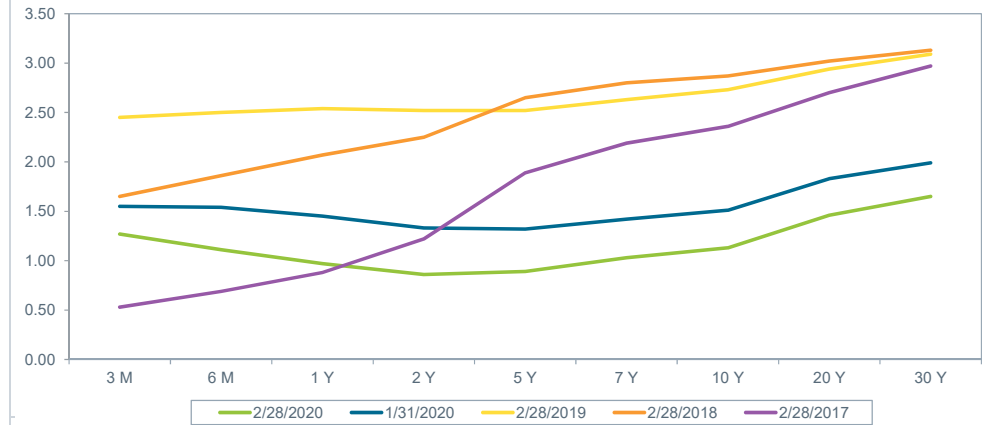


General Market Commentary

- Global equity markets sold off sharply during February, driven by heightened fears of the coronavirus (COVID-19) reaching pandemic status. Concerns of a global economic slowdown increased as the virus spread beyond China to South Korea, Italy, and Iran among other countries.
- US equity markets experienced their fastest correction in history, as the S&P 500 dropped more than 10% in just six days.
- US Treasury interest rates dropped significantly in February and the spread between the 2 and 10 year Treasury widened. A decrease in forward-looking inflation expectations coupled with continued flows from equity markets into safe haven fixed income assets pushed rates lower.
- Equity markets posted negative returns in February as the S&P 500 (Cap Wtd) Index returned -8.23% and the MSCI EAFE (Net) Index returned -9.04%. Emerging markets returned -5.27% as measured by the MSCI EM (Net) Index.
- The Bloomberg US Aggregate Bond Index returned 1.80% in February, outperforming the 1.66% return by the Bloomberg US Treasury Intermediate Term Index. International fixed income markets returned -0.06%, as measured by the FTSE Non-US World Gov't Bond Index.
- Public real estate, as measured by the FTSE NAREIT Eq REITs Index (TR), returned -8.01% in February and 5.06% over the trailing five-year period.
- The Cambridge US Private Equity Index returned 7.76% for the trailing one-year period and 11.68% for the trailing five-year period ending September 2019.
- Absolute return strategies, as measured by the HFRI FOF Comp Index, returned -1.60% for the month and 3.22% over the trailing one-year period.
- Crude oil's price fell by 13.19% during the month, and has decreased by 21.78% YoY.

Treasury Yield Curve (%)



Economic Indicators	Feb-20	Jan-20	Feb-19	10 Yr	20 Yr
Federal Funds Rate (%)	1.58 ▼	1.59	2.40	0.64	1.76
Breakeven Inflation - 5 Year (%)	1.37 ▼	1.60	1.86	1.75	1.84
Breakeven Inflation - 10 Year (%)	1.43 ▼	1.64	1.94	1.99	2.03
Breakeven Inflation - 30 Year (%)	1.54 ▼	1.73	1.98	2.12	2.25
Bloomberg US Agg Bond Index - Yield (%)	1.68 ▼	2.02	3.21	2.49	3.75
Bloomberg US Agg Bond Index - OAS (%)	0.50 ▲	0.44	0.45	0.52	0.63
Bloomberg US Agg Credit Index - OAS (%)	1.17 ▲	0.98	1.14	1.31	1.45
Bloomberg US Corp: HY Index - OAS (%)	5.00 ▲	3.90	3.79	4.77	5.45
Capacity Utilization (%)	76.98 ▲	76.64	78.46	76.78	77.06
Unemployment Rate (%)	3.5 ▼	3.6	3.8	6.1	5.9
PMI - Manufacturing (%)	50.1 ▼	50.9	54.1	54.1	52.6
Baltic Dry Index - Shipping	535 ▲	487	658	1,240	2,319
Consumer Conf (Conf Board)	130.70 ▲	130.40	131.40	92.58	92.46
CPI YoY (Headline) (%)	2.3 ▼	2.5	1.5	1.8	2.2
CPI YoY (Core) (%)	2.4 ▲	2.3	2.1	1.9	2.0
PPI YoY (%)	1.2 ▼	2.5	0.5	1.8	2.2
M2 YoY (%)	7.4 ▲	7.0	4.1	5.9	6.2
US Dollar Total Weighted Index	117.77 ▲	115.79	114.12	102.71	102.90
WTI Crude Oil per Barrel (\$)	45 ▼	52	57	72	62
Gold Spot per Oz (\$)	1,586 ▼	1,589	1,313	1,355	945

Treasury Yield Curve (%)	Feb-20	Jan-20	Feb-19	Feb-18	Feb-17
3 Month	1.27	1.55	2.45	1.65	0.53
6 Month	1.11	1.54	2.50	1.86	0.69
1 Year	0.97	1.45	2.54	2.07	0.88
2 Year	0.86	1.33	2.52	2.25	1.22
5 Year	0.89	1.32	2.52	2.65	1.89
7 Year	1.03	1.42	2.63	2.80	2.19
10 Year	1.13	1.51	2.73	2.87	2.36
20 Year	1.46	1.83	2.94	3.02	2.70
30 Year	1.65	1.99	3.09	3.13	2.97

Market Performance (%)	MTD	QTD	CYTD	1 Yr	3 Yr	5 Yr	7 Yr	10 Yr
S&P 500 (Cap Wtd)	-8.23	-8.27	-8.27	8.19	9.87	9.23	12.29	12.65
Russell 2000	-8.42	-11.36	-11.36	-4.92	3.52	5.12	8.62	10.41
MSCI EAFE (Net)	-9.04	-10.94	-10.94	-0.57	3.92	1.96	3.98	4.83
MSCI EAFE SC (Net)	-9.80	-12.42	-12.42	-0.94	4.13	4.65	6.42	7.57
MSCI EM (Net)	-5.27	-9.69	-9.69	-1.88	4.89	2.73	1.75	3.18
Bloomberg US Agg Bond	1.80	3.76	3.76	11.68	5.01	3.58	3.29	3.93
ICE BofAML 3 Mo US T-Bill	0.15	0.28	0.28	2.18	1.73	1.13	0.82	0.61
NCREIF ODCE (Gross)	N/A	N/A	N/A	5.34	7.09	8.97	10.17	11.42
FTSE NAREIT Eq REITs Index (TR)	-8.01	-6.90	-6.90	4.22	4.38	5.06	7.63	11.16
HFRI FOF Comp Index	-1.60	-1.30	-1.30	3.22	2.78	1.73	2.88	2.72
Bloomberg Comdty Index (TR)	-5.04	-12.03	-12.03	-11.05	-5.19	-6.20	-8.17	-5.58

NCREIF performance is reported quarterly; MTD and QTD returns are shown as "N/A" on interim-quarter months and until available. Data shown is as of most recent quarter-end. Treasury data courtesy of the US Department of the Treasury. Economic data courtesy of Bloomberg Professional Service.

