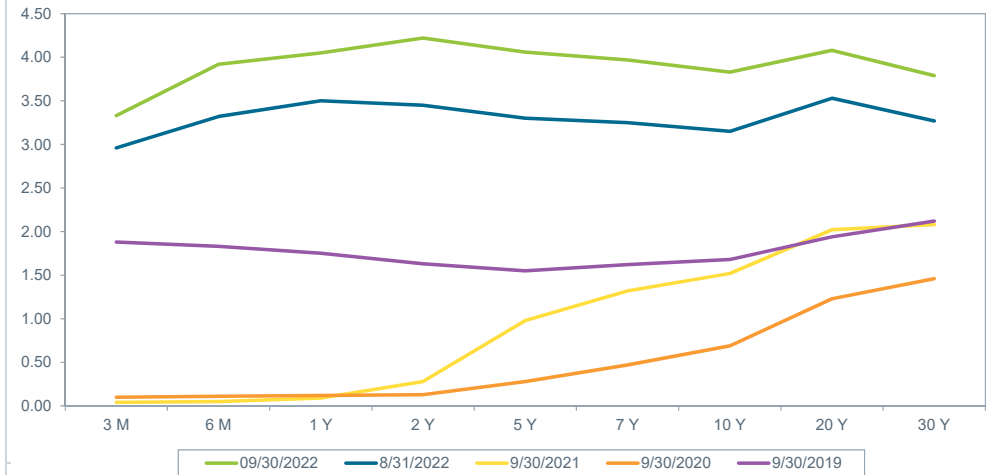


General Market Commentary

- Global equity markets pulled back sharply in September, with most major indices posting high-single digit to low-double digit losses during the month. Recession fears, along with persistent inflation, weighed on investor sentiment and contributed to the continued sell off in the stock market. Though inflation remains elevated and fears of a potential recession in 2023 persist, the US job market remains strong as the unemployment rate sits below 4%.
- In September, the Federal Open Market Committee (FOMC) announced an additional 75 basis point increase in the federal funds rate, an attempt aimed to further combat inflation. The FOMC cited the Russia-Ukraine war as a key driver of inflationary pressure, along with the supply and demand imbalances related to the pandemic. The continued tightening of monetary policy led to challenges for fixed income investors during September, with most bond indices posting mid-single digit losses.
- Equity markets posted negative returns in September as the S&P 500 (Cap Wtd) Index returned -9.21% and the MSCI EAFE (Net) Index returned -9.35%. Emerging markets returned -11.72% as measured by the MSCI EM (Net) Index.
- The Bloomberg US Aggregate Bond Index returned -4.32% in September, underperforming the -2.40% return by the Bloomberg US Treasury Intermediate Term Index. International fixed income markets returned -6.41%, as measured by the FTSE Non-US World Gov't Bond Index.
- Public real estate, as measured by the FTSE NAREIT Eq REITs Index (TR), returned -12.18% in September and 2.93% over the trailing five-year period.
- The Cambridge US Private Equity Index returned 8.60% for the trailing one-year period and 17.95% for the trailing five-year period ending June 2022.
- Absolute return strategies, as measured by the HFRI FOF Comp Index, returned -0.61% for the month and -5.51% over the trailing one-year period.
- Crude oil's price fell by 11.23% during the month, but has increased by 5.94% YoY.

| Economic Indicators | Sep-22 | Aug-22 | Sep-21 | 10 Yr | 20 Yr |
|---|----------|--------|--------|--------|--------|
| Federal Funds Rate (%) | 3.08 ▲ | 2.33 | 0.06 | 0.70 | 1.27 |
| Breakeven Inflation - 5 Year (%) | 2.16 ▼ | 2.64 | 2.53 | 1.87 | 1.91 |
| Breakeven Inflation - 10 Year (%) | 2.15 ▼ | 2.48 | 2.38 | 1.98 | 2.07 |
| Breakeven Inflation - 30 Year (%) | 2.09 ▼ | 2.35 | 2.29 | 2.04 | 2.26 |
| Bloomberg US Agg Bond Index - Yield (%) | 4.75 ▲ | 3.96 | 1.56 | 2.33 | 3.21 |
| Bloomberg US Agg Bond Index - OAS (%) | 0.62 ▲ | 0.50 | 0.33 | 0.47 | 0.59 |
| Bloomberg US Agg Credit Index - OAS (%) | 1.47 ▲ | 1.30 | 0.80 | 1.18 | 1.39 |
| Bloomberg US Corp: HY Index - OAS (%) | 5.52 ▲ | 4.84 | 2.89 | 4.30 | 5.08 |
| Capacity Utilization (%) | N/A | N/A | 79.96 | 77.45 | 76.94 |
| Unemployment Rate (%) | 3.5 ▼ | 3.7 | 4.7 | 5.4 | 6.0 |
| PMI - Manufacturing (%) | 50.9 ▼ | 52.8 | 60.5 | 54.5 | 53.7 |
| Baltic Dry Index - Shipping | 1,760 ▲ | 965 | 5,167 | 1,335 | 2,425 |
| Consumer Conf (Conf Board) | 108.00 ▲ | 103.60 | 109.80 | 104.36 | 90.90 |
| CPI YoY (Headline) (%) | 8.3 — | 8.3 | 5.4 | 2.3 | 2.4 |
| CPI YoY (Core) (%) | 6.3 — | 6.3 | 4.0 | 2.4 | 2.1 |
| PPI YoY (%) | N/A | N/A | 12.7 | 11.8 | 2.9 |
| M2 YoY (%) | N/A | N/A | 4.1 | 13.0 | 7.2 |
| US Dollar Total Weighted Index | 127.64 ▲ | 123.67 | 114.67 | 109.39 | 103.22 |
| WTI Crude Oil per Barrel (\$) | 79 ▼ | 90 | 75 | 66 | 67 |
| Gold Spot per Oz (\$) | 1,661 ▼ | 1,711 | 1,757 | 1,438 | 1,143 |

Treasury Yield Curve (%)



| Treasury Yield Curve (%) | Sep-22 | Aug-22 | Sep-21 | Sep-20 | Sep-19 |
|--------------------------|--------|--------|--------|--------|--------|
| 3 Month | 3.33 | 2.96 | 0.04 | 0.10 | 1.88 |
| 6 Month | 3.92 | 3.32 | 0.05 | 0.11 | 1.83 |
| 1 Year | 4.05 | 3.50 | 0.09 | 0.12 | 1.75 |
| 2 Year | 4.22 | 3.45 | 0.28 | 0.13 | 1.63 |
| 5 Year | 4.06 | 3.30 | 0.98 | 0.28 | 1.55 |
| 7 Year | 3.97 | 3.25 | 1.32 | 0.47 | 1.62 |
| 10 Year | 3.83 | 3.15 | 1.52 | 0.69 | 1.68 |
| 20 Year | 4.08 | 3.53 | 2.02 | 1.23 | 1.94 |
| 30 Year | 3.79 | 3.27 | 2.08 | 1.46 | 2.12 |

| Market Performance (%) | MTD | QTD | CYTD | 1 Yr | 3 Yr | 5 Yr | 7 Yr | 10 Yr |
|---------------------------------|--------|--------|--------|--------|-------|-------|-------|-------|
| S&P 500 (Cap Wtd) | -9.21 | -4.88 | -23.87 | -15.47 | 8.16 | 9.24 | 11.40 | 11.70 |
| Russell 2000 | -9.58 | -2.19 | -25.10 | -23.50 | 4.29 | 3.55 | 7.51 | 8.55 |
| MSCI EAFE (Net) | -9.35 | -9.36 | -27.09 | -25.13 | -1.83 | -0.84 | 2.84 | 3.67 |
| MSCI EAFE SC (Net) | -11.50 | -9.83 | -32.11 | -32.06 | -2.16 | -1.79 | 3.25 | 5.28 |
| MSCI EM (Net) | -11.72 | -11.57 | -27.16 | -28.11 | -2.07 | -1.81 | 3.88 | 1.05 |
| Bloomberg US Agg Bond | -4.32 | -4.75 | -14.61 | -14.60 | -3.26 | -0.27 | 0.54 | 0.89 |
| ICE BofAML 3 Mo US T-Bill | 0.25 | 0.46 | 0.61 | 0.62 | 0.59 | 1.15 | 0.95 | 0.68 |
| NCREIF ODCE (Gross) | N/A | N/A | 12.49 | 21.46 | 12.18 | 10.13 | 9.77 | 10.86 |
| FTSE NAREIT Eq REITs Index (TR) | -12.18 | -9.94 | -28.13 | -16.41 | -2.05 | 2.93 | 4.86 | 6.26 |
| HFRI FOF Comp Index | -0.61 | 0.72 | -5.92 | -5.51 | 4.52 | 3.30 | 3.33 | 3.57 |
| Bloomberg Cmdty Index (TR) | -8.11 | -4.11 | 13.57 | 11.80 | 13.45 | 6.96 | 4.49 | -2.14 |

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 Year-over-Year (YoY) is used as a proxy for the current YoY return until it becomes available.