Mass

PRESENTATION TO THE STATE RETIREE BENEFITS TRUST FUND BOARD

PRESENTED BY Francesco Daniele, Director of Client Services

FEBRUARY 10, 2022

Deborah B. Goldberg, Treasurer and Receiver General, Chair Michael G. Trotsky, CFA, Executive Director and Chief Investment Officer

All figures as of 12/31/2021 unless otherwise noted

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PRIM BOARD & PRIT FUND OVERVIEW



PRIT Fund Snapshot

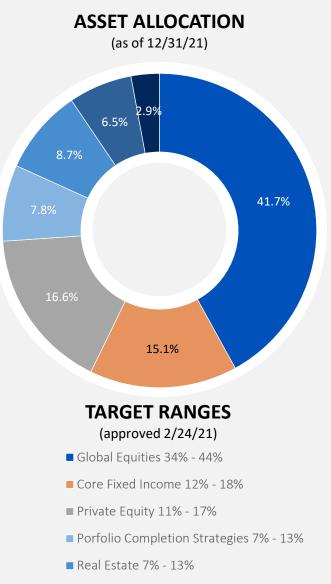
As of December 31, 2021

PRIT FUND FACTS

- \$104.3 billion AUM
- 53 public markets portfolios
- 16 real estate, timber and REIT portfolios
- 100+ private equity managers; 200+ partnerships
- 33 portfolio completion strategies managers

OVERSIGHT AND STAFFING

- 9 appointed and elected trustees
- 4 advisory committees, consisting of 35 industry professionals and Board members
- Staff of 52 professionals
 - 2 PhDs
 - 25 Masters
 - 14 CFAs
 - 6 CPAs
 - 2 CAIAs
 - 1 FRM
 - 1 CRE
 - 19 CFA Investment Foundations Program Certificate Holders



- Value-Added Fixed Income 5% 11%
- Timberland 1% 7%



About PRIM



\$104.3 billion investment fund that invests public employee pension benefits

- PRIM has a professional, experienced and focused investment staff.
- PRIM does not administer benefits.

PRIM's mission is to relieve the pension funding burden on the taxpayer

- Self-funded agency which generates asset returns for the Massachusetts pension system.
- PRIM's Project SAVE initiative is achieving over \$250 million annualized value enhancing activities for the fund annually.

PRIM is independent and governed by a nine-member Board of Trustees

- Massachusetts State Treasurer is the Chair of the PRIM Board.
- A robust committee structure lends investment and operational expertise to the decision-making process.





PRIM Core Beliefs

We believe that any investment must be evaluated on three equally important parameters: return, risk and cost.

We don't make tactical asset allocation decisions or investment decisions based on market or economic predictions. Instead, we engineer a strategic, long-term asset allocation strategy that we hope will stand the test of a long-time horizon.

We value a basis point of cost reduction more than a basis point of return. Because we can count on cost savings every year, but nobody ever really knows what the markets will deliver.

PRIM Top 10 Accomplishments

1	Stable organization: Exceptional staff with low turnover supported by a strong, stable Board and Committee structure	7	 Re-engineered Hedge Fund program – Portfolio Completion Strategies Direct hedge funds Hedge fund replication
2	National recognition for PRIM and its staff		 Emerging manager direct hedge fund Hedge fund and other credit fund co- investment
3	Strong relative and absolute investment performance	8	Enhanced manager search and selection process
4	Sophisticated risk management platform and framework	9	Private Equity co-investment
5	Methodical asset allocation decisions	10	Direct Real Estate Program
6	Project SAVE		



PRIM Board



Ruth Ellen Fitch	James B.G. Hearty	Example 2 of the second	Carly Rose	Theresa F. McGoldrick, Esquire	Dennis J. Naughton	Robert L. Brousseau	Paul E. Shanley, Esquire
Appointee of the State Treasurer	Designee of the Governor, Ex Officio Member	Appointee of the Governor, Non-State Employee or Official	Appointee of the Governor, Public Safety	State Retirement Board Member (SRB)	Teachers' Retirement Board Member (TRB)	Elected Representative State Teachers' Retirement System	Elected Representative State Employees Retirement System



PRIM Advisory Committees

Investment Committee

The Committee advises the Board with respect to the asset allocation policy of PRIM and related investment policies and assist the Board in overseeing the investment program. The mandate of the Investment Committee does not include real estate and timber. Members include:

- 1. Deborah B. Goldberg, Chair, Treasurer and Receiver General of Massachusetts, PRIM Board Chair (Ex Officio)
- 2. Joseph C. Bonfiglio, Massachusetts & Northern New England Laborers' District Council
- 3. C. LaRoy Brantley, Investment Consultant
- 4. Michael Even, Former President and CEO, Numeric Investors
- 5. Constance M. Everson, CFA, Managing Director, Capital Markets Outlook Group
- 6. Ruth Ellen Fitch, Esq., Board Member, Former President and CEO, the Dimock Center
- 7. James B. G. Hearty, Board Member, Former Partner, Clough Capital (Ex Officio)
- 8. Peter Monaco, Board Member, Managing Director, Raptor Group
- 9. Phillip H. Perelmuter, Former Managing Partner, Wellington Management
- 10. Philip Rotner, Chief Investment Officer, Boston Children's Hospital
- **11.** Paul E. Shanley, Esq., Board Member, Director of Professional Liability, Amity Insurance
- 12. Glenn P. Strehle, CFA, Treasurer Emeritus, MIT
- 13. Timothy L. Vaill, Former Chairman and CEO, Boston Private Holdings

Real Estate Committee

The Committee advises the Board in setting investment policy within the real estate and timber portfolios and assist the Board in overseeing these portfolios. Members include:

- 1. Jill S. Hatton, CRE, Chair, Real Estate Investment Professional
- 2. Deborah B. Goldberg, Treasurer and Receiver General of Massachusetts, PRIM Board Chair (Ex Officio)
- 3. Lydia Chesnick, Esq., Partner, Bernkopf Goodman LLP
- 4. Robert Gifford, RGA Corp.
- 5. Anthony E. Hubbard, Esq., CVS Health
- 6. Jack Lutz, PhD., Forest Research Group
- 7. William F. (Bill) McCall, Jr., CRE, McCall & Almy, Inc.
- 8. Garlan Morse, Jr., CRE, Morris and Morse Company, Inc.
- 9. Peter F. O'Connell, Marina Bay Company
- 10. Carly Rose, Board Member, Public Safety Union Member



PRIM Advisory Committees

Administration and Audit Committee

The Committee assists the Board in overseeing all issues related to the governance, administration, and audit functions of PRIM, and to provide recommendations for the Board's consideration. Members include:

- 1. Robert L. Brousseau, Chair, Board Member, Retired Teacher, Town of Wareham School System
- 2. Deborah B. Goldberg, Treasurer and Receiver General of Massachusetts, PRIM Board Chair (Ex Officio)
- 3. Patrick E. Brock, Chairman, Hampshire County Retirement Board
- 4. Karen E. Gershman, CPA, Former Partner and Chief Operating Officer, Health Advances
- 5. James B. G. Hearty, Board Member, Former Partner, Clough Capital (Ex Officio)
- 6. Theresa F. McGoldrick, Esq., Board Member, National Executive Vice President, National Association of Government Employees (NAGE)
- 7. Dennis J. Naughton, Board Member, Retired Educator, Millis Public Schools
- 8. Michele A. Whitham, Esq., Founder & Principal, Whitham Law LLC

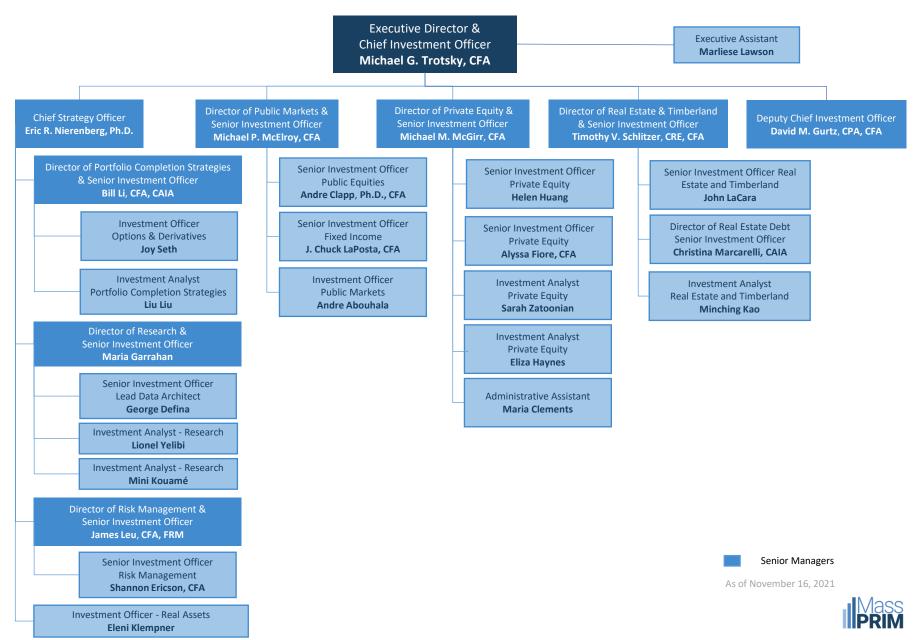
Compensation Committee

The Committee assists the Board in overseeing staff compensation and benefit policies. The Administration and Audit Committee is responsible for assisting the Board on other human resource matters. Members include:

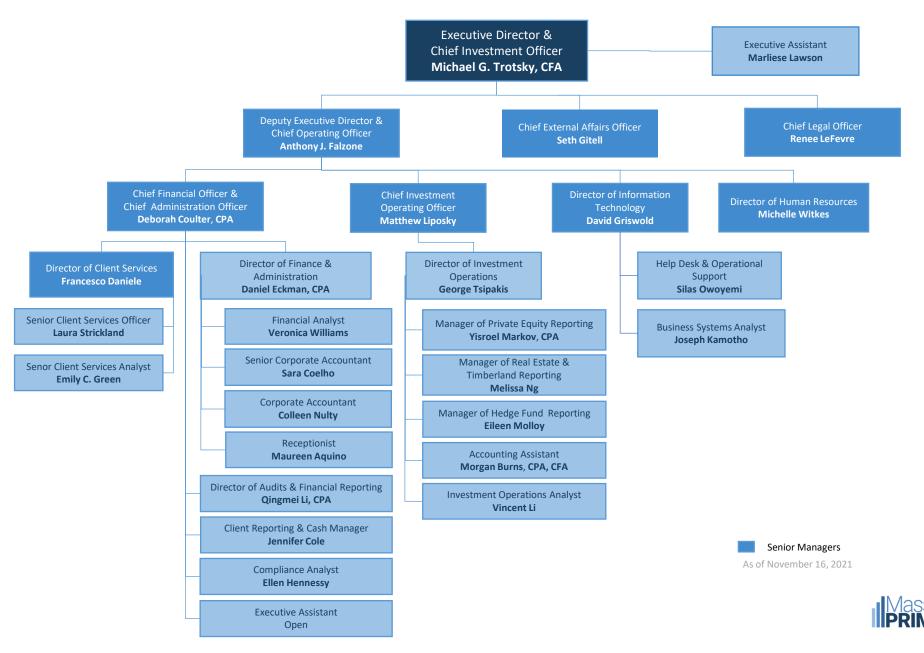
- 1. Michele A. Whitham, Esq., Chair, Founder & Principal, Whitham Law LLC
- 2. Deborah B. Goldberg, Treasurer and Receiver General of Massachusetts, PRIM Board Chair (Ex Officio)
- 3. Robert L. Brousseau, Board Member, Retired Teacher, Town of Wareham School System
- 4. Patrick E. Brock, Chairman, Hampshire County Retirement Board



PRIM Investment Team



PRIM Finance and Operations Team



Recent Recognition

PRIM's Private Equity Portfolio ranked #4 by the American Investment Council

PRIM's Private Equity Portfolio has been ranked #4 among 176 U.S. public pension funds based on 10-year performance by the American Investment Council's Public Pension Study. PRIM is the only fund that has been in the top five every year the study has been conducted, including #1 rankings in 2019, 2018, 2015, and 2013. (July 2021)

Institutional Investor's Partnership of the Year Award Finalist

PRIM's Portfolio Completions Strategies team was one of four finalists for "Partnership of the Year" at their Allocators' Choice Awards. This is the sixth time PRIM has been recognized for outstanding innovation by *Institutional Investor*, as nominated by industry peers and colleagues, including "Plan of the Year" – winner, 2016, "Plan of the Year" – nominee 2017, 2018, 2019, and Michael Trotsky, CFA, Executive Director and Chief Investment Officer of MassPRIM "Lifetime Achievement Award" in 2019. (June 2021)

GIPS Compliance

For the 4th consecutive year, PRIM has completed the CFA Institute's Global Investment Performance Standards of Integrity and transparency. PRIM is one of only a handful of large public pension plans to comply with the GIPS standards. Additionally, Matt Liposky, PRIM's Chief Investment Operations Officer, was selected to the CFA Institute's GIPS Standards Asset Owner Subcommittee. (August 2021)

Certificate of Achievement for Excellence in Financial Reporting – Government Finance Officer Association

PRIM was awarded the Government Finance Officer Association's Certificate of Achievement for Excellence in Financial Reporting for the 16th consecutive year. (June 2021)

MIT Sloan/PRIM Collaboration on Environmental, Social, and Governance Ratings Research

Asset Managers MFS Investment Management, AQR Capital Management, Asset Management One, and solutions provider Qontigo have joined with PRIM and the MIT Sloan Sustainability Initiative as founding members of the Aggregate Confusion Project. The groundbreaking collaboration seeks to create more reliable and transparent ESG data and benchmarks for Investors. (October 2021)

PRIM FUTURE Initiative on Diversity & Inclusion

PRIM launched the FUTURE initiative, which is designed to implement the newly created Investment Equity law, the law created and championed by Treasurer Goldberg and signed into law in January 2021. The new law will help PRIM create an enhanced pathway for diverse investment mangers and vendors to compete successfully for contracts. (May 2021)

Commonwealth's Citation for Outstanding Performance

Deb Coulter, PRIM's Chief Financial Officer and Chief Administration Officer, and Matt Liposky, PRIM's Chief Investment Operations Officer, were each awarded the Commonwealth's Citation for Outstanding Performance by the Treasurer for great work in their respected areas (November 2021)

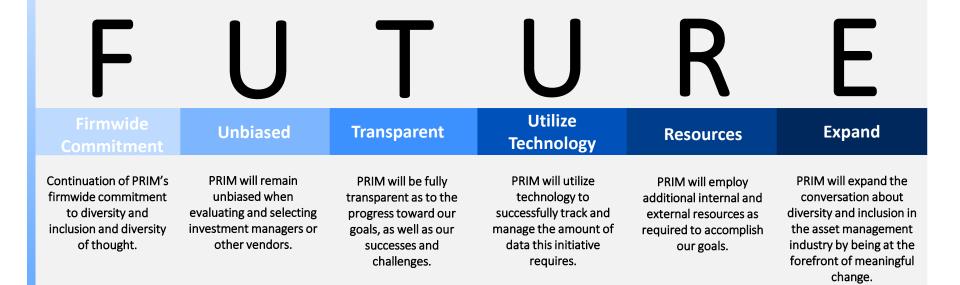


PRIM'S FUTURE INITIATIVE



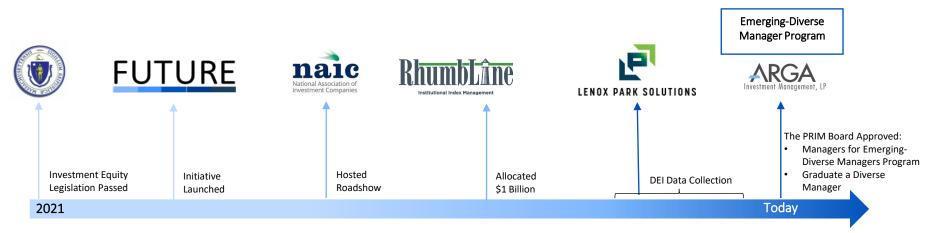
PRIM's FUTURE Initiative

PRIM believes that diversity of thought and investment equity is critical to the FUTURE success of PRIM and the asset management industry. To successfully implement and accomplish these goals, PRIM must plan for the FUTURE:





FUTURE Initiative Update



Investment Equity Legislation Passed

 Investment Equity Legislation passed that sets goals for PRIM to reduce barriers and increase the use of diverse investment managers and vendors.

Reduced Barriers

 Identified, researched and recommending managers for PRIM's Emerging-Diverse Manager Program.

Enhance Diversity, Equity & Inclusion (DEI) Reporting

 Hired Lenox Park Solutions (Lenox Park) to survey, measure and track comprehensive DEI information for all of PRIM's investment managers and vendors. Survey launched on October 25th.

Improved Sourcing

- Hosted a NAIC Roadshow of diverse managers. (July 15th)
- Received 60+ diverse manager submissions on new PRIM webpage.

Allocated Capital to Diverse Managers

 In 2021, PRIM committed \$2.2 billion to diverse managers.

Graduate Managers

 In December, the PRIM Board voted to graduate a diverse manager (Arga) from the Xponance manager-ofmanagers portfolio.

PRIM staff continues to meet, discuss and partner with industry leaders on DEI.



ECONOMIC BACKDROP

ALLINT



U.S. Economic Data

UNEMPLOYMENT RATE



MANUFACTURING PMI

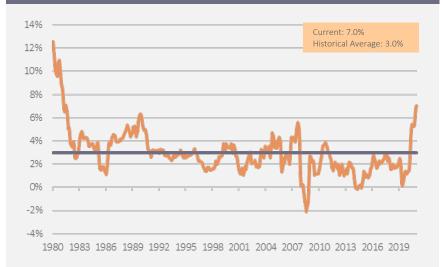


18 Source: FactSet, PRIM Staff. All data as of December 31, 2021, or most recent report.

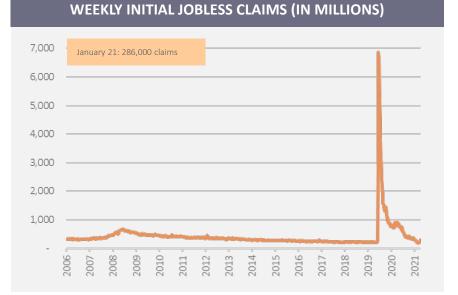
GDP GROWTH RATE



CONSUMER PRICE INDEX



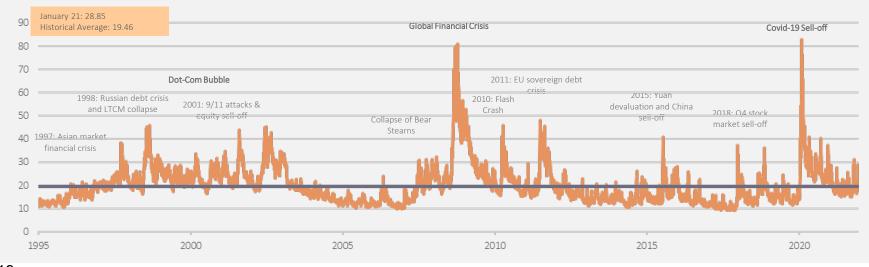
U.S. Economic Data



WTI CRUDE OIL (\$/BBL)



CBOE MARKET VOLATILITY INDEX (VIX)



19 Source: FactSet, PRIM Staff. All data as of January 21, 2022, or most recent report.

PRIT FUND ASSET ALLOCATION TARGETS



Changes to Target Ranges – PRIT Fund Asset Allocation

Approved February 24, 2021

Increase in Allocation Range

Private Equity: Target Band moves up 1% Same Allocation Range

Global Equity: Target Band stays the same

Core Fixed Income: Target Band stays the same

Value-Added Fixed Income: Target Band stays the same

Real Estate: Target Band stays the same

Timberland: Target Band stays the same Decrease in Allocation Range

Portfolio Completion Strategies: Target Band moves down 1%



PRIT Asset Allocation

Approved February 24, 2021

	AA 2020 Approved Range	AA 2021 Approved Range	Within Range
Global Equity including Hedged JS Equity)	34% -44%	No Change	Yes
Core Fixed ncome	12% - 18%	No Change	Yes
/alue-Added Fixed Income	5% - 11%	No Change	Yes
Private Equity	10% - 16%	11% - 17%	Yes
Real Estate	7% - 13%	No Change	Yes
Fimberland	1% - 7%	No Change	Yes
Portfolio Completion Strategies	8% - 14%	7% - 13%	Yes
	Including Hedged S Equity) Fore Fixed Income Value-Added ixed Income rivate Equity leal Estate imberland	Approved RangeSilobal Equity Including Hedged S Equity)34% -44%Sequity)12% - 18%Sore Fixed Income5% - 11%Salue-Added ixed Income5% - 11%Silobal Equity10% - 16%Seal Estate7% - 13%Simberland1% - 7%Sortfolio Completion8% - 14%	Approved RangeApproved RangeApproved RangeSlobal Equity Including Hedged S Equity)34% -44%No Changeoree Fixed Income12% - 18%No Changealue-Added ixed Income5% - 11%No Changerivate Equity10% - 16%11% - 17%eeal Estate7% - 13%No Changeortfolio Completion8% - 14%7% - 13%

The ranges in the PRIM asset allocation reflect the long-standing use of bands around a midpoint. Managing the asset allocation to a particular midpoint in the range is not always possible, practical or advisable.



PRIM 2021 Asset Allocation Recommendations

NEPC Capital Market Assumptions with PE and PCS Changes

	12,			12/31/20 Asset Class Assumptions		
Asset Classes	Proposed Asset Allocation Range		10 Yr. Expected Return	30 Yr. Expected Return		
US Equity ¹	21.2%		5.5%	6.4%		
International Equities ²	11.8%		5.9%	6.6%		
Emerging International Equities ²	5.0%		7.6%	8.4%		
Hedged Equity ³	1.0%		4.8%	5.7%		
Global Equity 34% - 44%						
Core Bonds	7.0%		1.4%	2.7%		
Short-Term Fixed Income ⁴	1.0%		1.0%	2.0%		
20+ Yr. Treasury STRIPS	3.0%		0.4%	1.7%		
TIPS/ILBs	4.0%		1.0%	2.1%		
Core Fixed Income 12% - 18%						
Value-Added Fixed Income ⁵		5% - 11%	4.8%	6.2%		
Private Equity		11% - 17%	9.6%	10.2%		
Real Estate ⁶		7% - 13%	4.8%	6.0%		
Timberland ⁷		1% - 7%	5.4%	6.6%		
Portfolio Completion (PCS) ⁸		7% - 13%	4.0%	5.2%		
Total Fund Expected Return ⁹			5.8%	6.8%		

1. Blended allocation to large-cap equity (85%) and small-cap equity (15%)

2. Blended allocation to large-cap equity (90%) and small-cap equity (10%)

3. Modeled as US LIBOR, US large-cap equity, and US small-cap equity

4. Modeled as short-term Treasury

5. Modeled as 50% High Yield and 50% Private Debt

6. Real Estate is modelled as 80% Private Real Estate and 20% REITs

7. Timberland is modeled as Private Real Assets Infrastructure/Land

8. Modeled as equal weighed blend of Hedge Fund Equity, Credit and Macro

9. Asset classes modeled as the midpoint of the asset allocation range



Proposed Changes to Target Ranges – Asset Allocation 2022 Recommendation

Pending Board Vote on February 17, 2022

Increase in Allocation Range

Private Equity: Target Band moves up 1% Same Allocation Range

Core Fixed Income: Target Band stays the same

Value-Added Fixed Income: Target Band stays the same

Real Estate: Target Band stays the same

Timberland: Target Band stays the same

Portfolio Completion Strategies: Target Band stays the same Decrease in Allocation Range

Global Equity: Target Band moves down 1%

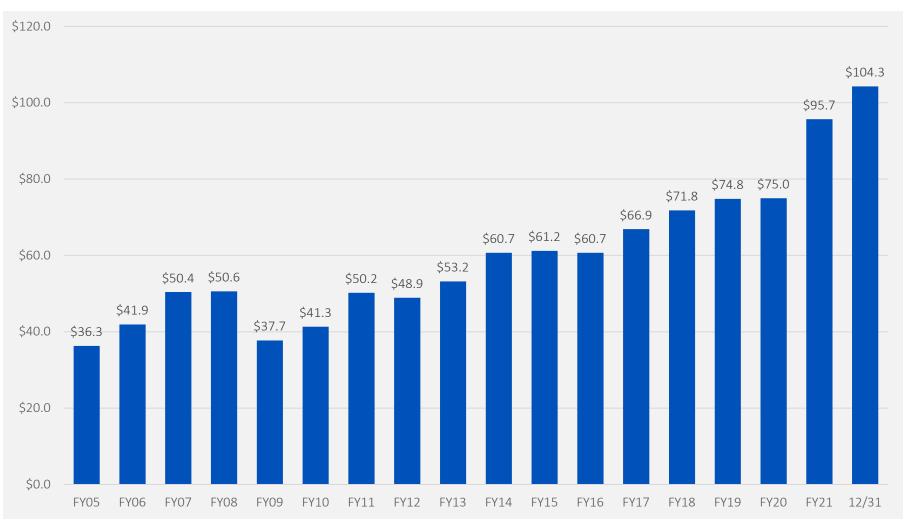


PRIT FUND PERFORMANCE



Total PRIT Fund Fiscal Year Market Value

Value (\$Billions)

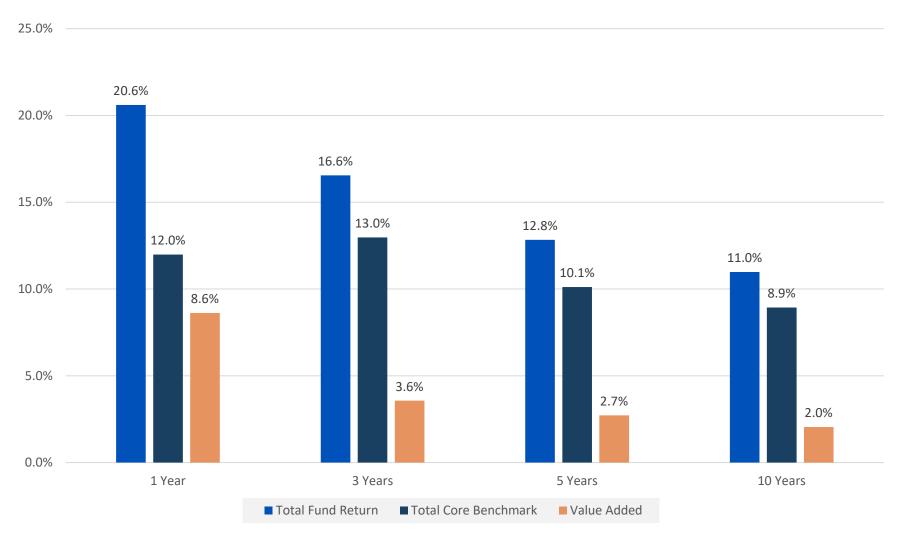


Source: BNY Mellon. As of December 31, 2021.



PRIT Fund Total Returns

Annualized Returns as of December 31, 2021 (Gross of Fees)

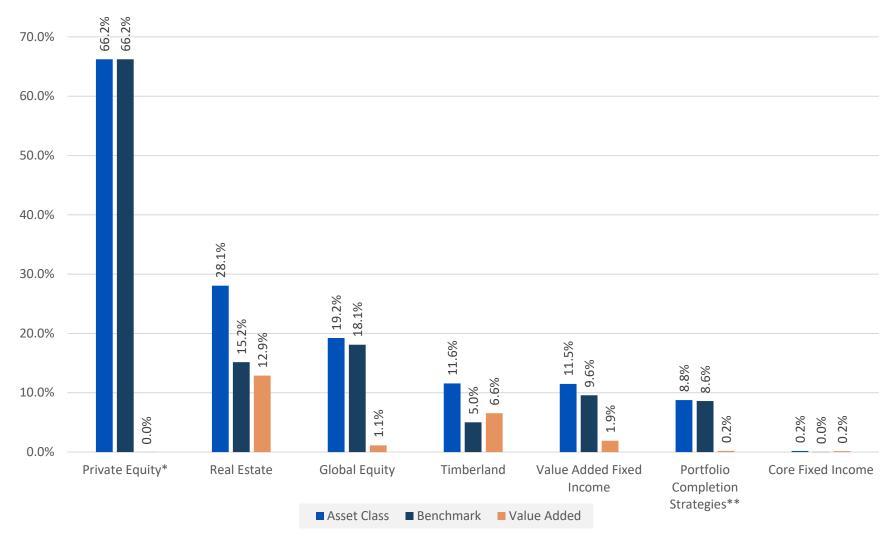


Source: BNY Mellon. Totals may not add due to rounding. Total Core Benchmark includes private equity benchmark.



PRIT Asset Class Performance Summary

One-Year Ended December 31, 2021 (Gross of Fees)

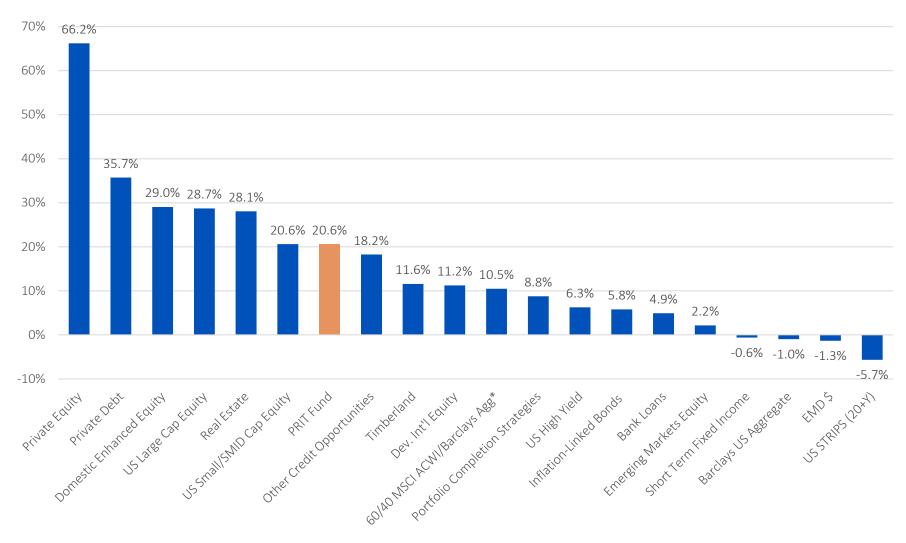


Source: BNY Mellon. Totals may not add due to rounding. *Benchmark is actual performance. **Hedge Fund returns are net of fees.



PRIT Performance By Strategy – One-Year

One-Year Ended December 31, 2021 (Gross of Fees)

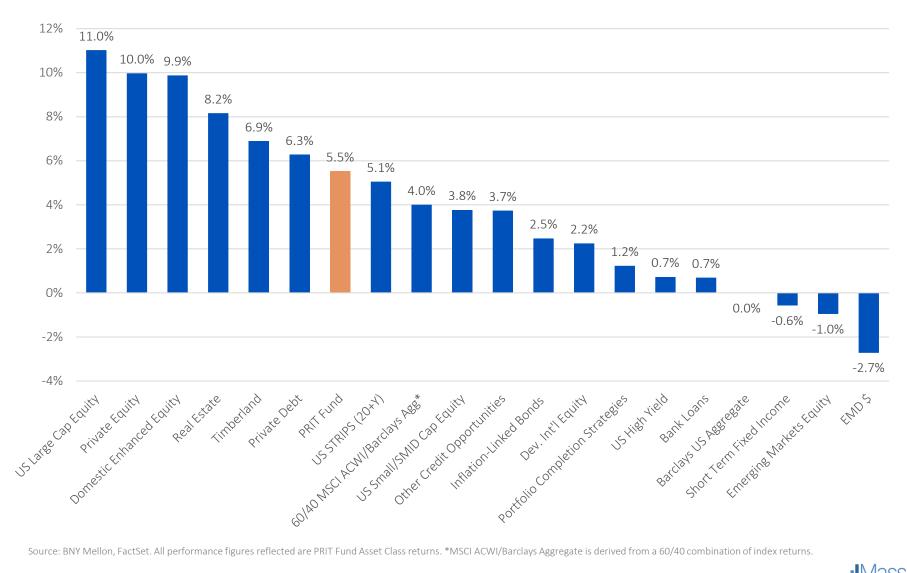


Source: BNY Mellon, FactSet. All performance figures reflected are PRIT Fund Asset Class returns. *MSCI ACWI/Barclays Aggregate is derived from a 60/40 combination of index returns.



PRIT Performance By Strategy – Fourth Quarter 2021

Quarter Ended December 31, 2021 (Gross of Fees)



Source: BNY Mellon, FactSet. All performance figures reflected are PRIT Fund Asset Class returns. *MSCI ACWI/Barclays Aggregate is derived from a 60/40 combination of index returns.



PRIT Fund Annualized Returns By Asset Class

As of December 31, 2021 (Gross of Fees)

1 Year	3 Year	5 Year	10 Year
PRIVATE EQUITY	PRIVATE EQUITY	PRIVATE EQUITY	PRIVATE EQUITY
66.2%	33.2%	29.6%	23.4%
REAL ESTATE	GLOBAL EQUITY	GLOBAL EQUITY	GLOBAL EQUITY
28.1%	20.7%	14.7%	12.3%
GLOBAL EQUITY	REAL ESTATE	REAL ESTATE	REAL ESTATE
19.2%	12.9%	10.6%	11.2%
TIMBER	VALUE-ADDED FIXED INCOME	VALUE-ADDED FIXED INCOME	VALUE-ADDED FIXED INCOME
11.6%	8.5%	7.2%	6.2%
VALUE-ADDED FIXED INCOME	CORE FIXED INCOME	CORE FIXED INCOME	TIMBER
11.5%	7.7%	5.5%	6.0%
PORTFOLIO COMPLETION STRATEGIES	PORTFOLIO COMPLETION STRATEGIES	TIMBER	PORTFOLIO COMPLETION STRATEGIES
8.8%	5.7%	5.3%	5.1%
CORE FIXED INCOME	TIMBER	PORTFOLIO COMPLETION STRATEGIES	CORE FIXED INCOME
0.2%	5.2%	4.6%	4.7%

Source: BNY Mellon.



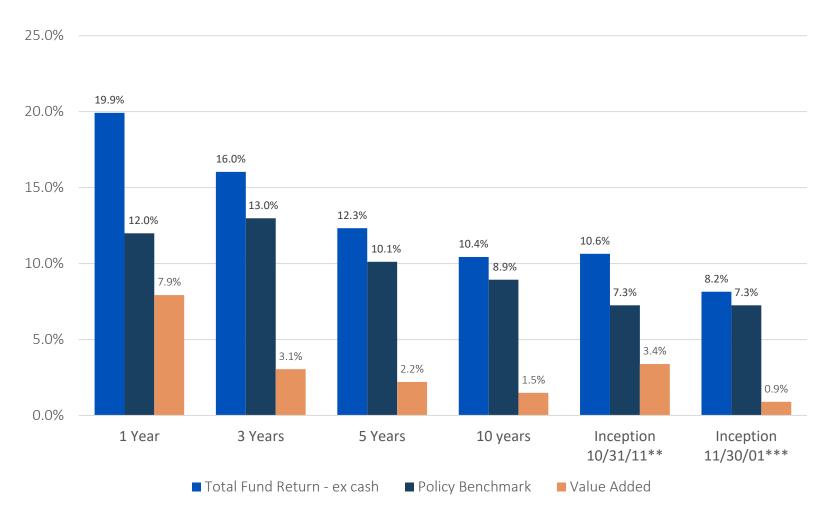
SRBT FUND PERFORMANCE

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Total SRBT Fund Returns

\$3.02 Billion* One Year Ended December 31, 2021 (Net of Fees)



*Participant assets, excluding Mass State Retirees, were \$958.5 million as of December 31, 2021

** The inception date for the SRBTF's investment in the PRIT Fund General Allocation Account (PRIT GA) was 10/31/2011, when 82% of the fund was transitioned from separate accounts to PRIT GA. The remaining 18% of separate account assets were transitioned over the following 14 months with 100% of assets invested in PRIT GA by 12/31/2012. This ITD value of 10.4% reflects the inception-to-date return for PRIT GA assets only.

33 *** The inception date for the TOTAL FUND was 11/30/2001. This ITD value reflects the true inception-to-date return for all SRBTF assets including legacy separate account investments as well as the PRIT GA investments.



MUNICIPAL OUTREACH

ATTIM



FRIAT

Municipal Outreach

- 1. Acton-Boxborough Regional School District
- 2. Andover
- 3. Amherst-Pelham Regional School District
- 4. Andover
- 5. Arlington*
- 6. Ayer Shirley Regional School District
- 7. Belmont
- 8. Bernardston
- 9. Bridgewater
- 10. Cape Cod Regional Transit Authority
- 11. Cape Cod Light Compact (JPE)
- 12. Central Collaborative*
- 13. Chelmsford Water District
- 14. Clinton
- 15. Concord*
- 16. Dartmouth
- 17. Dracut
- 18. Everett*
- 19. Freetown
- 20. Foxboro
- 21. Greater Lawrence Sanitary District
- 22. Greenfield
- 23. Gloucester
- 24. Groton
- 25. Halifax
- 26. Hamilton Wenham School District*
- 27. Haverhill
- 28. Hull*
- 29. Lawrence
- 30. Lynn
- 31. Massachusetts Association of Regional Planning Agencies (MARPA)
- 32. Massachusetts Housing Finance Authority
- 33. Medway

- 34. Melrose
- 35. Middlesex Country Retirement System
- 36. Mohawk/Hawlemont Regional School District (Buckland)
- 37. Nauset Regional High School
- 38. Newbury
- 39. Pepperell
- 40. Prospect Hill Academy Charter School
- 41. Saugus
- 42. Somerset
- 43. Somerville*
- 44. South Essex Sewerage District*
- 45. Springfield
- 46. Stoneham
- 47. Sudbury
- 48. Taunton
- 49. Tri-County Educational Collaborative (Franklin, MA)
- 50. Truro
- 51. Waltham
- 52. Watertown*
- 53. Webster*
- 54. West Boylston Municipal Light Department
- 55. Westford
- 56. West Newbury
- 57. Weston
- 58. Weymouth*
- 59. Winthrop
- 60. Woburn*

*Active, New listing



Governmental Entities Participating in the SRBTF

- 1. Town of Acton
- 2. Town of Acushnet
- 3. Town of Amherst
- 4. Town of Ayer
- 5. Town of Bedford
- 6. Town of Bellingham
- 7. City of Beverly
- 8. BiCounty Educational Collaborative, Franklin, MA
- 9. Town of Blackstone
- 10. Boston Redevelopment Authority
- 11. Town of Boxford
- 12. Town of Braintree
- 13. Town of Brewster
- 14. Town of Brookline
- 15. Town of Burlington
- 16. Byfield Water District
- 17. Town of Chelmsford
- 18. Concord Area Special Education (CASE) Collaborative
- 19. Town of Cohasset
- 20. Town of Dalton
- 21. Town of Dracut
- 22. Town of Dedham
- 23. Town of East Bridgewater
- 24. Fall River Housing Authority
- 25. City of Fitchburg
- 26. Town of Franklin
- 27. Franklin Regional Council of Governments

- 28. Greater Lowell Regional Technical School
- 29. Town of Harvard
- 30. Town of Hingham
- 31. Town of Holliston
- 32. Town of Ipswich
- 33. Town of Lancaster
- 34. Lawrence Housing Authority
- 35. Town of Lenox
- 36. City of Leominster
- 37. Town of Lincoln
- 38. Lincoln-Sudbury Regional School District
- 39. Town of Longmeadow
- 40. Lowell Regional Transit Authority (LRTA)
- 41. Lower Pioneer Valley Educational Collaborative
- 42. Town of Manchester-By-The-Sea
- 43. Manchester Essex Regional School District
- 44. Town of Marblehead
- 45. Marblehead Municipal Light Department
- 46. Massachusetts School Building Authority
- 47. Massachusetts State College Building Authority
- 48. Mass State Retirees (SRBTF)
- 49. Mass Water Resources Authority
- 50. Town of Medfield
- 51. Town of Middleton
- 52. Town of Milton
- 53. Town of Montague
- 54. Nashoba Regional School District

- 55. Town of Needham
- 56. City of New Bedford
- 57. City of Newburyport
- 58. City of Newton
- 59. Town of North Andover
- 60. Town of Northborough
- 61. Town of Northfield
- 62. Old Rochester Regional School District
- 63. Town of Orleans
- 64. Pilgrim Area Collaborative (PAC), Pembroke, MA
- 65. Town of Provincetown
- 66. Quabbin Health District
- 67. Town of Reading
- 68. Reading Municipal Light Department
- 69. Shawsheen Valley Technical High School, Billerica, MA
- 70. Town of Sherborn
- 71. South Hadley Fire District
- 72. Town of Stockbridge
- 73. Town of Tewksbury
- 74. Town of Wakefield
- 75. Wakefield Municipal Gas & Light Department
- 76. Town of Wayland
- 77. Town of Wellesley
- 78. Town of Westwood
- 79. Town of Wilmington
- 80. City of Worcester

I Mass PRIM

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THANK YOU

CONTACTS

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