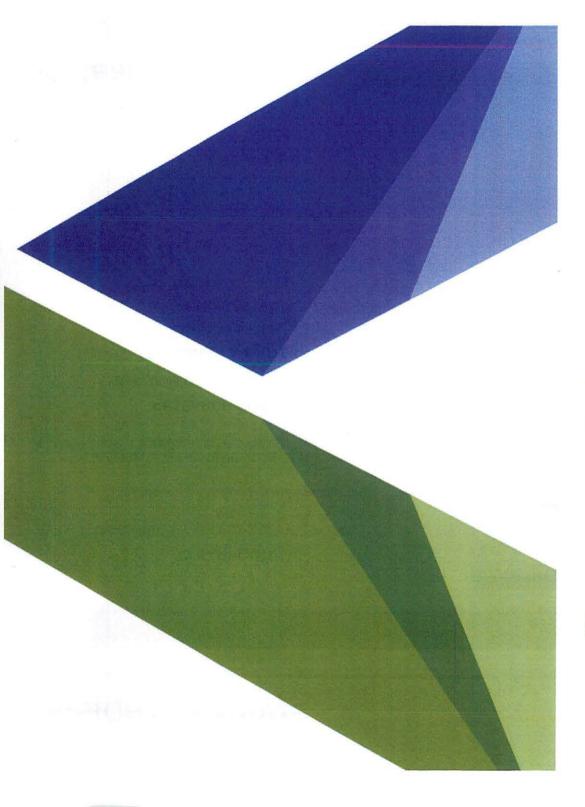


BOARD OF TRUSTEES INVESTMENT COMMITTEE Allen L. Ryan, Jr., Chair Charles T. George, Vice Chair All Trustees are Members

Tuesday, September 19, 2023 10:30 a.m. or immediately following previous meeting Board Room Tod Hall

AGENDA

- A. Disposition of Minutes for Meeting
- B. Old Business
- C. Committee Item
 - 1. Discussion Item
- C.1.a. = Tab 1
- September 19, 2023 Quarterly Portfolio Asset Allocation and Investment Performance Review
 John Colla, Clearstead, will report.
- D. New Business
- E. Adjournment



September 19, 2023

YOUNGSTOWN STATE UNIVERSITY



1100 Superior Avenue East Suite 700 Cleveland, Ohio 44114 216.621.1090 | clearstead.com

INSIGHTS & NEWS

PUBLICATIONS

PODCAST & VIDEOS

PR, AWARDS, & INITIATIVES

CLEARPOINT

Demystifying Private Alternatives and Debunking Fears

The Outcome is Income - Evolving Portfolio Construction

A Review of Our Next Generation of Leaders and Engaging Them in the Workplace

RESEARCH CORNER

Weekly Updates from our Investment Office

MARKET MINUTE

Review of April 2023

Review of May 2023

Review of June 2023





Podcast Episode 10: A Discussion of the Banking Sector

VIDEOS

2023 Quarterly Insights

About Clearstead

Private Wealth Management

Institutional Investment Consulting

The Investment Office

PR

Clearstead Advisors Acquires Santa Fe-Based Avalon Trust

Clearstead Acquires the Business of CLS Consulting, LLC

AWARD

2022 NAPA Top DC Advisor Teams*



Sustainable Clearstead 2022 Impact Report



^{*}The National Association of Plan Advisors (NAPA) Top DC Advisor Teams list is an independent listing produced annually by NAPA. The data reported was as of 12/31/2022. The NAPA Top DC Advisor Teams list is based on self-reported data from RIA firms, regulatory disclosures and NAPA's research. The listing is based on RIAs that provide services to defined contribution plans in the following primary areas: assets under advisement for DC plans supported, total number of DC plans supported, % of total firm revenue from DC plan support. This award does not evaluate the quality of services provided to clients and is not indicative of the practice's future performance. While Clearstead is a member of NAPA, neither participating RIA firms nor their employees pay a fee to NAPA in exchange for inclusion in the NAPA Top DC Advisor Teams list.

CONTENTS

- 1. Initiatives
- 2. Capital Markets Update
- 3. Non-Endowment Assets: Performance & Asset Allocation Review
- 4. Strategic Asset Allocation Review
 - ORC Compliance
- 5. Fee Analysis

APPENDIX

Endowment Assets: Performance & Asset Allocation Review

Detailed Performance

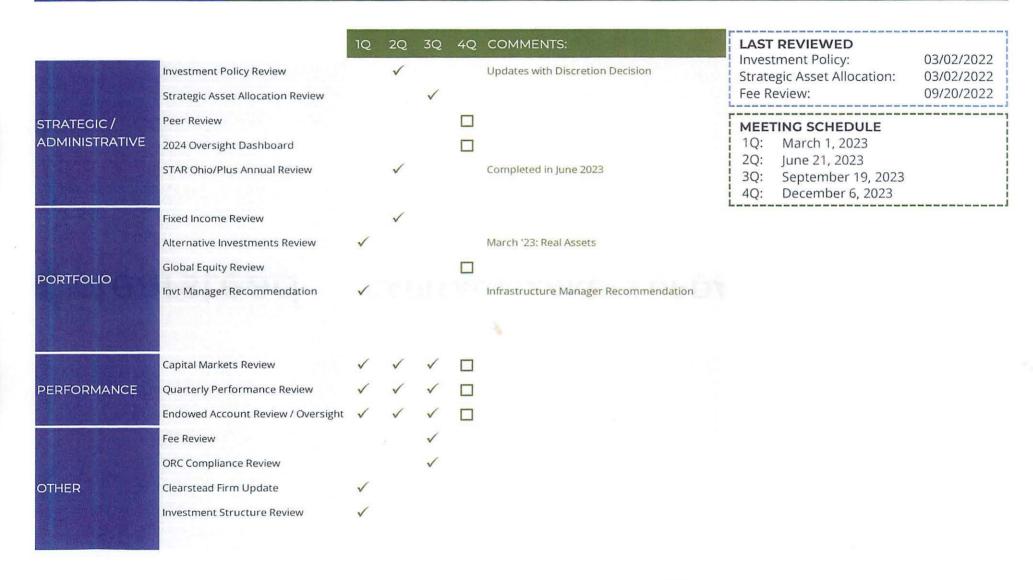
Supporting Information







2023 CALENDAR YEAR INITIATIVES









QUARTERLY THEMES

WHAT HAPPENED LAST QUARTER?

- Markets shifted attention from banking stress to Artificial Intelligence, boosting technology stocks
- · "Magnificent Seven" were responsible for the bulk of the rally, while the rest of the market was flat
- · Equities performed well during the quarter, led by developed markets, while EM stocks lagged
 - o Quarter: S&P 500 +8.7%; MSCI EAFE +3.0%; MSCI Emerging Markets +0.9%
 - YTD: S&P 500 +16.9%; MSCI EAFE +11.7%; MSCI Emerging Markets +4.9%
- U.S. economy remained resilient in the first half of 2023, widening the runway for a potential soft-landing

LOOKING FORWARD:

- Recession timing expected to be pushed to 2024 with declining impact
 - o Federal Reserve driven recessionary risks waning; Consensus expecting soft-landing scenario
 - Technical indicators appear strong with breakout from rangebound market in 2Q
- Corporate earnings to be a key indicator to watch as rally extends
 - o Hinges on continued strength of U.S. labor market and consumer spending
- New paradigm shift higher interest rates for longer; Consumers and businesses must adjust to interest costs
 - Highly levered business sectors will experience a gradual shake-out



ASSET CLASS RETURNS

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Q1_2023	Q2 2023	2023 YTD
Sm/Mid	Large Cap	Large Cap	Sm/Mid	Em Mkt	Cash	Large Cap	Sm/Mid	Large Cap	Cash	Dev Intl	Large Cap	Large Cap
36.8%	13.7%	1.4%	17.6%	37.3%	1.9%	31.5%	20.0%	28.7%	1.5%	8.5%	8.7%	16.9%
Large Cap	Sm/Mid	US Bonds	Hi Yld	Dev Intl	US Bonds	Sm/Mid	Large Cap	Sm/Mid	Hdg Fnds	Large Cap	Sm/Mid	Dev Intl
32.4%	7.1%	0.6%	17.5%	25.0%	0.0%	27.8%	18.4%	18.2%	-4.7%	7.5%	5.2%	11.7%
Dev Intl	US Bonds	Cash	Large Cap	Large Cap	Glb Bond	Dev Intl	Em Mkt	Dev Intl	Hi Yld	Em Mkt	Dev Intl	Sm/Mid
22.8%	6.0%	0.1%	12.0%	21.8%	-0.9%	22.0%	18.3%	11.3%	-11.2%	4.0%	3.0%	8.8%
Hdg Fnds	Hdg Fnds	Hdg Fnds	Em Mkt	Sm/Mid	Hi Yld	Em Mkt	Hdg Fnds	Hdg Fnds	US Bonds	Hi Yld	Hi Yld	Hi Yld
9.0%	3.4%	-0.3%	11.2%	16.8%	-2.3%	18.4%	10.9%	6.5%	-13.0%	3.7%	1.6%	5.4%
Hi Yld	Hi Yld	Dev Intl	US Bonds	Glb Bond	Hdg Fnds	Hi Yld	Glb Bond	Hi Yld	Dev Intl	Sm/Mid	Hdg Fnds	EM Mkt
7.4%	2.5%	-0.8%	2.7%	9.3%	-4.0%	14.4%	9.5%	5.4%	-14.5%	3.4%	1.5%	4.9%
Cash	Cash	Sm/Mid	Glb Bond	Hdg Fnds	Large Cap	US Bonds	Dev Intl	Cash	Large Cap	Glb Bond	Cash	Cash
0.1%	0.0%	-2.9%	1.9%	7.8%	-4.4%	8.8%	7.8%	0.1%	-18.1%	3.1%	1.2%	2.3%
US Bonds	Em Mkt	Hi Yld	Dev Intl	Hi Yld	Sm/Mid	Hdg Fnds	US Bonds	US Bonds	Sm/Mid	US Bonds	EM Mkt	Hdg Funds
-2.0%	-2.2%	-4.6%	1.0%	7.5%	-10.0%	8.4%	7.5%	-1.5%	-18,4%	3.0%	0.9%	2.3%
Em Mkt	Glb Bond	Glb Bond	Hdg Fnds	US Bonds	Dev Intl	Glb Bond	Hi Yld	Em Mkt	Glb Bond	Hdg Fnds	US Bonds	US Bonds
-2.6%	-2.8%	-4.8%	0.5%	3.5%	-13.8%	5.0%	6.2%	-2.5%	-19.6%	1.6%	-0.8%	2.1%
Glb Bond	Dev Intl	Em Mkt	Cash	Cash	Em Mkt	Cash	Cash	Glb Bond	Em Mkt	Cash	Glb Bonds	Glb Bonds
-4.9%	-4.5%	-14.9%	0.3%	0.9%	-14.6%	2.3%	0.5%	-8.2%	-20.1%	1.1%	-2.9%	0.1%

Past performance is not an indicator of future results. Asset classes represented by: Large Cap – S&P 500 Index; Sm/Mid – Russell 2500 Index; Dev Intl – MSCI EAFE Index; Em Mkt – MSCI Emerging Markets Index; HI Yld – Bank of America Merrill Lynch U.S. High Yield Master II; US Bonds – Barclays Capital U.S. Aggregate; Glb Bond – Barclays Capital Global Treasury ex US; Hdg Fnds – HFRI FOF: Diversified Index; Cash – Merrill Lynch 91-day Tbill. Data as of 6/30/2023. Source: Morningstar Direct.



U.S. ECONOMIC PROJECTIONS

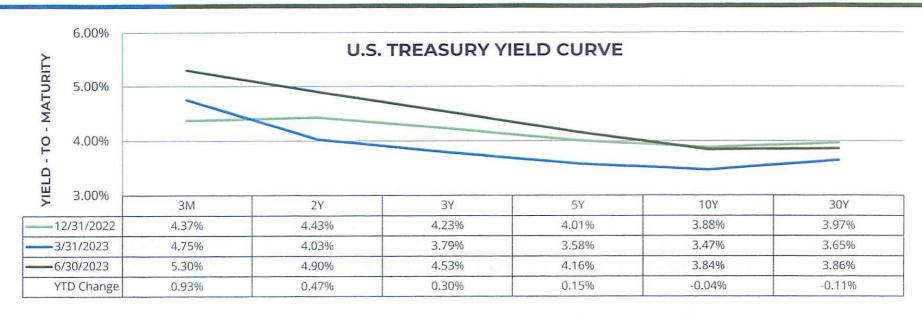
FEDERAL RESERVE BOARD MEMBERS & BANK PRESIDENTS

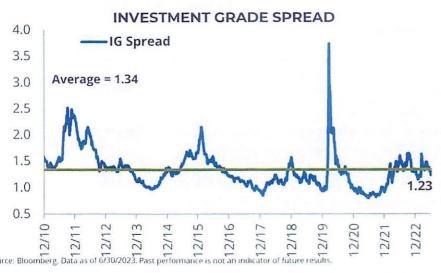
		2023	2024	2025	LONGER RUN*
GDP	June 2023 March 2023 December 2022 September 2022	1.0% 0.4% 0.5% 1.2%	1.1% 1.2% 1.6%	1.8% 1.9% 1.8%	1.8% 1.8% 1.8% 1.8%
Unemployment Rate	June 2023 March 2023 December 2022 September 2022	4.1% 4.5% 4.6% 4.4%	4.5% 4.6% 4.6% 4.4%	4.5% 4.6% 4.5% 4.3%	4.0% 4.0% 4.0% 4.0%
Core PCE Inflation	June 2023 March 2023 December 2022 September 2022	3.9% 3.6% 3.5% 3.1%	2.6% 2.6% 2.5% 2.3%	2.2% 2.1% 2.1% 2.1%	
Federal Funds Rate	June 2023 March 2023 December 2022 September 2022	5.6% 5.1% 5.1% 4.6%	4.6% 4.3% 4.1% 3.9%	3.4% 3.1% 3.1% 2.9%	2.5% 2.5% 2.5% 2.5%
# of implied 25 bps rate changes year	June 2023 March 2023 December 2022 September 2022	5 3 3	-4 -3 -4 -3	-5 -5 -4 -4	

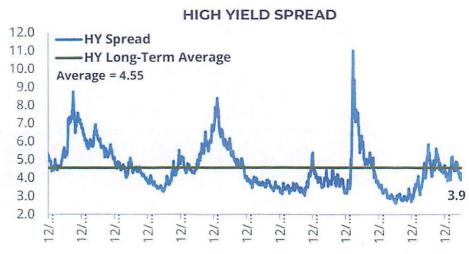
^{*}Longer-run projections: The rates to which a policymaker expects the economy to converge over time – maybe in five or six years – in the absence of further shocks and under appropriate monetary policy.



FIXED INCOME MARKETS: RATES HIGHER AND NARROW SPREADS









MARKET PERFORMANCE: JULY UPDATE

July was a good month for risk assets; market leadership broadened as small caps and EM/China led the way.

 Little difference between value vs. growth in U.S. large-cap, but mid-caps and dividend strategies outperformed; "Magnificent Seven" lagged on a relative basis

In fixed income, yields trended higher, and high-yield outperformed; U.S. Dollar weakened modestly.

July was dominated by positive economic surprises and a soft-landing scenario becoming entrenched; Early Q2 earning season largely also better than expected; Investor sentiment rose sharply.

MARKET	2022	Q1-23	Q2-23	Jul-23	YTD	Trend
S&P 500	-18.1%	7.5%	8.7%	3.2%	20.6%	
Russell 2000	-20.5%	2.7%	5.2%	6.1%	14.7%	
MSCI EAFE	-14.5%	8.5%	3.0%	3.2%	15.3%	
MSCI EM	-20.1%	4.0%	0.9%	6.2%	11.4%	
MSCI China	-21.9%	4.7%	-9.7%	10.8%	4.7%	
MSCI ACWI	-18.0%	7.4%	6.2%	3.7%	18.5%	
Bloomberg US Agg Bond	-13.0%	3.0%	-0.8%	-0.1%	2.0%	
Bloomberg High Yield Bond	-11.2%	3.6%	1.8%	1.4%	6.8%	
Bloomberg Muni Bond	-8.5%	2.8%	-0.1%	0.4%	3.1%	

Source: Bloomberg 7/31/2023. Past performance is not an indicator of future results





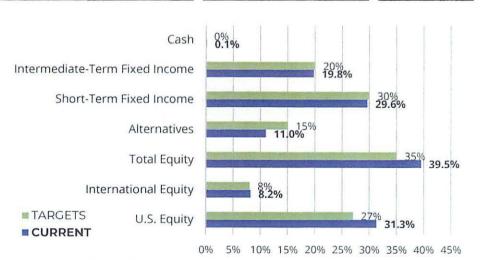
NON-ENDOWMENT ASSETS: PERFORMANCE & ASSET ALLOCATION REVIEW

NON-ENDOWMENT PERFORMANCE REVIEW (AS OF 6/30/2023)

				TRAILING PERIODS							ENDAR Y		
NON-ENDOWMENT ASSETS	MARKET VALUE (\$MM)	QTD	FYTD	CYTD	1 YR	3 YR	5 YR	7 YR	10 YR	2022	2021	2020	SINCE INCEPTION ⁴
Total Non-Endowment Assets	\$77.312	2.4%	6.9%	5.9%	6.9%	5,1%	4.7%	4.9%	4.2%	-7.8%	7.8%	9.5%	4.0%
	Benchmark ¹	1.9%	5.7%	4.4%	5.7%	3.1%	3.4%	3.5%	3.0%	-4.7%	4.3%	5.9%	3.1%
Operating & Short-Term Pool	\$13.965	1.2%	3.6%	2.3%	3.6%	1.2%	1.6%	1,4%	1.0%	1.4%	0.0%	1.1%	0.8%
	Benchmark ²	1.1%	3.4%	2.2%	3.4%	1.2%	1.5%	1.3%	1.0%	1.2%	0.0%	0.8%	0.8%
Long-Term Pool	\$63.347	2.7%	7.9%	6.5%	7.9%	4.9%	4.6%	5.2%	4.8%	-11.2%	9.5%	8.8%	4.9%
	Benchmark ³	2.4%	7.4%	6.2%	7.4%	4.6%	4.8%	5.2%	4.7%	-9.7%	8.0%	10.0%	4.6%

LONG-TERM POOL ASSET ALLOCATION

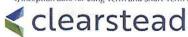
	CURRENT	TARGETS	RANGE	+/-
U.S. Equity	31.3%	27%	20-35%	4.3%
International Equity	8.2%	8%	0-15%	0.2%
Total Equity	39.5%	35%	25-45%	4.5%
Alternatives	11.0%	15%	0-20%	-4.0%
Short-Term Fixed Income	29.6%	30%	25-45%	-0.4%
Intermediate-Term Fixed Income	19.8%	20%	10-30%	-0.2%
Cash	0.1%	0%	0-5%	0.1%



1) 45% BofA Merrill Lynch 91-Day T-Bill / 17% BofA Merrill Lynch US Corp & Gov 1-3 Yrs / 11% BBgBarc US Govt/Credit Int TR / 8% Total Alternatives Benchmark / 15% Russell 3000 / 4% MSCI EAFE.

2) 95% BofA Merrill Lynch 91-Day T-Bill / 5% Barclays 1-3 Yr. Govt.

4) Inception date for Long-Term and Short-Term Pools: June 2010, Inception Date for Total Non-Endowment Assets: March 2004.



^{3) 27%} Russell 3000 / 8% MSCI EAFE / 15% Total Alternatives Benchmark / 30% BofA Merrill Lynch US Corp & Gov 1-3 Yrs / 20% BBgBarc US Govt/Credit Int TR.

LONG-TERM POOL PERFORMANCE REVIEW: JULY UPDATE

	Market Value 07/01/2023	Market Value 07/31/2023	% of Portfolio	1 Mo (%)	FYTD (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)	Inception (%)	Inception Date
Total University Assets	\$77,312,438	\$71,407,647	100.0	1.5	1.5	7.5	5.2	4.7	4.8	4.1	Apr-04
Total Policy Benchmark ¹				1.0	1.0	5.5	4.8	3.1	3.4	3.1	
Total Operating & Short Term	\$13,965,019	\$6,999,552	100.0	0.4	0.4	2.7	3.9	1.4	1.7	0.8	Jul-10
Total Operating & Short Term Benchmark ²				0.4	0.4	2.6	3.8	1.3	1.6	0.8	
Federated Hermes Government Obligations Fund	\$13,965,019	\$6,999,552	100.0	0.4	0.4	2.6	3.8	1.3	1.4	2.3	Oct-21
90 Day U.S. Treasury Bill				0.4	0.4	2.7	4.0	1.4	1.6	2.4	
Total Long Term/ Reserves Pool	\$63,347,419	\$64,408,094	100.0	1.7	1.7	8.3	5.4	4.5	4.6	5.0	Jul-10
Total Long Term/ Reserves Fund Benchmark ³				1.6	1.6	7.9	5.4	4.4	4.8	4.7	
Total Equity	\$25,067,744	\$25,904,463	40.2	3.3	3.3	17.2	12.1	12.4	9.6	12.1	Jul-10
Total Domestic Equity	\$19,851,345	\$20,526,728	31.8	3.4	3.4	17.9	11.9	13.6	10.9	13.7	Jul-10
Russell 3000 Index				3.6	3.6	20.3	12.6	13.1	11.4	14.0	
Vanguard Institutional Index	\$13,457,064	\$13,888,919	21.6	3.2	3.2	20.6	13.0	13.7	12.2	14.3	Jul-10
S&P 500 Index				3.2	3.2	20.6	13.0	13.7	12.2	14.3	
Vanguard Mid Cap Index Adm	\$3,107,711	\$3,217,585	5.0	3.5	3.5	12.7	7.4	10.9	8.8	11.8	Oct-10
Vanguard Mid Cap Index Benchmark				3.5	3.5	12.7	7.4	10.9	8.8	11.8	
Loomis Sayles Sm Growth N	\$1,675,166	\$1,705,395	2.7	1.8	1.8	11.2	9.0	6.3	6.8	7.8	Sep-19
Russell 2000 Growth Index				4.7	4.7	18.9	11.6	6.5	4.8	7.7	
Victory Integrity Small Value Y	\$1,611,404	\$1,714,829	2.7	6.4	6.4	13.4	13.6	24.7	6.8	10.6	Oct-10
Russell 2000 Value Index				7.5	7.5	10.2	3.9	17.5	4.7	9.5	
Total International Equity	\$5,216,400	\$5,377,735	8.3	3,1	3.1	14.5	13.0	8.4	5,1	5.4	Oct-10
MSCI EAFE (Net)				3.2	3.2	15.3	16.8	9.3	4.5	5.5	
William Blair International Growth I	\$2,384,004	\$2,406,479	3.8	0.9	0.9	12.3	6.5	2.4	4.6	6.9	Jul-12
MSCI AC World ex USA (Net)				4.1	4.1	13.9	13.4	7.1	3.9	5.9	
Dodge & Cox Internat'l Stock	\$2,832,396	\$2,971,256	4.7	4.9	4.9	16.1	18.3	14.0	4.9	5.7	Oct-10
MSCI EAFE (Net)				3.2	3.2	15.3	16.8	9.3	4.5	5.5	



LONG-TERM POOL PERFORMANCE REVIEW: JULY UPDATE

	Market Value 07/01/2023	Market Value 07/31/2023	% of Portfolio	1 Mo (%)	FYTD (%)	YTD (%)	1 Yr (%)	3 Yr (%)	5 Yr (%)	Inception (%)	Inception Date
Total Alternatives	\$6,955,894	\$7,016,176	10.9	0.9	0.9	4.4	5.2	2.8	1.2	1.4	Mar-15
Total Alternatives Benchmark⁴				1.1	1.1	3.4	4.0	4.6	3.0	2.7	
Weatherlow Offshore Fund I Ltd CI IIA	\$4,637,098	\$4,697,380	7.3	1.3	1.3	5.1	5.9	5.5	5.9	-2.9	Jul-21
HFRI Fund of Funds Composite Index				1.1	1.1	3.4	4.0	4.6	3.5	-0.5	
H.I.G. Whitehorse Principal Lending Offshore Feeder Fd, L.P.	\$2,318,796	\$2,318,796	3.5	0.0	0.0	3.2	7.3	1 2 4	10 -	6.7	Jul-22
Credit Suisse Leveraged Loan Index				1.3	1.3	7.7	9.5	6.0	4.1	10.6	
Total Fixed Income	\$31,232,337	\$31,395,283	48.8	0.5	0.5	2.6	0.4	-1.0	1.7	1.8	Jul-10
Total Fixed Income Benchmark⁵				0.4	0.4	1.7	-0.2	-1.4	1.2	1.4	
JPMorgan Core Bond	\$5,091,468	\$5,082,391	7.9	-0.1	-0.1	2.5	-2.7	-3.7	1.1	0.7	Sep-17
Blmbg. U.S. Aggregate Index				-0.1	-0.1	2.0	-3.4	-4.5	0.7	0.3	
YSU Intermediate Term Bond	\$4,300,262	\$4,317,614	6.7	0.4	0.4	2.3	-0.8	-2.3	1.7	3.0	Apr-04
Blmbg. Intermed. U.S. Government/Credit				0.3	0.3	1.8	-1.4	-2.6	1.3	2.7	
PGIM High Yield R6	\$3,084,329	\$3,142,778	4.9	1.9	1.9	6.6	3.6	2.3	3.7	4.2	Jan-17
Blmbg. U.S. Corp: High Yield Index				1.4	1.4	6.8	4.4	2.0	3.4	3.9	
YSU Short Term Bond	\$12,649,758	\$12,705,829	19.7	0.4	0.4	1.8	0.9	-0.5	1.5	2.1	Apr-04
ICE BofA 1-3 Yr. Gov/Corp				0.4	0.4	1.6	0.5	-0.8	1.2	1.9	
Lord Abbett Short Duration Income I	\$6,106,520	\$6,146,671	9.5	0.7	0.7	2.4	1.0	0.4	1.7	1.7	Apr-18
ICE BofA 1-3 Yr. Gov/Corp				0.4	0.4	1.6	0.5	-0.8	1.2	1.2	
Total Cash & Cash Equivalents	\$91,445	\$92,173	0.1	0.8	0.8	3.0	4.2	1.5	1.4	1.3	Apr-18
90 Day U.S. Treasury Bill				0.4	0.4	2.7	4.0	1.4	1.6	1.6	
Federated Hermes Government Obligations Fund	\$91,445	\$92,173	0.1	0.4	0.4	2.6	3.8	1.3	1.4	1.2	Dec-19
90 Day U.S. Treasury Bill				0.4	0.4	2.7	4.0	1.4	1.6	1.4	

Blmbg. Intermed. U.S. Government/Credit: 36.00%, ICE BofA 1-3 Yr. Gov/Corp: 64.00%



¹⁹⁰ Day U.S. Treasury Bill: 45.00%, Russell 3000 Index: 15.00%, Blmbg. Intermed. U.S. Government/Credit: 11.00%, MSCI EAFE (Net): 4.00%, ICE BofA 1-3 Yr. Gov/Corp: 17.00%, Total Alternatives Benchmark: 8.00%

²⁹⁰ Day U.S. Treasury Bill: 95.00%, Blmbg. 1-3 Govt: 5.00%

Russell 3000 Index: 27.00%, Blmbg. Intermed. U.S. Government/Credit: 20.00%, MSCI EAFE (Net): 8.00%, ICE BofA 1-3 Yr. Gov/Corp: 30.00%, Total Alternatives Benchmark: 15.00%

⁴HFRI Fund of Funds Composite Index: 100.00%



Clearstead STRATEGIC ASSET ALLOCATION REVIEW

HOLISTIC REVIEW OF RISK



LEVELS OF RISKS

ORGANIZATION	STRATEGIC INVESTMENT APPROACH	INVESTMENT PORTFOLIO
Leadership	Current and effective IPS	Standard deviation
Governance	Pool structure	Correlation
Investment Committee	Strategic asset allocation	Beta
Reliance on investment assets	Discipline to approach	Downside capture
Operational health	Liquidity	Maximum drawdown
Ohio Revised Code	Cash management	Tracking error, R ²
Key financial metrics	Rebalancing	Tactical positioning



OBJECTIVES & RISK CONSIDERATIONS

PORTFOLIO OBJECTIVES

The YSU non-endowment assets have performed well over a full market cycle.

Asset allocation is the most important determinant of portfolio risk and return - looking forward, it is important to align the asset allocation, structure and risk/return objectives of the non-endowment assets with those of the strategic focus of YSU.

- o Compliance with Ohio Revised Code 3345.05 (25% average rule*)
- 5 Support YSU cash-flow and financial needs both currently and in the future
- Target a prudent level of investment return once risks have been mitigated

RISK CONSIDERATIONS

- Ohio Revised Code 3345.05
 - Short-Term pool provides compliance; additionally, approximately 10-15% of the Long-Term Pool assets provide additional support
- Liquidity
 - 100% of the Non-Endowment assets have daily liquidity
- Cash flow forecast
 - * YSU does not anticipate needing to withdraw funds from the Long-Term Pool in the near-term
- Market value volatility
 - YSU staff and trustees have expressed a willingness to except modest increase in investment risk in pursuit of a higher investment return
- Cash flow cyclicality
 - The University's cash flows fluctuate over the year due to operations
- Financial statement sensitivity
 - The University's balance sheet and key financial metrics are sensitive to the University's investment strategy

*A minimum of 25% of the average amount of the University's investment portfolio over the course of the previous fiscal year must be invested according to ORC guidelines (i.e. US government bonds, cash equivalents)



LIQUIDITY MANAGEMENT & INVESTMENT POOL STRUCTURE

• Separate guidelines and asset allocation targets

 The University can allocate assets between investment pools with respect to cash needs

Allowable asset ranges established between investment pools

COMBINED

OPERATING POOL

SHORT-TERM POOL

LONG-TERM / RESERVES POOL

ASSET POOL	PURPOSE
Operating Pool	Assets needed in the next 6 months
Short-Term Pool	Contingency to operating accounts
Long-Term / Reserves Pool	Non-Endowment investment assets for reserves & auxiliaries



LONG-TERM POOL GROWTH

CALENDAR YEAR	INVESTMENT ASSETS CASH OUTFLOW	INVESTMENT ASSETS CASH INFLOW	YEAR END (12/31) EQUITY %	YEAR END (12/31) ALTERNATIVES %	YEAR END (12/31) FIXED INCOME %	CALENDAR YEAR RETURN	MARKET VALUE (12/31)
2010		+\$46,871,000 (Creation of LT Pool)	19.2%	0%	80.8%	+5.5%	\$50,383,000
2011	-\$8,000,000	-	24.9%	0%	75.1%	+1.9%	\$43,392,000
2012			27.1%	0%	72.9%	+6.4%	\$46,190,324
2013	-		33.8%	0%	66.2%	+8.7%	\$50,249,454
2014			37.7%	0%	62.3%	+4.5%	\$52,491,768
2015	-:	-	35.0%	11.9%	53.2%	-0.5%	\$52,324,443
2016	Resident		36.5%	15.6%	47.9%	+4.0%	\$54,892,466
2017			37.0%	15.1%	47.8%	+10.5%	\$60,625,347
2018	-\$8,000,000		33.2%	15.0%	51.8%	-3.4%	\$51,238,803
2019		-	35.9%	14.8%	49.2%	+15.3%	\$59,067,298
2020	-\$2,900,000		38.7%	11.2%	50.2%	+8.8%	\$66,471,553
2021	-	-	41.2%	10.4%	48.3%	+9.5%	\$67,042,600
2022			38.8%	11.2%	50.0%	-11.2%	\$59,507,519
2023*			39.6%	10.9%	49.5%	+6.5%	\$63,347,374

^{*2023} figures as of 6/30/2023 and do not represent year-end or calendar year information.



FORWARD LOOKING ANALYSIS (LONG-TERM POOL)

	YSU LONG-TERM POOL CURRENT ALLOCATION
U.S. Equity	31%
International Equity	8%
Alternative Investments	11%
Fixed Income: Short-Term	30%
Fixed Income: Intermediate-Term	20%
Total	100%
*10-Year Forecasted Return	5.8%
*10-Year Forecasted Returns (75 th – 25 th Percentile Outcomes)	4.7% - 7.1%
*Forecasted (Annual) Volatility	7.3%

The model does not take into account the potential alpha added from active management and tactical asset allocation.



YSU ASSET ALLOCATION GUIDELINES

Clearstead has reviewed YSU's Asset Allocation Guidelines and recommends **no changes** to the current guidelines at this time.

Asset Class/Investment Strategy	Pool Target	Pool Range	Total Range
Total Cash/Operating Assets	n/a	60-100%	
Total Short-Term Fixed Income	n/a	0-40%	
			0-50%
LONG TERM / RESERVES POOL			
Total Domestic Equity	27%	20-35%	
Total International Equity	8%	0-15%	
Total Equity	35%	25-45%	
Total Alternatives	15%	0-20%	
Total Short-Term Fixed Income	30%	25-45%	
Total Intermediate-Term Fixed Income	20%	10-30%	
Cash	<u>0%</u>	0-5%	
	100%		50-100%

The current asset allocation strategy conservatively factors:

- Adherence with State of Ohio guidelines
- Contingency for cash flow fluctuations in operating funds
 - Adequate liquidity
 - Growth opportunity through equity allocation
- Diversification with the incorporation of alternative investments
- -Mitigates impact of equity market volatility on YSU balance sheet & income statement





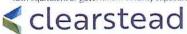
ORC COMPLIANCE REVIEW (AS OF 6/30/2023)

	TOTAL NON-ENDOWMENT ORC 3345.05 DEFINED ASSETS*	% FROM SHORT-TERM POOL	% FROM LONG-TERM POOL
9/30/22	46%	36%	10%
12/31/22	31%	18%	12%
3/31/23	40%	30%	10%
6/30/23	29%	18%	11%
Average	36%	26%	11%

YSU is in-line with the Ohio Revised Code 3345.05 Compliance requirements.

	COMPLIAN
Over 25% of Total Portfolio in Cash Equivalents/Govt Securities (average amount over previous FY)	Yes
Investment policy adopted in public session	Yes
Quarterly Investment Committee meetings	Yes
Recommend changes to the Board's Investment Policy that assist in meeting the Committee's fiduciary duties	Yes
Retain an investment advisor who meets the qualifications	Yes

^{*}A minimum of 25% of the average amount of the University's investment portfolio over the course of the previous fiscal year must be invested according to ORC guidelines (i.e., US government bonds, cash equivalents). Analysis does not include cash equivalent or government security exposure in Long-Term Pool fixed income managers invested in through mutual funds. With this exposure, YSU's allocation and average would be higher.





FEE ANALYSIS

YOUNGSTOWN STATE UNIVERSITY INVESTMENTS			AS C	F JUNE 30, 2023
NON-ENDOWMENT ASSETS FEE REVIEW				
	Market Value (\$)	% of Pool	Expense Ratio (%)	Morningstar Institutiona Average Fee (%)
Total Operating & Short Term				
Federated Hermes Government Obligations Fund	\$13,965,019	100%	0.28%	
Total Operating & ST Investment Management Fee	\$13,965,019		0.28%	
Total Domestic Equity	\$19,851,345	31.3%		
Vanguard Institutional Index	\$13,457,064	21.2%	0.04%	0.06%
Vanguard Mid Cap Index Adm	\$3,107,711	4.9%	0.05%	0.84%
Loomis Sayles Sm Growth N	\$1,675,166	2.6%	0.82%	0.94%
Victory Integrity Small Value Y	\$1,611,404	2.5%	1.07%	0.94%
Total International Equity	\$5,216,400	8.2%		
William Blair International Growth I	\$2,384,004	3.8%	0.99%	0.85%
Dodge & Cox Internat'l Stock	\$2,832,396	4.5%	0.62%	0.85%
Total Alternatives	\$6,955,849	11.0%		
Weatherlow Offshore Fund I Ltd. CI IA	\$4,637,053	7.3%	1.00%	n/a
H.I.G. Principal Lending Fund	\$2,318,796	3.7%	1.25%	n/a
Total Fixed Income	\$31,232,337	49.3%		
JPMorgan Core Bond	\$5,091,468	8.0%	0.50%	0.43%
YSU Intermediate Term Bond	\$4,300,262	6.8%	0.15%	0.43%
PGIM High Yield R6	\$3,084,329	4.9%	0.38%	0.66%
YSU Short Term Bond	\$12,649,758	20.0%	0.15%	0.39%
Lord Abbett Short Duration Income I	\$6,106,520	9.6%	0.38%	0.39%
Total Cash & Cash Equivalents	\$91,445	0.0%		
Federated Government Obligations	\$91,445	0.1%	0.28%	3
Total LT/Reserves Pool Investment Management Fee	\$63,347,376		0.38%	
Total Assets	\$77,312,395		0.36%	
Clearstead Consulting Fees			0.06%	
Trustee & Custody Fee (PNC)			0.03%	
Total Non-Endowment Assets Fees			0.46%	
Weatherlow and H.I.G. fee is management expense only, and does not include underly	ring investment managemen	t expenses or performa	nce based fees.	
ENDOWMENT ASSETS FEE REVIEW			Rev Mossey A	
	Market Value (\$)	% of Portfolio	Annual Manager Fee (%)	Morningsta Institutiona Average Fee (%
YSU Endowment Fund				
YSU Endowment Fund Fees	\$15,158,118	100.0%	0.45%	n/a









ENDOWMENT ASSETS:
PERFORMANCE & ASSET ALLOCATION
REVIEW

ENDOWMENT ASSETS: PERFORMANCE & ASSET ALLOCATION (AS OF 6/30/2023)

						TRAI	LING PER	IODS			CAL	ENDAR Y	EARS	W. W
ENDOWMENT ASSETS	MARKET VALUE (\$MM)	ASSET ALLOCATION	COMPOSITION	QTD	FYTD	CYTD	1 YR	3 YR	5 YR	7 YR	2022	2021	2020	SINCE INCEPTION ³
YSU Endowment Fund	\$15.158	67% Equity / 3% Alts / 30% Fixed Income & Cash	Stocks, Bonds, Mutual Funds	3.5%	9.6%	6.6%	9.6%	8.5%	8.4%	8.5%	-15.7%	20.9%	16.3%	8.2%
			Benchmark [†]	6.3%	14.4%	13.1%	14.4%	9.9%	9.6%	10.3%	-16.6%	20.6%	16.2%	10.1%
			Benchmark ²	4.9%	11.2%	10.8%	11.2%	7.1%	7.9%	8.3%	-15.8%	15.9%	14.7%	8.5%

COMPLIANCE

- · Reporting & Oversight by Clearstead, Management by Huntington
- Asset Allocation Guidelines: 70% Equities (60-80%) / 30% Cash & Fixed Income (20-40%) (IN COMPLIANCE)

HOLDINGS

- Equity Mutual Funds 11% (Mutual Funds & ETFs)
- Stocks 56% (30-60 Concentrated U.S. Large/Mid-Cap Stock Portfolio)
- Alternatives 3% (Real Estate Mutual Fund)
- Fixed Income Mutual Funds 2% (Federated Total High Yield)
- Individual Bonds 26% (Individual Bond Portfolio: U.S. Corporate / Gov't / Asset Backed Debt)
- Cash 3%





EXECUTIVE SUMMARY

				2nd	
	Market Value 04/01/2023	Market Value 06/30/2023	% of Portfolio	Quarter 2023 (%)	YTD (%)
otal University Assets	\$88,538,544	\$77,312,393	100.0	2.4	5.9
Total Policy Benchmark¹				1.9	4.4
Total Operating & Short Term	\$26,829,002	\$13,965,019	18.1	1.2	2.3
Total Operating & Short Term Benchmark ²				1.1	2.2
Total Long Term/ Reserves Pool	\$61,709,542	\$63,347,374	81.9	2.7	6.5
Total Long Term/ Reserves Fund Benchmark ³				2.4	6.2
Total Domestic Equity	\$18,499,343	\$19,851,345	25.7	7.3	14.0
Russell 3000 Index				8.4	16.2
Total International Equity	\$5,037,898	\$5,216,400	6.7	3.5	11.1
MSCI EAFE (Net)				3.0	11.7
Total Alternatives	\$6,858,198	\$6,955,849	9.0	2.0	3.5
Total Alternatives Benchmark				1.4	2.2
Total Fixed Income	\$31,260,231	\$31,232,337	40.4	-0.1	2.0
Total Fixed Income Benchmark⁴				-0.5	1.3
Total Cash & Cash Equivalents	\$53,871	\$91,445	0.1	1.1	2.2
90 Day U.S. Treasury Bill				1.2	2.3

⁴⁾ Total Alternatives Benchmark: 100% HFRI Fund of Funds Composite.
5) Total Fixed Income Benchmark: 64% ICE BofA 1-3 Yr US Corp & Govt / 36% BBgBarc US Govt/Credit Int.



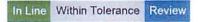
¹⁾ Total Policy Benchmark: 45% ICE BofA 91 Days T-Bills / 17% ICE BofA 1-3 Yr US Corp & Govt / 11% BBgBarc US Govt/Credit Int / 8% Total Alternatives Benchmark / 15% Russell 3000 / 4% MSCI EAFE.
2) Total Operating & Short-Term Benchmark: 95% ICE BofA 91 Days T-Bills / 5% BBgBarc US Govt 1-3 Yr.
3) Total Long-Term / Reserves Fund Benchmark: 27% Russell 3000 / 8% MSCI EAFE / 15% Total Alternatives Benchmark / 30% ICE BofA 1-3 Yr US Corp & Govt / 20% BBgBarc US Govt/Credit Int,

ASSET ALLOCATION GUIDELINES COMPLIANCE

Total Plan Asset Allocation Policy	Range	Current
Operating & Short-Term Pool	0% - 50%	18%
Long Term/ Reserves Pool	50% - 100%	82%

Operating & Short-Term Pool	Range	Current
Operating Assets	60% - 100%	100%
Short-Term Assets	0% - 40%	0%

Long Term/ Reserves Pool	Target	Range	Current	
Domestic Equity	27%	20% - 35%	31%	
International Equity	8%	0% - 15%	8%	
Total Equity	35%	25% - 45%	40%	
Alternatives	15%	0%-20%	11%	
Short-Term Fixed Income	30%	25% - 45%	30%	
Intermediate Fixed Income	20%	10% - 30%	20%	
Cash & Cash Equivalents	0%	0% - 5%	0%	





SCHEDULE OF ASSETS

	Ticker	Account Type	Begin Market Value \$	Market Value 06/30/2023	% of Portfolio
Total University Assets			\$88,538,544	\$77,312,393	100.0
Total Operating & Short Term			\$26,829,002	\$13,965,019	18.1
Federated Hermes Government Obligations Fund	GOSXX	Cash	\$26,735,168	\$13,965,019	18.1
Total Long Term/ Reserves Pool			\$61,709,542	\$63,347,374	81.9
Total Domestic Equity			\$18,499,343	\$19,851,345	25.7
Vanguard Institutional Index	VINIX	US Stock Large Cap Core	\$12,376,327	\$13,457,064	17.4
Vanguard Mid Cap Index Adm	VIMAX	US Stock Mid Cap Core	\$2,966,458	\$3,107,711	4.0
Loomis Sayles Sm Growth N	LSSNX	US Stock Small Cap Growth	\$1,601,484	\$1,675,166	2.2
Victory Integrity Small Value Y	VSVIX	US Stock Small Cap Value	\$1,555,074	\$1,611,404	2.1
Total International Equity			\$5,037,898	\$5,216,400	6.7
William Blair International Growth I	BIGIX	International	\$2,322,406	\$2,384,004	3.1
Dodge & Cox Internat'l Stock	DODFX	International	\$2,715,492	\$2,832,396	3.7
Total Alternatives			\$6,858,198	\$6,955,849	9.0
Weatherlow Offshore Fund I Ltd CI IIA		Hedge Fund	\$4,502,265	\$4,637,053	6.0
H.I.G. Whitehorse Principal Lending Offshore Feeder Fd, L.P.		Direct Lending	\$2,355,933	\$2,318,796	3.0
Total Fixed Income			\$31,260,231	\$31,232,337	40.4
JPMorgan Core Bond	WOBDX	US Fixed Income Core	\$5,133,055	\$5,091,468	6.6
YSU Intermediate Term Bond		US Fixed Income Core	\$4,321,681	\$4,300,262	5.6
PGIM High Yield R6	PHYQX	US Fixed Income High Yield	\$3,036,980	\$3,084,329	4.0
YSU Short Term Bond		US Fixed Income Short Term	\$12,669,817	\$12,649,758	16.4
Lord Abbett Short Duration Income I	LLDYX	US Fixed Income Short Term	\$6,098,698	\$6,106,520	7.9
Total Cash & Cash Equivalents			\$53,871	\$91,445	0.1
Federated Hermes Government Obligations Fund	GOSXX	Cash	\$53,871	\$91,445	0.1



ATTRIBUTION OF MARKET VALUE

TOTAL UNIVERSITY ASSETS

	Q3-2022	Q4-2022	Q1-2023	Q2-2023	One Year
otal University Assets					
Beginning Market Value	\$77,012,438	\$89,310,042	\$73,068,111	\$88,538,544	\$77,012,438
Contributions	\$14,000,897	\$2,048	\$20,000,000	-	\$34,002,945
Distributions	-\$5,475	-\$19,013,567	-\$7,041,880	-\$13,094,223	-\$39,155,145
Net Cash Flows	\$13,995,422	-\$19,011,519	\$12,958,120	-\$13,094,223	-\$5,152,200
Net Investment Change	-\$1,697,818	\$2,769,588	\$2,512,313	\$1,868,072	\$5,452,155
Ending Market Value	\$89,310,042	\$73,068,111	\$88,538,544	\$77,312,393	\$77,312,393
Change \$	\$12,297,604	-\$16,241,932	\$15,470,433	-\$11,226,151	\$299,954

LONG-TERM POOL

	Q3-2022	Q4-2022	Q1-2023	Q2-2023	One Year
otal Long Term/ Reserves Pool					
Beginning Market Value	\$58,753,018	\$56,949,726	\$59,507,519	\$61,709,542	\$58,753,018
Contributions	\$897	\$2,048			\$2,945
Distributions	-\$4,578	-\$13,567	-\$41,880		-\$60,025
Net Cash Flows	-\$3,681	-\$11,519	-\$41,880		-\$57,080
Net Investment Change	-\$1,799,612	\$2,569,312	\$2,243,903	\$1,637,832	\$4,651,436
Ending Market Value	\$56,949,726	\$59,507,519	\$61,709,542	\$63,347,374	\$63,347,374
Change \$	-\$1,803,292	\$2,557,793	\$2,202,023	\$1,637,832	\$4,594,356



PERFORMANCE SUMMARY

	QTD (%)	FYTD (%)	YTD (%)	1 Yr (%)	2 Yr (%)	3 Yr (%)	5 Yr (%)	7 Yг (%)	10 Yr (%)	2022 (%)	2021 (%)	2020 (%)	Inception (%)	Inception Date
Total University Assets	2.4	6.9	5.9	6.9	-0.1	5.1	4.7	4.9	4.2	-7.8	7.8	9.5	4.0	Apr- 04
Total Policy Benchmark¹	1.9	5.7	4.4	5.7	0.5	3.1	3.4	3.5	3.0	-4.7	4.3	5.9	3.1	
Total Operating & Short Term	1.2	3.6	2.3	3.6	1.8	1.2	1.6	1.4	1.0	1.4	0.0	1,1	0.8	Jul- 10
Total Operating & Short Term Benchmark ²	1.1	3.4	2.2	3.4	1.7	1.2	1.5	1.3	1.0	1.2	0.0	0.8	0.8	
Total Long Term/ Reserves Pool	2.7	7.9	6.5	7.9	-1.4	4.9	4.6	5.2	4.8	-11.2	9.5	8.8	4.9	Jul- 10
Total Long Term/ Reserves Fund Benchmark ^a	2.4	7.4	6.2	7.4	-0.8	4.6	4.8	5.2	4.7	-9 .7	8.0	10.0	4.6	
Total Domestic Equity	7.3	18.4	14.0	18.4	1.5	14.4	10.9	12.6	12.0	-17.7	26.9	18.5	13.5	Jul- 10
Russell 3000 Index	8.4	19.0	16.2	19.0	1.2	13.9	11.4	12.9	12.3	-19.2	25.7	20.9	13.8	
Total International Equity	3.5	14.9	11.1	14.9	-4.5	8.9	5.0	7.5	5.8	-17.6	10.0	16.7	5.2	Oct- 10
MSCI EAFE (Net)	3.0	18.8	11.7	18.8	-1.2	8.9	4.4	6.9	5.4	-14.5	11.3	7.8	5.3	
Total Alternatives	2.0	5.5	3.5	5.5	-2.5	3.1	1.3	2.2		-6.9	5.3	-3.7	1.3	Mar- 15
Total Alternatives Benchmark ⁴	1.4	3.6	2.2	3.6	-1.1	5.1	2.8	3.5	-	-5 .3	6.2	5.4	2.6	
Total Fixed Income	-0.1	1.4	2.0	1.4	-2.5	-0.9	1.6	1.2	1.5	-6.7	0.1	5.2	1.8	Jul- 10
Total Fixed Income Benchmarks	-0.5	0.3	1.3	0.3	-2.4	-1.4	1.2	0.9	1.2	-5.4	-0.8	4.5	1.4	
Total Cash & Cash Equivalents	1.1	3.5	2.2	3.5	1.8	1.2	1.2			1.5	0.0	0.4	1.2	Apr- 18
90 Day U.S. Treasury Bill	1.2	3.6	2.3	3.6	1.9	1.3	1.6	1.4	1.0	1.5	0.0	0.7	1.6	

⁵⁾ Total Fixed Income Benchmark: 64% ICE BolA 1-3 Yr US Corp & Govt / 36% BBgBarc US Govt/Credit Int.



¹⁾ Total Policy Benchmark: 45% ICE BofA 91 Days T-Bills / 17% ICE BofA 1-3 Yr US Corp & Govt / 11% BBgBarc US Govt/Credit Int / 8% Total Alternatives Benchmark / 15% Russell 3000 / 4% MSCI EAFE.
2) Total Operating & Short-Term Benchmark: 95% ICE BofA 91 Days T-Bills / 5% BBgBarc US Govt 1-3 Yr.
3) Total Long-Term / Reserves Fund Benchmark: 27% Russell 3000 / 8% MSCI EAFE / 15% Total Alternatives Benchmark / 30% ICE BofA 1-3 Yr US Corp & Govt / 20% BBgBarc US Govt/Credit Int,
4) Total Alternatives Benchmark: 100% HFRI Fund of Funds Composite.

PERFORMANCE REPORT CARD

	% of Portfolio	QTD (%)	FYTD (%)	YTD (%)	1 Yr (%)	2 Yr (%)	3 Yr (%)	5 Yr (%)	7 Yr (%)	10 Yr (%)	2022	2021	2020 (%)	Inception (%)	Inception Date
Total University Assets	100.0	2.4	6.9	5.9	6.9	-0.1	5.1	4.7	4.9	4.2	-7.8	7.8	9.5	4.0	Apr-04
Total Policy Benchmark		1.9	5.7	4.4	5.7	0.5	3.1	3.4	3.5	3.0	-4.7	4.3	5.9	3.1	
Total Operating & Short Term	18.1	1,2	3,6	2.3	3,5	1.8	1.2	1.6	1.4	1.0	1.4	0.0	1.1	0.8	Jul-10
Total Operating & Short Term Benchmark		1.1	3.4	2.2	3.4	1.7	1.2	1.5	1.3	1.0	1.2	0.0	0.8	0.8	
Federated Hermes Government Obligations Fund	18.1	1.1	3.5	2.2	3.5	1.8	1.2	1.3	1.1	0.8	1.4	0.0	0.3	2.1	Nov-21
90 Day U.S. Treasury Bill		1.2	3.6	2.3	3.6	1.9	1.3	1.6	1.4	1.0	1.5	0.0	0.7	2.2	
Total Long Term/ Reserves Pool	81.9	2.7	7.9	6.5	7.9	-1.4	4.9	4.6	5.2	4.8	-11.2	9.5	8.8	4.9	Jul-10
Total Long Term/ Reserves Fund Benchmark		2.4	7.4	6.2	7.4	-0.8	4.6	4.8	5.2	4.7	-9.7	8.0	10.0	4.6	
Total Domestic Equity	25.7	7.3	18.4	14.0	18.4	1.5	14.4	10.9	12.6	12.0	-17.7	26.9	18.5	13.5	Jul-10
Russell 3000 Index		8.4	19.0	16.2	19.0	1.2	13.9	11.4	12.9	12.3	-19.2	25.7	20.9	13.8	
Vanguard Institutional Index	17.4	8.7	19.5	16.9	19.5	3.4	14.6	12.3	13.4	12.8	-18.1	28.7	18.4	14.1	Jul-10
S&P 500 Index		8.7	19.6	16.9	19.6	3.4	14.6	12.3	13.4	12.9	-18.1	28.7	18.4	14.1	
Vanguard Mid Cap Index Adm	4.0	4.8	13.7	8.8	13.7	-2.3	12.0	8.6	10.3	10.4	-18.7	24.5	18.2	11.5	Oct-10
Vanguard Mid Cap Index Benchmark		4.8	13.7	8.8	13.7	-2.3	12.0	8.6	10.3	10.5	-18.7	24.5	18.2	11.6	
Loomis Sayles Sm Growth N	2.2	4.6	18.4	9.2	18.4	-6.9	8.0	6.7	11.8	10.1	-22.8	10.2	34.3	7.5	Sep-19
Russell 2000 Growth Index		7.1	18.5	13.6	18.5	-11.2	6.1	4.2	9.3	8.8	-26.4	2.8	34.6	6.6	
Victory Integrity Small Value Y	2.1	3.6	16.7	6.6	16.7	1.5	23.1	5.7	9.1	8.3	-7.7	33.6	1.2	10.1	Oct-10
Russell 2000 Value Index		3.2	6.0	2.5	6.0	-5.8	15.4	3.5	7.7	7.3	-14.5	28.3	4.6	8.9	
Total International Equity	6.7	3.5	14.9	11.1	14.9	-4.5	8.9	5.0	7.5	5,8	-17.6	10.0	16.7	5.2	Oct-10
MSCI EAFE (Net)		3.0	18.8	11.7	18.8	-1.2	8.9	4.4	6.9	5.4	-14.5	11.3	7.8	5.3	
MSCI AC World ex USA (Net)		2.4	12.7	9.5	12.7	-4.7	7.2	3.5	6.3	4.7	-16.0	7.8	10.7	4.3	
William Blair International Growth I	3.1	2.7	14.9	11.3	14.9	-10.5	4.6	4.6	7.1	5.8	-28.3	9,0	32.0	6.8	Jul-12
MSCI AC World ex USA (Net)		2.4	12.7	9.5	12.7	-4.7	7.2	3.5	6.3	4.7	-16.0	7.8	10.7	5.5	
Dodge & Cox Internat'l Stock	3.7	4.3	14.7	10.7	14.7	1.1	12.8	4.9	7.5	5.3	-6.8	11.0	2.1	5.4	Oct-10
MSCI EAFE (Net)		3.0	18.8	11.7	18.8	-1.2	8.9	4.4	6.9	5.4	-14.5	11.3	7.8	5.3	



PERFORMANCE REPORT CARD

	% of Portfolio	QTD (%)	FYTD (%)	YTD (%)	1 Yr (%)	2 Yr (%)	3 Yr (%)	5 Yr (%)	7 Yr (%)	10 Yr (%)	2022 (%)	2021	2020 (%)	Inception (%)	Inception Date
Total Alternatives	9.0	2.0	5.5	3.5	5.5	-2.5	3.1	1.3	2.2	6	-6.9	5.3	-3.7	1.3	Mar-15
Total Alternatives Benchmark		1.4	3.6	2.2	3.6	-1.1	5.1	2.8	3.5	-	-5.3	6.2	5.4	2.6	
Weatherlow Offshore Fund I Ltd Cl IIA	6.0	3.0	6.1	3.7	6.1	-3.7	5.5	5.6	6.1	5.2	-8.9	5.6	24.7	-3.7	Jul-21
HFRI Fund of Funds Composite Index		1.4	3.6	2.2	3.6	-1.1	5.0	3.3	4.0	3.4	-5.3	6.2	10.9	-1.1	
H.I.G. Whitehorse Principal Lending Offshore Feeder Fd, L.P.	3.0	0.0	7.3	3.2	7.3	20 307	-	-	-		-	111-	50,74	7.3	Jul-22
Credit Suisse Leveraged Loan Index		3.1	10.1	6.3	10.1	3.5	6.2	4.0	4.6	4.1	-1.1	5.4	2.8	10.1	
Total Fixed Income	40.4	-0.1	1.4	2.0	1.4	-2.5	-0.9	1.6	1.2	1.5	-6.7	0.1	5.2	1.8	Jul-10
Total Fixed Income Benchmark		-0.5	0.3	1.3	0.3	-2.4	-1.4	1.2	0.9	1.2	-5.4	-0.8	4.5	1.4	
JPMorgan Core Bond	6.6	-0.9	-0.7	2.6	-0.7	-5.2	-3.2	1.2	8.0	1.6	-12.3	-1.1	8.1	0.7	Sep-17
Blmbg. U.S. Aggregate Index		-0.8	-0.9	2.1	-0.9	-5.7	-4.0	0.8	0.4	1.5	-13.0	-1.5	7.5	0.4	
YSU Intermediate Term Bond	5.6	-0.5	0.6	1.9	0.6	-3.5	-2.1	1.6	1.1	1.6	-8.0	-1.3	7.5	3.0	Apr-04
Blmbg. Intermed. U.S. Government/Credit		-0.8	-0.1	1.5	-0.1	-3.8	-2.5	1.2	0.8	1.4	-8.2	-1.4	6.4	2.7	
PGIM High Yield R6	4.0	1.6	7.0	4.7	7.0	-2.8	3.2	3.5	4.7	4.7	-11.5	6.5	5.7	4.0	Jan-17
Blmbg. U.S. Corp: High Yield Index		1.7	9.1	5.4	9.1	-2.5	3.1	3.4	4.5	4.4	-11.2	5.3	7.1	3.7	
YSU Short Term Bond	16.4	-0.2	1.1	1.4	1.1	-1.2	-0.6	1.4	1.1	1.1	-3.3	-0.4	3.7	2.1	Apr-04
ICE BofA 1-3 Yr. Gov/Corp		-0.3	0.5	1.1	0.5	-1.6	-0.9	1.1	0.9	1.0	-3.8	-0.4	3.3	1.9	
Lord Abbett Short Duration Income I	7.9	0.1	1.4	1.8	1.4	-1.4	0.4	1.6	1.7	1.9	-4.6	1.1	3.2	1.6	Apr-18
ICE BofA 1-3 Yr. Gov/Corp		-0.3	0.5	1.1	0.5	-1.6	-0.9	1.1	0.9	1.0	-3.8	-0.4	3.3	1.1	
Total Cash & Cash Equivalents	0.1	1.1	3.5	2.2	3.5	1.8	1.2	1.2			1.5	0.0	0.4	1.2	Apr-18
90 Day U.S. Treasury Bill		1.2	3.6	2.3	3.6	1.9	1.3	1.6	1.4	1.0	1.5	0.0	0.7	1.6	
Federated Hermes Government Obligations Fund	0.1	1.1	3.5	2.2	3.5	1.8	1.2	1.3	1.1	0.8	1.4	0.0	0.3	1.1	Dec-19
90 Day U.S. Treasury Bill		1.2	3.6	2.3	3.6	1.9	1.3	1.6	1.4	1.0	1.5	0.0	0.7	1.3	

⁵⁾ Total Fixed Income Benchmark: 64% ICE BofA 1-3 Yr US Corp & Govt / 36% BBgBarc US Govt/Credit Int.



¹⁾ Total Policy Benchmark: 45% ICE BofA 91 Days T-Bills / 17% ICE BofA 1-3 Yr US Corp & Govt / 11% BBgBarc US Govt/Credit Int / 8% Total Alternatives Benchmark / 15% Russell 3000 / 4% MSCI EAFE. 2) Total Operating & Short-Term Benchmark: 95% ICE BofA 91 Days T-Bills / 5% BBgBarc US Govt 1-3 Yr.

³⁾ Total Long-Term / Reserves Fund Benchmark: 27% Russell 3000 / 8% MSCI EAFE / 15% Total Alternatives Benchmark / 30% ICE BofA 1-3 Yr US Corp & Govt / 20% BBgBarc US Govt/Credit Int.

⁴⁾ Total Alternatives Benchmark: 100% HFRI Fund of Funds Composite.



ECONOMIC OUTLOOK: 2ND HALF 2023

AREA	EXPECTATIONS
Labor Markets	U.S. may track to 75k-175k jobs per month in Q3-2023; unemployment rate may rise but remain <4.0% by Dec-2023; average hourly wages remain \approx 4% YoY
Manufacturing	Contraction in manufacturing activity continues; supply-chain nearly fully normalized; input prices falling
Services	Services industry stabilizing and positive; spending remains resilient as US is at full employment, but tighter credit conditions pose some risks
Inflation	Core CPI remains elevated (≈5% YoY) but likely to move lower throughout 2023; headline CPI likely to fall towards 3%; service sector prices remain stubbornly high due to elevated wage costs
Fixed Income Markets	10-Yr U.S. Treasury likely range bound between 3.5% and 4.5% this Summer; some uncertainty around Fed policy in Q4-2023; QT continues unabated
Equity Markets	Volatility may increase in H2-2023; new S&P range \approx 4,000 to 4,500, some technical support moves towards the higher end; market's assumption for a soft-landing scenario is growing more likely



HEADWINDS AND TAILWINDS



TAILWINDS

- Market technicals have improved and are positive; more than the "magnificent seven"
- Housing showing life
- Corporate America working through higher rates
- Services still expanding; consumers still spending down savings

HEADWINDS



- Monetary policy uncertainty amid sticky inflation
- Potential drag from student loan payments resuming
- Labor markets holding up, but softening
- Manufacturing still in contraction, new orders declining



GLOBAL INFLATION MIXED

GLOBAL HEADLINE CPI

	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23
Dev. Markets	Ĭ.																											
US	1.7	2.6	4.2	5.0	5.4	5.4	5.3	5.4	6.2	6.8	7.0	7.5	7.9	8.5	8.3	8.6	9.1	8.5	8.3	8.2	7.7	7.1	6.5	6.4	6.0	5.0	4,9	4.0
EU	0.9	1.3	1.6	2.0	1.9	2.2	3.0	3.4	4.1	4.9	5.0	5.1	5.9	7.5	7.5	8.1	8.6	8.9	9.1	10.0	10.7	10.0	9.2	8.5	8.5	6.9	7.0	6.1
Japan	-0.5	-0.4	4.1	-0.8	-0.5	-0.3	-0.4	0.2	0.1	0.6	0.8	0.5	0.9	1.2	2.5	2.5	2.4	2.6	3.0	3.0	3.7	3.8	4.0	4.3	3.3	3.2	3.5	3.5
UK	0.4	0.7	1.5	2.1	2.5	2.0	3.2	3.1	4.2	5.1	5.4	5.5	6.2	7.0	9.0	9.1	9.4	10.1	9,9	10.1	11.1	10.7	10.5	10.1	10.4	10.1	8.7	8.7
Canada	1.1	2.2	3.4	3.6	3.1	3.7	4.1	4.4	4.7	4.7	4.8	5.1	5.7	6.7	6.8	7.7	8.1	7.6	7.0	6.9	6.9	6.8	6.3	5.9	5.2	4.3	4.4	4,4
Australi	a 0.9	1.1	1.1	1.1	3.8	3.8	3.8	3.0	3.0	3.0	3.5	3.5	3.5	5.1	5.1	5.1	6.1	6.1	6.1	7.3	7.3	7.3	7.8	7.8	7.8	7.0	7.0	7.0
Switzerlan	d -0.5	-0.2	0.3	0.6	0.6	0.7	0.9	0.9	1,2	1.5	1.5	1.6	2.2	2.4	2.5	2.9	3.4	3.4	7.3	7.2	7.2	7.2	7.2	7.2	3.4	2.9	2.6	2.2
Norwa	y 3.3	3.1	3.0	2.7	2.9	3.0	3,4	4.1	3.5	5.1	5,3	3.2	3.7	4.5	5.4	5.7	6.3	6.8	6.5	6.9	7.5	6.5	5.9	7.0	6.3	6.5	6.4	6.7
Sweden	1.4	1.7	2.2	1.8	1.3	1.4	2.1	2,5	2.8	3.3	3.9	3.7	4,3	6.0	6.4	7.3	8.7	8.5	8.9	10.8	10.9	11.5	12.3	11.7	12.0	10.6	10.5	9.7
Asia																												
China	-0.2	0.4	0.9	1.3	1.1	1.0	0.8	0.7	1.5	2,3	1.5	0.9	0.9	1.5	2.1	2.1	2.5	2.7	2.5	2.8	2.1	1.6	1.8	2.1	1.0	0.7	0.1	0.2
India	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.4	4.5	4.8	5.6	5.8	5.0	5,4	6.3	7,0	6.2	5.8	5.9	6.5	6.1	5.4	5.8	6.2	6.2	5.8	5.1	5.1
Indonesia	1.4	1.4	1.4	1.7	1.3	1.5	1.6	1.6	1.7	1.7	1.9	2.2	2.1	2.6	3.5	3.6	4.4	4.9	4.7	6.0	5.7	5,4	5.5	5.3	5.5	5.0	4.3	4.0
Malaysi	a 0.1	1.7	4.7	4.4	3.4	2.2	2.0	2.2	2.9	3.3	3.2	2.3	2.2	2.2	2.3	2.8	3.4	4.4	4.7	4.5	4.0	4.0	3.8	3.7	3.7	3.4	3.3	3.3
S Koreas	1.4	1.9	2.5	2.6	2.4	2.6	2.6	2.4	3.2	3.8	3.7	3.6	3.7	4.1	4.8	5.4	6.0	6.3	5.7	5,6	5.7	5.0	5.0	5.2	4.8	4.2	3.7	3,3
Taiwa	1.4	1.2	2.1	2.5	1.8	1.9	2.3	2.6	2.6	2.9	2.6	2.8	2,3	3.3	3,4	3.4	3.6	3.4	2.7	2.8	2.7	2.4	2.7	3.1	2.4	2.4	2,4	2.0
Latin America	1																											
Brazi	5.2	6.1	6.8	8.1	8.4	9.0	9.7	10.3	10.7	10.7	10.1	10,4	10.5	11.3	12.1	11.7	11.9	10.1	8.7	7.2	6.5	5.9	5.8	5.8	5.6	4.7	4.2	3.9
Chile	2.8	2.9	3.3	3.6	3.8	4.5	4.8	5.3	6.0	6.7	7.2	7.7	7.8	9.4	10.5	11.5	12.5	13.1	14.1	13.7	12.8	13.3	12.8	12.3	11.9	11.1	9.9	8.7
Colombia	1.6	1.5	2.0	3.3	3.6	4.0	4.4	4.5	4.6	5.3	5.6	6.9	8.0	8.5	9.2	9.1	9,7	10.2	10.8	11.4	12.2	12.5	13.1	13.3	13.3	13.3	12.8	12.4
Mexico	3.8	4.7	6.1	5.9	5.9	5.8	5.6	6.0	6.2	7.4	7.4	7.1	73	75	77	77	8.0	8.2		8.7	8.4	7.8	7.8	79	7.6	6.9	63	5.8

Inflation has started to ease in select markets but remains uncomfortably high in most countries.

- Only China and Taiwan have seen negligible rises in inflation
- o The U.S., Brazil, and most of Europe have started to see declines in inflation

Bloomberg Inflation Monitor as of 06/30/2023.



GLOBAL ECONOMY PMI DATA

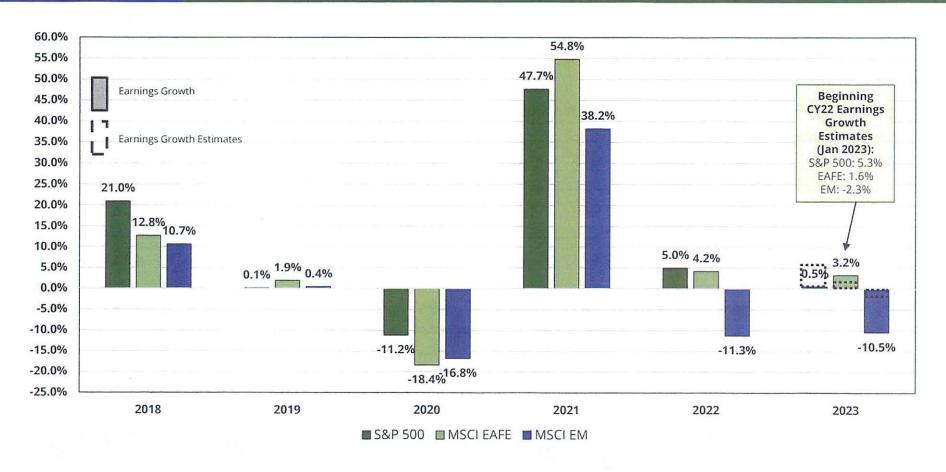
		Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	12M Trend
Clabal	Mfg	51.1	50.3	49.8	49.4	48.8	48.7	49.1	49.9	49.6	49.6	49.6	48.8	~
Global	Serv	51.1	49.2	50.0	49.2	48.0	48.0	50.1	52.6	54.4	55.4	55.5	54.0	
110	Mfg	52.2	51.5	52.0	50.4	47.7	46.2	46.9	47.3	49.2	50.2	48.4	46.3	
US	Serv	47.3	43.7	49.3	47.8	46.2	44.7	46.8	50.6	52.6	53.6	54.9	54.4	
Furanana	Mfg	49.8	49.6	48.4	46.4	47.1	47.8	48.8	48.5	47.3	45.8	44.8	43.4	~
Eurozone	Serv	51.2	49.8	48.8	48.6	48.5	49.8	50.8	52.7	55.0	56.2	55.1	52.0	
UK	Mfg	52.1	47.3	48.4	46.2	46.5	45.3	47.0	49.3	47.9	47.8	47.1	46.5	han
UK	Serv	52.6	50.9	50.0	48.8	48.8	49.9	48.7	53.5	52.9	55.9	55.2	53.7	
lavan	Mfg	52.1	51.5	50.8	50.7	49.0	48.9	48.9	47.7	49.2	49.5	50.6	49.8	-
Japan	Serv	50.3	49.5	52.2	53.2	50.3	51.1	52.3	54.0	55.0	55.4	55.9	54.0	~
China	Mfg	50.4	49.5	48.1	49.2	49.4	49.0	49.2	51.6	50.0	49.5	50.9	50.5	~~
China	Serv	55.5	55.0	49.3	48.4	46.7	48.0	52.9	55.0	57.8	56.4	57.1	53.9	
India	Mfg	56.4	56.2	55.1	55.3	55.7	57.8	55.4	55.3	56.4	57.2	58.7	57.8	
Illula	Serv	55.5	57.2	54.3	55.1	56.4	58.5	57.2	59.4	57.8	62.0	61.2	58.5	~~~
S. Korea	Mfg	49.8	47.6	47.3	48.2	49.0	48.2	48.5	48.5	47.6	48.1	48.4	47.8	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\

Global manufacturing and service PMIs have diverged in many major economies in Q2-2023.

- Manufacturing PMIs are still signaling contracting economic activity, while services PMIs are showing a mild economic expansion
- European and US manufacturing PMIs are consistent with a mild contraction in the manufacturing sector and slowing global trade
- China's services PMI been robust since it re-opened post-COVID, but shows signs of softening



GLOBAL EARNINGS OUTLOOK



- Earnings expectations have been revised lower as analysts downgrade their expectations
- Expectations for EM markets have eroded the most in the face of heightened energy costs, global monetary tightening, and the slowdown in the Chinese economy (CY2022 EM earnings ex Russia would be approximately -3%)



GLOBAL GDP OUTLOOK

CY -2022

CY2023 REAL GDP GROWTH ESTIMATES

CY2024 REAL GDP GROWTH ESTIMATES

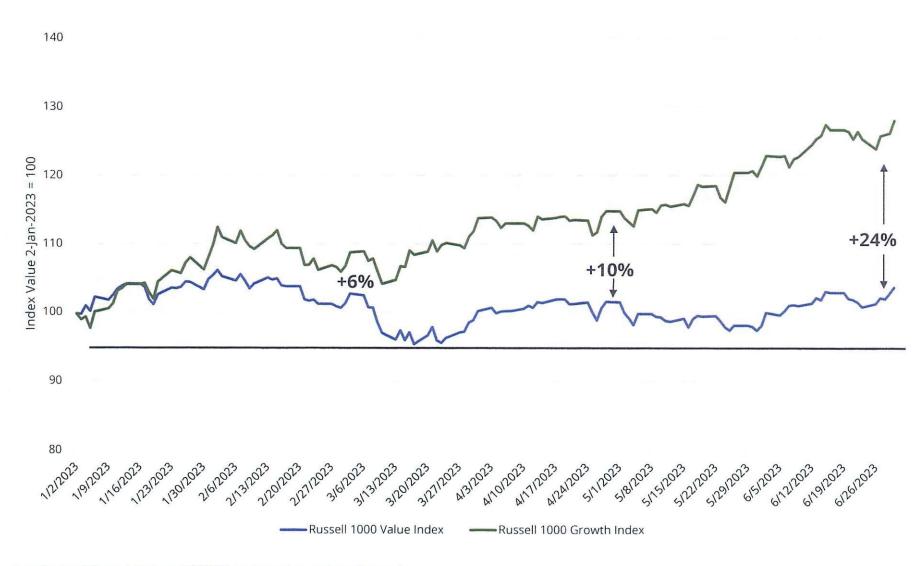
	ESTIMATE	IMF	OECD	BBG	GOLDMAN	AVG.	IMF	OECD	BBG	GOLDMAN	AVG.
U.S.	1.6%	1.6%	1.1%	1.2%	1.7%	1.4%	1.1%	0.8%	0.7%	1.6%	1.1%
EU	1.0%	0.8%	0.4%	0.6%	0.5%	0.6%	1.4%	1.3%	1.0%	1.4%	1.3%
China	4.5%	5.2%	5.6%	5.5%	5.4%	5.4%	4.5%	4.6%	4.9%	4.5%	4.6%
Japan	1.9%	1.3%	0.8%	1.2%	1.2%	1.1%	1.0%	0.7%	1.1%	1.2%	1.0%
UK	0.1%	-0.3%		0.2%	0.2%	0.0%	1.0%		0.9%	0.7%	0.9%
India	6.1%	5.9%	6.3%	7.0%	6.4%	6.4%	6.3%	6.4%	6.0%	6.3%	6.3%

- Global growth has been revised up slightly for the US, Europe, and other developed economies for CY 2023, but forecasts for 2024 have been lowered
 - Growth projections for CY2024 are on-par or below CY2023, and still represent below-trend real growth most of the world
 - Nominal growth for 2023 will much be higher than real growth as elevated inflation levels linger throughout much of the year; nominal growth in 2024 is likely to be lower than in 2023

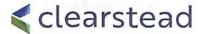
Source: Clearstead, Nomura, Goldman Sachs, Bloomberg, and IMF. Data as of 6/30/2023.



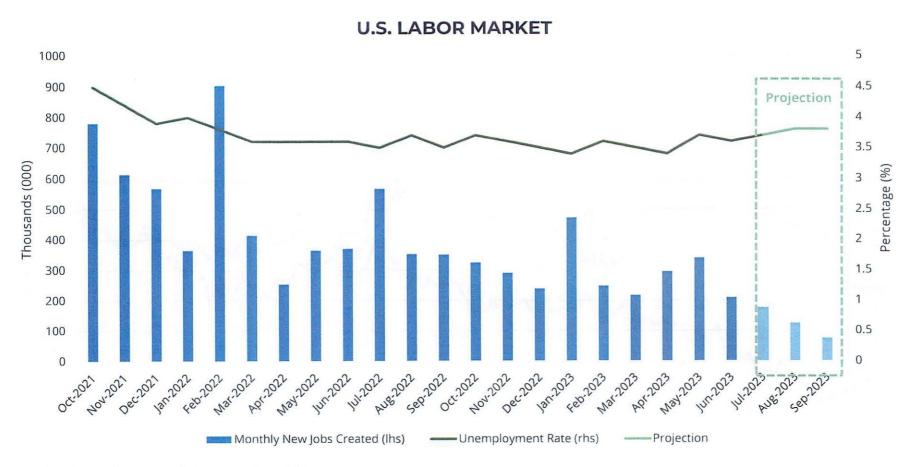
GROWTH OUTPERFORMING VALUE



Source: Bloomberg LP, Clearstead, daily data as of 6/30/2023; Past performance is not an indicator of future results.



LABOR MARKET REMAINS TIGHT

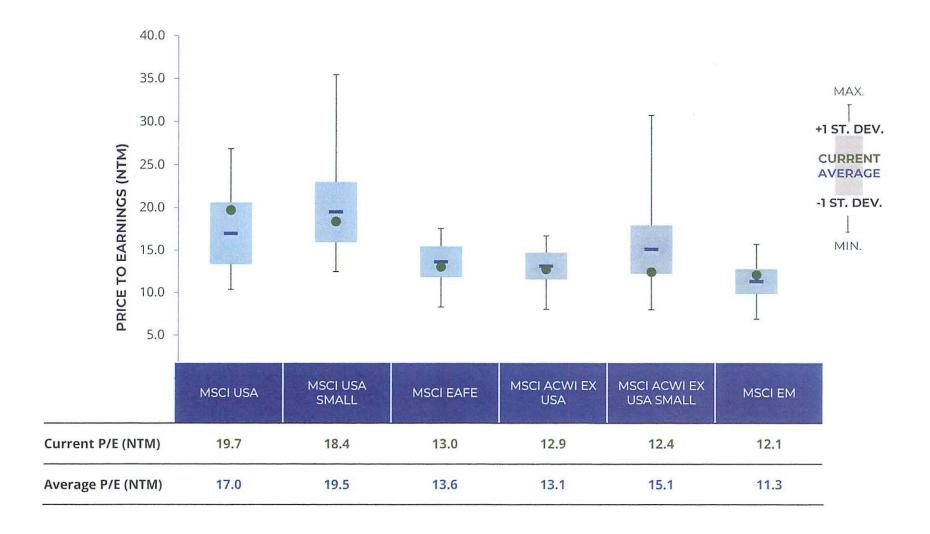


- June's non-farm payrolls increased by +209k.
- Average monthly job gains in the first half of 2023 to +278k. June marked the first 'miss' versus expectations breaking a string of 14 consecutive months of employment beating estimates.
- The unemployment rate ticked down to 3.6% from 3.7% in the prior month.

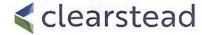
Source: Clearstead; BLS 7/7/2023; https://www.bls.gov/news.release/empsit.nr0.htm, Bespoke investment Group, Projection assumes steady decline of -50k jobs per month



GLOBAL EQUITY VALUATIONS

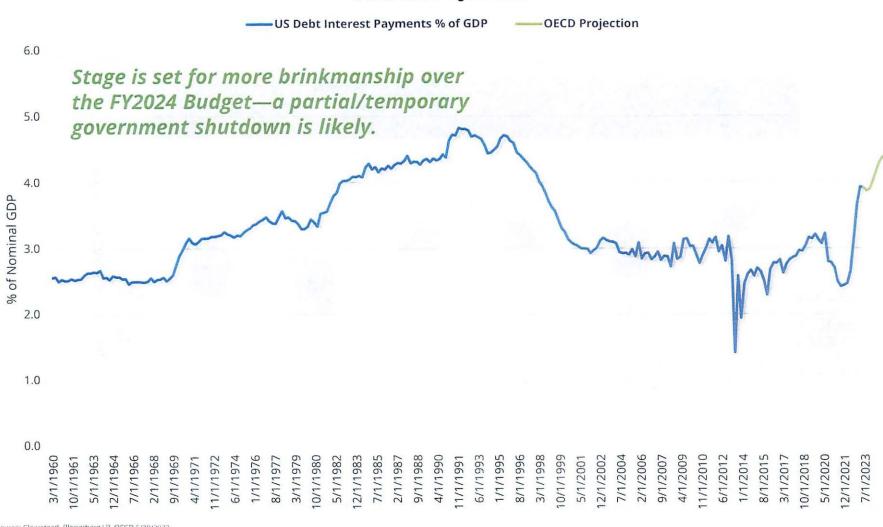


Source: Bloomberg as of 06/30/2023, Average taken over full index history. MSCI USA- 1994 - Current; MSCI USA- 1994 - Current; MSCI EAFE- 2003 - Current; MSCI ACWI ex USA- 2003 - Current; MSCI ACWI ex USA Small- 1994 - Current; MSCI EM- 2003.



U.S. INTEREST INCREASING

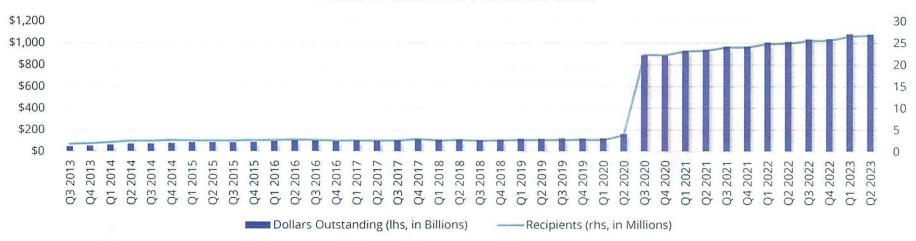
US Debt Payments





STUDENT LOAN REPAYMENT

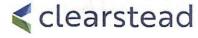




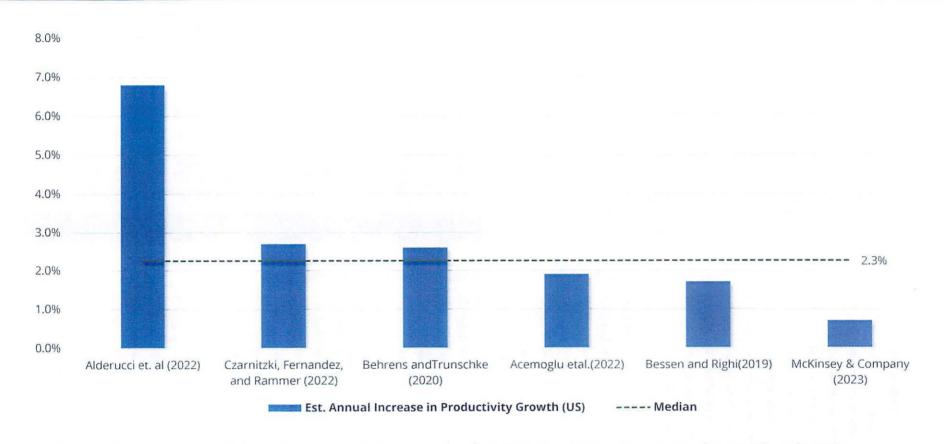
	Federal Student Loans By Cohort											
Age Bracket	Total Federal Student Loans (BN)	Number of Borrowers (MM)	Average Amount Owed									
24 and Younger	\$103.2	7.1	\$14,535									
25 to 34	\$484.8	14.8	\$32,757									
35 to 49	\$535.2	12.1	\$44,231									
50 to 61	\$239.5	5.0	\$47,900									
62 and Older	\$81.0	1.7	\$47,647									
Total	\$1,443.7	40.7	\$35,472									

- There are over 46 million borrowers with \$1.65 trillion in federal student debt; 40.7 million of which are in federal direct loans totaling \$1.44 trillion
- 26.7 million federal direct loan borrowers are currently in forbearance with average balance of over \$40,000. That equates to \$1.08 trillion of a total of \$1.44 trillion of direct loans.
- Spending/investment/savings drag estimated at over \$10 billion per month.

Source: Clearstead, SudentAid.gov (https://studentaid.gov/data-center/student/portfolio), as of Q2 2023, Total federal student loans includes Direct Loans (\$1.44 trillion), Federal Family Education Loans (\$194.70 billion), and Perkins Loans (\$3.70 billion); For illustrative purposes, spending drag assumes an average balance of \$40,000 financed over a 10-year period at 6% interest rate across 26.7 million borrowers.



AI EXPECTED TO INCREASE PRODUCTIVITY

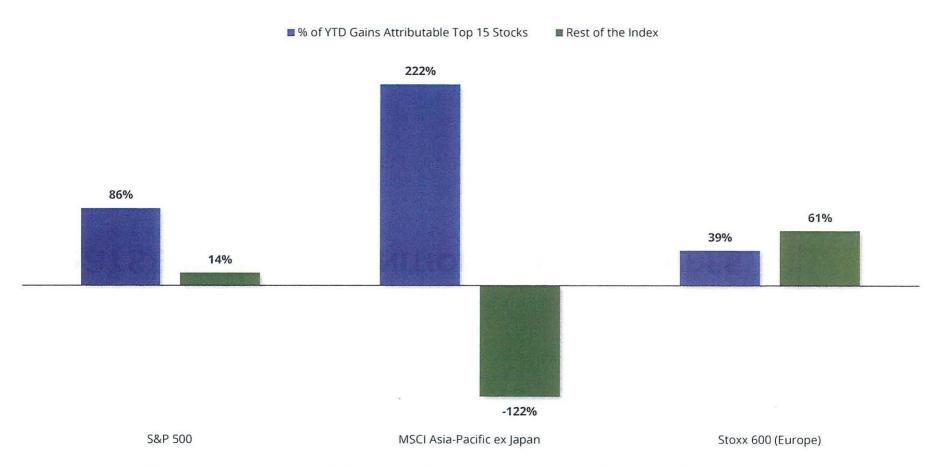


- Research points to a pick-up in productivity growth of \sim 1.5% to \sim 2.5% per year in the coming decade.
- · Societal adjustments, labor disruption, occupational re training, could prove difficult to overcome.

Source: Clearstead, Goldman Sachs Global Investment Research, Goldman Sachs Equity Research; Generative AI - Part 1: Laying Out the Investment Framework, March 26, 2023, McKinsey & Company, The Economic Potential of Generative AI, June 2023, McKinsey estimates for 2022-2040, all others are 2022-2030



TOP STOCKS DRIVING GAINS



- History generally supports a catch-up w/ the rest of the index trading-up to the market leaders
 - o However, corrections are deeper when preceded by narrow markets.

Source: Clearstead, Bloomberg LP, Goldman Sachs 6/30/2023, Past performance is not an indicator of future results





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All indices are unmanaged and performance of the indices includes reinvestment of dividends and intrest income, unless otherwise noted. An investment cannot be made in any index.

Although bonds generally present less short term insk and volitiesy than stocks, bonds do contain interest rate risk (as interest rates risk, bond prices usually fail and vice versal and the risk of default, or the risk that an issuer will be unable to make income or principal payments. Additionally, bonds and short-term investments entail greater inflation risk, or the risk that the return of an investment will not accept up with or traces in the risk tooks.

Investment will not ixee put with increases in the prices of goods and services, than stocks.

Lower-quality of the ixes of the control of the dividends you receive may be subject to loss.

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Stock markets, especially foreign markets, are volatile and can decine significantly in response to adverse issuer, or contained and political richard and political ric

Changes in real estate values or economic conditions can have a positive or negative effect on issuers in the real estate industry, which may affect your investment

The SAP 500 Index is a broad based market undex, comprised of 500 large cap considered representative of the stock market as a whole. The SAP 400 Index is an immanaged index considered representative of midex that consists of 600 small cap U.S. stocks chosen for market size, injustify and

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The Wilshire 5000 Index represents the broadest index for the U.S. equity market, measuring the performance of all U.S. equity securities with readily available price data. The Wilshire Micro Cap Index is a market capitalization weighted lindex compared of all stocks in the Wilshire Signature.

The MSCI Mark Elumpe, Australasia, Far East) Index is designed to measure developed market equity performance, excluding the U.S. The MSCI World Index is designed to measure developed market equity performance, excluding the U.S. The MSCI World Index is designed to measure developed market equity performance, excluding the U.S. The MSCI World Index is designed to measure developed market equity performance, excluding the U.S. The MSCI World Index is designed to measure developed market equity performance. The MSCI World Index is designed to measure the equity market performance of developed market equity performance, excluding the U.S. The MSCI Index is an unmanaged index considered representative of developed to measure the equity considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an unmanaged index considered representative of the MSCI Index is an

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reported in this in Hexagon Commencial real estate properties are at least 60% occupied and owned or controlled, at least in part by tax exempt institutional investors or its designated agent. In addition these properties that are included must be investment grade, non agricultural and income producing, and all development projects are excluded. Constituents included in the NPI be valued at least quarterly, either internally or externally, using standard commercial real estate appraisal inethodology. Each property must be

Independently appraised a minimum of once every three years.
The FTSE NAREIT All REITs Index is a market capitalization-weighted index that is designed to measure the performance of all tax-invalided Real Estate Investment Trusts (REITs) that are listed on the New York Stock Exchange, the American Stock Exchange, or the NASDAQ National Market List

The Dow Jones U.S. Select Real Estate Securities Index is a float adjusted market captalization weighted index of parameter and assets executives with a serial estate investment trusts (RITS) and real estate investment trusts (RITS) and real

VIX. The CROE Volutility Index (VIX) is based on the prices of eight SAP 500 index but and call options.

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The Affordability Index measures of a population's ability to afford to purchase a particular item, such as a house, indexed to the population's income.

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DEFINITIONS & DISCLOSURES

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applegate of all cash flows and market values reported by the general business of the underlying constituents in the Quantity and annual reports. Please Notes the performance of this index legs by 1 quarter.

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ting from one to Neywork. The Citigroup Wildlinder or a market capturation weighted bond index consisting of the government doubt markets of the multiple countries. The Citigroup Wildlinder or a market capturation weighted bond index consisting of the government doubt markets of the multiple countries. The Citigroup 3-Month U.S. Treasury Bill Index performance is an average of the last 3-Month Treasury Bill assure.

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The IP Morgan Emerging Markets Bond Index Plus (EMBI+) Index tracks total returns for tracked external measuring tonegin currency denominated facil insuring in the emerging markets. The IPMorgan GBI Global ex-US Index represents the total return performance of major non-U.S. spend markets

the JP Morgan Linerging Markets bond index PLUS (LMMP) index tracks formation are assumed markets as used markets. The privagan use local events may be a successful to the account of the performance of health performance

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This evaluation report has been prepared for the exclusive use of a specific Cherd and nu pain of it may be used by any one sment manager without permission of that Cherd and Cherd sheat. Exhibation of investment managers owers porti quantitative and qualitative and qualitative and crisis in addition to the assestment performance exclusion, we mission manerating structure, track key employee information, and food regular meetings with each investment management organization employed by our trents

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The performance data shown represent past performance. Past performance is not indicative of traditioner estats. Currier performance data may be inwise or trigger than the performance data presented.

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54