

FMIvT Core Real Estate Portfolio

For the Periods Ending December 31, 2019

Portfolio Description	Portfolio Information
<ul style="list-style-type: none"> ■ Strategy Core Real Estate ■ Manager Morgan Stanley Real Estate Advisor, Inc. ■ Vehicle Non-Mutual Commingled ■ Benchmark NFI ODCE Net Index ■ Performance Inception Date April 2018 ■ Fees Manager Fees - 124 bps; Admin Fees - 14.5 bps ■ Total Expenses Approximately 141 bps 	<ul style="list-style-type: none"> ■ Minimum initial investment \$50,000 ■ Minimum subsequent investments \$5,000 ■ Minimum redemption \$5,000 or Member's entire remaining account balance if the Member's balance falls below \$50,000 ■ The Portfolio is open once a quarter, on the first business day following the Portfolio Valuation date, to accept Member contributions or redemptions. ■ The Portfolio is valued on the last business day of the calendar quarter. ■ The Administrator must have written notification five business days prior to the valuation of the Portfolio of Member contributions or redemptions.

Portfolio Objectives and Constraints	Dollar Growth Summary (\$000s)																
<ul style="list-style-type: none"> ■ Invests in real estate properties diversified by type and location. ■ Outperform the NFI ODCE Net index on an annual basis. 		<table border="1"> <thead> <tr> <th></th> <th style="text-align: center;">FYTD</th> <th style="text-align: center;">1 Year</th> </tr> </thead> <tbody> <tr> <td>Beginning Market Value</td> <td style="text-align: right;">108,893</td> <td style="text-align: right;">104,232</td> </tr> <tr> <td>Net Additions</td> <td style="text-align: right;">-365</td> <td style="text-align: right;">-1,413</td> </tr> <tr> <td>Return on Investment</td> <td style="text-align: right;">1,944</td> <td style="text-align: right;">7,653</td> </tr> <tr> <td>Ending Market Value</td> <td style="text-align: right;">110,472</td> <td style="text-align: right;">110,472</td> </tr> </tbody> </table>		FYTD	1 Year	Beginning Market Value	108,893	104,232	Net Additions	-365	-1,413	Return on Investment	1,944	7,653	Ending Market Value	110,472	110,472
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Account Description

- **Strategy** Core Real Estate
- **Vehicle** Non-Mutual Commingled
- **Benchmark** NFI ODCE Net
- **Performance Inception Date** April 2018

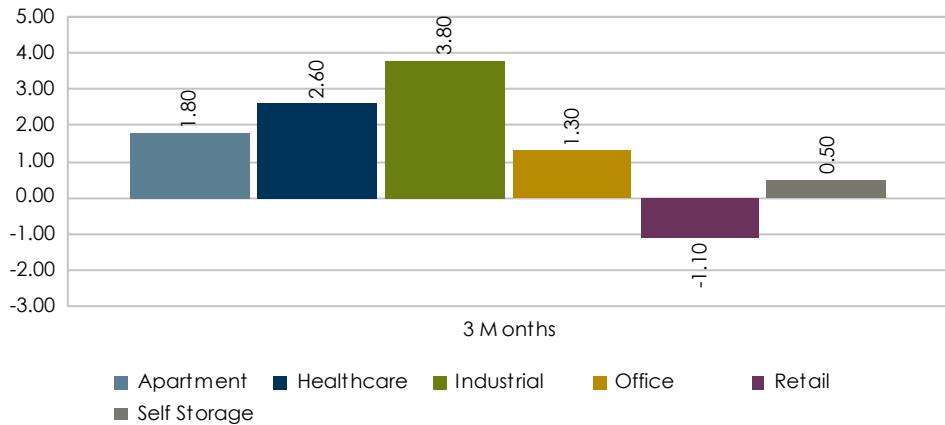
Fund Information

▪ Gross Market Value	\$31,420,000,000
▪ Net Market Value	\$26,298,000,000
▪ Cash Balance of Fund	\$736,344,000
▪ # of Properties	405
▪ # of Participants	436

Performance Goals

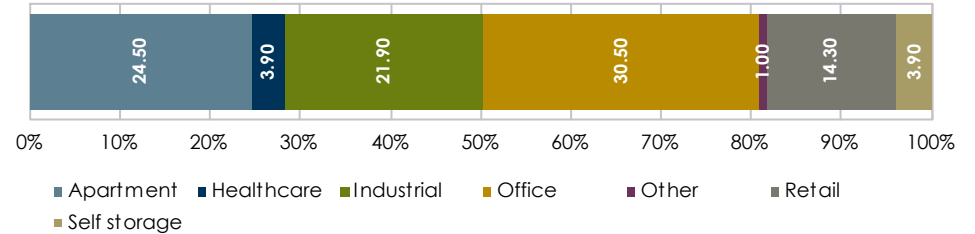
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Returns by Property Type (%)

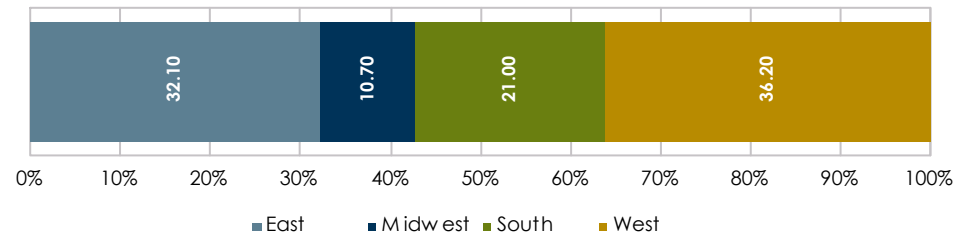


Allocations

Property Type



Geographic Region



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