

# KENAI PENINSULA BOROUGH LAND TRUST INVESTMENT FUND

## INVESTMENT REVIEW

*for the period ending April 30, 2020*

## *Agenda*

- 01 Portfolio Review
- 02 Market Review
- 03 Appendix



# Account Summary as of April 30, 2020

## *Kenai Peninsula Borough Land Trust Investment Fund*

Account Inception	<b>June 2019</b>
Current Market Value <i>April 30, 2020</i>	<b>\$5,543,791</b>
Total Contributions	<b>\$5,612,885</b>
Cumulative Withdrawals <i>Does Not Include Management or Custodian Fees</i>	<b>\$0</b>
Annualized Account Return <i>June 30, 2019 – April 30, 2020; Gross of Fees</i>	<b>-2.48%</b>
Current Allocation	<b>55% Equity / 45% Bonds</b>

# Portfolio Review

*as of April 30, 2020*

Portfolio Review

Market Review

Appendix

# Historical Market Value as of April 30, 2020

## *Kenai Peninsula Borough Land Trust Investment Fund*

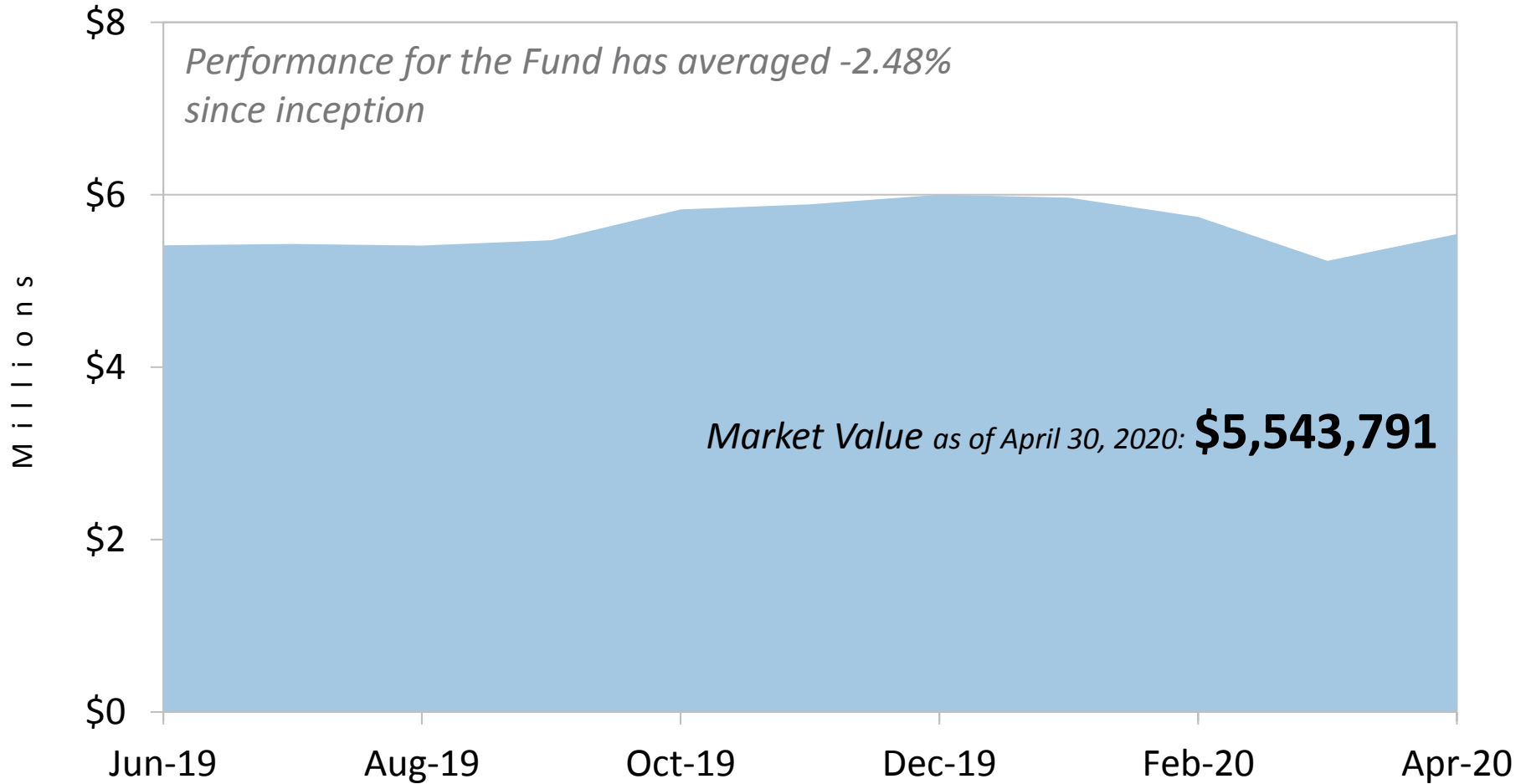
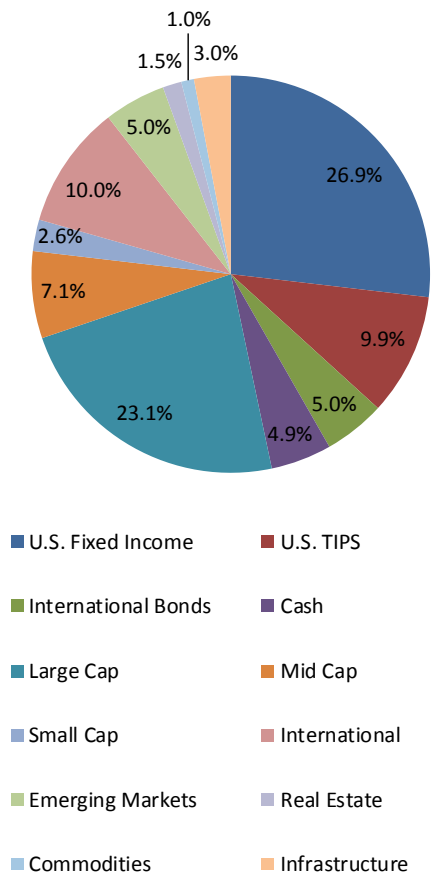


Chart shows month-end portfolio market value from June 2019 to April 2020. Annualized portfolio return from June 30, 2019 to April 30, 2020 is -2.48%.

**PORTFOLIO  
REVIEW**

# Asset Allocation as of April 30, 2020

## *Kenai Peninsula Borough Land Trust Investment Fund*



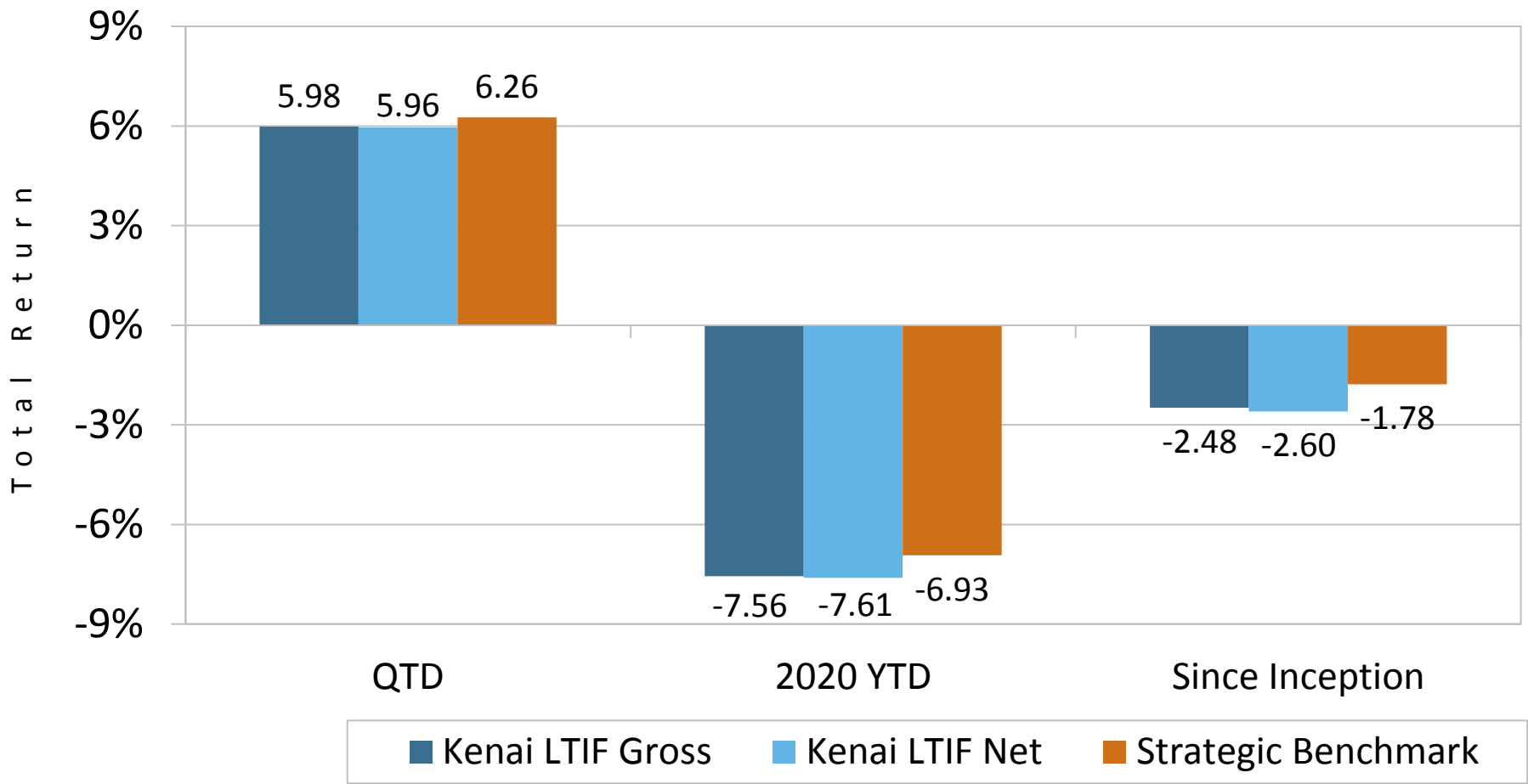
Asset Class	% Assets	Strategic Benchmark	Range	Market Value
<b>Fixed Income</b>	<b>46.7%</b>	<b>45%</b>		<b>\$2,588,667</b>
U.S. Fixed Income	26.9%	25	15-35%	\$1,488,983
U.S. TIPS	9.9%	10	5-15	\$549,933
International Bonds	5.0%	5	0-10	\$276,376
Cash	4.9%	5	0-10	\$273,375
<b>Equities</b>	<b>47.8%</b>	<b>47%</b>		<b>\$2,648,752</b>
Large Cap	23.1%	22	12-32%	\$1,279,946
Mid Cap	7.1%	7	0-15	\$392,390
Small Cap	2.6%	3	0-6	\$142,221
International	10.0%	10	5-15	\$556,736
Emerging Markets	5.0%	5	0-10	\$277,459
<b>Alternatives</b>	<b>5.5%</b>	<b>8%</b>		<b>\$306,372</b>
Real Estate	1.5%	2	0-5	\$84,613
Commodities	1.0%	3	0-6	\$57,216
Infrastructure	3.0%	3	0-6	\$164,543

**Total**

**\$5,543,791**

# Account Performance as of April 30, 2020

## *Kenai Peninsula Borough Land Trust Investment Fund*



Performance is gross of fees and annualized for periods greater than one year. Portfolio inception performance begins on June 30, 2019. Strategic benchmark is a blended return of the account's target allocation.

# Market Review

Portfolio Review

Market Review

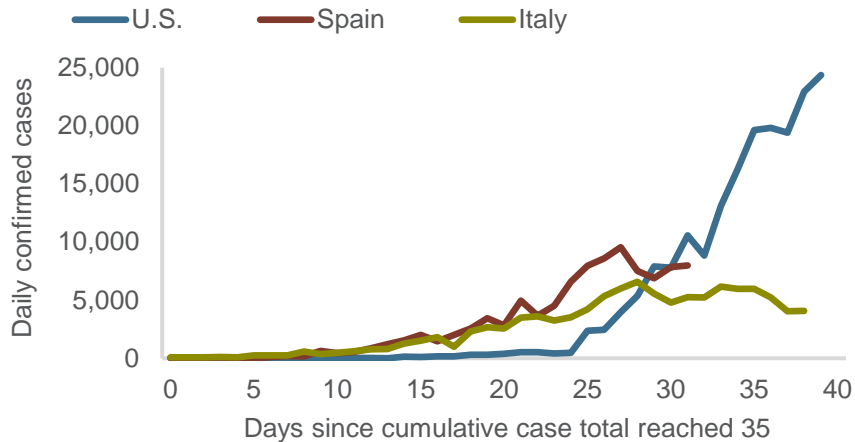
Appendix

# Key Developments

## *Covid 19 and Policy Response*

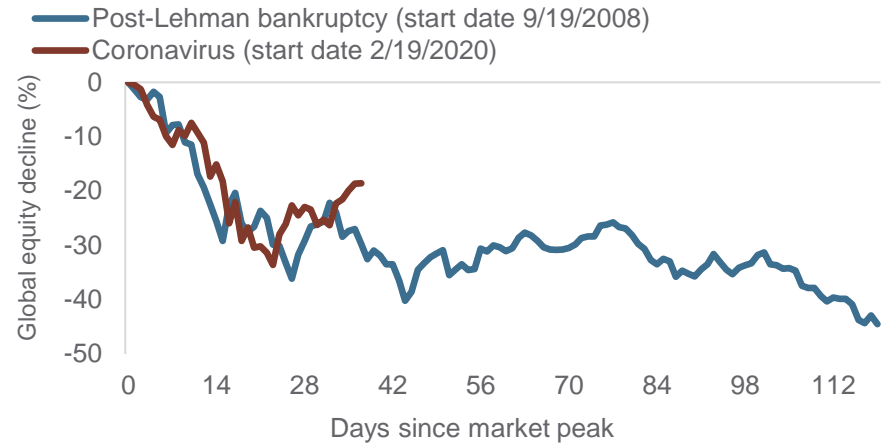
### CORONAVIRUS CONTAGION

*The epidemic that started in China has spread across the globe at varying rates.*



### THE FINANCIAL MARKET DAMAGE

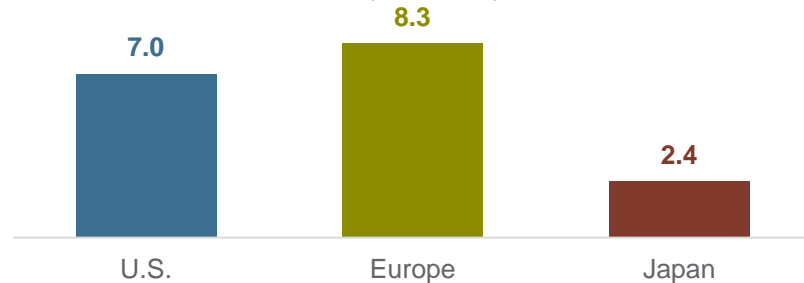
*After reaching new market highs, markets crashed into bear market territory at a record pace.*



### THE MONETARY SOLUTION

*Global central banks unleashed rate cuts, quantitative easing programs and liquidity facilities to combat Covid-19.*

1Q MONETARY INJECTIONS (% of GDP)



### THE FISCAL SOLUTION

*Countries deployed large-scale fiscal stimulus packages to offset lost economic output around the world.*

FISCAL STIMULUS (% of GDP)



Source: Northern Trust Global Asset Allocation, Bloomberg, Cornerstone Macro, BCA, IMF. Fiscal totals exclude loan guarantees and automatic stabilizers. Totals calculated in USD using spot exchange rates on 3/19/2020.



# Appendix

Portfolio Review

Market Review

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# Portfolio Appraisal

## KENAI PENINSULA BOROUGH - LAND TRUST INVESTMENT FUND

April 30, 2020



Quantity	Security	Average Cost	Total Average Cost	Price	Market Value	Pct. Assets	Annual Income	Accrued Interest	Yield to Maturity
<b>DOMESTIC FIXED INCOME FUNDS/ETF</b>									
234,836	GOLDMAN SACHS PRIME OBLIGATIONS FUND	1.00	235,001	1.00	235,141	4.24			
11,130	VANGUARD SHORT-TERM TIPS ETF	49.28	548,522	49.41	549,933	9.92	0		
17,015	VANGUARD TOTAL BOND MARKET ETF	82.84	<u>1,409,532</u>	87.51	<u>1,488,983</u>	<u>26.86</u>	NA		
			2,193,055		2,274,057	41.02			
<b>INTERNATIONAL FIXED INCOME FUNDS/ETF</b>									
4,825	VANGUARD TOTAL INTL BOND ETF	57.25	276,225	57.28	276,376	4.99	NA		
<b>DOMESTIC LARGE CAP EQUITY FUNDS/ETF</b>									
690	FLEXSHARES QUAL DIV ETF	44.39	30,627	40.32	27,821	0.50	NA		
305	ISHARES EDGE MSCI USA QUALITY FACTOR ETF	101.03	30,813	90.99	27,752	0.50	NA		
4,215	SPDR S&P 500 ETF	295.40	<u>1,245,131</u>	290.48	<u>1,224,373</u>	<u>22.09</u>	NA		
			1,306,571		1,279,946	23.09			
<b>DOMESTIC MID CAP EQUITY FUNDS/ETF</b>									
2,390	ISHARES CORE S&P MIDCAP 400 ETF	186.99	446,912	164.18	392,390	7.08	NA		
<b>DOMESTIC SMALL CAP EQUITY FUNDS/ETF</b>									
2,245	ISHARES S&P SMALLCAP 600 INDEX ETF	75.93	170,462	63.35	142,221	2.57	NA		
<b>INTERNATIONAL EQUITY FUNDS/ETF</b>									
4,210	ISHARES ETF CORE MSCI EAFE	61.09	257,193	53.03	223,256	4.03	NA		
5,895	ISHARES MSCI EAFE INDEX FUND	65.29	<u>384,875</u>	56.57	<u>333,480</u>	<u>6.02</u>	NA		
			642,068		556,736	10.04			
<b>EMERGING MARKET FUNDS/ETF</b>									
6,355	ISHARES ETF CORE MSCI EMERGING MKTS	49.99	317,708	43.66	277,459	5.00	NA		
<b>REAL ESTATE &amp; INFRASTRUCTURE</b>									
3,595	FLEXSHAR STX GLOBAL BROAD INF ETF	50.54	181,706	45.77	164,543	2.97	NA		
1,215	JPMORGAN BETABUILDERS MSCI US REIT ETF	86.22	<u>104,752</u>	69.64	<u>84,613</u>	<u>1.53</u>	NA		
			286,458		249,156	4.49			
<b>COMMODITIES</b>									
5,370	ETRACS BLOOMBERG CMCI ETN	14.29	76,739	10.65	57,216	1.03	NA		
<b>CASH AND EQUIVALENTS</b>									
	WFB PUBLIC INST BANK DEPOSIT ACCOUNT		38,233		38,233	0.69			
<b>TOTAL PORTFOLIO</b>			<b>5,754,431</b>		<b>5,543,791</b>	<b>100</b>	<b>0</b>	<b>0</b>	

**PERFORMANCE HISTORY**  
**GROSS OF FEES**  
**KENAI PENINSULA BOROUGH - LAND TRUST**



Percent Return  
Per Period

Time Period	Total Account	BLEND	Fixed Income	BB BARC AGG BENCH	Domestic Large Cap Equity	S&P 500 LARGE CAPS BENCH	Domestic Mid Cap Equity	S&P 400 MIDCAP BENCH	Domestic Small Cap Equity	S & P 600 SMALL CAPS BENCH	Int'l Equity	MSCI EAFE Index	Emerging Market Equity	MSCI EMERGING MARKET BENCH	Real Estate	S&P US REIT BENCH	Diversified Alternatives	BB COMMODITY	
06-30-19 to 07-31-19	0.29	0.37	0.37	0.22	1.52	1.44	1.03	1.19	1.19	1.14	-1.81	-1.27	-2.45	-1.22	0.15	1.34	-0.77	-0.67	
07-31-19 to 08-31-19	-0.31	-0.45	1.90	2.59	-1.46	-1.58	-4.12	-4.19	-4.58	-4.51	-1.82	-2.59	-3.81	-4.88	1.88	3.11	-4.56	-2.32	
08-31-19 to 09-30-19	1.14	1.08	-0.38	-0.53	2.06	1.87	3.15	3.06	3.37	3.34	3.07	2.87	1.60	1.91	2.22	2.84	1.70	1.17	
09-30-19 to 10-31-19	1.33	1.41	0.18	0.30	1.89	2.17	1.07	1.13	2.01	1.95	3.41	3.59	4.39	4.22	1.59	1.44	1.54	2.02	
10-31-19 to 11-30-19	1.05	1.08	-0.05	-0.05	3.25	3.63	2.96	2.97	3.01	3.06	0.95	1.13	0.00	-0.14	-0.70	-1.51	-0.29	-2.56	
11-30-19 to 12-31-19	1.90	1.92	0.14	-0.07	2.76	3.02	2.80	2.81	3.00	2.99	3.25	3.25	7.48	7.46	1.63	-0.70	5.61	5.04	
12-31-19 to 01-31-20	-0.56	-0.29	1.38	1.92	-0.36	-0.04	-2.60	-2.61	-4.02	-3.97	-2.85	-2.09	-5.90	-4.66	0.97	1.17	-8.33	-7.36	
01-31-20 to 02-29-20	-3.70	-3.93	1.11	1.80	-7.98	-8.23	-9.48	-9.49	-9.56	-9.61	-7.84	-9.04	-3.76	-5.27	-7.51	-7.91	-5.80	-5.04	
02-29-20 to 03-31-20	-8.91	-8.57	-1.53	-0.59	-12.54	-12.35	-20.17	-20.25	-22.49	-22.40	-14.50	-13.35	-16.92	-15.40	-16.84	-21.53	-16.40	-12.81	
03-31-20 to 04-30-20	5.98	6.26	2.09	1.78	12.68	12.82	14.10	14.18	12.89	12.70	5.97	6.46	7.85	9.16	6.49	8.23	-4.43	-1.54	
<b>Date to Date</b>																			
06-30-19 to 04-30-20	-2.48	-1.78	5.28	7.56	-0.28	0.62	-14.17	-14.13	-17.95	-18.01	-13.13	-12.08	-13.20	-10.69	-11.58	-15.66	-28.94	-22.58	

Alaska Permanent Capital Management Co.  
**PERFORMANCE HISTORY**  
**GROSS OF FEES**  
***KENAI PENINSULA BOROUGH - LAND TRUST***

Time Period	Percent Return Per Period																	
	Total Account	BLEND	Fixed Income	BB BARC AGG BENCH	Domestic Large Cap Equity	S&P 500 LARGE CAPS BENCH	Domestic Mid Cap Equity	S&P 400 MIDCAP BENCH	Domestic Small Cap Equity	S & P 600 SMALL CAPS BENCH	Int'l Equity	MSCI EAFE Index	Emerging Market Equity	MSCI EMERGING MARKET BENCH	Real Estate	S&P US REIT BENCH	Diversified Alternatives	BB COMMODITY
06-30-19 to 09-30-19	1.12	1.00	1.89	2.27	2.09	1.70	-0.09	-0.09	-0.20	-0.20	-0.64	-1.07	-4.67	-4.25	4.29	7.46	-3.69	-1.84
09-30-19 to 12-31-19	4.33	4.48	0.27	0.18	8.10	9.07	6.99	7.06	8.23	8.21	7.79	8.17	12.19	11.84	2.51	-0.80	6.92	4.42
12-31-19 to 03-31-20	-12.78	-12.41	0.94	3.15	-19.81	-19.60	-29.63	-29.70	-32.72	-32.64	-23.45	-22.83	-24.76	-23.60	-22.34	-26.90	-27.80	-23.29
03-31-20 to 04-30-20	5.98	6.26	2.09	1.78	12.68	12.82	14.10	14.18	12.89	12.70	5.97	6.46	7.85	9.16	6.49	8.23	-4.43	-1.54
<b>Date to Date</b>																		
06-30-19 to 04-30-20	-2.48	-1.78	5.28	7.56	-0.28	0.62	-14.17	-14.13	-17.95	-18.01	-13.13	-12.08	-13.20	-10.69	-11.58	-15.66	-28.94	-22.58

Alaska Permanent Capital Management Co.  
**PERFORMANCE HISTORY**  
**NET OF FEES**  
***KENAI PENINSULA BOROUGH - LAND TRUST***

Time Period	Percent Return Per Period																	
	Total Account	Blend	Fixed Income	BB BARC AGG BENCH	Domestic Large Cap Equity	S&P 500 LARGE CAPS BENCH	Domestic Mid Cap Equity	S&P 400 MIDCAP BENCH	Domestic Small Cap Equity	S & P 600 SMALL CAPS BENCH	Int'l Equity	MSCI EAFE Index	Emerging Market Equity	MSCI EMERGING MARKET BENCH	Real Estate	S&P US REIT BENCH	Diversified Alternatives	commdoty
06-30-19 to 09-30-19	1.08	N/A	1.86	2.27	2.05	1.70	-0.13	-0.09	-0.23	-0.20	-0.68	-1.07	-4.70	-4.25	4.25	7.46	-3.72	N/A
09-30-19 to 12-31-19	4.29	N/A	0.23	0.18	8.06	9.07	6.95	7.06	8.19	8.21	7.75	8.17	12.15	11.84	2.47	-0.80	6.88	N/A
12-31-19 to 03-31-20	-12.81	N/A	0.90	3.15	-19.84	-19.60	-29.65	-29.70	-32.74	-32.64	-23.48	-22.83	-24.79	-23.60	-22.37	-26.90	-27.83	N/A
03-31-20 to 04-30-20	5.96	N/A	2.08	1.78	12.66	12.82	14.09	14.18	12.88	12.70	5.96	6.46	7.84	9.16	6.48	8.23	-4.44	N/A
<b>Date to Date</b>																		
06-30-19 to 04-30-20	-2.60	N/A	5.15	7.56	-0.41	0.62	-14.28	-14.13	-18.05	-18.01	-13.24	-12.08	-13.31	-10.69	-11.69	-15.66	-29.04	N/A