
City of Key West General Employees' Pension Fund

Investment Performance Review
Period Ending September 30, 2025

MARINER

3rd Quarter 2025 Market Environment

The Economy

- The US Federal Reserve (the Fed) decreased their policy rate by 0.25% to a range of 4.00%-4.25% during their September 2025 meeting. The press release from the Federal Open Market Committee (FOMC) stated that recent indicators suggest economic growth moderated during the year as job gains have slowed. The FOMC highlighted the downside risks in the labor markets while also mentioning that inflation remains elevated, which suggests that the most recent rate cut is in response to concerns about the health of the labor market.
- Growth in the US labor market continued during the third quarter although at a slower pace with US non-farm payrolls growing by just 22,000 in August. Unemployment also continued to tick higher from 4.2% to 4.3% during the quarter. The more recent trend of slowing growth in the labor market, coupled with the large downward revisions for the trailing 12 months ended March 2025 have introduced added uncertainty into markets and economic projections. With labor market statistics as a key input into the FOMC's target policy rate decisions, weakening private sector employment contributed to a reduction in the policy rate during the quarter.

Equity (Domestic and International)

- Domestic equity results were broadly higher for the quarter. Growth stocks dominated, and the exuberant information technology sector has grown to over 30% of the Russell 1000 index. Small-capitalization (cap) stocks outperformed large-cap stocks for the quarter, a reversal of the recent trend in the domestic equity market. Large-cap equity benchmarks continue to represent a heavy concentration among a limited number of stocks. As of quarter-end, the top 10 stocks in the S&P 500 index comprised more than 35% of the index.
- All international stock indexes advanced during the quarter despite a drag from US dollar (USD) strength. International equities have experienced recent tailwinds due to investor shifts from domestic markets and into international markets based on greater economic uncertainty in the US and challenging trade relations associated with US tariff policies.

Fixed Income

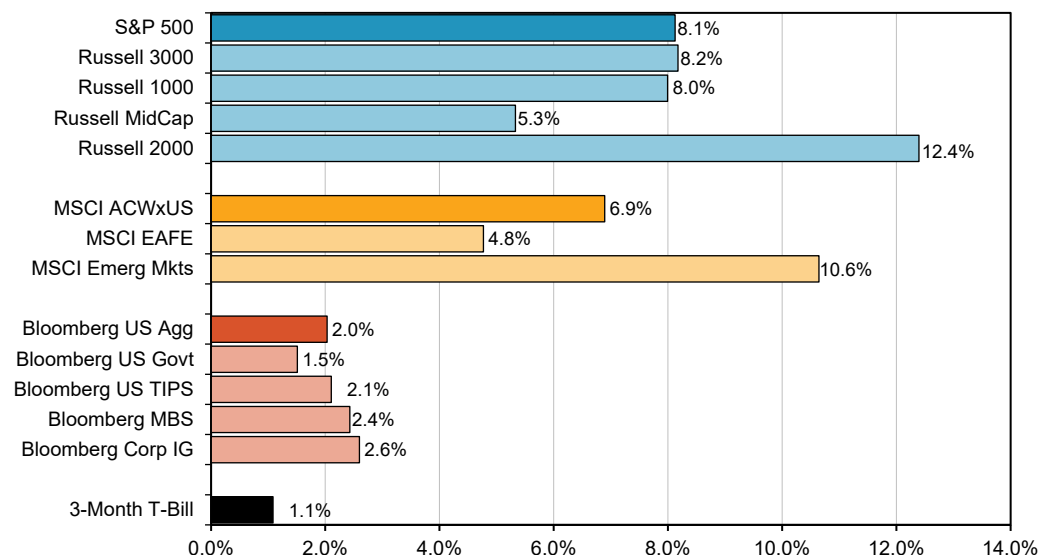
- Fixed-income markets gained during the quarter, driven primarily by their coupons and a decline in shorter term Treasury yields from the FOMC's 0.25% policy rate cut at the September 2025 meeting. While not directly impacted by the FOMC's actions, longer term yields fell slightly relative to where they began the quarter after a short-lived "risk-off" trade unwound as the US government's stance on tariffs softened during the quarter. The yield on the bellwether 10-year Treasury fell by just 0.05% during the quarter, closing September at a yield of 4.16%.
- The US Corporate IG index was the best-performing US fixed-income index for the quarter, posting a solid 2.6% return. The index received a boost from a narrowing BAA option adjusted spread (OAS), which declined 0.11% during the quarter, as well as its higher yield relative to other bond market segments. The spread measure remained relatively stable throughout the quarter despite large revisions in jobs numbers and the Fed signaling increased risks present in the job market.
- Despite USD strength during the quarter, global bonds underperformed domestic bonds. The Bloomberg Global Aggregate ex-US fell -0.6% in USD terms, while the Bloomberg US Aggregate index rose by 2.0%.

Market Themes

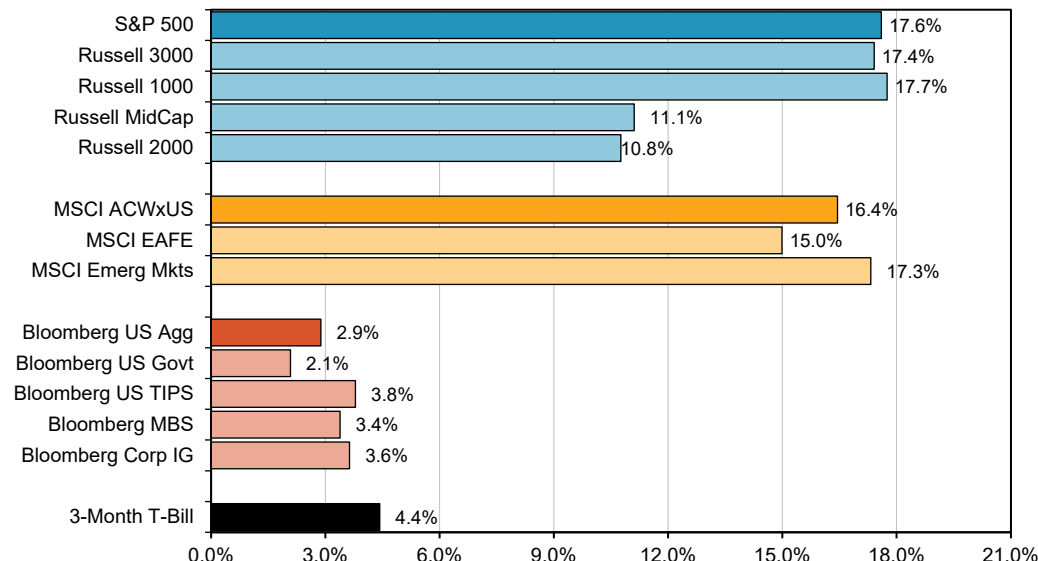
- Market participants long-awaited Fed rate cuts finally came to fruition in September with its first reduction since December of 2024. Markets still expect at least one additional rate cut to come in October, with a greater than 95% forecasted probability that the policy rate will be in the 3.50%-3.75% range (0.50% lower) by year end. As we enter the fourth quarter of 2025, market participants are already forecasting a high 90% probability of additional rate cuts in 2026.
- Third quarter domestic equity performance showed a capitulation of large-cap stocks versus smaller-cap stocks as the Russell 2000 outpaced larger-cap indexes during the quarter. While its unknown if this trend will continue, the shift was welcome relief for portfolios with exposure to the small cap segment of the market which has lagged large-cap stocks persistently over the past several quarters.

- Equity markets surged during the third quarter with small cap stocks outpacing all other asset classes in a trend reversal from the large-cap-dominated market environment of the last several quarters. The Russell 2000 climbed a strong 12.4%, lifted by the Fed's interest rate actions, while the large cap S&P 500 posted a solid 8.1% due to similar factors. The Russell MidCap index, which was the best-performing domestic equity index in the second quarter, lagged other capitalization ranges as many high-flying technology stocks that powered the index's prior quarter results were reconstituted out of the mid-cap index in June.
- International equity markets continued to surge in USD terms despite the USD strengthening relative to major world currencies. The emerging market benchmark continued its strong year posting back-to-back quarters of double-digit USD growth.
- US investment-grade fixed income results were broadly higher during the quarter. The corporate bond index led the way with a return of 2.6% for the quarter, while the US Government index gained a smaller 1.5%. Returns were driven by a small change at the front end of the yield curve and credit spreads that finished the quarter at similar levels to where they began.
- Equity markets continue to be resilient in the face of rising economic uncertainty over the trailing year. Large-cap stocks led the way with the Russell 1000 climbing 17.7% over the trailing year and the S&P 500 rising a similar 17.6%. Despite strong results in recent quarters, the Russell MidCap index and the small-cap Russell 2000 index lagged other market segments, advancing by a lesser but still solid 11.1% and 10.8%, respectively, over the trailing year.
- International equity markets continued to perform well on a USD basis over the trailing year. Emerging market indexes have led the way with the MSCI EM returning 17.3%. The MSCI EAFE equity benchmark posted a strong but slightly lower 15.0% return for the year.
- Trailing one-year returns for fixed income indexes benefited from a strong first quarter and stability in the credit markets over the trailing year. Returns were positive across the major bond indexes with the Bloomberg US TIPS index leading results with a return of 3.8% for the year closely followed by the corporate investment grade index at 3.6%. The Bloomberg US Government index lagged its peers returning a lower 2.1% over the same time period.

Quarter Performance

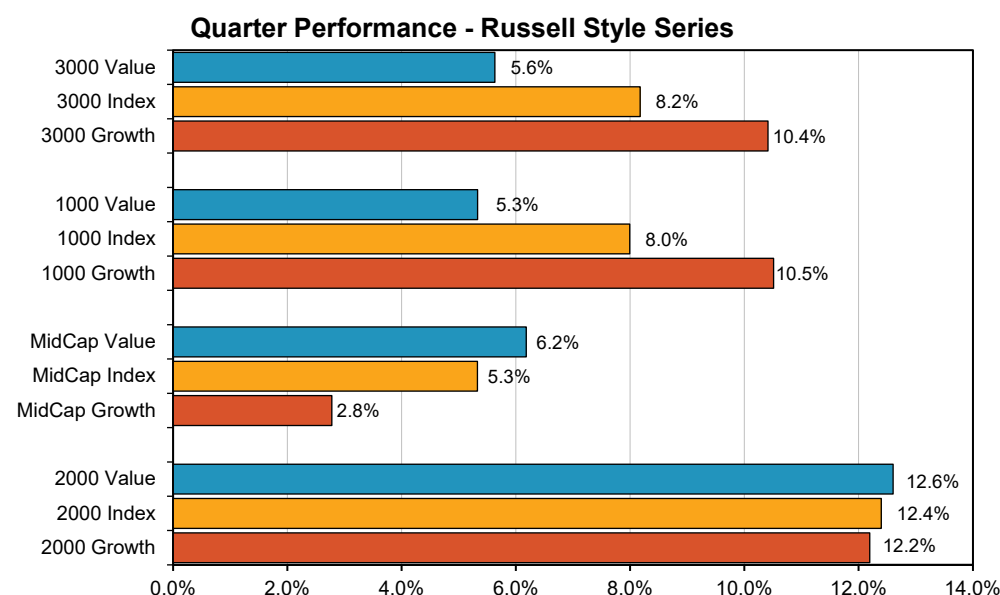


1-Year Performance

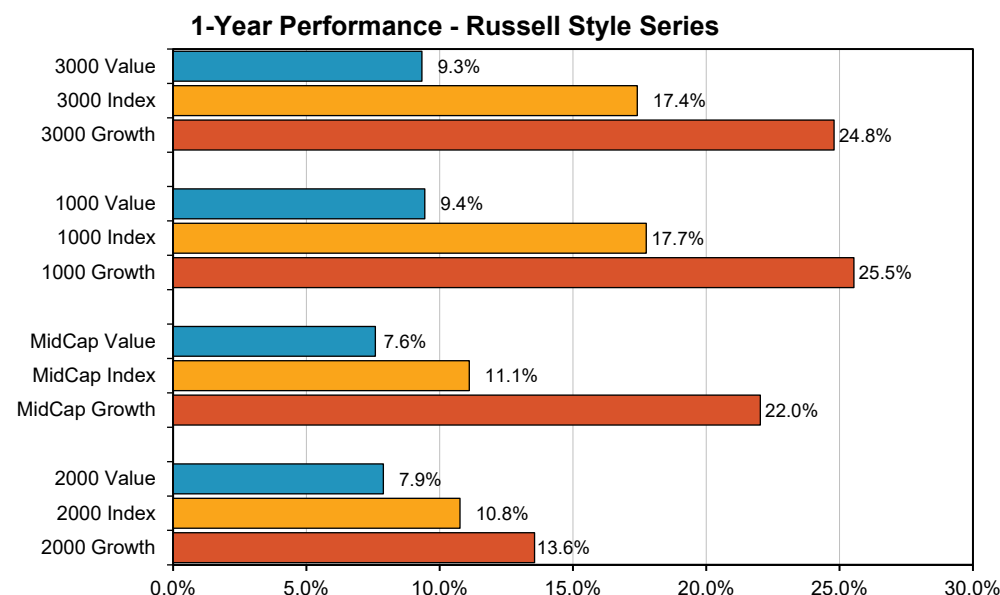


Source: Investment Metrics

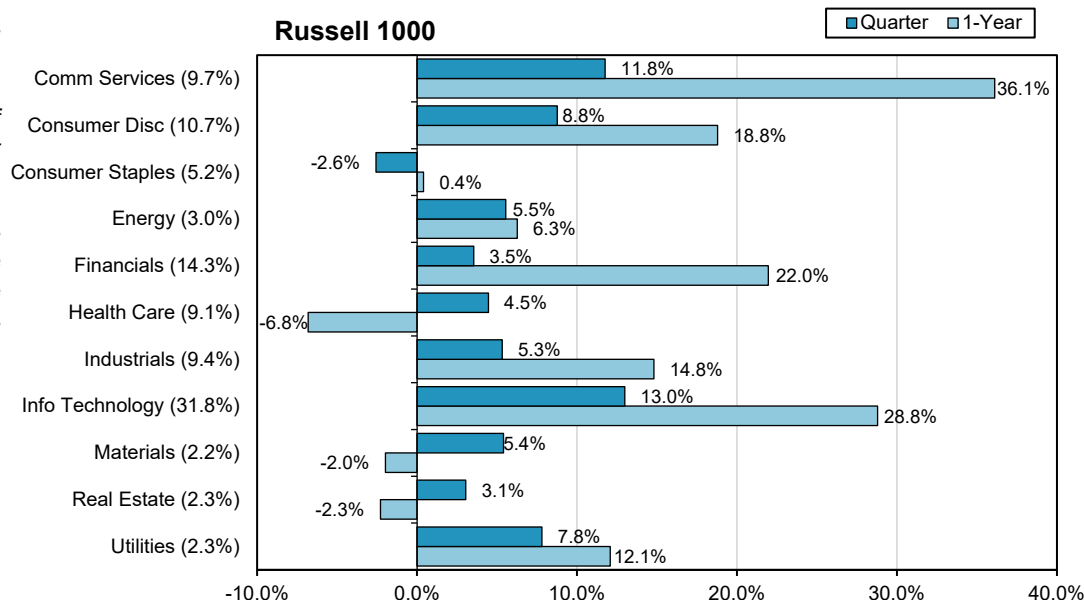
- Domestic equity indexes appeared to discount much of the current economic uncertainty and extended their strong performance in the third quarter. In a reversal of more recent dynamics, small-cap stocks outpaced large-cap stocks, with the Russell 2000 index beating the Russell 1000 index by 4.4%.
- Growth stocks continued to outpace their value counterparts in the large cap segment while small-cap value stocks narrowly outperformed small-cap growth, a reversal from the previous quarter. The best-performing segment of the market was small-cap value stocks, which returned 12.6% during the third quarter, just 0.4% ahead of the small-cap growth index. Large-cap growth stocks were also strong returning a slightly lower 10.4% for the period.
- The weakest performing segment of the market was mid-cap growth which posted a relatively mild 2.8% for the quarter. The largest performance disparity between growth and value was in the large-cap segment where growth stocks outpaced their value counterparts by 5.2%.



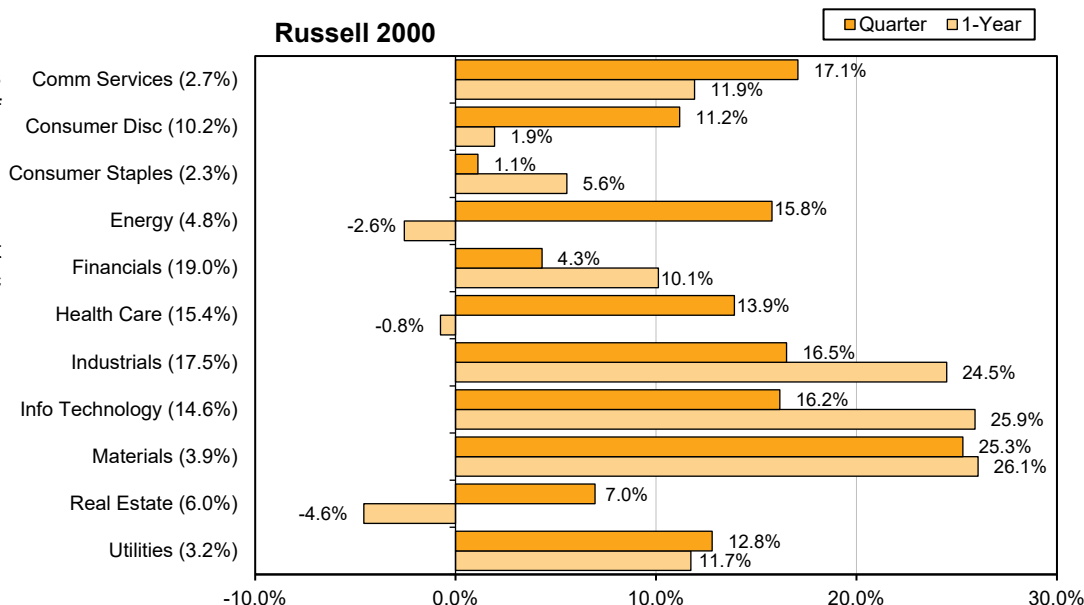
- Full-year style index performance shows a large distribution in results between the large cap core index's return of 17.7% relative to the small- and mid-cap segment returns of 11.1% and 10.8% respectively. The trailing one-year results reflect the strong relative performance of large-cap stocks over the last several quarters. Augmented by the capitulation of value stocks to growth stocks, large-cap growth stocks were the best-performing investment style during the period.
- Like the large-cap growth indexes, the Russell MidCap Growth index has seen increased concentration in the benchmark and was led by just a few high-flying information technology stocks which have now been reconstituted out of the index. Over the trailing year, the mid-cap growth index returned 22.0%, making it the second-best-performing segment of the market for the period. Despite dominating small-cap index style performance, the small-cap growth index returned a lower 13.6% over the trailing year.



- Economic sector performance within the large-cap Russell 1000 index was broadly higher as 10 of the 11 economic sectors rose during the quarter. The information technology sector led results for the quarter, advancing 13.0%. Communication services followed closely behind with a return of 11.8%. In contrast to most sectors' strongly positive results, consumer staples stocks were the only detractor, returning -2.6% for the quarter.
- Trailing one-year results also show broad participation in the equity market's ascension with eight of the 11 economic sectors finishing with positive performance. Of the eight sectors that advanced for the year, only the energy sector failed to post a double-digit gain. Communication services dominated sector performance with a return of 36.1% over the trailing year. Information technology and financials each advanced more than 20% for the year while the health care, materials and real estate sectors each declined.



- Small-cap economic sector performance saw all 11 economic sectors climbing during the quarter. Materials led sector performance with a return of 25.3%, followed by communication services at 17.1%. Eight of the 11 sectors saw double-digit gains during the quarter with consumer staples, financials and real estate positive but lagging.
- Trailing one-year small-cap results continued to showcase the robust performance of the domestic equity markets. Eight of the 11 economic sectors were up for the year in the small-cap index. The materials sector led the way with a return of 26.1%, followed closely by the information technology (25.9%) and industrials (24.5%) sectors. Energy (-2.6%), health care (-0.8%), and real estate (-4.6%) all fell during the quarter, detracting from the index's strong overall return of 10.8%.



The Market Environment
Top 10 Index Weights & Quarterly Performance for the Russell 1000 & 2000
As of September 30, 2025

Top 10 Weighted Stocks				
Russell 1000	Weight	1-Qtr Return	1-Year Return	Sector
NVIDIA Corp	7.1%	18.1%	53.7%	Information Technology
Microsoft Corp	6.2%	4.3%	21.3%	Information Technology
Apple Inc	6.1%	24.2%	9.8%	Information Technology
Amazon.com Inc	3.4%	0.1%	17.8%	Consumer Discretionary
Meta Platforms Inc Class A	2.6%	-0.4%	28.7%	Communication Services
Broadcom Inc	2.5%	19.9%	93.1%	Information Technology
Alphabet Inc Class A	2.3%	38.1%	47.2%	Communication Services
Tesla Inc	2.0%	40.0%	70.0%	Consumer Discretionary
Alphabet Inc Class C	1.9%	37.4%	46.3%	Communication Services
Berkshire Hathaway Inc Class B	1.5%	3.5%	9.2%	Financials

Top 10 Performing Stocks (by Quarter)				
Russell 1000	Weight	1-Qtr Return	1-Year Return	Sector
SanDisk Corp Ordinary Shares	0.0%	147.4%	N/A	Information Technology
Astera Labs Inc	0.0%	116.5%	273.7%	Information Technology
AppLovin Corp Ordinary Shares	0.3%	105.3%	450.4%	Information Technology
MP Materials Corp Ordinary Shares	0.0%	101.6%	280.0%	Materials
Western Digital Corp	0.1%	87.8%	147.1%	Information Technology
QuantumScape Corp Ordinary	0.0%	83.3%	114.3%	Consumer Discretionary
Ciena Corp	0.0%	79.1%	136.5%	Information Technology
Wayfair Inc Class A	0.0%	74.7%	59.0%	Consumer Discretionary
Lumentum Holdings Inc	0.0%	71.2%	156.7%	Information Technology
Warner Bros. Discovery Inc Ordinary	0.1%	70.4%	136.7%	Communication Services

Bottom 10 Performing Stocks (by Quarter)				
Russell 1000	Weight	1-Qtr Return	1-Year Return	Sector
Inspire Medical Systems Inc	0.0%	-42.8%	-64.8%	Health Care
Iridium Communications Inc	0.0%	-41.7%	-41.3%	Communication Services
BellRing Brands Inc Class A	0.0%	-37.3%	-40.1%	Consumer Staples
Globant SA	0.0%	-36.8%	-71.0%	Information Technology
Molina Healthcare Inc	0.0%	-35.8%	-44.5%	Health Care
FactSet Research Systems Inc	0.0%	-35.8%	-37.1%	Financials
Gartner Inc	0.0%	-35.0%	-48.1%	Information Technology
Centene Corp	0.0%	-34.3%	-52.6%	Health Care
Sprouts Farmers Market Inc	0.0%	-33.9%	-1.5%	Consumer Staples
Align Technology Inc	0.0%	-33.9%	-50.8%	Health Care

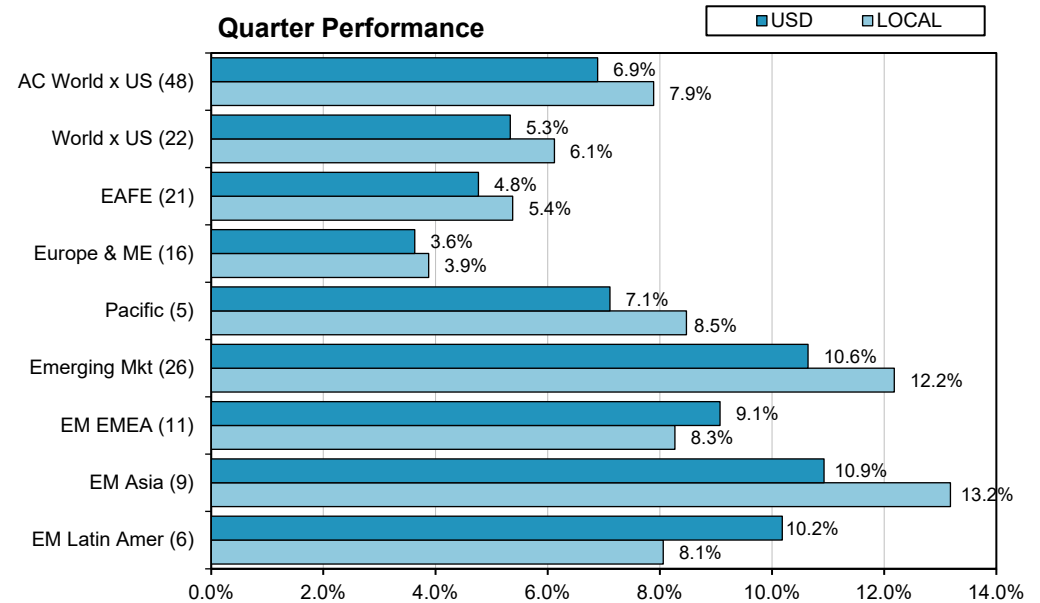
Top 10 Weighted Stocks				
Russell 2000	Weight	1-Qtr Return	1-Year Return	Sector
Credo Technology Group Holding Ltd	0.8%	57.3%	372.8%	Information Technology
Bloom Energy Corp Class A	0.6%	253.6%	700.9%	Industrials
Kratos Defense & Security Solutions Inc	0.5%	96.7%	292.1%	Industrials
IonQ Inc Class A	0.5%	43.1%	603.7%	Information Technology
Fabrinet	0.5%	23.7%	54.2%	Information Technology
Coeur Mining Inc	0.4%	111.7%	172.7%	Materials
Oklo Inc Class A Shares	0.4%	99.4%	1279.9%	Utilities
Rambus Inc	0.4%	62.8%	146.8%	Information Technology
Hims & Hers Health Inc Ordinary	0.4%	13.8%	207.9%	Health Care
Nextrackr Inc Ordinary Shares	0.4%	36.1%	97.4%	Industrials

Top 10 Performing Stocks (by Quarter)				
Russell 2000	Weight	1-Qtr Return	1-Year Return	Sector
Mercurity Fintech Holding Inc	0.0%	538.4%	1312.6%	Information Technology
Better Home & Finance Holding Co	0.0%	353.1%	215.2%	Financials
Kodiak Sciences Inc	0.0%	338.9%	527.2%	Health Care
Korro Bio Inc	0.0%	283.4%	43.3%	Health Care
Celcuity Inc	0.1%	270.0%	231.3%	Health Care
Bloom Energy Corp Class A	0.6%	253.6%	700.9%	Industrials
American Battery Technology Co	0.0%	200.0%	354.2%	Materials
Tourmaline Bio Inc	0.0%	199.1%	86.0%	Health Care
Anywhere Real Estate Inc	0.0%	192.5%	108.5%	Real Estate
NioCorp Developments Ltd	0.0%	186.7%	206.4%	Materials

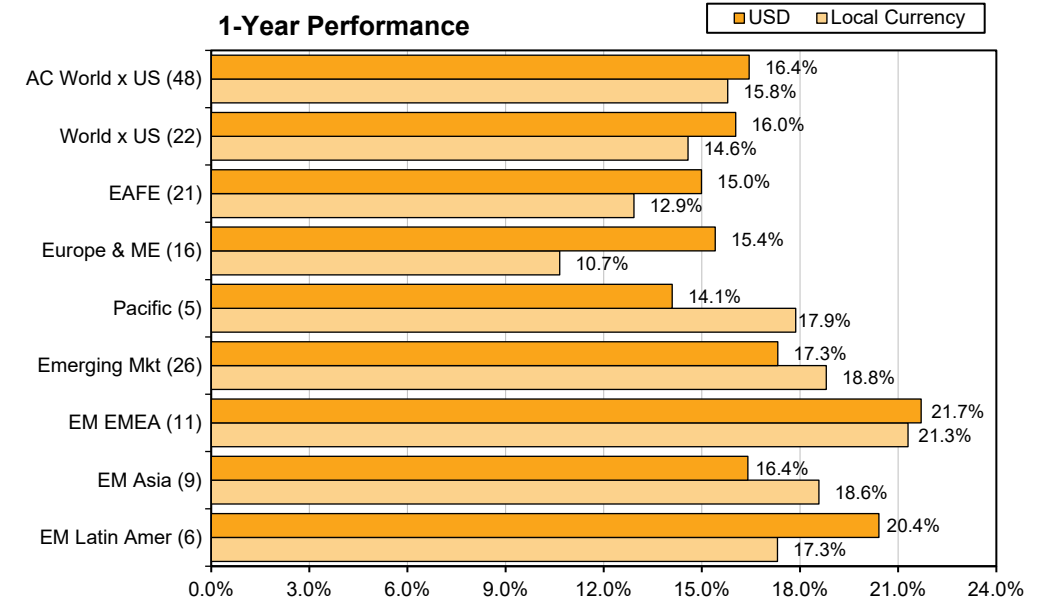
Bottom 10 Performing Stocks (by Quarter)				
Russell 2000	Weight	1-Qtr Return	1-Year Return	Sector
Spirit Aviation Holdings Inc	0.0%	-92.4%	N/A	Industrials
Neonode Inc	0.0%	-86.3%	-61.7%	Information Technology
aTyr Pharma Inc	0.0%	-85.8%	-59.0%	Health Care
ZSPACE Inc	0.0%	-69.9%	N/A	Consumer Discretionary
Aeva Technologies Inc Ordinary Shares	0.0%	-61.6%	340.7%	Information Technology
Myomo Inc	0.0%	-58.7%	-77.8%	Health Care
Sezzle Inc	0.0%	-55.6%	179.7%	Financials
Agilon Health Inc	0.0%	-55.2%	-73.8%	Health Care
Replimune Group Inc	0.0%	-54.9%	-61.8%	Health Care
ProFrac Holding Corp Ordinary Shares	0.0%	-52.3%	-45.5%	Energy

Source: Morningstar Direct

- Performance among headline international equity indexes was positive during the quarter in USD terms. The USD advanced versus several major currencies but exhibited some weakness that was captured in the USD versus LCL returns of the MSCI EMEA and MSCI Latin America indexes. In the MSCI EMEA and Latin America indexes, the USD declined relative to currencies in the region while the USD rose relative to currencies in Europe and Asia. The developed-market MSCI EAFE index returned a solid 4.8% in USD terms, slightly lower than its 5.4% return in local currency (LCL) terms. The MSCI ACWI ex-US index climbed 6.9% in USD terms, which was also lower than its LCL performance of 7.9%.
- The MSCI EM Asia index was the best-performing regional index for the quarter on both counts, returning 13.2% in LCL terms and 10.9% in USD terms. While none of the regional indexes contracted during the quarter, the laggard performer in both USD and LCL currency terms was the MSCI Europe & Middle East index which posted a more muted 3.6% return in USD and 3.9% in LCL terms during the quarter.



- International equity markets exuded broad strength across multiple regions in the trailing one-year period. The prolonged weakening of the USD has boosted dollar-denominated returns across many developed regions. The broad-based MSCI ACWI ex US and MSCI EAFE indexes finished the year with double-digit returns in both USD and LCL terms with the ACWI index outpacing on both counts due to its emerging market component. Both developed market indexes underperformed the MSCI Emerging Markets index with the benchmark returning 17.3% in USD and 18.8% in LCL terms.
- The strongest regional performance over the trailing year was the MSCI EMEA index, which climbed 21.3% in LCL and 21.7% in USD terms. The indexes that earned higher LCL than USD returns due to a locally strengthening currency were the MSCI Pacific and EM Asia indexes, which saw excess returns of 3.8% and 2.2% in LCL versus USD results, respectively. All broad and regional indexes were positive for the trailing 12 months in both USD and LCL terms.



Source: MSCI Global Index Monitor (Returns are Net)

The Market Environment
US Dollar International Index Attribution & Country Detail
As of September 30, 2025

MSCI - EAFE	Sector Weight	Quarter Return	1-Year Return
Communication Services	4.9%	1.5%	27.2%
Consumer Discretionary	10.2%	6.1%	4.7%
Consumer Staples	7.5%	-1.3%	-1.7%
Energy	3.2%	4.7%	5.0%
Financials	24.7%	7.8%	33.7%
Health Care	10.8%	0.3%	-10.3%
Industrials	19.4%	5.4%	22.4%
Information Technology	8.3%	2.7%	9.4%
Materials	5.6%	4.9%	-6.6%
Real Estate	1.9%	3.3%	3.1%
Utilities	3.4%	0.6%	12.1%
Total	100.0%	4.8%	15.0%

MSCI - ACWixUS	Sector Weight	Quarter Return	1-Year Return
Communication Services	6.3%	9.6%	29.2%
Consumer Discretionary	10.7%	10.4%	7.0%
Consumer Staples	6.2%	-1.0%	-2.8%
Energy	4.5%	4.3%	3.8%
Financials	24.9%	5.5%	25.4%
Health Care	7.7%	1.5%	-8.5%
Industrials	14.7%	4.6%	19.1%
Information Technology	13.8%	10.6%	22.8%
Materials	6.7%	14.3%	7.6%
Real Estate	1.6%	2.9%	1.5%
Utilities	3.0%	1.0%	6.7%
Total	100.0%	6.9%	16.4%

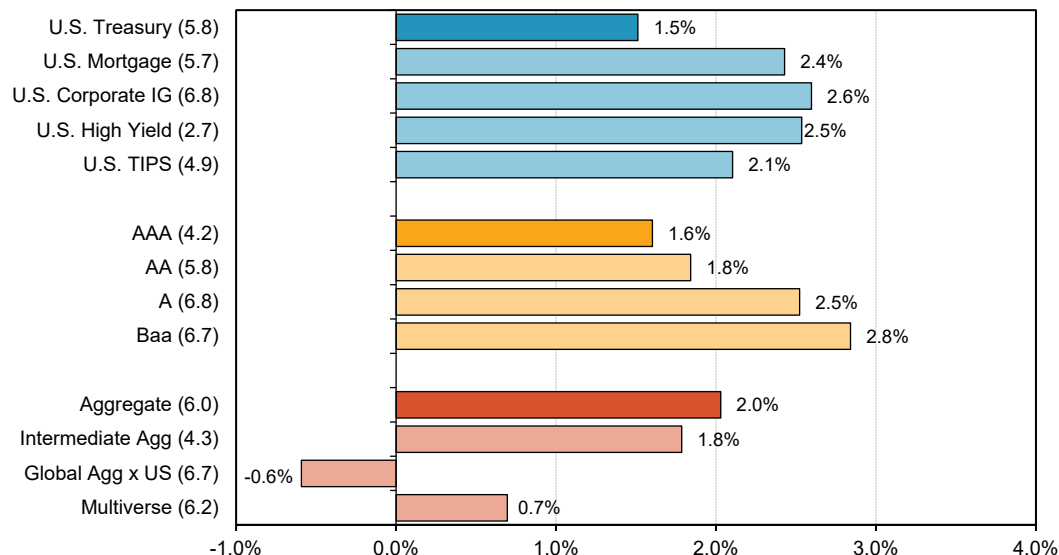
MSCI - Emerging Mkt	Sector Weight	Quarter Return	1-Year Return
Communication Services	10.5%	19.0%	33.0%
Consumer Discretionary	13.6%	18.5%	10.2%
Consumer Staples	4.0%	0.5%	-8.5%
Energy	3.9%	-1.1%	-8.7%
Financials	22.2%	-0.2%	11.2%
Health Care	3.5%	10.2%	5.3%
Industrials	6.6%	4.0%	11.5%
Information Technology	25.5%	16.4%	31.9%
Materials	6.5%	22.9%	15.7%
Real Estate	1.4%	1.4%	-1.7%
Utilities	2.3%	1.2%	-7.9%
Total	100.0%	10.6%	17.3%

Country	MSCI-EAFE Weight	MSCI-ACWixUS Weight	Quarter Return	1- Year Return
Japan	22.3%	13.7%	7.2%	14.0%
United Kingdom	14.7%	9.0%	5.1%	13.6%
France	10.9%	6.7%	3.0%	8.9%
Germany	9.9%	6.1%	-1.1%	22.9%
Switzerland	9.3%	5.7%	1.4%	5.6%
Australia	6.8%	4.2%	2.3%	-0.7%
Netherlands	5.0%	3.0%	9.1%	13.7%
Sweden	3.6%	2.2%	3.7%	8.5%
Spain	3.6%	2.2%	12.6%	42.4%
Italy	3.2%	2.0%	7.9%	31.6%
Hong Kong	2.1%	1.3%	7.9%	14.1%
Denmark	1.9%	1.2%	-13.5%	-36.8%
Singapore	1.8%	1.1%	7.2%	29.6%
Finland	1.1%	0.7%	5.4%	15.8%
Israel	1.1%	0.7%	3.7%	40.5%
Belgium	1.1%	0.7%	8.2%	14.8%
Norway	0.6%	0.4%	0.3%	20.3%
Ireland	0.5%	0.3%	1.5%	16.7%
Austria	0.2%	0.1%	9.1%	46.3%
Portugal	0.2%	0.1%	6.0%	1.9%
New Zealand	0.2%	0.1%	-1.0%	-7.6%
Total EAFE Countries	100.0%	61.3%	4.8%	15.0%
Canada		8.3%	9.2%	21.9%
Total Developed Countries		69.6%	5.3%	16.0%
China		31.2%	20.1%	27.8%
Taiwan		19.4%	13.1%	27.4%
India		15.2%	-7.0%	-12.2%
Korea		11.0%	12.5%	24.8%
Brazil		4.3%	6.9%	5.9%
South Africa		3.5%	19.5%	33.2%
Saudi Arabia		3.3%	5.0%	-2.6%
Mexico		2.0%	12.4%	27.2%
United Arab Emirates		1.4%	1.5%	27.0%
Malaysia		1.2%	4.8%	-4.6%
Indonesia		1.1%	-3.2%	-24.9%
Thailand		1.0%	16.5%	-11.3%
Poland		1.0%	-2.2%	29.5%
Kuwait		0.7%	2.6%	22.2%
Qatar		0.7%	3.5%	4.5%
Greece		0.6%	11.6%	62.0%
Turkey		0.5%	7.5%	-4.3%
Chile		0.5%	5.0%	24.3%
Philippines		0.4%	-8.2%	-18.8%
Peru		0.3%	22.8%	34.0%
Hungary		0.3%	5.9%	41.0%
Czech Republic		0.2%	6.9%	55.3%
Colombia		0.1%	19.5%	63.7%
Egypt		0.1%	24.8%	21.0%
Total Emerging Countries		100.0%	10.6%	17.3%
Total ACWixUS Countries		169.6%	6.9%	16.4%

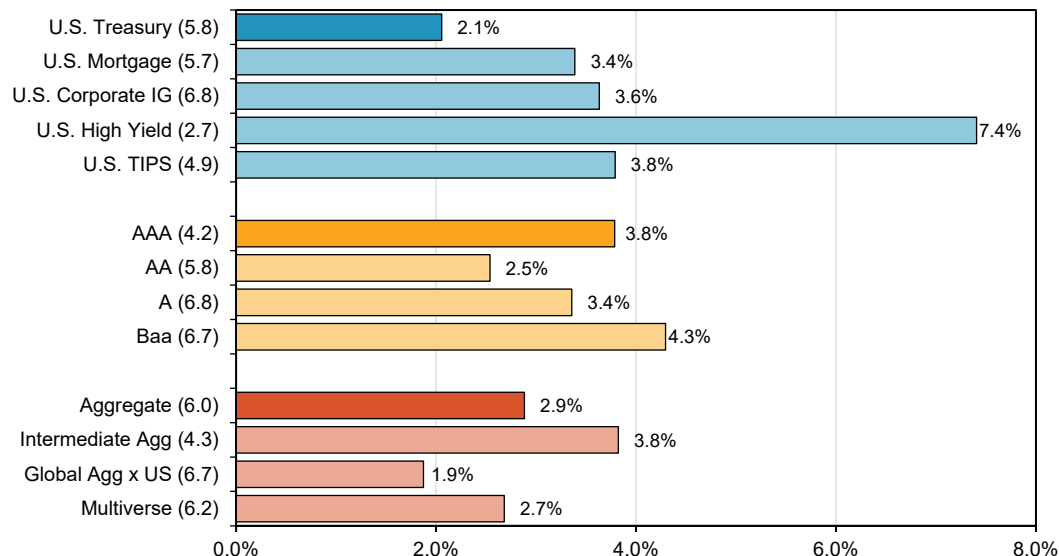
Source: Morningstar Direct, MSCI Global Index Monitor (Returns are Net in USD)

- Domestic fixed-income markets traded higher during the third quarter with some help from the Fed lowering its policy rate 0.25% to a range of 4.00%-4.25%. The US Corporate IG index posted the quarter's strongest domestic bond index performance with a return of 2.6%. The bellwether US Aggregate index returned 2.0% for the quarter and international bonds, as measured by the Global Agg ex US index, slid by -0.6% in USD terms.
- Treasury yields remained relatively stable at the longer end of the yield curve during the quarter with the benchmark 10-Year Treasury yield falling a scant 0.08% from the previous quarter's close. Relatively stable US Treasury yields allowed coupon differences between bonds to drive much of the remaining dispersion in domestic investment-grade indexes' returns for the quarter.
- High yield bonds slightly underperformed investment grade issues due to their lower duration. This overshadowed high yield bonds' higher income and a narrowing in the high yield option-adjusted spread (OAS). While investment grade outperformed high yield during the quarter, lower quality investment grade issues (as measured by the Baa index) outpaced higher quality issues (AAA – A) as the former were aided by the longer duration impact of spread compression.
- Over the trailing one-year period, the Bloomberg US Aggregate Bond index posted a 2.9% return. Its major sub-components also posted positive performance over the trailing 12 months with the Bloomberg US Treasury index advancing 2.1%, the US Mortgage index returning 3.4%, and the Bloomberg US Corporate Investment Grade index rising 3.6%.
- Performance across investment grade quality indexes was broadly higher for the trailing one-year period. The AAA index posted a solid 3.8% return, while the BAA index saw slightly better results with a return of 4.3%. High yield bonds were the best performing US bond market segment for the year, returning 7.4%. Performance for high yield bonds was spurred by largely stable end-to-end credit spreads and higher coupon income.
- The Bloomberg Global Aggregate ex-US index finished both the quarter and the year with the weakest results across the major fixed income indexes. Despite performance boost from a weakening USD, the Global Aggregate ex-US index ended the year just 1.9% higher and finished behind the domestic Aggregate Bond index return of 2.9%.

Quarter Performance



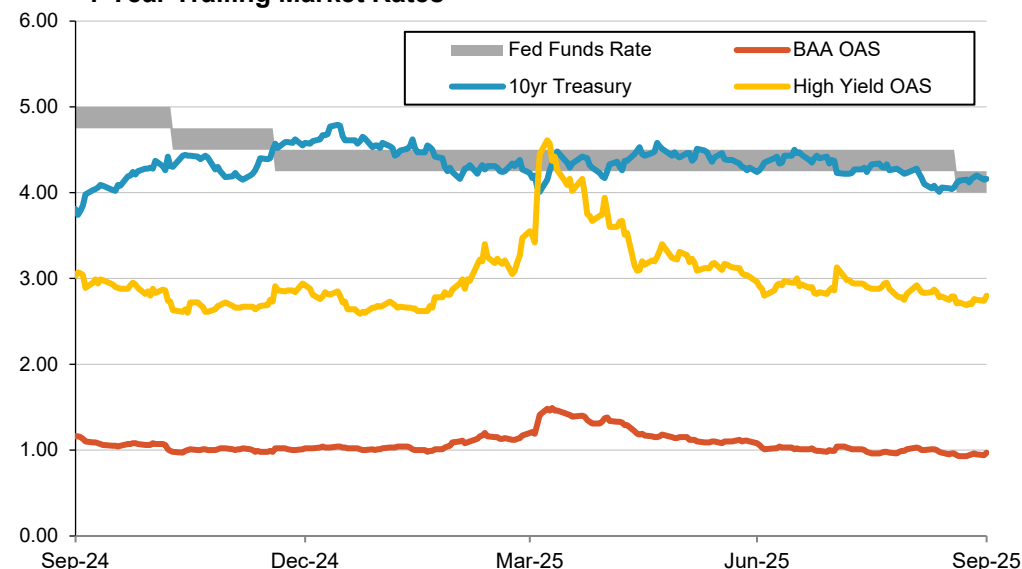
1-Year Performance



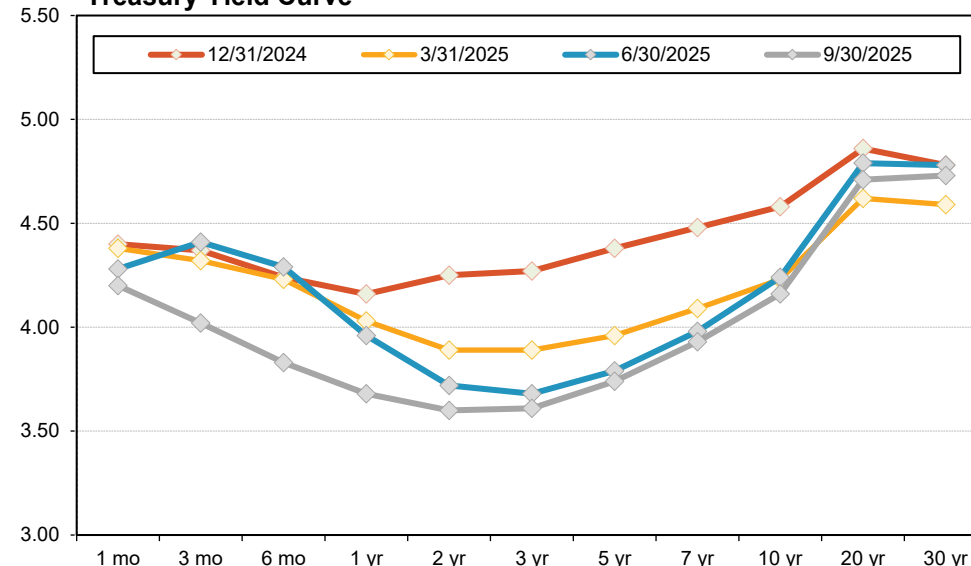
Source: Morningstar Direct; Bloomberg

- The gray band across the graph illustrates the fed funds target rate range over the trailing 12 months. The Federal Open Market Committee (FOMC) cut its policy rate by 0.25% during the third quarter, lowering the fed funds rate to a target range of 4.00%-4.25%. This marks the first meeting in 2025 that the FOMC has changed its policy rates. The September 2025 FOMC press release continued to emphasize economic data-dependent outcomes and the continued reduction of its balance sheet. It also addressed new concerns on softness in the labor market. The CME FedWatch tool, which forecasts the fed funds rate based on fed fund futures pricing, showed a greater than 95% probability of an additional 0.25% rate decrease at the FOMC meeting in October at the time of this writing. Many market prognosticators continue to express concern that leaving rates at elevated levels for an extended period, coupled with softness in the labor market, could tip the US economy into a recession. However, reducing the rate could worsen persistently elevated inflation.
- The yield of the US 10-year Treasury (blue line of the top chart) remained in a narrow range during the quarter, finishing at 4.16%. While the point-to-point level of the 10-year yield shows little change over the quarter, the path was not linear. The benchmark yield was elevated in July, changed little in August, and hit a low in mid-September before rising toward where it began the quarter.
- The red line in the top chart shows the option-adjusted spread (OAS) for BAA-rated corporate bonds. This measure quantifies the additional yield premium investors require to purchase and hold non-US Treasury issues with the lowest investment grade rating. During the quarter, the yield spread narrowed by 0.11%, finishing the quarter at a level of 0.97%. High yield OAS spreads (represented by the yellow line in the top chart) narrowed by 0.16% during the quarter from 2.96% to 2.80%. The finishing level of both the high yield and BAA OAS spreads are now just a few basis points lower than where they began the year.
- The lower graph provides a snapshot of the US Treasury yield curve at the end of each of the last four quarters. At quarter-end, the curve exhibited a more pronounced butterfly shape. Short-to-medium-term rates were lower than at each of the previous four quarter ends, while the one-month and long-term rates were little changed.

1-Year Trailing Market Rates



Treasury Yield Curve



Source: US Department of Treasury, FRED (Federal Reserve of St. Louis)

[CME FedWatch Tool - CME Group](#)

[Effective Federal Funds Rate - FEDERAL RESERVE BANK of NEW YORK \(newyorkfed.org\)](#)

[ICE BofA US High Yield Index Option-Adjusted Spread \(BAMLH0A0HYM2\) | FRED | St. Louis Fed \(stlouisfed.org\)](#)

[The Fed - Meeting calendars and information](#)

[Federal Reserve Board - Monetary Policy](#)

[Global index lens – MSCI](#)

[U.S. Department of the Treasury](#)

[10-Year Treasury Constant Maturity Minus 2-Year Treasury Constant Maturity \(T10Y2Y\) | FRED | St. Louis Fed \(stlouisfed.org\)](#)

[The Fed's dot plot shows only two rate cuts in 2025, fewer than previously projected](#)

[March Fed meeting: Here's what changed in the new statement](#)

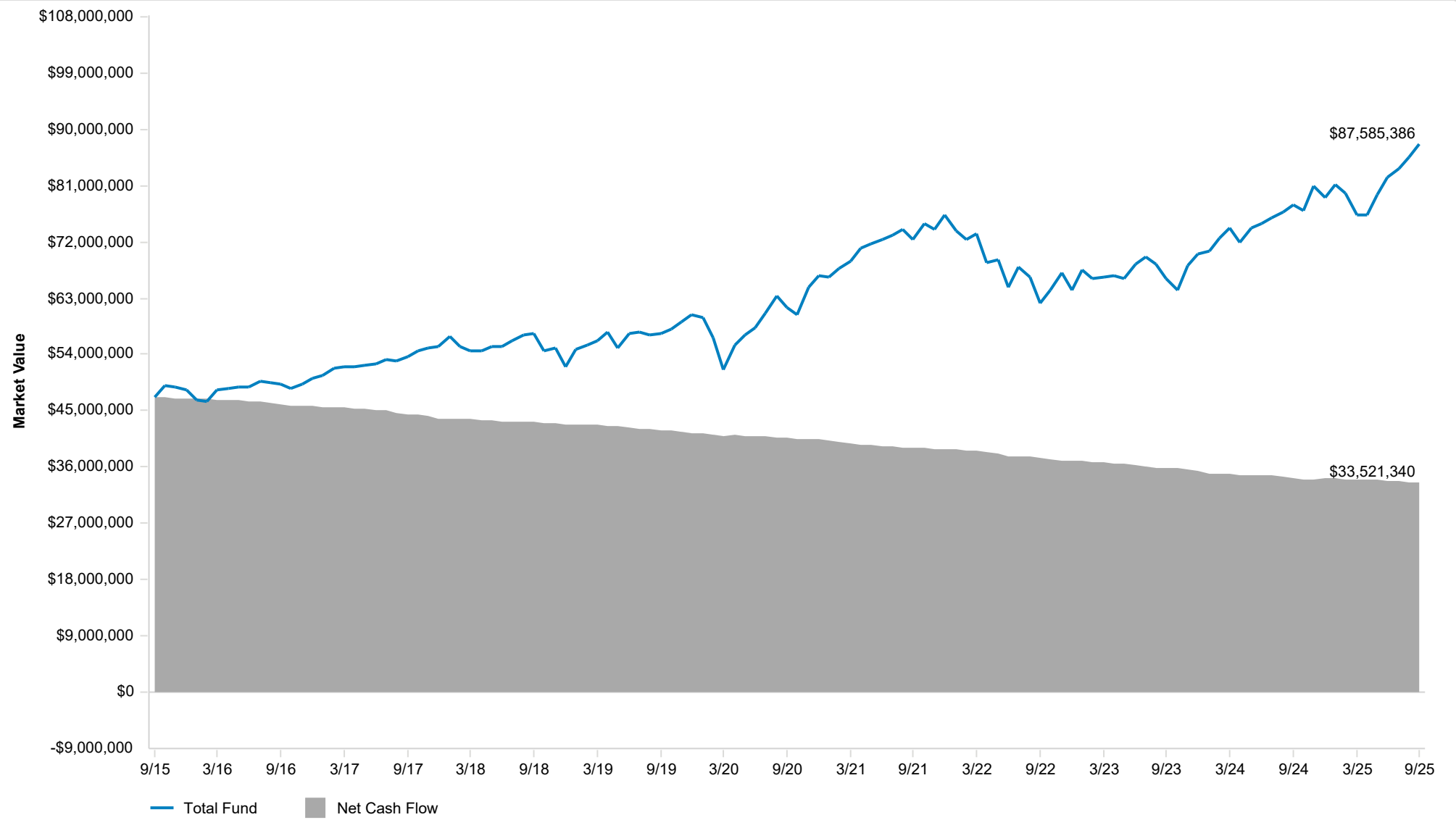
[Jobs report June 2025](#)

[Current Employment Statistics - CES \(National\) : U.S. Bureau of Labor Statistics](#)

[Latam assets may receive a trade-war boost, investors say | Reuters](#)

Key West General Employees Pension Fund
Schedule of Investable Assets
10 Years Ending September 30, 2025

Schedule of Investable Assets

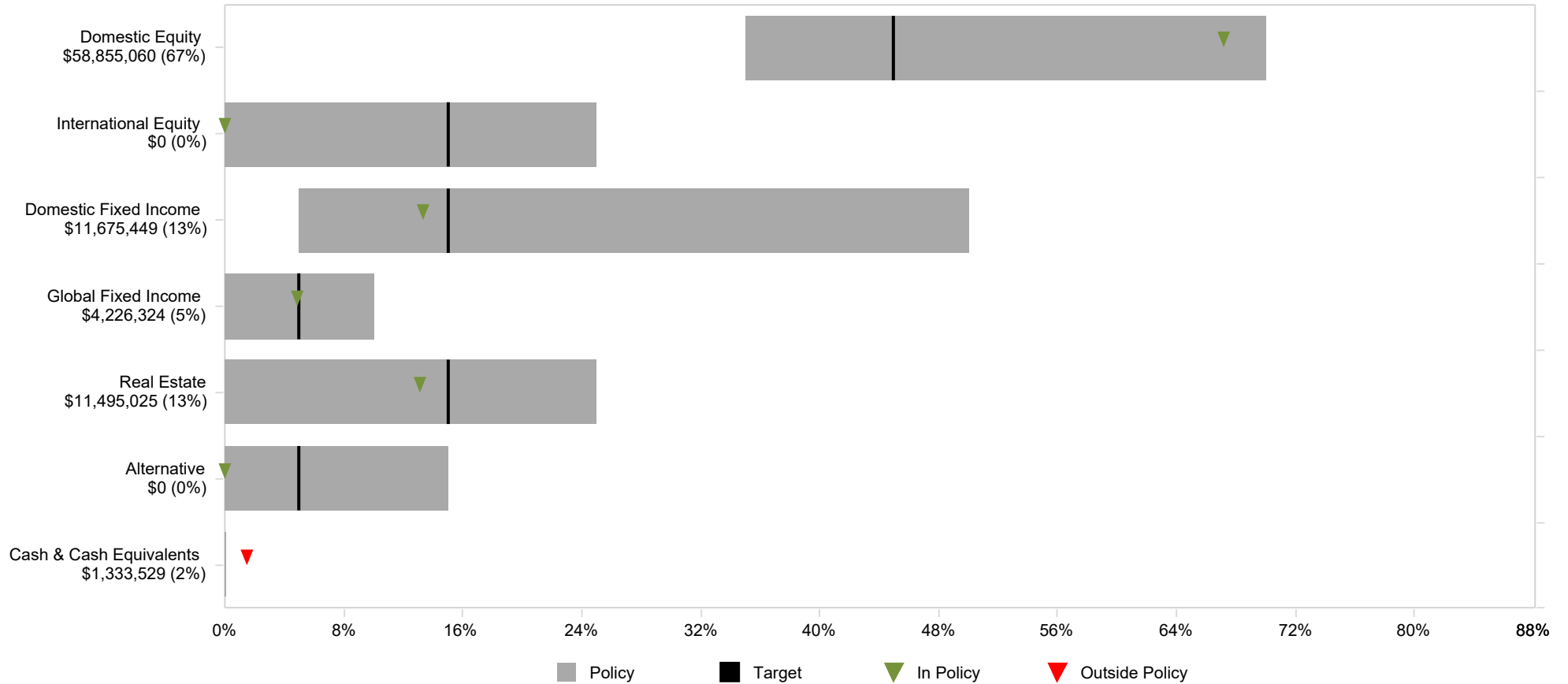


Schedule of Investable Assets

Periods Ending	Beginning Market Value \$	Net Cash Flow \$	Gain/Loss \$	Ending Market Value \$	%Return (Net)
10 YR	47,215,196	-13,693,856	54,064,046	87,585,386	9.09

Key West General Employees Pension Fund
Asset Allocation Compliance
As of September 30, 2025

Executive Summary

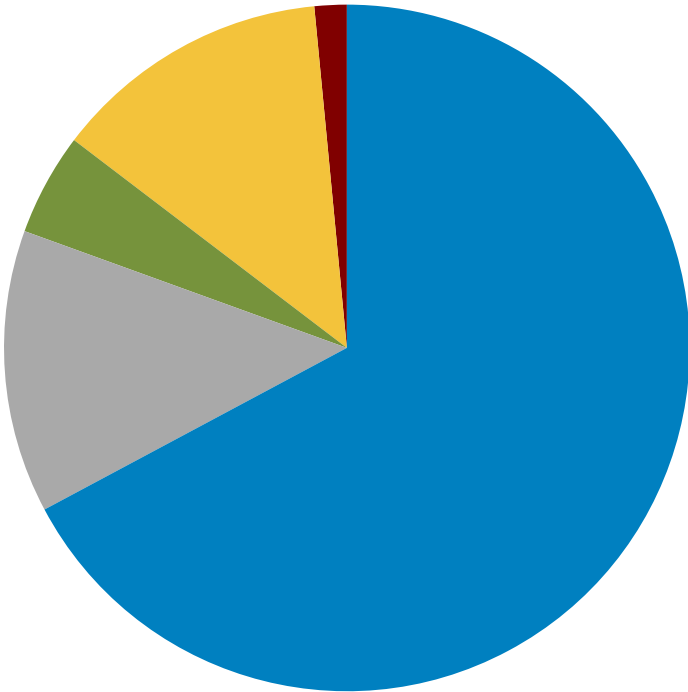
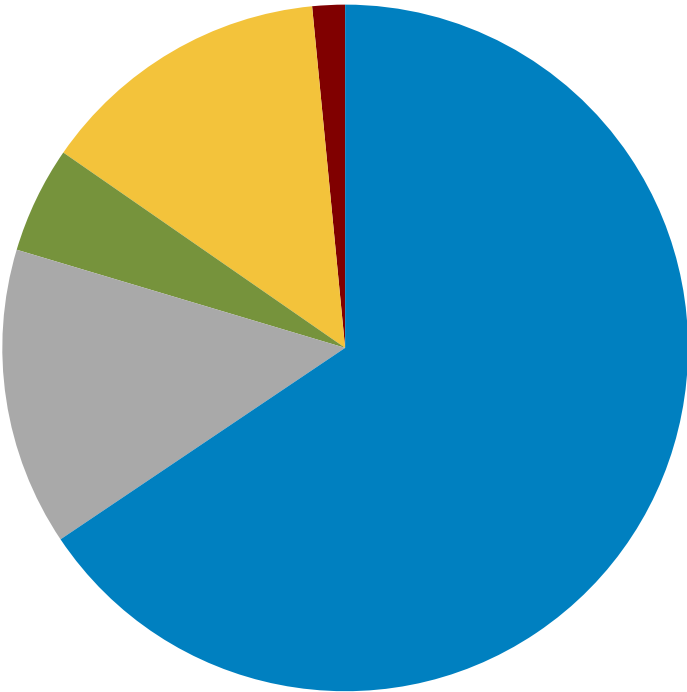


Asset Allocation Compliance

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Min. Rebal.	Target Rebal.	Max. Rebal.
Domestic Equity	58,855,060	67.2	35.0	45.0	70.0	-28,200,174	-19,441,636	2,454,711
International Equity	-	0.0	0.0	15.0	25.0	-	13,137,808	21,896,347
Domestic Fixed Income	11,675,449	13.3	5.0	15.0	50.0	-7,296,180	1,462,359	32,117,244
Global Fixed Income	4,226,324	4.8	0.0	5.0	10.0	-4,226,324	152,946	4,532,215
Real Estate	11,495,025	13.1	0.0	15.0	25.0	-11,495,025	1,642,783	10,401,321
Alternative	-	0.0	0.0	5.0	15.0	-	4,379,269	13,137,808
Cash & Cash Equivalents	1,333,529	1.5	0.0	0.0	0.0	-1,333,529	-1,333,529	-1,333,529
Total Fund	87,585,386	100.0	N/A	100.0	N/A	-	-	-

Asset Allocation By Segment as of
June 30, 2025 : \$82,426,383

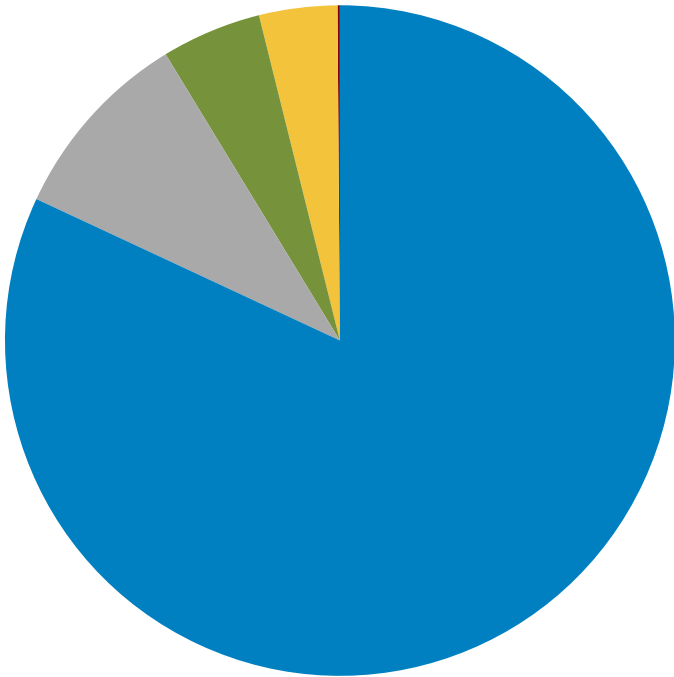
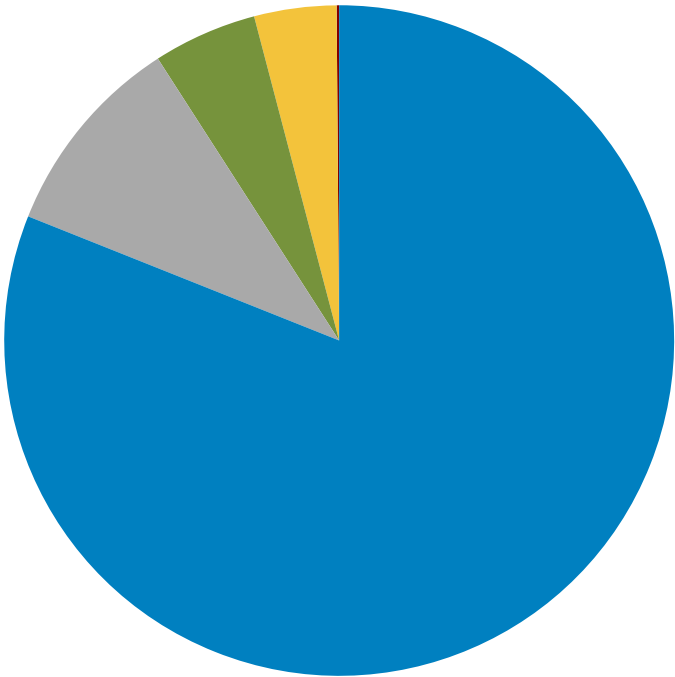
Asset Allocation By Segment as of
September 30, 2025 : \$87,585,386



Allocation			Allocation		
Segments	Market Value	Allocation	Segments	Market Value	Allocation
Domestic Equity	54,059,127	65.6	Domestic Equity	58,855,060	67.2
Domestic Fixed Income	11,569,067	14.0	Domestic Fixed Income	11,675,449	13.3
Global Fixed Income	4,134,708	5.0	Global Fixed Income	4,226,324	4.8
Real Estate	11,396,098	13.8	Real Estate	11,495,025	13.1
Cash Equivalent	1,267,383	1.5	Cash Equivalent	1,333,529	1.5

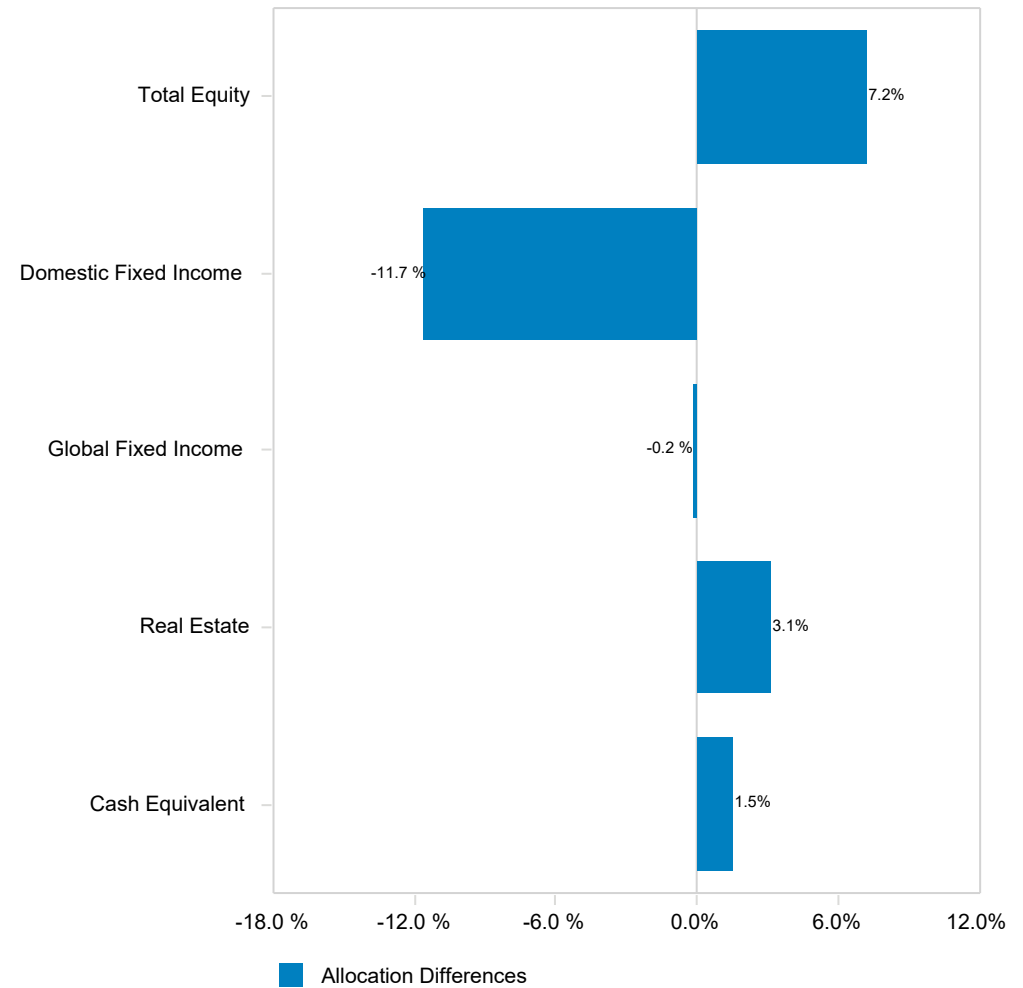
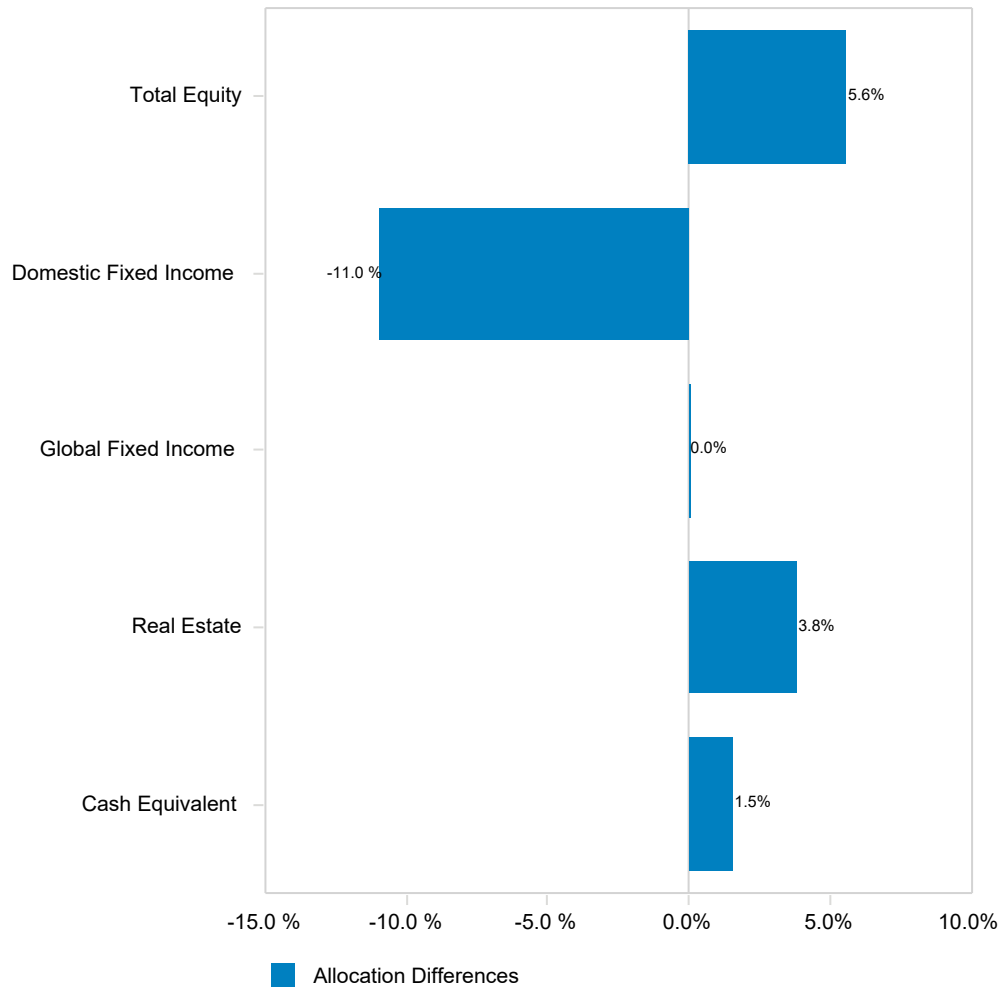
Asset Allocation By Manager as of
Jun-2025 : \$82,426,383

Asset Allocation By Manager as of
Sep-2025 : \$87,585,386



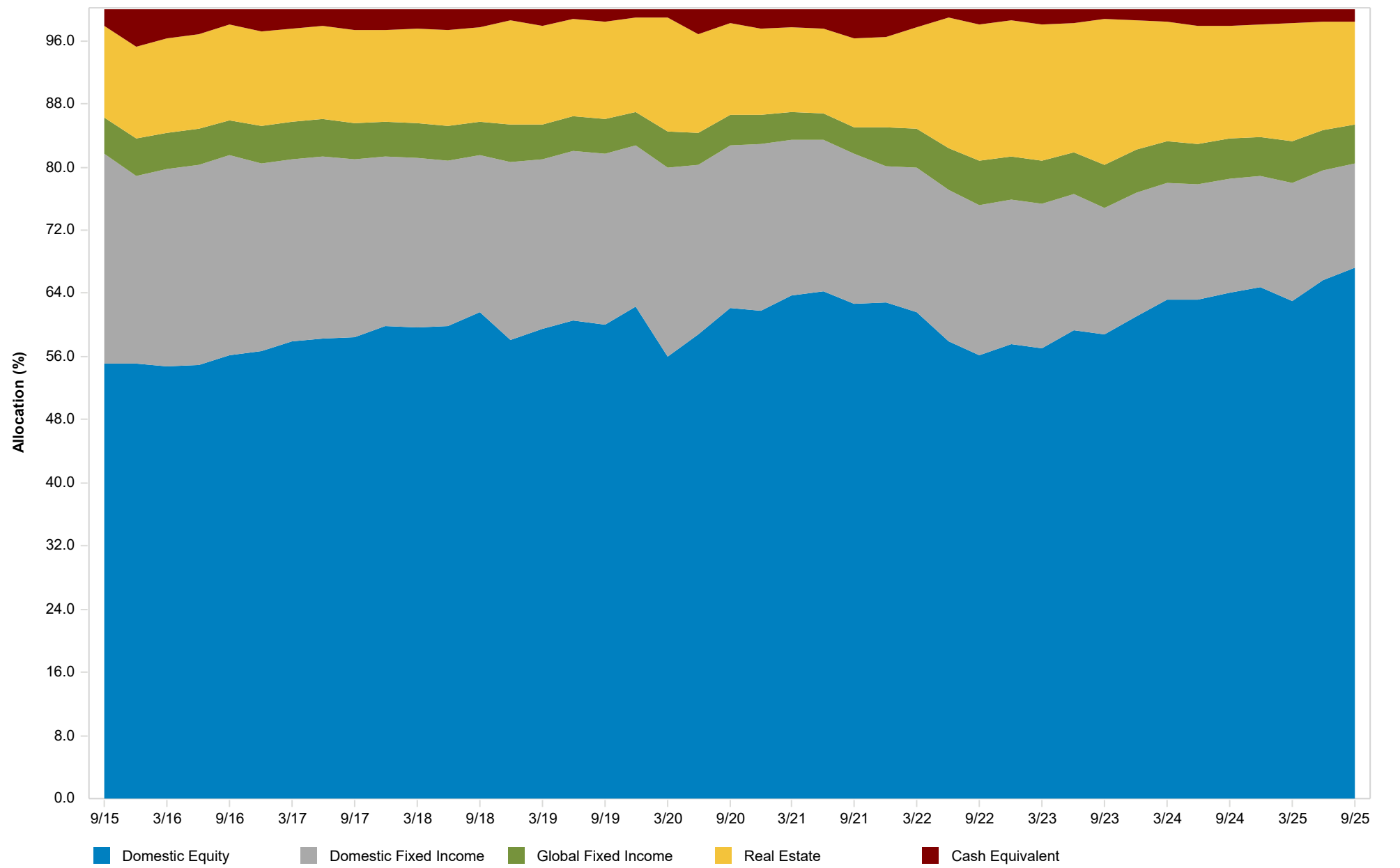
Allocation			Allocation		
	Market Value	Allocation		Market Value	Allocation
Highland Capital	66,796,063	81.0	Highland Capital	71,763,550	81.9
ARA Core Property Fund	8,125,160	9.9	ARA Core Property Fund	8,190,410	9.4
Pimco Global Bond Opp (Hedged) (PGBIX)	4,134,708	5.0	Pimco Global Bond Opp (Hedged) (PGBIX)	4,226,324	4.8
American Strategic Value Fund	3,270,938	4.0	American Strategic Value Fund	3,304,615	3.8
Mutual Fund Cash	99,513	0.1	Mutual Fund Cash	100,487	0.1

Key West General Employees Pension Fund
Asset Allocation vs. Target Allocation
As of September 30, 2025



As of June 30, 2025				As of September 30, 2025			
	Market Value \$	Allocation (%)	Target (%)		Market Value \$	Allocation (%)	Target (%)
Total Equity	54,059,127	65.6	60.0	Total Equity	58,855,060	67.2	60.0
Domestic Fixed Income	11,569,067	14.0	25.0	Domestic Fixed Income	11,675,449	13.3	25.0
Global Fixed Income	4,134,708	5.0	5.0	Global Fixed Income	4,226,324	4.8	5.0
Real Estate	11,396,098	13.8	10.0	Real Estate	11,495,025	13.1	10.0
Cash Equivalent	1,267,383	1.5	0.0	Cash Equivalent	1,333,529	1.5	0.0
Total Fund	82,426,383	100.0	100.0	Total Fund	87,585,386	100.0	100.0

Historical Asset Allocation by Segment



Key West General Employees Pension Fund
Financial Reconciliation
As of September 30, 2025

Financial Reconciliation Quarter to Date									
	Market Value 07/01/2025	Net Transfers	Contributions	Distributions	Management Fees	Other Expenses	Income	Apprec./ Deprec.	Market Value 09/30/2025
Highland Capital	66,796,063	-	883,454	-1,182,229	-62,299	-47,929	304,664	5,071,826	71,763,550
Pimco Global Bond Opp (Hedged) (PGBIX)	4,134,708	-	-	-	-	-	53,132	38,483	4,226,324
ARA Core Property Fund	8,125,160	-	-	-	-22,586	-	81,252	6,585	8,190,410
American Strategic Value Fund	3,270,938	-	-	-	-10,445	-	10,445	33,677	3,304,615
Mutual Fund Cash	99,513	-	-	-	-	-	973	-	100,487
Total Fund	82,426,383	-	883,454	-1,182,229	-95,330	-47,929	450,466	5,150,571	87,585,386

Financial Reconciliation Fiscal Year to Date									
	Market Value 10/01/2024	Net Transfers	Contributions	Distributions	Management Fees	Other Expenses	Income	Apprec./ Deprec.	Market Value 09/30/2025
Highland Capital	62,671,063	-	3,331,905	-4,068,287	-236,420	-206,876	1,207,327	9,064,838	71,763,550
Pimco Global Bond Opp (Hedged) (PGBIX)	3,954,863	-	-	-	-	-	206,123	65,338	4,226,324
ARA Core Property Fund	7,928,011	-	-	-	-89,203	-	320,857	30,744	8,190,410
American Strategic Value Fund	3,251,129	-	-	-	-41,064	-	41,064	53,486	3,304,615
Mutual Fund Cash	96,521	-	-	-	-	-	3,966	-	100,487
Total Fund	77,901,587	-	3,331,905	-4,068,287	-366,687	-206,876	1,779,337	9,214,407	87,585,386

Key West General Employees Pension Fund
Comparative Performance
As of September 30, 2025

Comparative Performance Trailing Returns

	QTR	FYTD	1 YR	3 YR	5 YR	10 YR	Inception	Inception Date
Total Fund (Net)	6.70	13.76	13.76	14.64	9.76	9.09	7.40	01/01/1998
Total Fund Policy	5.22	11.68	11.68	14.38	8.71	9.04	7.09	
Total Fund (Gross)	6.82 (1)	14.29 (1)	14.29 (1)	15.11 (23)	10.23 (8)	9.59 (8)	7.82 (3)	01/01/1998
Total Fund Policy	5.22 (32)	11.68 (20)	11.68 (20)	14.38 (39)	8.71 (50)	9.04 (21)	7.09 (24)	
All Public Plans-Total Fund Median	4.78	10.36	10.36	13.90	8.68	8.41	6.75	
Highland Capital Equity (Gross)	9.53 (11)	19.76 (15)	19.76 (15)	24.71 (18)	15.76 (41)	13.99 (45)	9.91 (58)	01/01/1998
Total Equity Policy	7.90 (37)	17.51 (29)	17.51 (29)	23.53 (35)	14.58 (56)	13.27 (58)	8.25 (97)	
IM U.S. All Cap Core Equity (SA+CF) Median	6.76	13.82	13.82	22.58	15.13	13.44	10.21	
Highland Capital Fixed (Gross)	2.05 (68)	4.12 (8)	4.12 (8)	6.82 (5)	1.48 (7)	2.99 (8)	4.23 (74)	01/01/1998
Total Fixed Policy	2.03 (84)	2.88 (90)	2.88 (90)	4.93 (92)	-0.45 (96)	1.84 (97)	4.08 (92)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	2.13	3.30	3.30	5.42	0.03	2.37	4.54	
Pimco Global Bond Opp (Hedged) (PGBIX) (Net)	2.22 (7)	6.86 (8)	6.86 (8)	7.20 (30)	3.00 (6)	N/A	3.02 (3)	09/01/2020
Bloomberg Global Agg Index (Hedged)	1.21 (40)	3.06 (53)	3.06 (53)	5.20 (82)	0.36 (38)	2.32 (25)	0.42 (33)	
Global Bond Median	0.92	3.24	3.24	6.02	-0.99	1.49	-1.13	
ARA Core Realty Fund (Gross)	1.08 (71)	4.45 (67)	4.45 (67)	-5.63 (67)	3.71 (53)	5.18 (55)	6.98 (50)	07/01/2012
NCREIF Fund Index-Open End Diversified Core (EW)	0.65 (86)	3.80 (74)	3.80 (74)	-5.69 (68)	3.58 (57)	5.27 (54)	7.13 (49)	
IM U.S. Open End Private Real Estate (SA+CF) Median	1.34	5.13	5.13	-4.71	3.73	5.51	6.98	
American Strategic Value Fund (Gross)	1.35 (49)	2.92 (82)	2.92 (82)	-4.74 (51)	N/A	N/A	-3.90 (41)	07/01/2022
NCREIF Fund Index-Open End Diversified Core (EW)	0.65 (86)	3.80 (74)	3.80 (74)	-5.69 (68)	3.58 (57)	5.27 (54)	-4.98 (68)	
IM U.S. Open End Private Real Estate (SA+CF) Median	1.34	5.13	5.13	-4.71	3.73	5.51	-4.10	

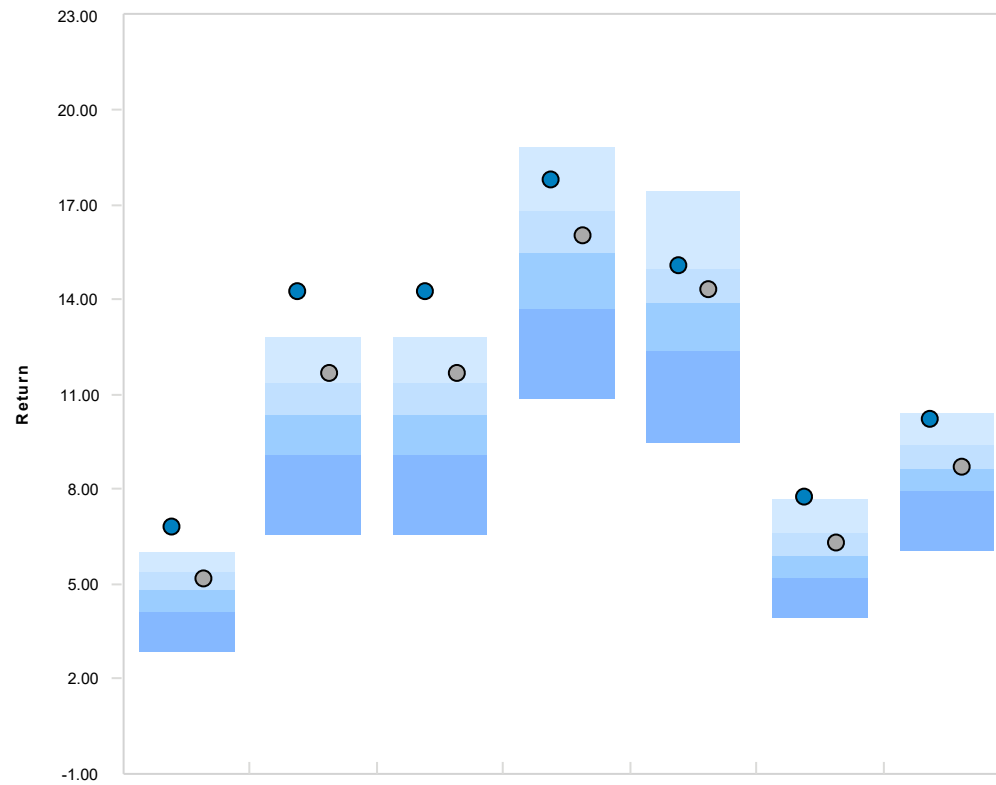
Returns for periods greater than one year are annualized.
Returns are expressed as percentages. Fiscal year ends September 30th.

Key West General Employees Pension Fund
Comparative Performance
As of September 30, 2025

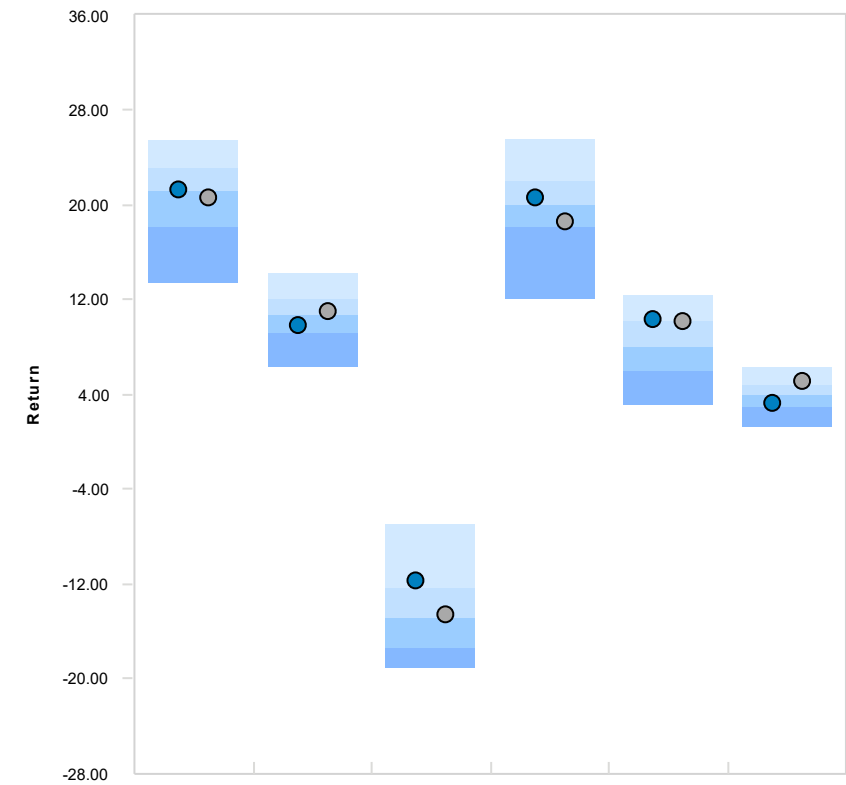
Comparative Performance Fiscal Year Returns												
	Oct-2023 To Sep-2024	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018	Oct-2016 To Sep-2017	Oct-2015 To Sep-2016			
Total Fund (Net)	20.92	9.52	-12.11	20.28	9.83	2.83	9.71	12.52	7.49			
Total Fund Policy	20.65	11.05	-14.52	18.68	10.16	5.20	8.58	11.87	11.23			
Total Fund (Gross)	21.42 (48)	9.92 (65)	-11.63 (19)	20.73 (41)	10.34 (25)	3.31 (71)	10.22 (11)	13.13 (21)	7.99 (82)			
Total Fund Policy	20.65 (57)	11.05 (46)	-14.52 (46)	18.68 (70)	10.16 (27)	5.20 (17)	8.58 (33)	11.87 (51)	11.23 (6)			
All Public Plans-Total Fund Median	21.24	10.78	-14.88	20.07	7.98	4.00	7.85	11.88	9.42			
Highland Capital Equity (Gross)	34.81 (41)	20.15 (43)	-18.92 (80)	32.18 (44)	15.40 (40)	0.72 (68)	16.31 (57)	20.57 (25)	9.30 (76)			
Total Equity Policy	32.87 (48)	20.74 (33)	-19.42 (82)	30.03 (57)	12.06 (56)	2.04 (61)	13.62 (70)	19.14 (35)	13.68 (41)			
IM U.S. All Cap Core Equity (SA+CF) Median	32.40	19.56	-16.89	31.51	13.73	2.81	16.83	18.00	12.31			
Highland Capital Fixed (Gross)	12.28 (52)	4.25 (2)	-12.91 (7)	1.38 (16)	6.56 (86)	9.68 (88)	-1.07 (71)	0.85 (39)	7.00 (9)			
Total Fixed Policy	11.57 (89)	0.64 (73)	-14.60 (64)	-0.90 (82)	6.98 (76)	10.30 (68)	-1.22 (88)	0.07 (84)	5.19 (79)			
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	12.30	1.06	-14.48	-0.03	7.45	10.40	-0.73	0.63	5.66			
Pimco Global Bond Opp (Hedged) (PGBIX) (Net)	11.07 (72)	3.78 (37)	-8.12 (7)	2.41 (21)	N/A	N/A	N/A	N/A	N/A			
Bloomberg Global Agg Index (Hedged)	10.63 (77)	2.10 (67)	-12.05 (9)	-0.56 (77)	4.14 (61)	10.65 (4)	0.83 (5)	-0.17 (68)	6.54 (70)			
Global Bond Median	12.28	2.89	-21.61	0.49	5.15	5.92	-2.18	1.37	8.53			
ARA Core Realty Fund (Gross)	-8.01 (67)	-12.54 (56)	25.79 (16)	13.51 (74)	1.62 (48)	6.81 (49)	8.50 (59)	7.52 (52)	9.04 (87)			
NCREIF Fund Index-Open End Diversified Core (EW)	-7.75 (65)	-12.40 (51)	22.76 (37)	15.75 (50)	1.74 (40)	6.17 (68)	8.82 (54)	7.81 (48)	10.62 (64)			
IM U.S. Open End Private Real Estate (SA+CF) Median	-6.22	-12.39	20.19	15.73	1.58	6.80	8.88	7.65	11.14			
American Strategic Value Fund (Gross)	-6.79 (55)	-9.90 (27)	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
NCREIF Fund Index-Open End Diversified Core (EW)	-7.75 (65)	-12.40 (51)	22.76 (37)	15.75 (50)	1.74 (40)	6.17 (68)	8.82 (54)	7.81 (48)	10.62 (64)			
IM U.S. Open End Private Real Estate (SA+CF) Median	-6.22	-12.39	20.19	15.73	1.58	6.80	8.88	7.65	11.14			

Returns for periods greater than one year are annualized.
Returns are expressed as percentages. Fiscal year ends September 30th.

Plan Sponsor Peer Group Analysis - All Public Plans-Total Fund



	QTR	FYTD	1 YR	2 YR	3 YR	4 YR	5 YR
● Total Fund	6.82 (1)	14.29 (1)	14.29 (1)	17.80 (11)	15.11 (23)	7.75 (5)	10.23 (8)
● Fund Policy	5.22 (32)	11.68 (20)	11.68 (20)	16.08 (39)	14.38 (39)	6.35 (34)	8.71 (50)
Median	4.78	10.36	10.36	15.49	13.90	5.90	8.68

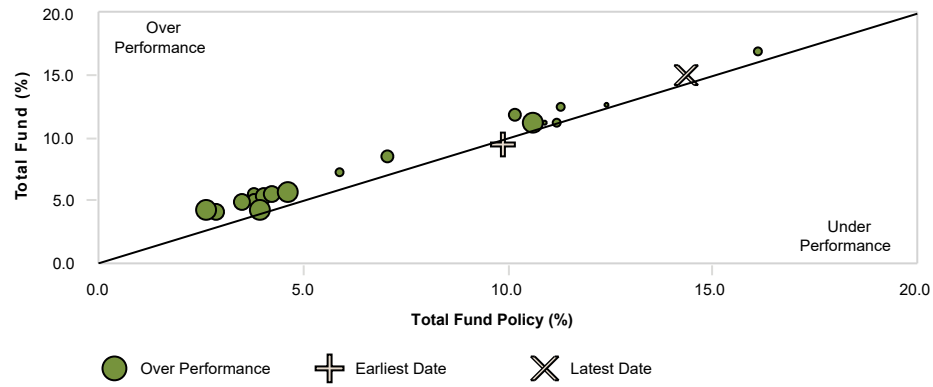


	Oct-2023 To Sep-2024	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019
● Total Fund	21.42 (48)	9.92 (65)	-11.63 (19)	20.73 (41)	10.34 (25)	3.31 (71)
● Fund Policy	20.65 (57)	11.05 (46)	-14.52 (46)	18.68 (70)	10.16 (27)	5.20 (17)
Median	21.24	10.78	-14.88	20.07	7.98	4.00

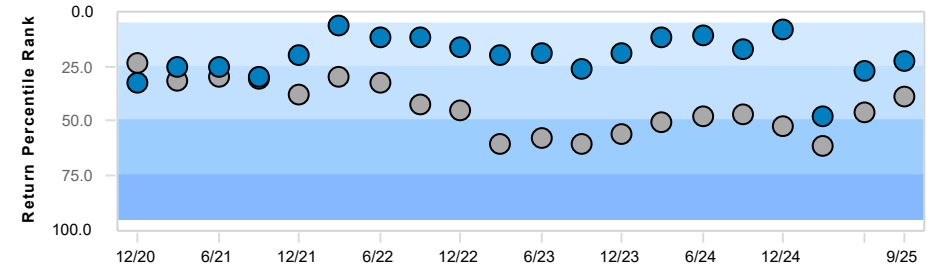
Comparative Performance

	1 Qtr Ending Jun-2025	1 Qtr Ending Mar-2025	1 Qtr Ending Dec-2024	1 Qtr Ending Sep-2024	1 Qtr Ending Jun-2024	1 Qtr Ending Mar-2024
Total Fund	8.45 (5)	-3.16 (99)	1.87 (1)	4.74 (77)	1.49 (23)	6.60 (6)
Total Fund Policy	7.38 (24)	-0.49 (62)	-0.67 (38)	5.42 (53)	1.49 (23)	4.56 (62)
All Public Plans-Total Fund Median	6.69	-0.14	-0.95	5.46	1.16	4.86

3 Yr Rolling Under/Over Performance - 5 Years

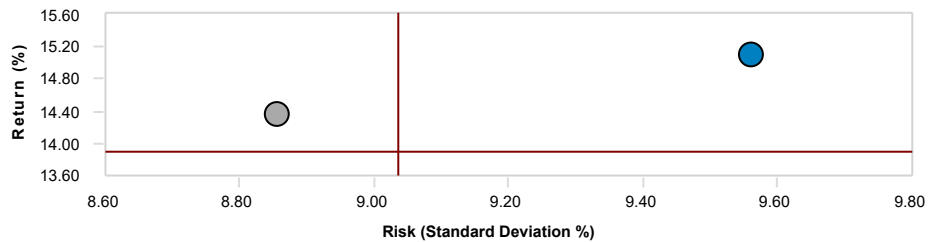


3 Yr Rolling Percentile Ranking - 5 Years



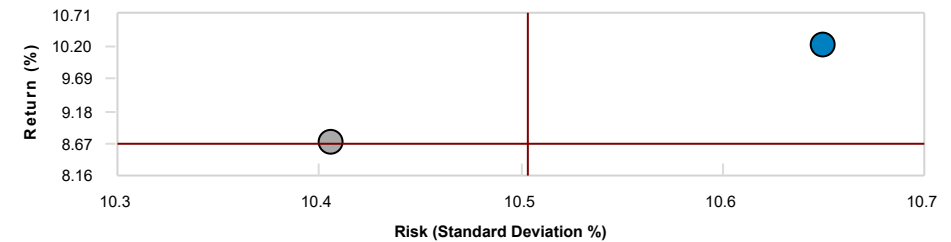
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
● Total Fund	20	15 (75%)	5 (25%)	0 (0%)	0 (0%)
● Fund Policy	20	1 (5%)	12 (60%)	7 (35%)	0 (0%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
● Total Fund	15.11	9.56
● Fund Policy	14.38	8.86
— Median	13.90	9.04

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
● Total Fund	10.23	10.65
● Fund Policy	8.71	10.41
— Median	8.68	10.50

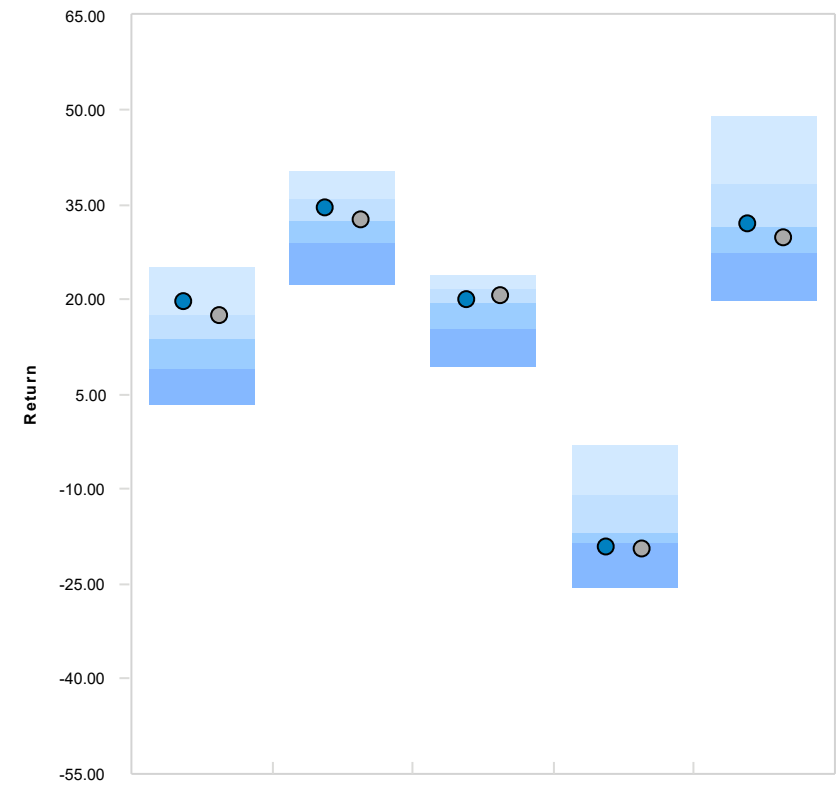
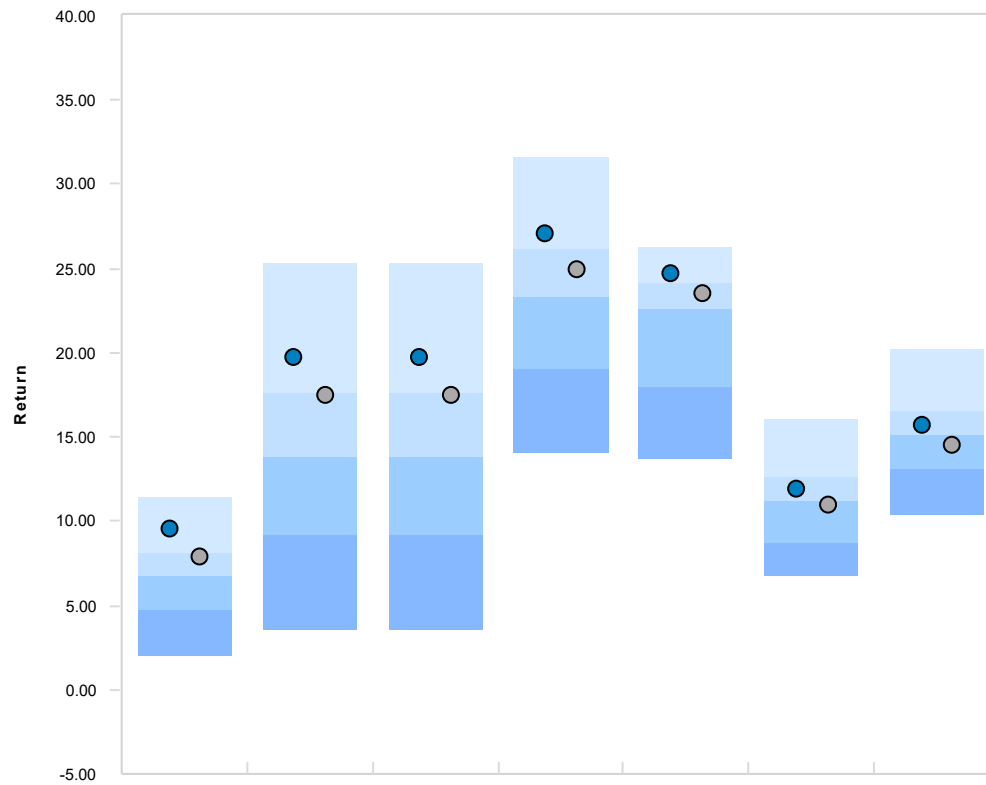
Historical Statistics - 3 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Total Fund	2.56	106.38	108.60	0.15	0.28	1.04	1.04	4.93
Fund Policy	0.00	100.00	100.00	0.00	N/A	1.04	1.00	4.44

Historical Statistics - 5 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Total Fund	2.17	107.14	99.98	1.42	0.66	0.70	1.00	6.41
Total Fund Policy	0.00	100.00	100.00	0.00	N/A	0.58	1.00	6.44

Peer Group Analysis - IM U.S. All Cap Core Equity (SA+CF)



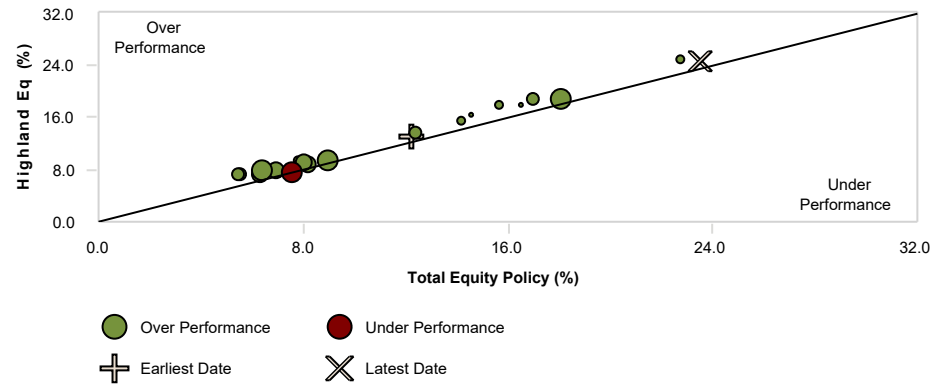
	QTR	FYTD	1 YR	2 YR	3 YR	4 YR	5 YR
● Highland Eq	9.53 (11)	19.76 (15)	19.76 (15)	27.06 (12)	24.71 (18)	11.99 (38)	15.76 (41)
● Equity Policy	7.90 (37)	17.51 (29)	17.51 (29)	24.95 (40)	23.53 (35)	11.02 (54)	14.58 (56)
Median	6.76	13.82	13.82	23.33	22.58	11.27	15.13

	Oct-2024 To Sep-2025	Oct-2023 To Sep-2024	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021
● Highland Eq	19.76 (15)	34.81 (41)	20.15 (43)	-18.92 (80)	32.18 (44)
● Equity Policy	17.51 (29)	32.87 (48)	20.74 (33)	-19.42 (82)	30.03 (57)
Median	13.82	32.40	19.56	-16.89	31.51

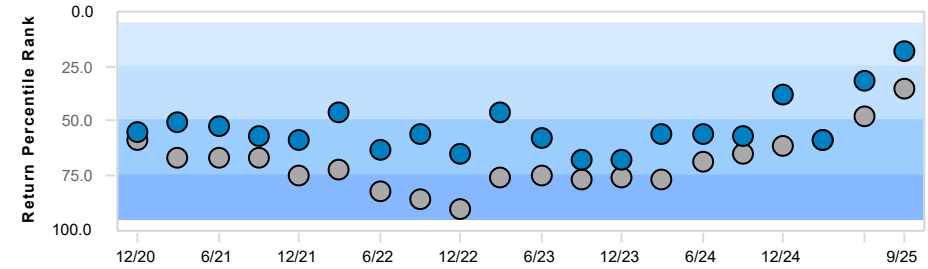
Comparative Performance

	1 Qtr Ending Jun-2025	1 Qtr Ending Mar-2025	1 Qtr Ending Dec-2024	1 Qtr Ending Sep-2024	1 Qtr Ending Jun-2024	1 Qtr Ending Mar-2024
Highland Eq	12.68 (15)	-5.91 (81)	3.13 (23)	6.05 (58)	2.25 (47)	11.14 (30)
Total Equity Policy	11.34 (26)	-2.25 (26)	0.07 (65)	6.71 (41)	2.72 (42)	8.71 (70)
IM U.S. All Cap Core Equity (SA+CF) Median	10.23	-4.46	1.58	6.24	1.70	9.92

3 Yr Rolling Under/Over Performance - 5 Years

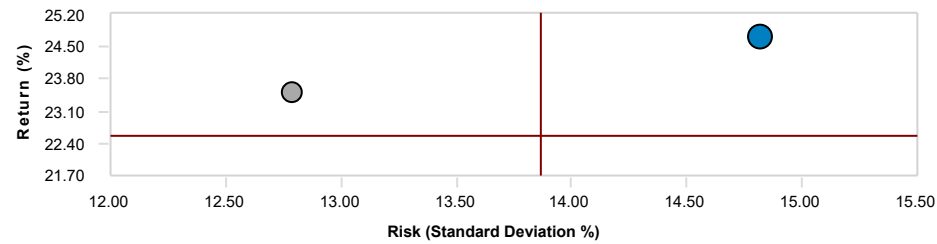


3 Yr Rolling Percentile Ranking - 5 Years



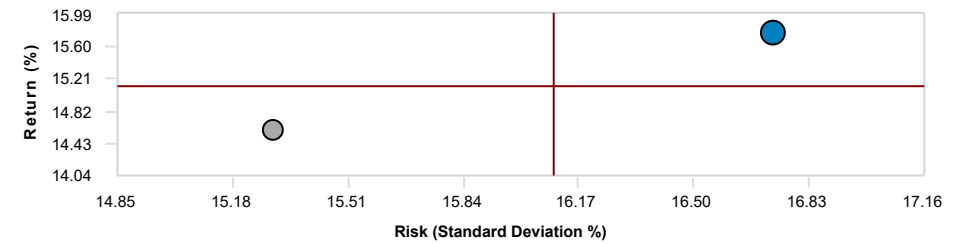
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
Highland Eq	20	1 (5%)	4 (20%)	15 (75%)	0 (0%)
Equity Policy	20	0 (0%)	2 (10%)	11 (55%)	7 (35%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
Highland Eq	24.71	14.82
Equity Policy	23.53	12.79
Median	22.58	13.87

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
Highland Eq	15.76	16.73
Equity Policy	14.58	15.29
Median	15.13	16.10

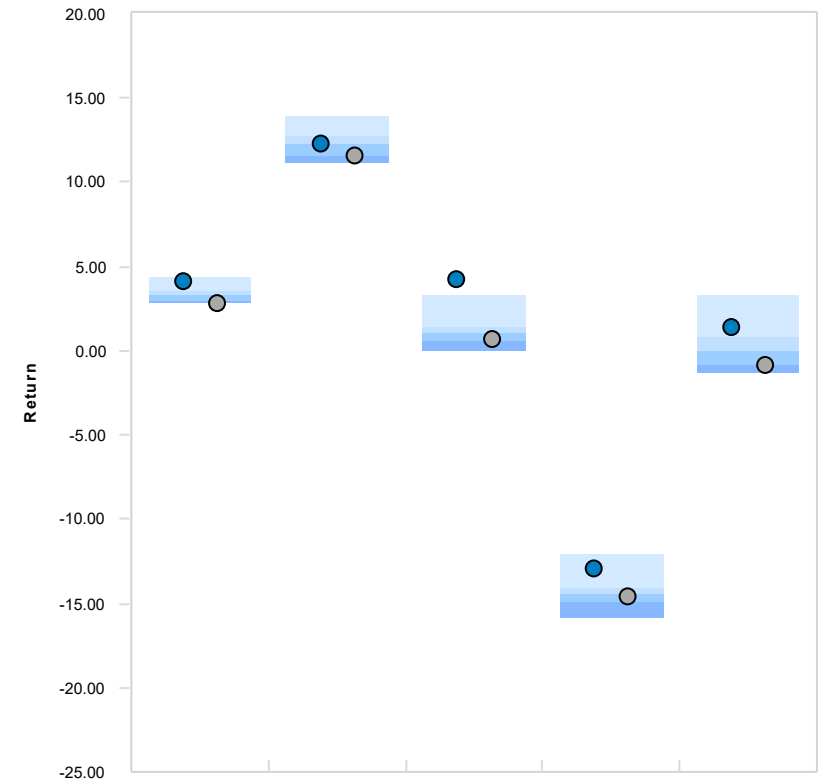
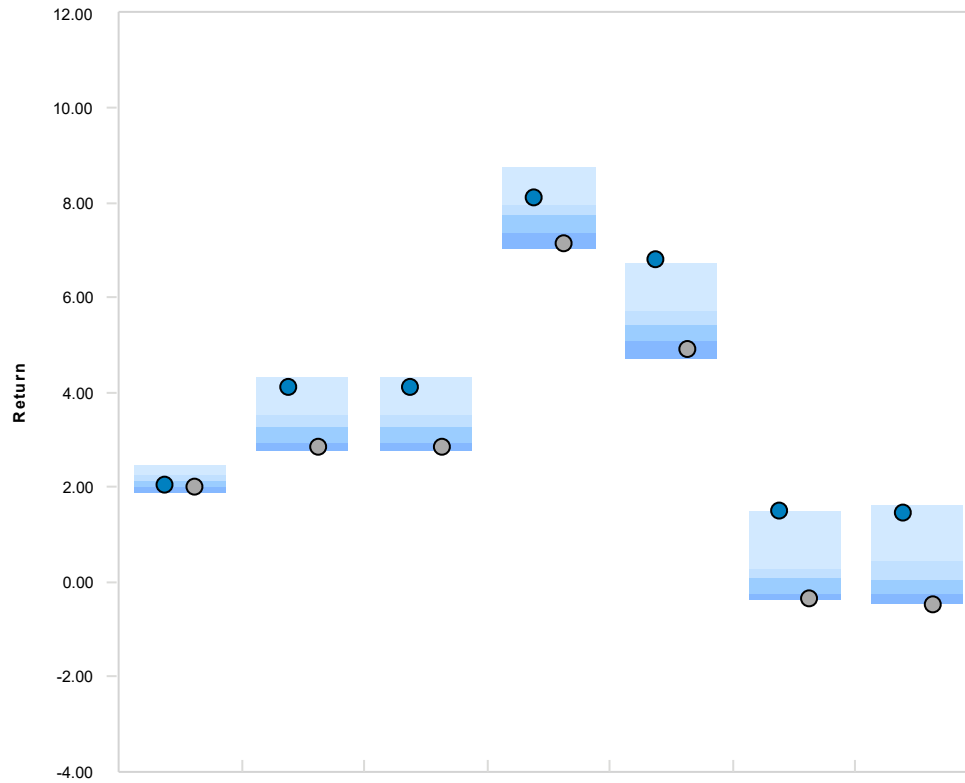
Historical Statistics - 3 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Eq	3.31	109.43	117.43	-1.79	0.38	1.26	1.14	7.31
Equity Policy	0.00	100.00	100.00	0.00	N/A	1.36	1.00	6.00

Historical Statistics - 5 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Eq	2.89	108.27	108.05	0.07	0.44	0.79	1.08	9.89
Equity Policy	0.00	100.00	100.00	0.00	N/A	0.78	1.00	9.06

Peer Group Analysis - IM U.S. Broad Market Core Fixed Income (SA+CF)



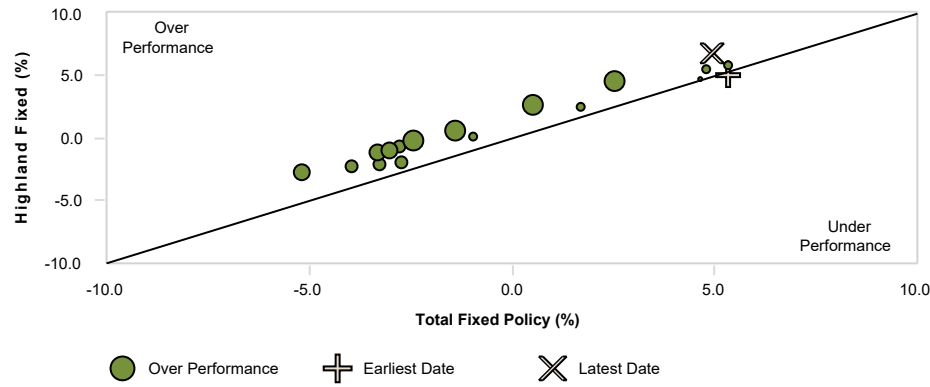
	QTR	FYTD	1 YR	2 YR	3 YR	4 YR	5 YR
● Highland Fixed	2.05 (68)	4.12 (8)	4.12 (8)	8.13 (18)	6.82 (5)	1.50 (6)	1.48 (7)
● Fixed Policy	2.03 (84)	2.88 (90)	2.88 (90)	7.14 (93)	4.93 (92)	-0.34 (92)	-0.45 (96)
Median	2.13	3.30	3.30	7.73	5.42	0.08	0.03

	Oct-2024 To Sep-2025	Oct-2023 To Sep-2024	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021
● Highland Fixed	4.12 (8)	12.28 (52)	4.25 (2)	-12.91 (7)	1.38 (16)
● Fixed Policy	2.88 (90)	11.57 (89)	0.64 (73)	-14.60 (64)	-0.90 (82)
Median	3.30	12.30	1.06	-14.48	-0.03

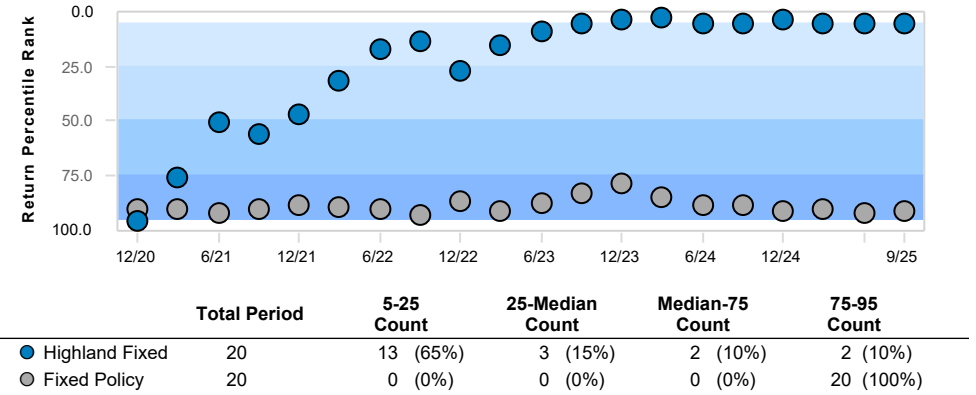
Comparative Performance

	1 Qtr Ending Jun-2025	1 Qtr Ending Mar-2025	1 Qtr Ending Dec-2024	1 Qtr Ending Sep-2024	1 Qtr Ending Jun-2024	1 Qtr Ending Mar-2024
Highland Fixed	1.37 (34)	2.50 (93)	-1.80 (3)	4.75 (95)	0.56 (9)	0.98 (2)
Total Fixed Policy	1.21 (83)	2.78 (63)	-3.06 (75)	5.20 (68)	0.07 (94)	-0.78 (92)
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	1.28	2.81	-2.98	5.24	0.27	-0.47

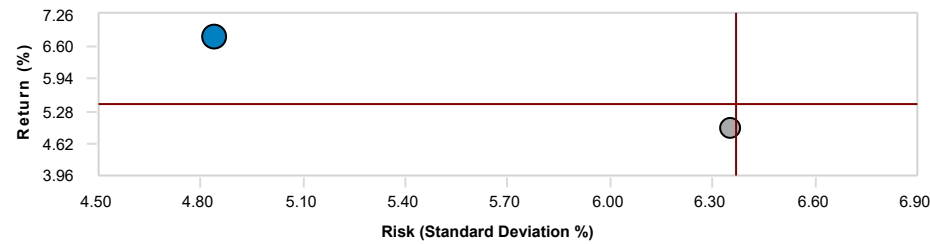
3 Yr Rolling Under/Over Performance - 5 Years



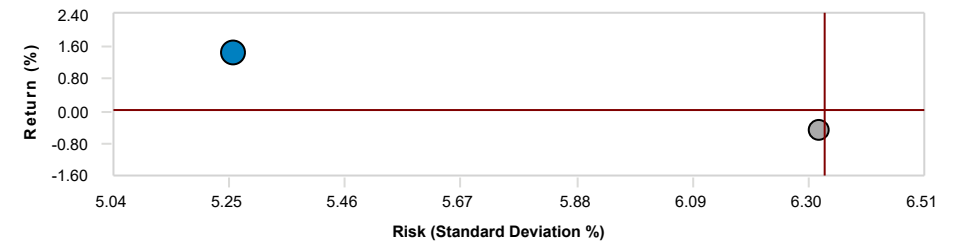
3 Yr Rolling Percentile Ranking - 5 Years



Peer Group Scattergram - 3 Years



Peer Group Scattergram - 5 Years



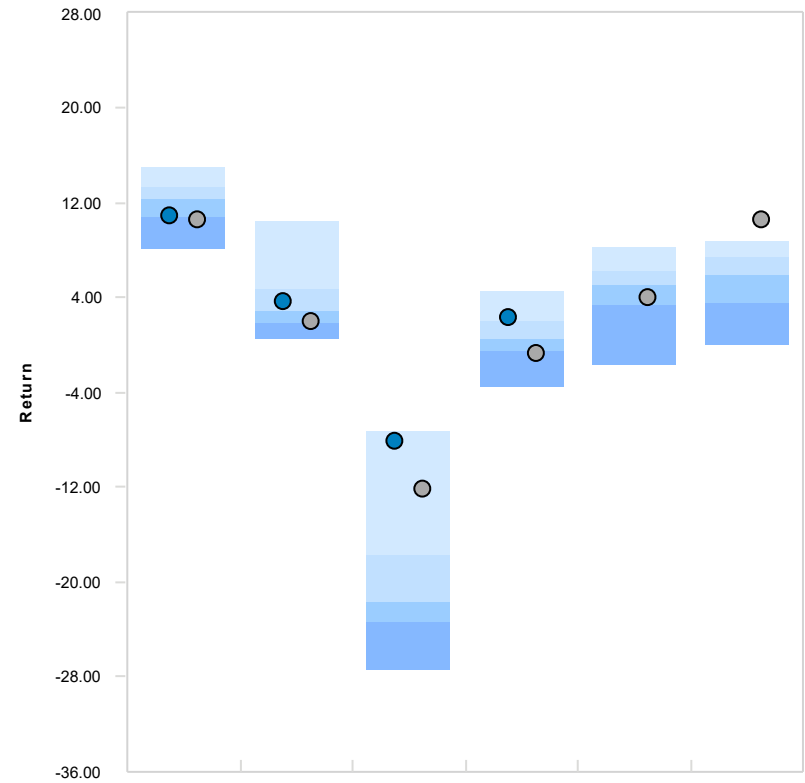
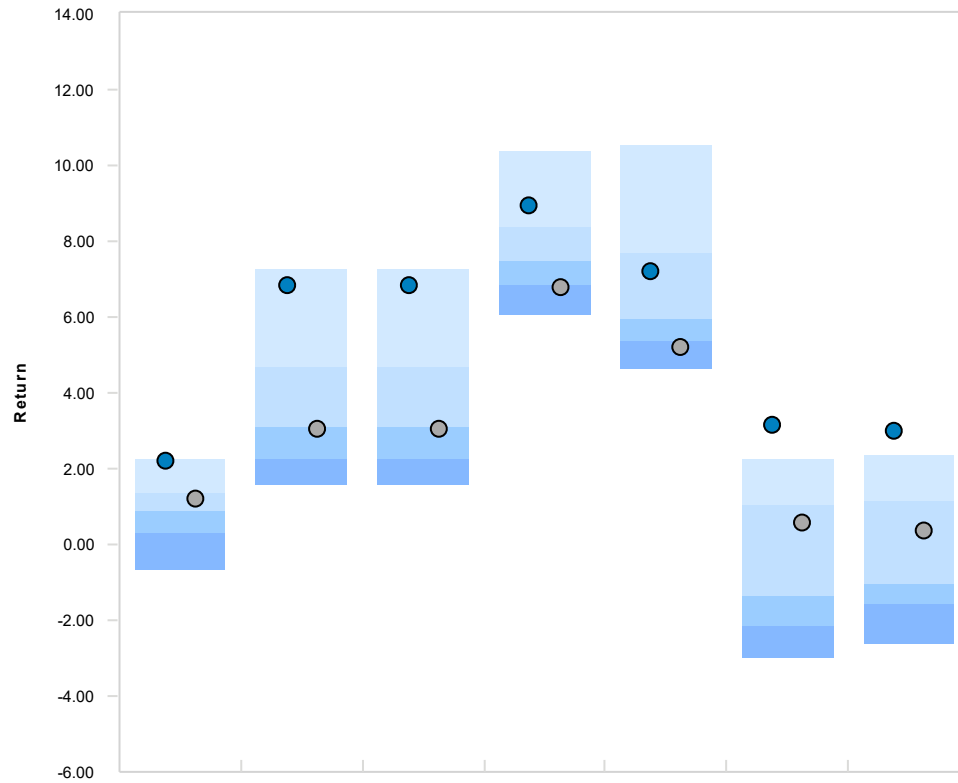
Historical Statistics - 3 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Fixed	1.99	88.36	53.80	3.05	0.86	0.43	0.74	2.29
Fixed Policy	0.00	100.00	100.00	0.00	N/A	0.06	1.00	3.52

Historical Statistics - 5 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Fixed	2.16	88.76	67.81	1.82	0.86	-0.26	0.79	3.46
Fixed Policy	0.00	100.00	100.00	0.00	N/A	-0.51	1.00	4.46

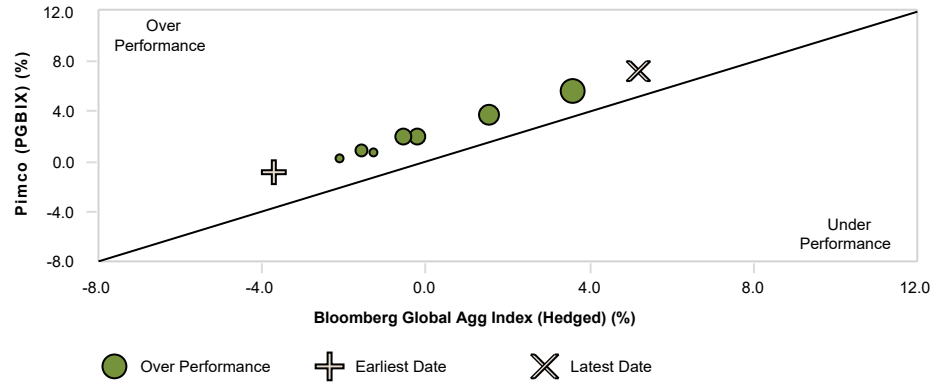
Plan Sponsor Peer Group Analysis - Global Bond



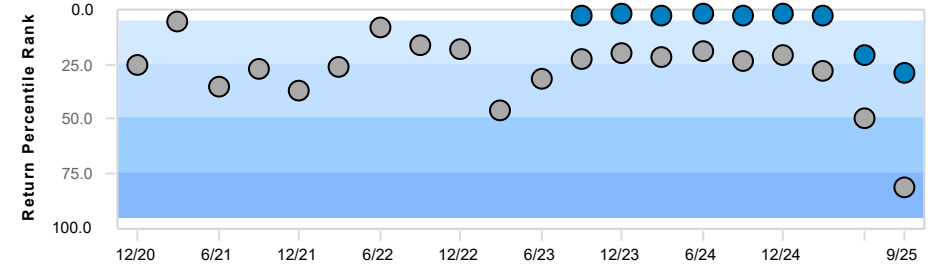
Comparative Performance

	1 Qtr Ending Jun-2025	1 Qtr Ending Mar-2025	1 Qtr Ending Dec-2024	1 Qtr Ending Sep-2024	1 Qtr Ending Jun-2024	1 Qtr Ending Mar-2024
Pimco (PGBIX)	2.04 (92)	2.58 (64)	-0.13 (3)	3.22 (98)	0.75 (3)	0.92 (5)
Bloomberg Global Agg Index (Hedged)	1.61 (96)	1.17 (88)	-0.95 (13)	4.24 (86)	0.12 (14)	0.01 (13)
Global Bond Median	5.10	2.94	-5.26	6.90	-1.05	-1.51

3 Yr Rolling Under/Over Performance - 5 Years

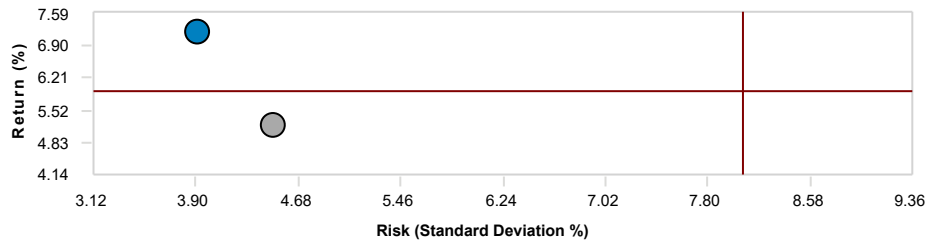


3 Yr Rolling Percentile Ranking - 5 Years



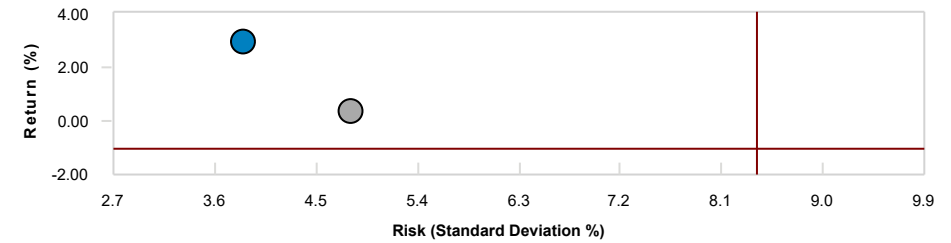
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
● Pimco (PGBIX)	9	8 (89%)	1 (11%)	0 (0%)	0 (0%)
● BBg Global Agg	20	11 (55%)	8 (40%)	0 (0%)	1 (5%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
● Pimco (PGBIX)	7.20	3.91
● BBg Global Agg	5.20	4.48
— Median	5.94	8.07

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
● Pimco (PGBIX)	3.00	3.85
● BBg Global Agg	0.36	4.81
— Median	-1.03	8.42

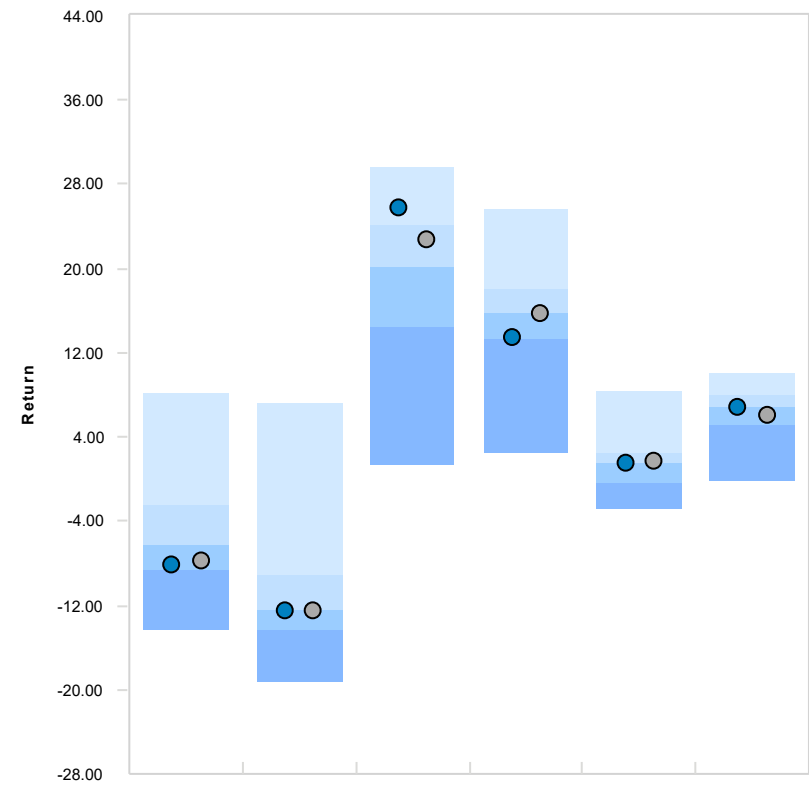
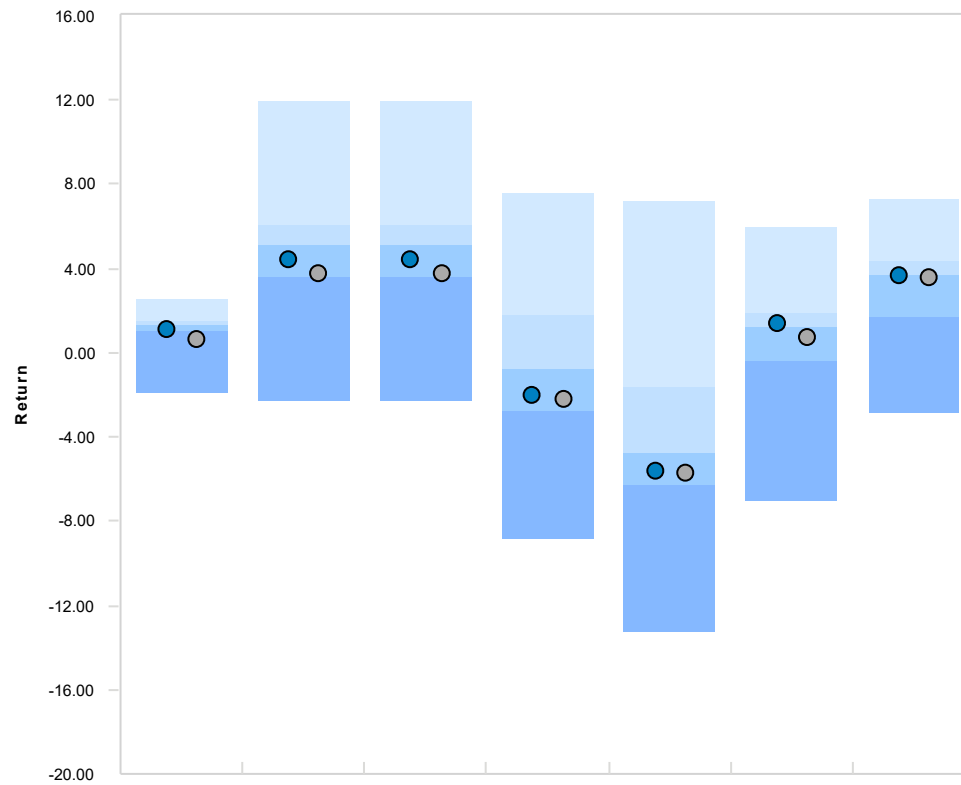
Historical Statistics - 3 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Pimco (PGBIX)	1.90	99.21	49.68	2.99	0.99	0.61	0.79	1.55
BBg Global Agg	0.00	100.00	100.00	0.00	N/A	0.11	1.00	2.12

Historical Statistics - 5 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Pimco (PGBIX)	2.16	92.88	51.21	2.72	1.18	0.03	0.72	2.10
Bloomberg Global Agg Index (Hedged)	0.00	100.00	100.00	0.00	N/A	-0.53	1.00	3.26

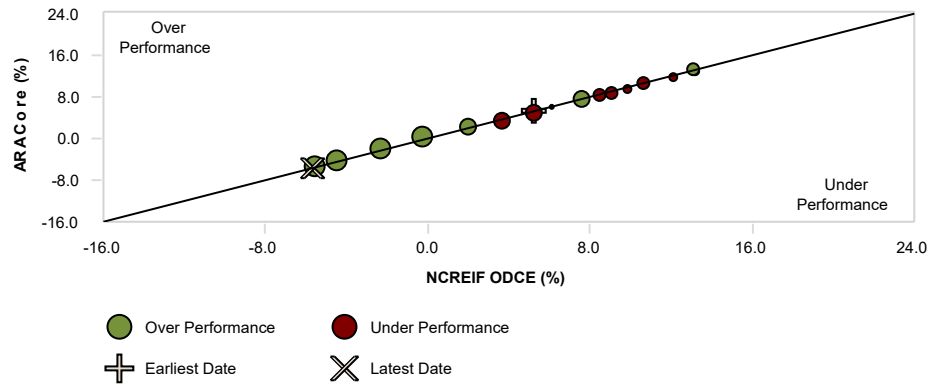
Plan Sponsor Peer Group Analysis - IM U.S. Open End Private Real Estate (SA+CF)



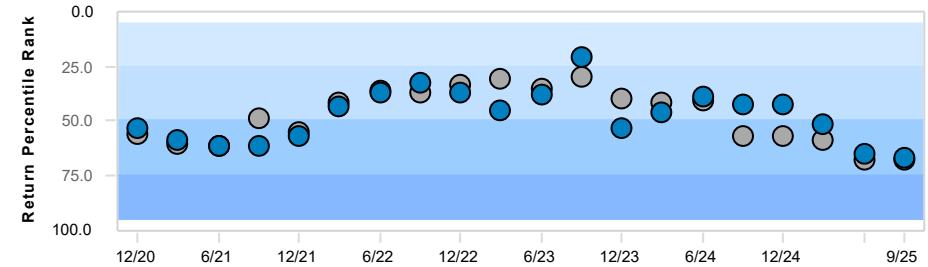
Comparative Performance

	1 Qtr Ending Jun-2025	1 Qtr Ending Mar-2025	1 Qtr Ending Dec-2024	1 Qtr Ending Sep-2024	1 Qtr Ending Jun-2024	1 Qtr Ending Mar-2024
ARA Core	1.22 (64)	1.11 (55)	0.97 (55)	0.25 (55)	-0.18 (34)	-2.22 (61)
NCREIF ODCE	1.03 (74)	1.03 (62)	1.04 (50)	0.13 (68)	-0.63 (48)	-2.19 (57)
IM U.S. Open End Private Real Estate (SA+CF) Median	1.29	1.18	1.03	0.34	-0.68	-2.10

3 Yr Rolling Under/Over Performance - 5 Years

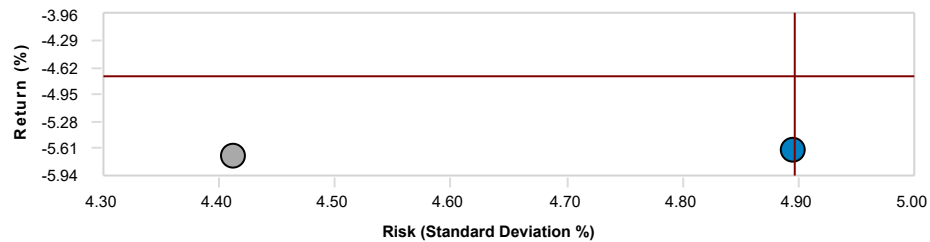


3 Yr Rolling Percentile Ranking - 5 Years



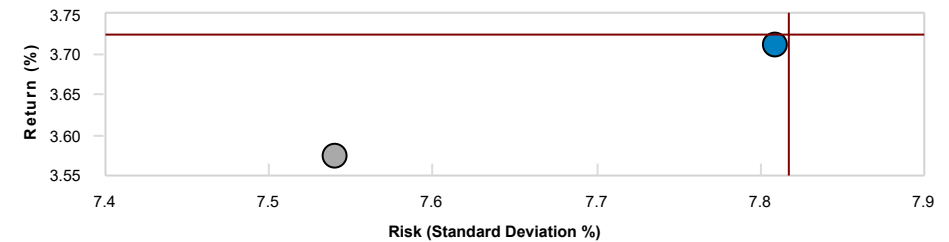
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
ARA Core	20	1 (5%)	10 (50%)	9 (45%)	0 (0%)
NCREIF ODCE	20	0 (0%)	11 (55%)	9 (45%)	0 (0%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
ARA Core	-5.63	4.90
NCREIF ODCE	-5.69	4.41
Median	-4.71	4.90

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
ARA Core	3.71	7.81
NCREIF ODCE	3.58	7.54
Median	3.73	7.82

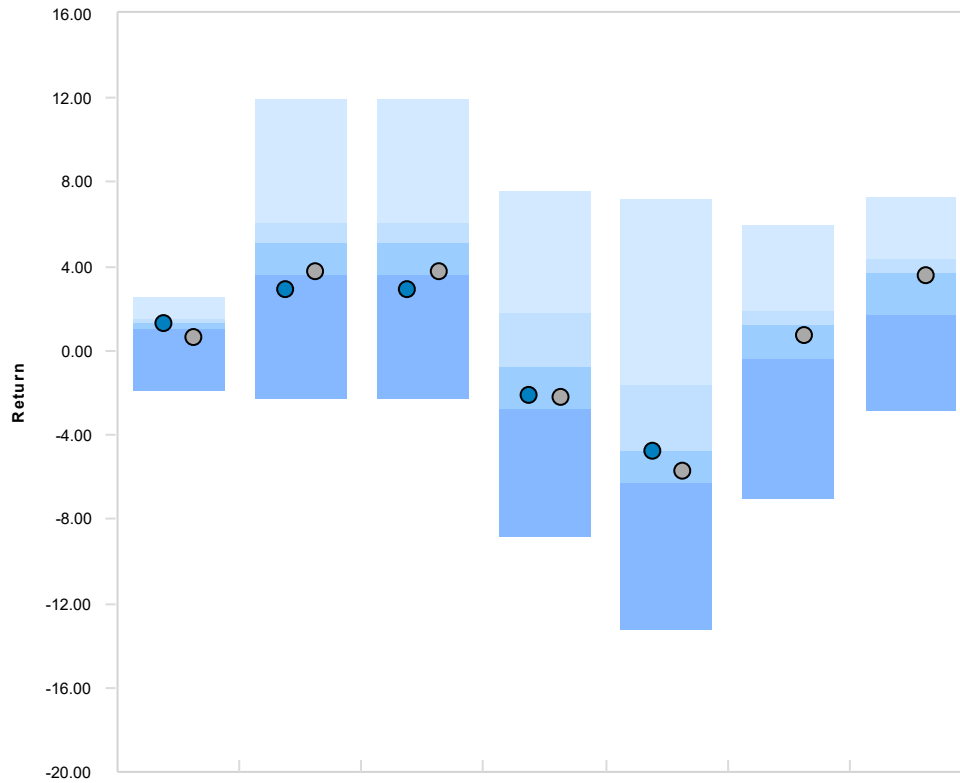
Historical Statistics - 3 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
ARA Core	0.78	119.34	102.37	0.51	0.11	-1.88	1.08	5.50
NCREIF ODCE	0.00	100.00	100.00	0.00	N/A	-2.05	1.00	5.14

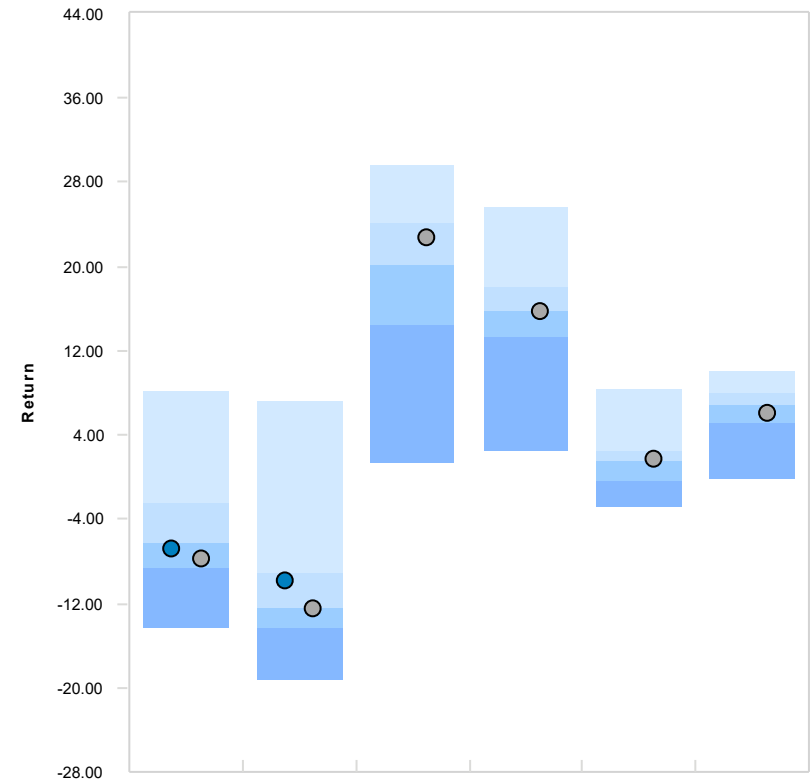
Historical Statistics - 5 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
ARA Core	1.09	103.18	102.37	0.05	0.14	0.12	1.03	4.26
NCREIF ODCE	0.00	100.00	100.00	0.00	N/A	0.11	1.00	3.98

Plan Sponsor Peer Group Analysis - IM U.S. Open End Private Real Estate (SA+CF)



	QTR	FYTD	1 YR	2 YR	3 YR	4 YR	5 YR
● Amer Stgc Val	1.35 (49)	2.92 (82)	2.92 (82)	-2.05 (71)	-4.74 (51)	N/A	N/A
● NCREIF ODCE	0.65 (86)	3.80 (74)	3.80 (74)	-2.14 (71)	-5.69 (68)	0.74 (64)	3.58 (57)
Median	1.34	5.13	5.13	-0.73	-4.71	1.19	3.73

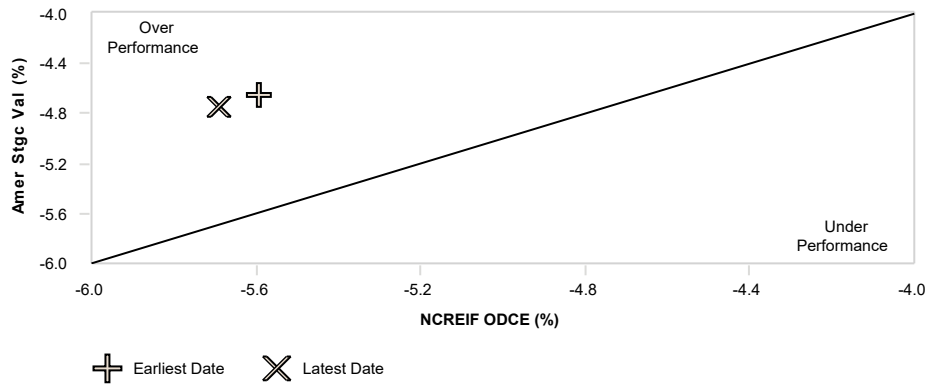


	Oct-2023 To Sep-2024	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019
● Amer Stgc Val	-6.79 (55)	-9.90 (27)	N/A	N/A	N/A	N/A
● NCREIF ODCE	-7.75 (65)	-12.40 (51)	22.76 (37)	15.75 (50)	1.74 (40)	6.17 (68)
Median	-6.22	-12.39	20.19	15.73	1.58	6.80

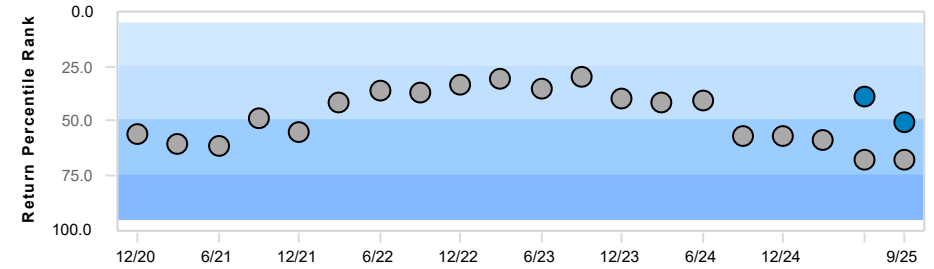
Comparative Performance

	1 Qtr Ending Jun-2025	1 Qtr Ending Mar-2025	1 Qtr Ending Dec-2024	1 Qtr Ending Sep-2024	1 Qtr Ending Jun-2024	1 Qtr Ending Mar-2024
Amer Stgc Val	0.14 (91)	0.93 (65)	0.47 (76)	0.18 (61)	-0.80 (67)	-2.37 (64)
NCREIF ODCE	1.03 (74)	1.03 (62)	1.04 (50)	0.13 (68)	-0.63 (48)	-2.19 (57)
IM U.S. Open End Private Real Estate (SA+CF) Median	1.29	1.18	1.03	0.34	-0.68	-2.10

3 Yr Rolling Under/Over Performance - 5 Years

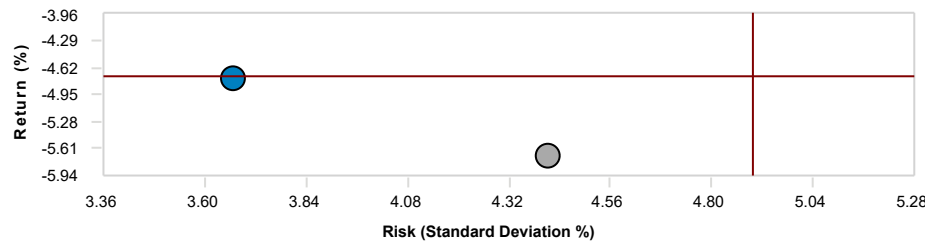


3 Yr Rolling Percentile Ranking - 5 Years



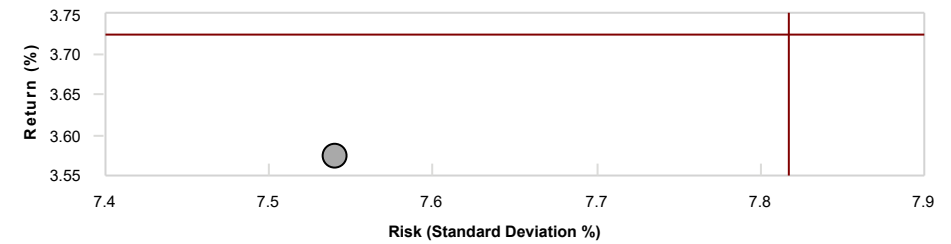
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
Amer Stgc Val	2	0 (0%)	1 (50%)	1 (50%)	0 (0%)
NCREIF ODCE	20	0 (0%)	11 (55%)	9 (45%)	0 (0%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
Amer Stgc Val	-4.74	3.67
NCREIF ODCE	-5.69	4.41
Median	-4.71	4.90

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
Amer Stgc Val	N/A	N/A
NCREIF ODCE	3.58	7.54
Median	3.73	7.82

Historical Statistics - 3 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Amer Stgc Val	1.32	79.31	82.55	-0.13	0.72	-2.24	0.81	4.26
NCREIF ODCE	0.00	100.00	100.00	0.00	N/A	-2.05	1.00	5.14

Historical Statistics - 5 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Amer Stgc Val	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NCREIF ODCE	0.00	100.00	100.00	0.00	N/A	0.11	1.00	3.98

City of Key West General Employees' Pension Fund
Compliance Checklist
As of June 30, 2025

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3 Year statistics only reported when 5 Year data is not available.

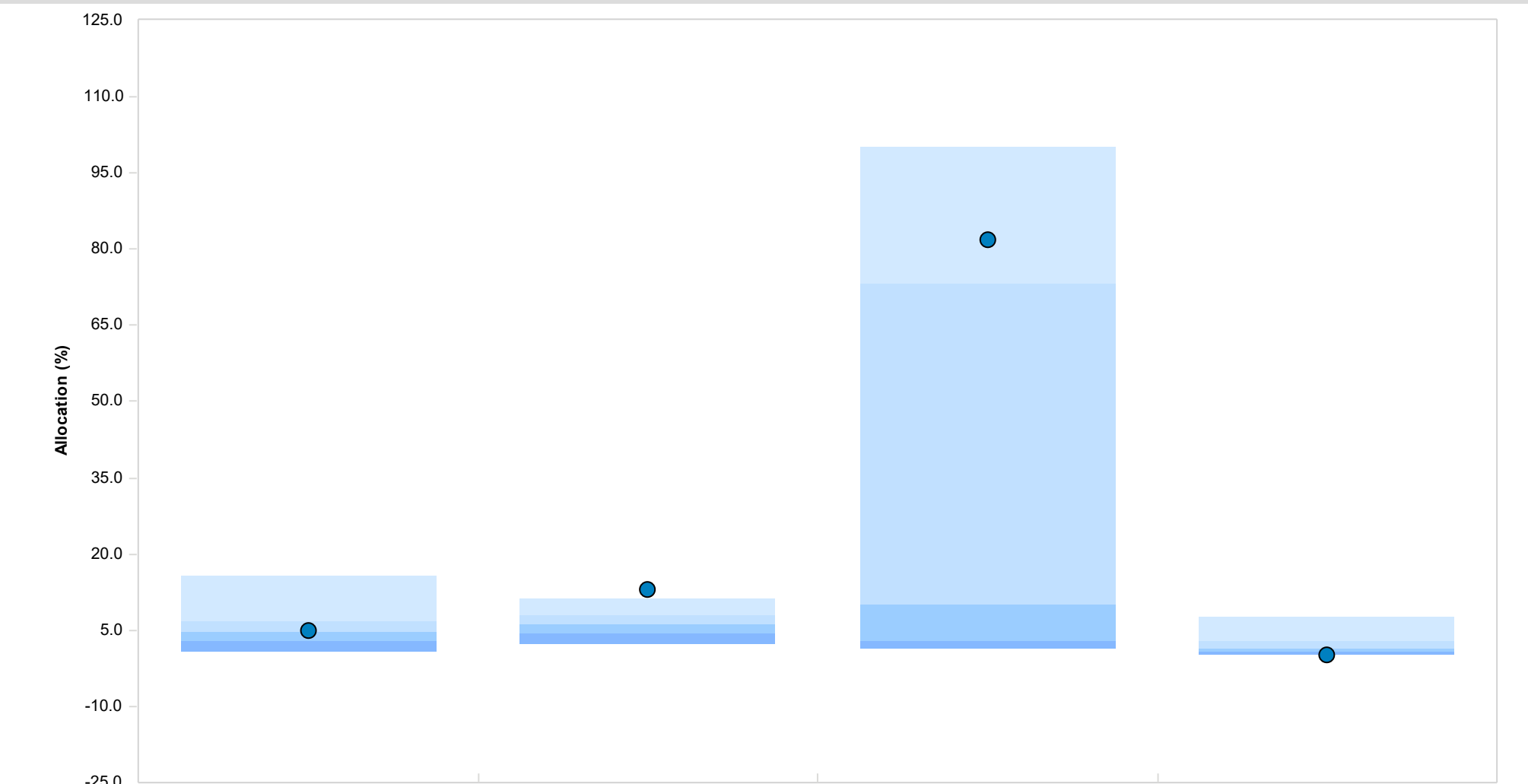
**Key West General Employees Pension Fund
Fee Analysis**

As of September 30, 2025

	Estimated Annual Fee (%)	Market Value (\$)	Estimated Annual Fee (\$)	Fee Schedule
Total Fund	0.50	87,585,386	441,701	
Highland Capital	0.40	71,763,550	287,054	0.40 % of Assets
American Core Realty	1.10	8,190,410	90,095	1.10 % of Assets
American Strategic Value Fund	1.25	3,304,615	41,308	1.25 % of Assets
Pimco Global Bond Opp	0.55	4,226,324	23,245	0.55 % of Assets
Mutual Fund Cash		100,487	-	

Fee information on this page is an illustrative estimate of management fees based on current reported portfolio values. Fee estimates do not reflect actual calculation methodologies or applicable carried interest.

Plan Sponsor TF Asset Allocation vs. All Public Plans-Total Fund



	Global Fixed Income	Real Estate - Private	Balanced	Cash & Equivalents
● Total Fund	4.83 (48)	13.12 (3)	81.94 (21)	0.11 (95)
5th Percentile	15.57	11.26	100.00	7.64
1st Quartile	6.60	7.97	73.19	2.80
Median	4.69	6.23	10.01	1.44
3rd Quartile	2.93	4.42	2.86	0.65
95th Percentile	0.65	2.10	1.49	0.10

Parentheses contain percentile rankings.
Calculation based on <Periodicity> periodicity.

Key West General Employees Pension Fund
Benchmark History
As of September 30,2025

Total Fund Policy	
Allocation Mandate	Weight (%)
Dec-1975	
S&P 500 Index	50.00
ICE BofAML Govt/ Corp Master	50.00
Oct-2004	
S&P 500 Index	50.00
ICE BofAML US Domestic Master	40.00
MSCI EAFE Index	10.00
Jan-2014	
Russell 3000 Index	45.00
MSCI AC World ex USA	15.00
Blmbg. U.S. Aggregate Index	25.00
FTSE World Government Bond Index	5.00
NCREIF Fund Index-Open End Diversified Core (EW)	10.00
Sep-2023	
Russell 3000 Index	45.00
MSCI AC World ex USA	15.00
Blmbg. U.S. Aggregate Index	20.00
FTSE World Government Bond Index	5.00
NCREIF Fund Index-Open End Diversified Core (EW)	15.00

Total Equity Policy	
Allocation Mandate	Weight (%)
Jan-1998	
S&P 500 Index	100.00
Oct-2004	
S&P 500 Index	85.00
MSCI EAFE Index	15.00
Jan-2014	
Russell 3000 Index	75.00
MSCI AC World ex USA	25.00
Total Fixed Income Policy	
Allocation Mandate	Weight (%)
Jan-1998	
ICE BofAML Govt/ Corp Master	100.00
Oct-2004	
ICE BofAML US Domestic Master	100.00
Jan-2014	
Blmbg. U.S. Aggregate Index	100.00

Active Return	- Arithmetic difference between the manager's performance and the designated benchmark return over a specified time period.
Alpha	- A measure of the difference between a portfolio's actual performance and its expected return based on its level of risk as determined by beta. It determines the portfolio's non-systemic return, or its historical performance not explained by movements of the market.
Beta	- A measure of the sensitivity of a portfolio to the movements in the market. It is a measure of the portfolio's systematic risk.
Consistency	- The percentage of quarters that a product achieved a rate of return higher than that of its benchmark. Higher consistency indicates the manager has contributed more to the product's performance.
Distributed to Paid In (DPI)	- The ratio of money distributed to Limited Partners by the fund, relative to contributions. It is calculated by dividing cumulative distributions by paid in capital. This multiple shows the investor how much money they got back. It is a good measure for evaluating a fund later in its life because there are more distributions to measure against.
Down Market Capture	- The ratio of average portfolio performance over the designated benchmark during periods of negative returns. A lower value indicates better product performance
Downside Risk	- A measure similar to standard deviation that utilizes only the negative movements of the return series. It is calculated by taking the standard deviation of the negative quarterly set of returns. A higher factor is indicative of a riskier product.
Excess Return	- Arithmetic difference between the manager's performance and the risk-free return over a specified time period.
Excess Risk	- A measure of the standard deviation of a portfolio's performance relative to the risk free return.
Information Ratio	- This calculates the value-added contribution of the manager and is derived by dividing the active rate of return of the portfolio by the tracking error. The higher the Information Ratio, the more the manager has added value to the portfolio.
Public Market Equivalent (PME)	- Designs a set of analyses used in the Private Equity Industry to evaluate the performance of a Private Equity Fund against a public benchmark or index.
R-Squared	- The percentage of a portfolio's performance that can be explained by the behavior of the appropriate benchmark. A high R-Squared means the portfolio's performance has historically moved in the same direction as the appropriate benchmark.
Return	- Compounded rate of return for the period.
Sharpe Ratio	- Represents the excess rate of return over the risk free return divided by the standard deviation of the excess return. The result is an absolute rate of return per unit of risk. A higher value demonstrates better historical risk-adjusted performance.
Standard Deviation	- A statistical measure of the range of a portfolio's performance. It represents the variability of returns around the average return over a specified time period.
Total Value to Paid In (TVPI)	- The ratio of the current value of remaining investments within a fund, plus the total value of all distributions to date, relative to the total amount of capital paid into the fund to date. It is a good measure of performance before the end of a fund's life
Tracking Error	- This is a measure of the standard deviation of a portfolio's returns in relation to the performance of its designated market benchmark.
Treynor Ratio	- Similar to Sharpe ratio but utilizes beta rather than excess risk as determined by standard deviation. It is calculated by taking the excess rate of return above the risk free rate divided by beta to derive the absolute rate of return per unit of risk. A higher value indicates a product has achieved better historical risk-adjusted performance.
Up Market Capture	- The ratio of average portfolio performance over the designated benchmark during periods of positive returns. A higher value indicates better product performance.

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The awards are not indicative of any future performance. The awards or any other rankings and/or recognition by unaffiliated rating services and/or publications should not be construed as a guarantee that a client will experience a certain level of results or satisfaction, nor should it be construed as a current or past endorsement by any of our clients. No fee was paid to participate in this award survey.

The 2024-25 award was issued in February 2025, based on data from February to September of 2024. The 2023 award was issued in April 2024, based on data from Feb to November of 2023. The 2022 award was issued in April 2023, based on data from Feb to November of 2022. The 2021 award was issued in April of 2022, based on data from July to October 2021. Data was collected via interviews conducted by Coalition Greenwich. The 2024 and 2023 awards were issued to Mariner Institutional (formerly AndCo Consulting). The 2021 and 2022 awards were issued to AndCo, prior to becoming Mariner Institutional. The methodology: For the 2024-25 Coalition Greenwich Best Investment Consultant Award for Overall U.S. Investment Consulting – Midsize Consultants – Between February and September 2024, Crisil Coalition Greenwich conducted interviews with 699 individuals from 563 of the largest tax-exempt funds in the United States. For the 2023 Greenwich Best Investment Consultant Award for Overall U.S. Investment Consulting – Midsize Consultants – Between February and November 2023, Coalition Greenwich conducted interviews with 708 individuals from 575 of the largest tax-exempt funds in the United States. For the 2022 Greenwich Best Investment Consultant Award for Overall U.S. Investment Consulting – Midsize Consultants – Between February and November 2022, Coalition Greenwich conducted interviews with 727 individuals from 590 of the largest tax-exempt funds in the United States. For the 2021 Greenwich Best Investment Consultant Award – Overall U.S. Investment Consulting – Midsize Consultants – Between July and October 2021, Coalition Greenwich conducted interviews with 811 individuals from 661 of the largest tax-exempt funds in the United States. These U.S.-based institutional investors are corporate, public, union, and endowment and foundation funds with either pension or investment pool assets greater than \$150 million. Study participants were asked to provide quantitative and qualitative evaluations of their asset management and investment consulting providers, including qualitative assessments of those firms soliciting their business and detailed information on important market trends.

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