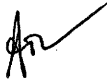


**Town of Concord
Finance Department
Memorandum**

TO: Retirement Board
FROM: Anthony T. Logalbo, Finance Director 
SUBJ: Asset allocation and market value @ February 29, 2016
DATE: March 21, 2016

Combined Assets: Retirement System and Town Pension Reserve Fund

For the month of February, the combined market value of system assets and the Town's Pension Reserve Fund **decreased 0.40%** from the prior month-end.

At February 29th, combined assets totaled \$138.00 million (\$129.15 million in the Retirement System and \$8.85 million in the Town's Pension Reserve account). The market value of combined assets **decreased** in February by **\$557,000**. This reflects a one-month **drop of 0.13%** in the S&P 500 index, a **1.83% drop** in the MSCI EAFE International Equity index for the month, and a **0.49% increase** in the Barclays US Int. Gov/Credit Bond Index. The PRIT Core return for January was **+ 0.07%**.

Compared to one year earlier, the market value of combined assets is **down 4.87%**. For the three-year period ending February 29, 2016, market value has increased at an average annual rate of 6.56%.

Concord Retirement System performance

Asset Value at February 29, 2016: \$ 129,151,129

For the most recent 12-month period:

For the one-year period ended February 29, 2016, asset value of the Concord Retirement Fund has **decreased 4.65%**. This compares to the state's Pension Reserve Investment Trust (PRIT) Core Fund investment performance of **-3.63%** over the same 12-month period.

***Comparative asset value change, most recent year and month
(Retirement System assets only, excluding Pension Reserve):***

	<u>One month</u>	<u>One year</u>
Concord Retirement Fund*	-0.43%	-4.65 %
State PRIT Core Fund	+0.07%	-3.63 %

* *The asset value increase of -4.65% for the 12-month period ending February 29th is not precisely the investment return; rather, it reflects the difference between income (employer and employee contributions, investment earnings) and disbursements (pensions, refunds, expenses). It is, however, a close approximation of investment return for this comparative purpose.*

The **market indexes** for the period ending February 29, 2016 are:

		<u>One month</u>	<u>One year</u>
S&P 500	<i>Domestic equity</i>	minus 0.13 %	minus 6.19 %
Barclays Govt.	<i>Fixed income</i>	plus 0.49 %	plus 1.83 %

43.40% of the Concord portfolio is invested with PRIT (36.74% in the Core Fund, 5.30% in the Core Real Estate Fund and 1.36% in venture capital funds).

Comparative asset allocation:

The accompanying Asset Allocation Report includes a line at the bottom to show the asset allocation for Concord Retirement System assets only, allocating the PRIT Core investment among its component categories. As of February 29, 2016, the PRIT Core Fund was allocated as follows:

PRIT CORE FUND, Share of portfolio asset value

	<u>this month</u>
Fixed Income	22.59 %
Equity	41.33 %
Other	36.08 %

Concord Retirement Board assets were allocated as of February 29th as follows:

Fixed Income	30.24%
Equity	49.46%
Real Estate	5.30%
Other	14.62% (alternative investments and PRIT Vintage Funds)
Cash	0.38%

The total allocation to “Equity, Real Estate and Other” at February 29, 2016 is 69.38%, with a target of 65%, as adjusted by vote at the March 2012 board meeting. At that meeting, the Board set a target allocation as follows:

	<u>Target</u>	<u>February 29, 2016</u>
Fixed income and cash	35.0%	30.62%
Real Estate	5.0%	5.30%
Equity and Other	60.0%	64.08%

Components of investment performance for February and for the most recent 12-month period (with reference to available benchmarks) are as follows:

\$129.15 million Retirement Board assets only:

	<u>% of portfolio</u>	<u>Month of</u>		<u>Market INDEX</u>	
		<u>Feb.</u>	<u>12 months</u>	<u>Feb.</u>	<u>12 months</u>
FRT Equity I Fund	12.68 %	(0.83)%	(8.47)%	Russell 1000:	(0.03)% (7.21)%
FRT International	5.46 %	(3.09)%	(13.55)%	S&P 500:	(0.13)% (6.19)%
Total account, FRT	18.14 %	(1.46)%	(9.93)%	EAFE/MSCI:	(1.83)% (15.18)%
PRIT Core General	36.74 %	0.07 %	(3.63)%		
PRIT Core Real Estate*	5.30 %	0.37 %	9.14 %		
PRIT Vintage 2006*	0.66 %	0.07 %	8.11 %		
PRIT Vintage 2008*	0.49 %	0.03 %	20.73 %		
PRIT Vintage 2013*	0.21 %	0.07 %	4.22 %		
Columbia equity	16.00 %	0.15 %	(9.48)%	Russell 1000 Value:	(0.03)% (9.41)%
Columbia - fixed income	22.40 %	0.91 %	0.97 %	Barclays Gov't:	0.85% 1.07 %
Cash - MMDT	0.05 %	0.55 %			

* PRIT real estate and vintage fund returns are net of fees

**CONCORD RETIREMENT SYSTEM
ASSET ALLOCATION REPORT**

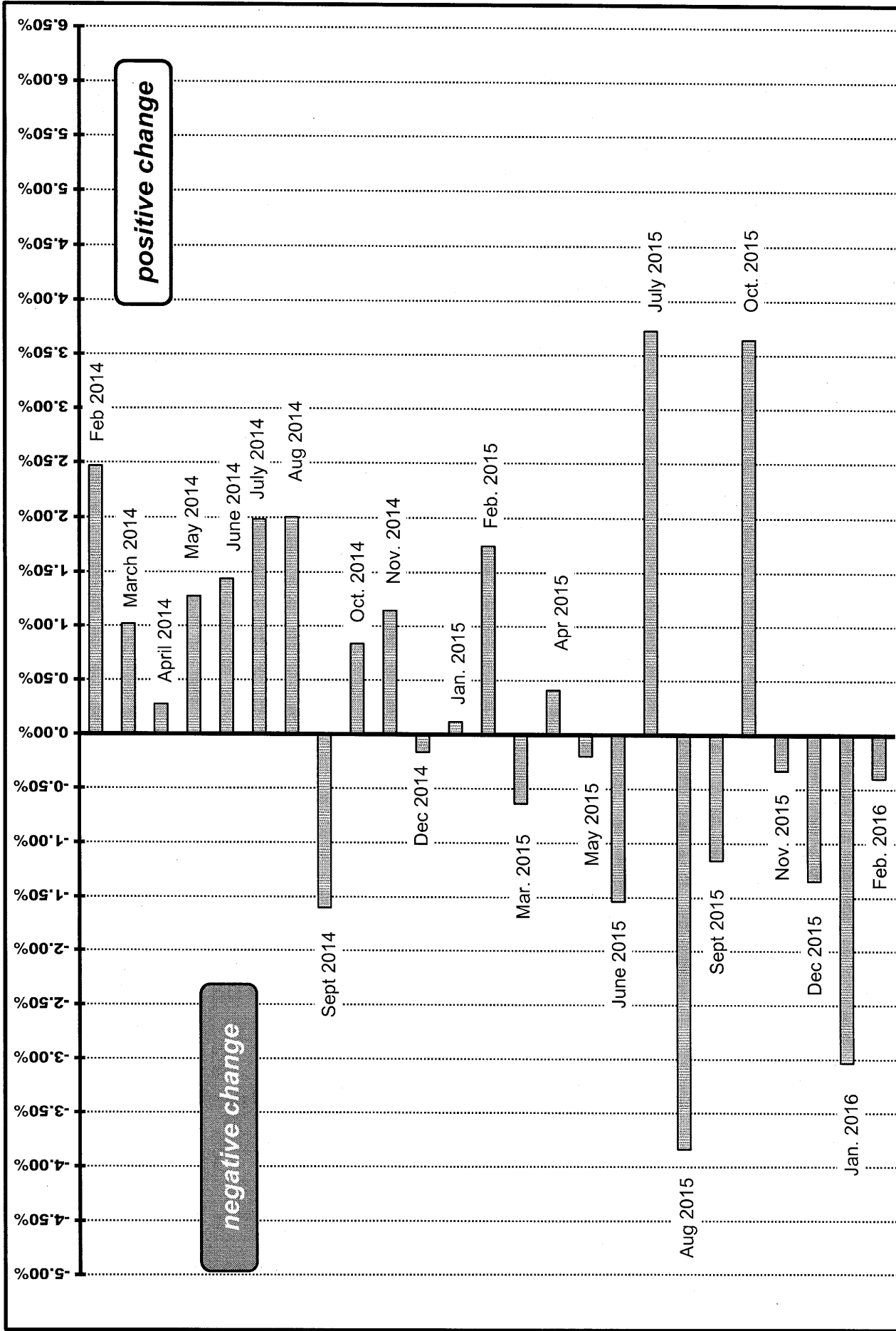
MARKET VALUE AT: **2/29/2016**

	BONDS	STOCKS	REAL ESTATE	OTHER*	CASH	TOTAL	
PENSION RESERVE							
Columbia 1055062990		\$6,029,413.08			\$16,582.75	\$6,045,995.83	
MMDT #44-001501					\$2,804,163.88	\$2,804,163.88	
TOTAL	\$0.00	\$6,029,413.08	\$0.00	\$0.00	\$2,820,746.63	\$8,850,159.71	
RETIREMENT SYSTEM							
Columbia 1055053919	\$28,339,336.20	\$208,075.00			\$379,958.37	\$28,927,369.57	22.40%
Columbia 1055053900		\$20,625,930.04			\$44,414.18	\$20,670,344.22	16.00%
Equity I (FRT)		\$16,382,391.53				\$16,382,391.53	12.68%
International Fund		\$7,052,842.00				\$7,052,842.00	5.46%
PRIT Core General	\$10,720,311.54	\$19,613,566.89		\$17,122,126.63		\$47,456,005.06	36.74%
PRIT Real Estate (segmented)			\$6,839,810.15			\$6,839,810.15	5.30%
PRIT Vintage Fund 2006				\$854,104.85		\$854,104.85	0.66%
PRIT Vintage Fund 2008				\$627,855.25		\$627,855.25	1.36%
PRIT Vintage Fund 2013				\$272,529.33		\$272,529.33	0.49%
MMDT #44-002079					\$67,876.75	\$67,876.75	0.21%
TOTAL	\$39,059,647.74	\$63,882,805.46	\$6,839,810.15	\$18,876,616.06	\$492,249.30	\$129,151,128.71	100.00%
GRAND TOTAL	\$39,059,647.74	\$69,912,218.54	\$6,839,810.15	\$18,876,616.06	\$3,312,995.93	\$138,001,288.42	100.00%
PERCENT OF TOTAL	28.30%	50.66%	4.96%	13.68%	2.40%	100.00%	
Retirement system ONLY	30.24%	49.46%	5.30%	14.62%	0.38%	100.00%	

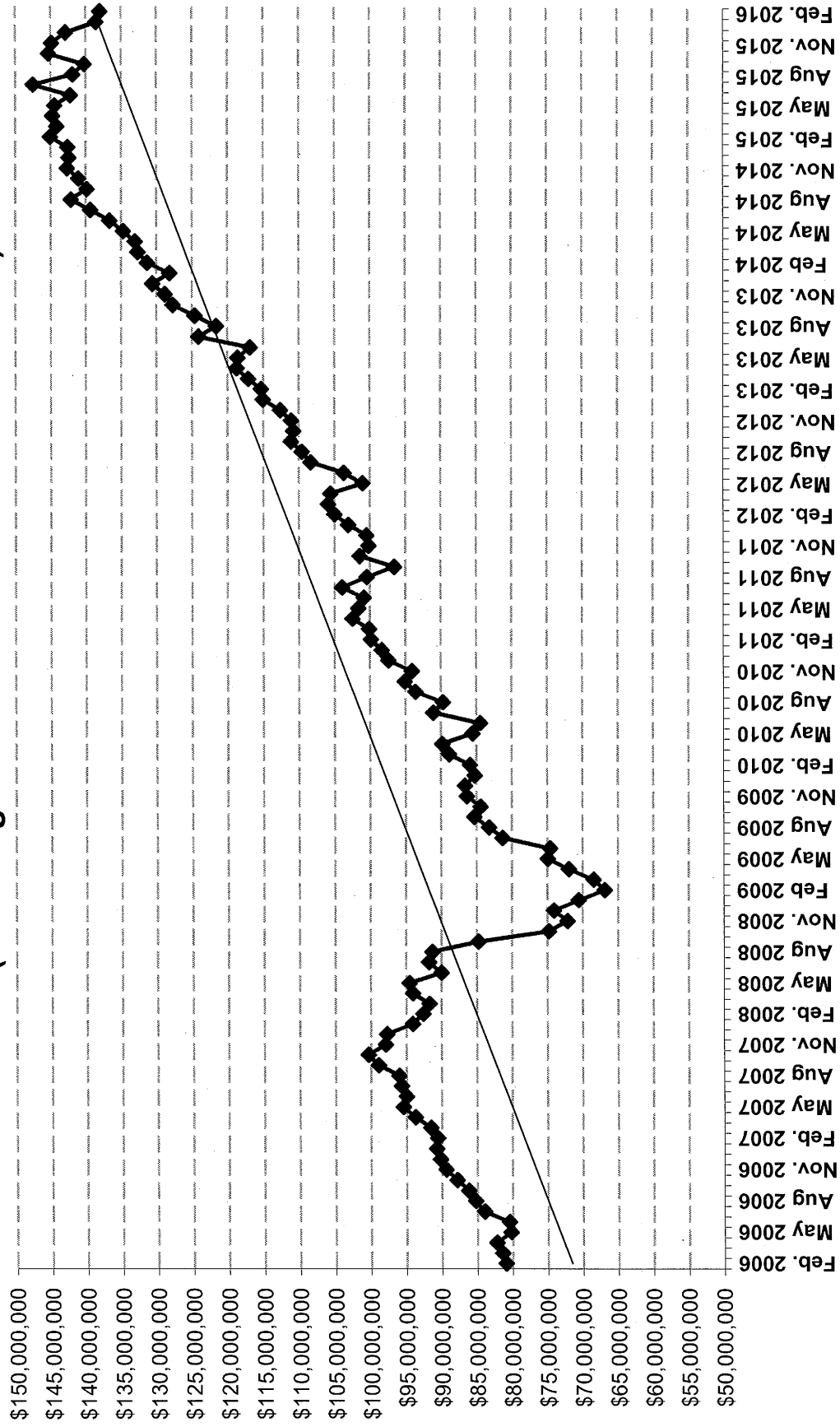
*other: PRIT FUND - alternative investments, real estate, timber, absolute value (hedge); COLUMBIA - real estate

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25-month Asset Change
Concord Retirement System



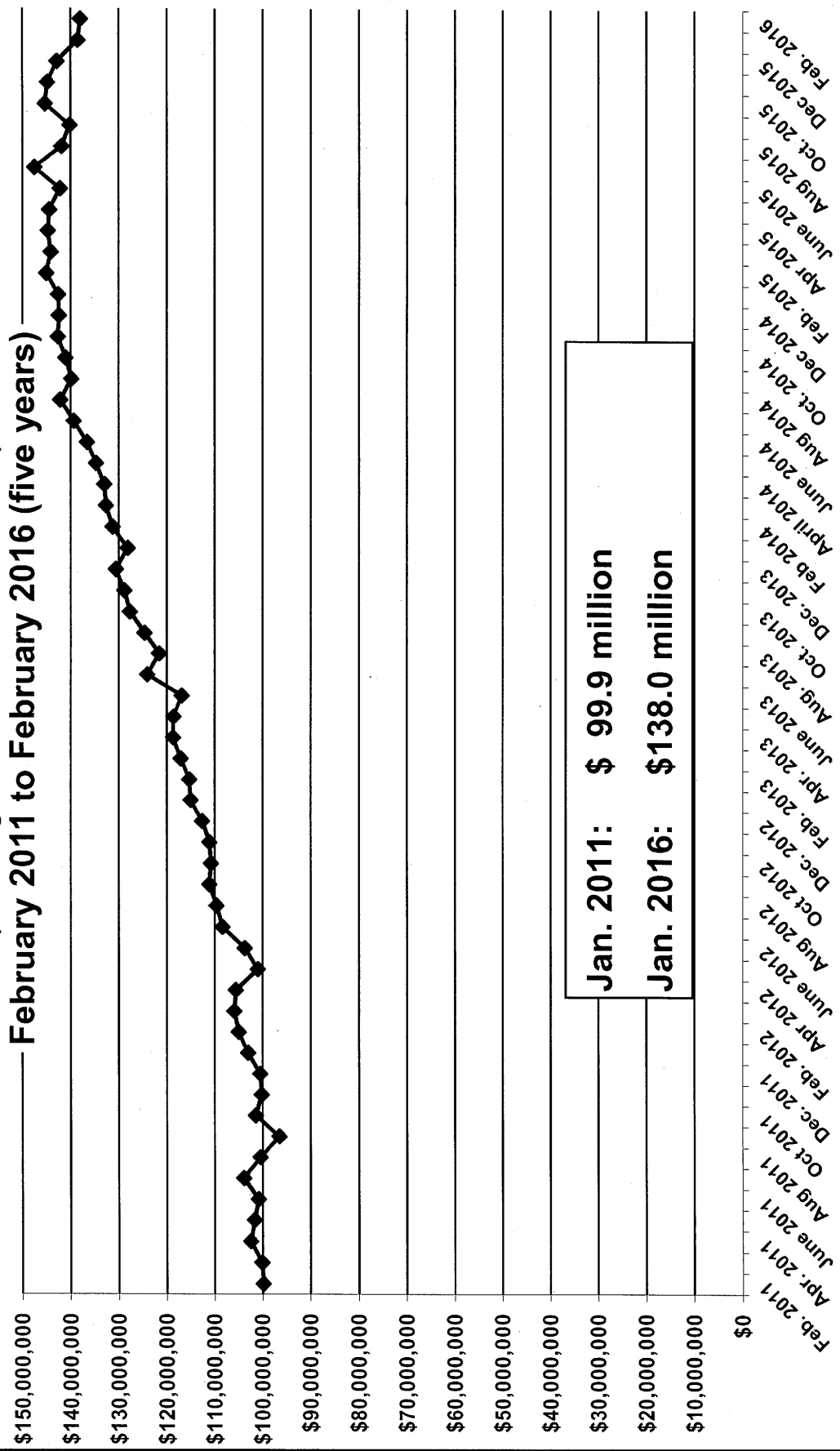
Concord Retirement Fund Assets, 10 years from February 2006 (including Town's Pension Reserve Account)



Retirement Fund Assets

(including Town Pension Reserve Fund)

February 2011 to February 2016 (five years)



Jan. 2011: \$ 99.9 million
 Jan. 2016: \$ 138.0 million

PENSION RESERVES INVESTMENT TRUST
SUMMARY OF PLAN PERFORMANCE
RATES OF RETURN (GROSS OF FEES)
Periods Ending February 29, 2016

	NAV \$(000)	Target Allocation %	Actual Allocation %	Month	FY '16	Calendar YTD	1 Year	3 Year	5 Year	10 Year	Since Inception
GLOBAL EQUITY	23,910,972	41.9%	41.3%	-0.54	-11.48	-6.76	-11.75	3.86	4.30	3.76	4.57
CORE FIXED INCOME	8,242,926	13.0%	14.2%	2.07	8.15	5.57	0.62	5.05	5.77	5.58	7.74
VALUE-ADDED FIXED INCOME	4,927,736	10.0%	8.5%	0.57	-4.90	-0.04	-4.82	0.53	4.09	6.43	8.03
PRIVATE EQUITY	6,601,603	10.0%	11.4%	0.01	6.32	-0.28	18.22	19.29	17.92	15.45	14.47
REAL ESTATE	5,927,678	10.0%	10.2%	0.37	6.05	-0.32	9.72	11.87	12.06	7.77	6.48
TIMBERLAND	1,977,216	4.0%	3.4%	0.07	-2.14	-0.15	0.33	6.39	5.08	6.74	9.20
HEDGE FUNDS (NET OF FEES)	4,837,883	10.0%	8.4%	-0.88	-6.68	-2.50	-6.31	3.38	3.35	3.27	4.13
PORTFOLIO COMPLETION STRATEGIES	614,722	1.1%	1.1%	-0.32	6.54	1.86	-0.85				0.96
OVERLAY	589,365	0.0%	1.0%	-0.04	-1.99	-4.90	-3.86				3.86
TOTAL CORE	57,856,575	100%	100%	0.07	-3.89	-2.45	-3.63	6.20	6.39	5.28	9.21
<i>INTERIM BENCHMARK (target allocation without private equity benchmark) ¹</i>				-0.18	-5.65	-2.96	-5.29	4.88	5.38	5.14	9.67
<i>TOTAL CORE BENCHMARK (target allocation with private equity benchmark) ²</i>				-0.02	-5.30	-2.64	-5.61	4.10	4.57	4.84	9.57
PARTICIPANTS CASH	10,090			0.04	0.17	0.07	0.23	0.16	0.16	1.31	3.94
TEACHERS' AND EMPLOYEES' CASH	33,464			0.04	0.17	0.07	0.22	0.16	0.15	1.06	2.70
TOTAL FUND	57,900,129			0.07	-3.87	-2.43	-3.62	6.18	6.37	5.26	9.27

Performance Report

Town of Concord Retirement System

As of February 29, 2016

	Market Value	One Month	Three Months	Year to Date	One Year	Annualized				Inception Date
						Three Years	Five Years	Ten Years	Since Inception	

Town of Concord Retirement System Investment Account - QU2V

Total Assets	\$ 23,435,234	-1.46 %	-9.12 %	-7.20 %	-9.93 %	7.33 %	6.68 %	4.79 %	8.98 %	07/01/1986
Custom Benchmark ¹	--	-0.57	-8.03	-6.48	-9.65	7.38	7.09	5.00	8.50	--
Custom Benchmark ²	--	-0.41	-7.91	-6.25	-9.70	7.31	6.97	4.98	8.65	--
Total Equity	23,435,234	-1.46	-9.12	-7.20	-9.93	7.33	6.68	4.82	9.41	07/01/1986
RTC Equity I Fund	16,382,392	-0.83	-8.73	-6.82	-8.47	9.48	8.91	5.91	9.89	07/01/1986
Russell 1000 Index	--	-0.03	-7.12	-5.41	-7.21	10.43	9.92	6.49	9.60	--
S&P 500 Index	--	-0.13	-6.59	-5.09	-6.19	10.75	10.13	6.44	9.60	--
RTC International Fund	7,052,842	-3.09	-10.12	-8.20	-13.55	2.16	1.38	2.07	5.56	03/01/1996
Russell Dev ex-US LC Idx Net (Linked) ³	--	-1.27	-9.76	-8.17	-15.33	0.20	0.18	1.32	3.81	--
MSCI EAFE Index Net Dividend	--	-1.83	-10.16	-8.93	-15.18	0.38	0.56	1.49	3.90	--

Please read the endnotes included with the report.

Endnotes:

- 1 Custom Benchmark currently consists of: 70.0% R1000, 30.0% MSCI EAFE Net.
- 2 Custom Benchmark currently consists of: 70.0% R1000, 30.0% Russell Dev Ex-US LC Net.
- 3 Historical performance prior to January 1, 2011 is linked to the MSCI EAFE Index Net.

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PERFORMANCE SUMMARY

Category	1 Month	3 Month	Year- to-Date	1 Year	3 Year	5 Year	Since Inception	Inception Date
Total Fund								
TOTAL	0.15	-7.90	-5.52	-9.48	10.32	10.25	8.87	03/31/1993
Index								
Russell 1000 Value Index	-0.03	-7.23	-5.19	-9.41	8.26	8.81	8.94	03/31/1993
S&P 500 Index	-0.13	-6.59	-5.09	-6.19	10.75	10.13	8.68	03/31/1993

Past performance does not guarantee future results. Results are for the client's own account and are not composite results. The portfolio may be comprised of separately managed accounts and/or mutual funds. Performance is based on time-weighted, daily calculation using values that are determined in good faith by Columbia Management Investment Advisers, LLC. The portion of the portfolio based on the separately managed securities is calculated on a gross performance basis and does not reflect the deduction of management fees. The portion of the portfolio based on mutual funds reflects the net asset value of the fund. If you have any questions regarding the above information, or if there are any changes in your investment objectives or guidelines, please contact your Relationship Manager.

Indices shown are unmanaged and do not reflect the impact of fees. It is not possible to invest directly in an index. Returns less than one year are cumulative. Returns greater than one year are annualized.

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PERFORMANCE SUMMARY

Category	1 Month	3 Month	Year-to-Date	1 Year	3 Year	5 Year	Since Inception	Inception Date
Total Fund								
TOTAL	0.91	1.75	2.23	0.97	2.32	4.17	5.92	09/30/1987
Index								
Barclays US Aggregate Bond	0.71	1.77	2.10	1.50	2.21	3.60	6.79	09/30/1987
Barclays US Gov/Credit Bond	0.85	1.83	2.27	1.07	2.04	3.79	6.80	09/30/1987
Barclays US Int Gov/Credit Bond	0.49	1.38	1.72	1.83	1.63	2.85	6.19	09/30/1987

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