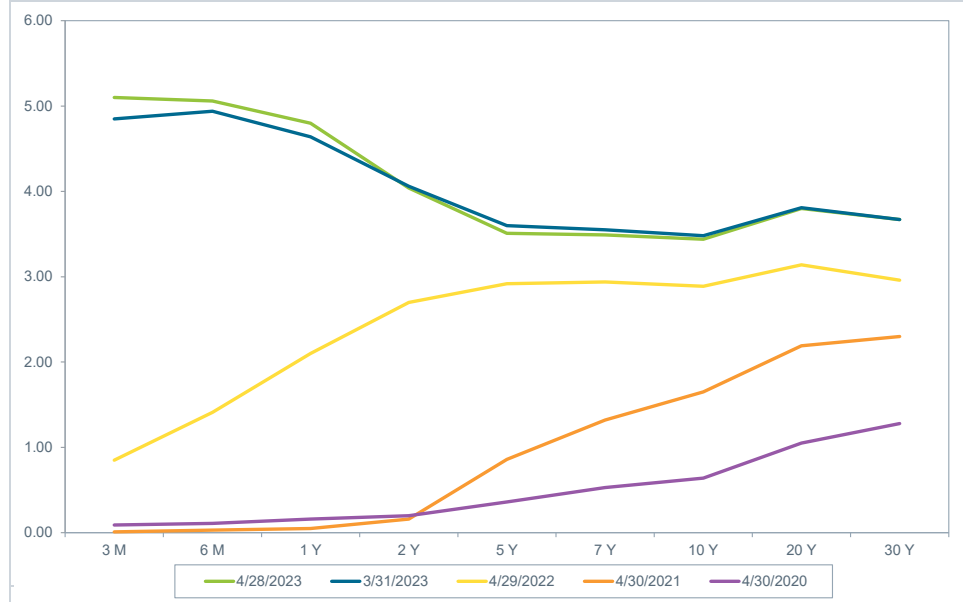


**General Market Commentary**

- Most equity indexes experienced positive returns in April, with both US and international broad market indexes posting low single-digit returns, supported by generally strong earnings announcements and moderating inflation figures. However, US small cap and international emerging markets stocks pulled back during April, due to their heavier exposure to banks and other sectors perceived to be at-risk.
- Following the failures of Silicon Valley Bank and Signature Bank in March, First Republic Bank was the latest US financial institution to collapse, with the FDIC ultimately organizing a sale of First Republic to JP Morgan at the end of the month. Similar to the failures of SVB and Signature, First Republic suffered from liquidity issues, large deposit outflows, and an asset/liability mismatch.
- Inflation continued to decrease, albeit remaining elevated relative to historical values. Year-over-year inflation as of March 2023 was 5.00%, as the annual rate in the United States slowed for the ninth consecutive month.
- During the first quarter of 2023, US GDP rose at an annualized rate of 1.10%, lower than expectations and a sign that the economy may be slowing. Expectations for economic growth throughout the rest of the year remain relatively muted, and the possibility of a recession continues to weigh on investors' minds. Growth prospects diminished from a global perspective as well, as the IMF lowered 2023 global growth forecasts to 2.80%, down from 2.90% in January and 3.40% a year ago.
- Equity markets posted positive returns in April as the S&P 500 (Cap Wtd) Index returned 1.56% and the MSCI EAFE (Net) Index returned 2.82%. Emerging markets returned -1.13%, as measured by the MSCI EM (Net) Index.
- The Bloomberg US Aggregate Bond Index returned 0.61% in April, outperforming the 0.54% return by the Bloomberg US Treasury Intermediate Term Index. International fixed income markets returned 0.31%, as measured by the FTSE Non-US World Gov't Bond Index.
- Public real estate returned 0.83% in April and 5.90% over the trailing five-year period, as measured by the FTSE NAREIT Eq REITs Index (TR).
- The Cambridge US Private Equity Index returned -2.34% for the trailing one-year period and 16.14% for the trailing five-year period ending December 2022.
- Absolute return strategies returned 0.70% for the month and -0.06% over the trailing one-year period, as measured by the HFRI FOF Comp Index.
- Crude oil's price increased by 1.47% during the month but has decreased by 26.66% YoY.

Economic Indicators	Apr-23	Mar-23	Apr-22	10 Yr	20 Yr
Federal Funds Rate (%)	4.83	—	4.83	0.33	0.93
Breakeven Inflation - 5 Year (%)	2.28	▼	2.47	3.35	1.88
Breakeven Inflation - 10 Year (%)	2.27	▼	2.33	2.94	1.97
Breakeven Inflation - 30 Year (%)	2.26	▼	2.26	2.59	2.03
Bloomberg US Agg Bond Index - Yield (%)	4.35	▼	4.40	3.48	2.49
Bloomberg US Agg Bond Index - OAS (%)	0.57	—	0.57	0.49	0.47
Bloomberg US Agg Credit Index - OAS (%)	1.26	▼	1.29	1.25	1.18
Bloomberg US Corp: HY Index - OAS (%)	4.52	▼	4.55	3.79	4.28
Capacity Utilization (%)	N/A	N/A	79.80	80.23	77.30
Unemployment Rate (%)	3.40	▼	3.50	3.60	5.13
PMI - Manufacturing (%)	47.10	▲	46.30	55.40	54.39
Baltic Dry Index - Shipping	N/A	N/A	1,389	2,404	1,358
Consumer Conf (Conf Board)	101.30	▼	104.20	108.60	106.87
CPI YoY (Headline) (%)	5.00	—	5.00	8.30	2.63
CPI YoY (Core) (%)	5.60	—	5.60	6.20	2.61
PPI YoY (%)	N/A	N/A	3.20	15.70	2.85
M2 YoY (%)	N/A	N/A	-4.10	7.60	7.84
US Dollar Total Weighted Index	N/A	N/A	119.48	119.64	111.15
WTI Crude Oil per Barrel (\$)	77	▲	76	105	65
Gold Spot per Oz (\$)	1,983	▲	1,979	1,897	1,448

**Treasury Yield Curve (%)**



Treasury Yield Curve (%)	Apr-23	Mar-23	Apr-22	Apr-21	Apr-20
3 Month	5.10	4.85	0.85	0.01	0.09
6 Month	5.06	4.94	1.41	0.03	0.11
1 Year	4.80	4.64	2.10	0.05	0.16
2 Year	4.04	4.06	2.70	0.16	0.20
5 Year	3.51	3.60	2.92	0.86	0.36
7 Year	3.49	3.55	2.94	1.32	0.53
10 Year	3.44	3.48	2.89	1.65	0.64
20 Year	3.80	3.81	3.14	2.19	1.05
30 Year	3.67	3.67	2.96	2.30	1.28

Market Performance (%)	MTD	QTD	CYTD	1 Yr	3 Yr	5 Yr	7 Yr	10 Yr
S&P 500 (Cap Wtd)	1.56	1.56	9.17	2.66	14.52	11.45	12.61	12.20
Russell 2000	-1.80	-1.80	0.89	-3.65	11.90	4.15	8.03	7.88
MSCI EAFE (Net)	2.82	2.82	11.53	8.42	11.68	3.63	6.20	4.76
MSCI EAFE SC (Net)	2.01	2.01	7.03	-1.24	9.16	1.00	5.21	5.70
MSCI EM (Net)	-1.13	-1.13	2.78	-6.51	4.33	-1.05	4.66	1.80
Bloomberg US Agg Bond	0.61	0.61	3.59	-0.43	-3.15	1.18	0.91	1.32
ICE BofAML 3 Mo US T-Bill	0.32	0.32	1.39	2.81	0.99	1.44	1.25	0.90
NCREIF ODCE (Gross)	N/A	N/A	-3.17	-3.09	8.40	7.51	7.71	9.45
FTSE NAREIT Eq REITs Index (TR)	0.83	0.83	3.54	-14.80	9.44	5.90	4.58	5.38
HFRI FOF Comp Index	0.70	0.70	1.40	-0.06	6.22	3.20	3.91	3.23
Bloomberg Cmdb Index (TR)	-0.75	-0.75	-6.07	-16.60	21.14	4.67	4.26	-1.51

NCREIF performance is reported quarterly; MTD and QTD returns are shown as "N/A" on interim-quarter months and until available. Data shown is as of most recent quarter-end. Treasury data courtesy of the US Department of the Treasury. Economic data courtesy of Bloomberg Professional Service. The previous month's CPI YoY is used as a proxy for the current YoY return until it becomes available.