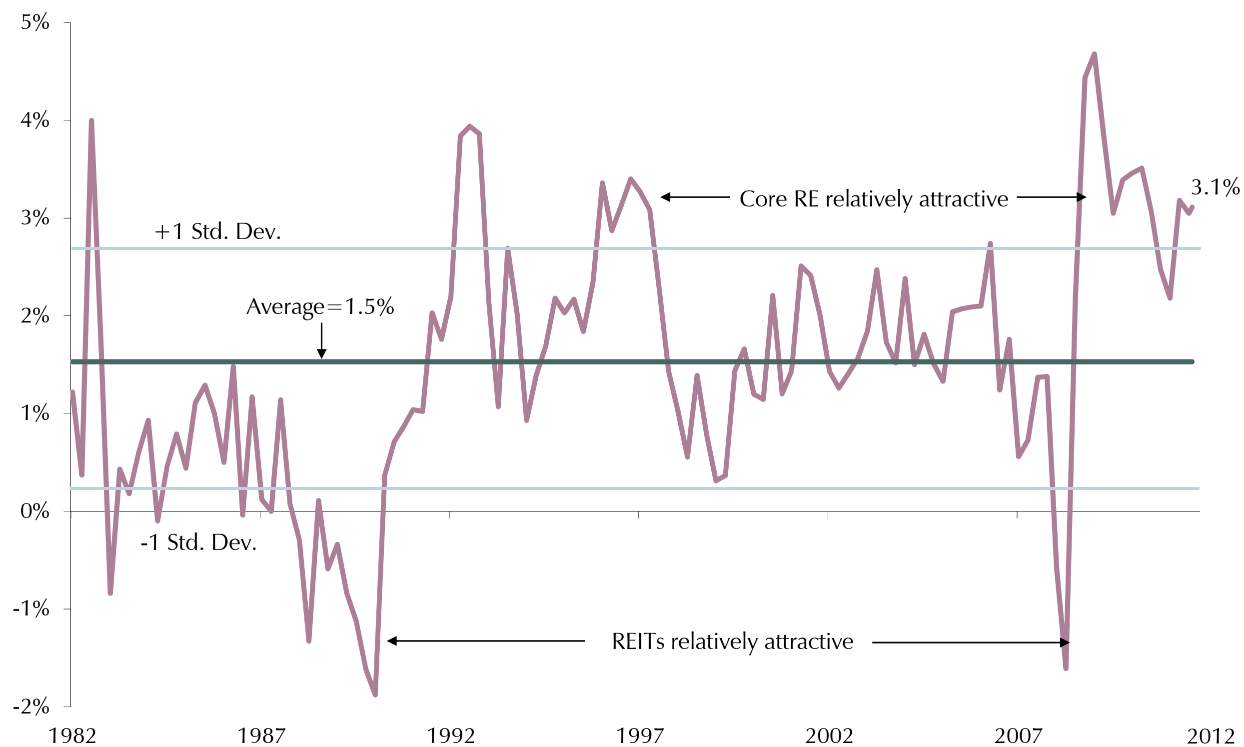
Credit Spreads vs. U.S. Treasury Bonds[1]



- Credit spreads for both high yield and investment grade corporate bonds remain modestly above their historical averages.

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

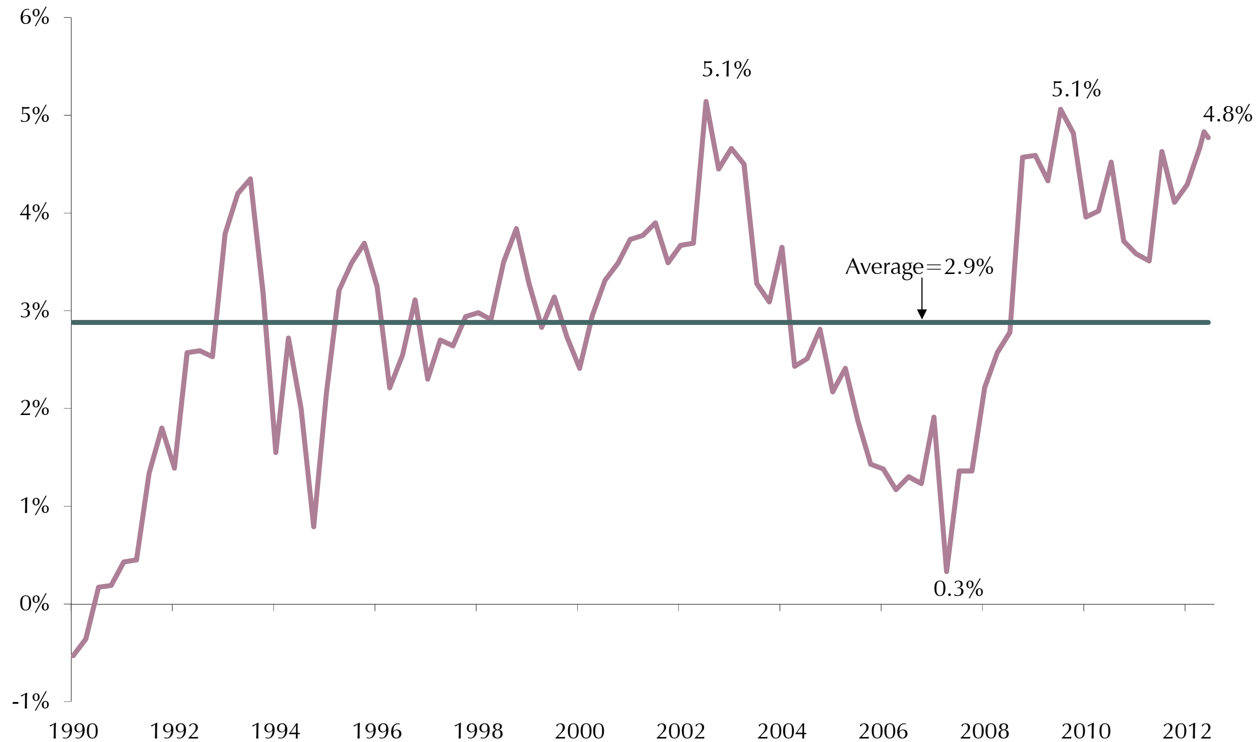
Core Real Estate vs. REITs[1]



- Due to a decline in REIT yields and an increase in cap rates, the spread between core real estate cap rates and REIT yields has recently increased, remaining more than one standard deviation above its long-term average.
- In early 2009, REITs were yielding 10.1% versus 3.3% at the end of August.

[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. Data is as of June 30, 2012, for the NCREIF NPI and August 31, 2012, for the NAREIT Equity index.

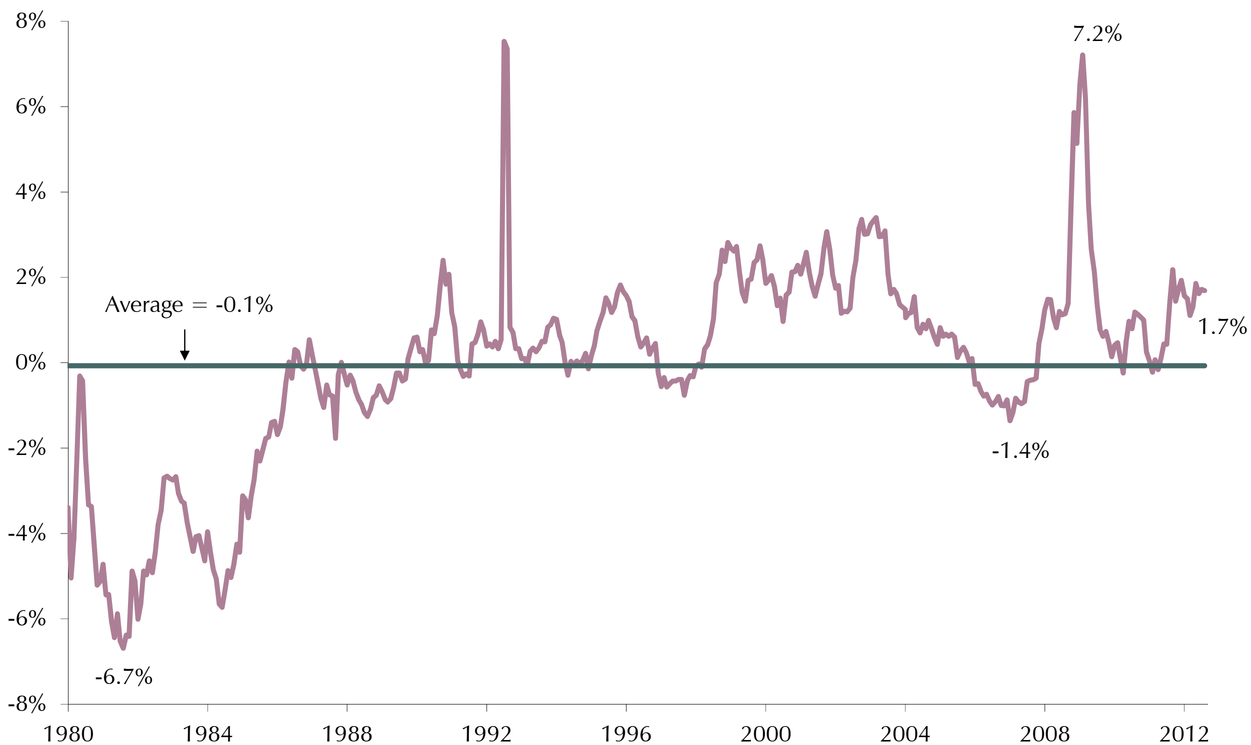
Core Real Estate Spread vs. Ten-Year Treasury[1]



- Spreads for core real estate finished August at 4.8%, close to the highs of September 2009 and well above their historical average.

[1] Source: NCREIF, U.S. Treasury. NPI transactional capitalization rates are calculated on a quarterly basis. Data is as of June 30, 2012, for the NCREIF NPI and August 31, 2012, for the ten-year Treasury.

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



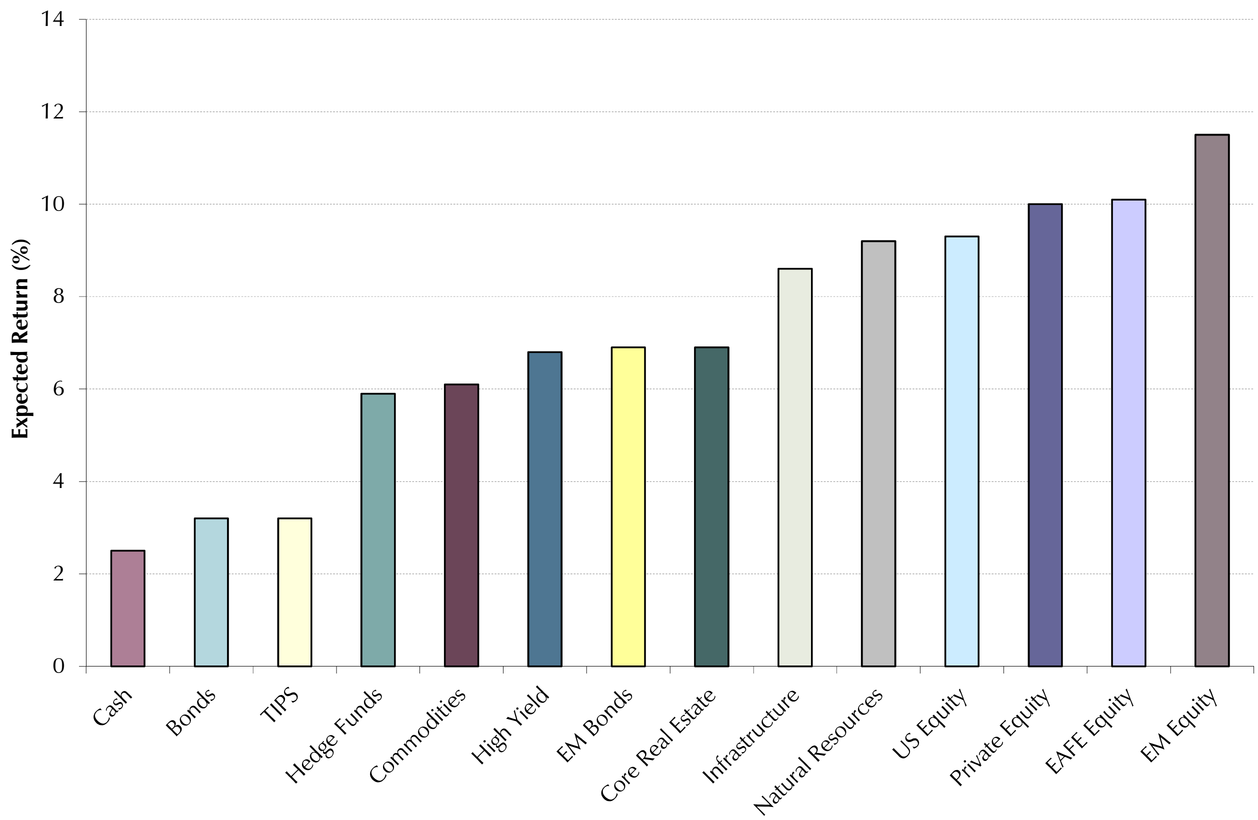
- REIT yield spreads were 1.7% at the end of August, a level 1.8% above their historical average.

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

Summary and Conclusions

- Current valuations reflect an environment of unusually high economic risk and uncertainty.
  - Continued uncertainty portends considerable volatility in the capital markets.
- We are currently recommending that clients position their portfolios defensively:
  - Maintain U.S. and EAFE equity exposure near the lower end of allocation ranges.
    - Favor higher quality stocks within the U.S.
    - Reduce or eliminate overweight position in U.S. small cap stocks.
    - Maintain a neutral position on U.S. growth versus value stocks.
  - Allocate the offsetting excess broadly across fixed income markets.
    - This may include TIPS, core bonds, emerging market debt, high yield bonds, and bank loans.
  - Maintain or increase emerging market equities near target.
    - Emerging market equities can be more volatile than U.S. stocks.
    - However, they currently offer lower valuations and more attractive growth prospects.

Long-Term Outlook[1]

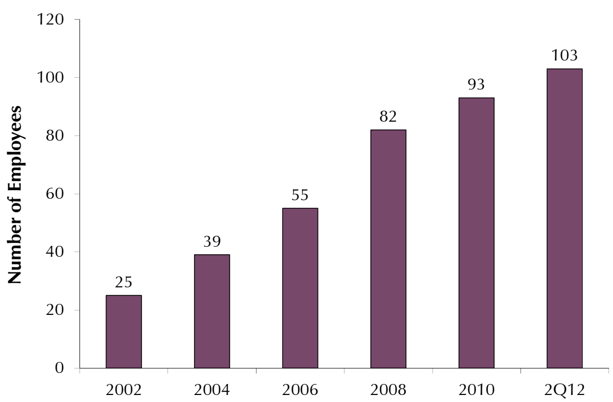


[1] Twenty-year expected returns based upon Meketa Investment Group's 2012 Annual Asset Study.

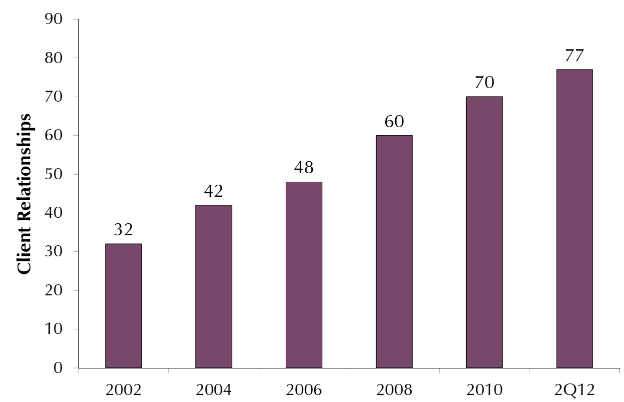
Meketa Investment Group
Corporate Update

- Staff of 103, including 60 investment professionals and 17 CFA charterholders
- 77 clients, with over 150 funds throughout the United States
- Significant investment in staff and resources
- Offices in Boston, Miami, and San Diego
- Clients have aggregate assets of approximately $475 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

- Passive
- Enhanced Index
- Large Cap
- Midcap
- Small Cap
- Microcap
- 130/30

International Equities

- Large Cap Developed
- Small Cap Developed
- Emerging Markets
- Frontier Markets

Private Equity

- Buyouts
- Venture Capital
- Private Debt
- Special Situations
- Secondaries
- Fund of Funds

Real Assets

- Public REITs
- Core Real Estate
- Value Added Real Estate
- Opportunistic Real Estate
- Infrastructure
- Timber
- Natural Resources
- Commodities

Fixed Income

- Short-Term
- Core
- Core Plus
- TIPS
- High Yield
- Bank Loans
- Distressed
- Global
- Emerging Markets

Hedge Funds

- 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

Disclaimer

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Notes

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

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

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

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