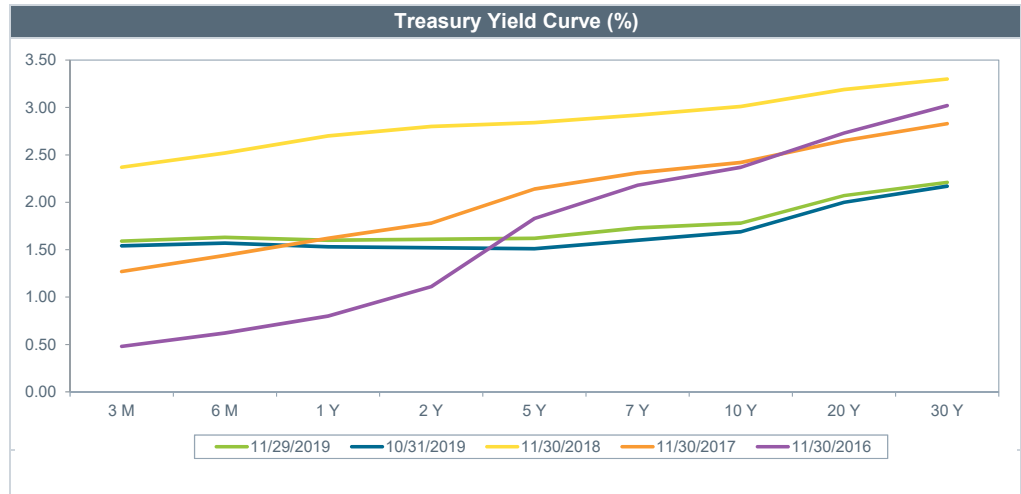


General Market Commentary

- The US treasury yield curve rose across all maturities during November, though shorter-dated yields increased more than longer-dated yields causing the yield curve to flatten slightly. Yields rose due to a modest uptick in inflation expectations and stronger than anticipated US economic data.
- Equity markets continued their 2019 rally, posting robust November returns. While International equity markets increased modestly during the month, US equity markets strengthened considerably on stronger than expected economic data, impressive corporate earnings, and continued optimism of a trade deal between the US and China.
- Equity markets posted positive returns in November as the S&P 500 (Cap Wtd) Index returned 3.63% and the MSCI EAFE (Net) Index returned 1.13%. Emerging markets returned -0.14% as measured by the MSCI EM (Net) Index.
- The Bloomberg US Aggregate Bond Index returned -0.05% in November, outperforming the -0.25% return by the Bloomberg US Treasury Intermediate Term Index. International fixed income markets returned -1.71%, 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 -1.51% in November and 7.73% over the trailing five-year period.
- The Cambridge US Private Equity Index returned 10.49% for the trailing one-year period and 11.73% for the trailing five-year period ending June 2019.
- Absolute return strategies, as measured by the HFRI FOF Comp Index, returned 0.54% for the month and 4.47% over the trailing one-year period.
- Crude oil's price increased by 1.83% during the month, and has increased by 8.33% YoY.



Economic Indicators	Nov-19	Oct-19	Nov-18	10 Yr	20 Yr
Federal Funds Rate (%)	1.56 ▼	1.58	2.20	0.60	1.81
Breakeven Inflation - 5 Year (%)	1.53 ▲	1.45	1.77	1.75	1.85
Breakeven Inflation - 10 Year (%)	1.63 ▲	1.55	1.97	2.00	2.03
Breakeven Inflation - 30 Year (%)	1.71 ▲	1.62	2.05	2.14	2.26
Bloomberg US Agg Bond Index - Yield (%)	2.30 ▲	2.23	3.54	2.52	3.81
Bloomberg US Agg Bond Index - OAS (%)	0.44 ▼	0.46	0.50	0.52	0.63
Bloomberg US Agg Credit Index - OAS (%)	1.00 ▼	1.05	1.29	1.33	1.46
Bloomberg US Corp: HY Index - OAS (%)	3.70 ▼	3.92	4.18	4.84	5.47
Capacity Utilization (%)	77.32 ▲	76.61	79.57	76.60	77.12
Unemployment Rate (%)	3.5 ▼	3.6	3.7	6.3	5.9
PMI - Manufacturing (%)	48.1 ▼	48.3	58.8	54.3	52.7
Baltic Dry Index - Shipping	1,528	1,731	1,231	1,295	2,326
Consumer Conf (Conf Board)	125.50 ▼	126.10	136.40	90.68	92.59
CPI YoY (Headline) (%)	2.1 ▲	1.8	2.2	1.8	2.2
CPI YoY (Core) (%)	2.3 —	2.3	2.2	1.8	2.0
PPI YoY (%)	1.1 ▲	-0.2	2.0	1.8	2.3
M2 YoY (%)	7.4 ▲	6.6	3.3	5.9	6.2
US Dollar Total Weighted Index	92.71 ▲	91.71	92.03	82.71	86.09
WTI Crude Oil per Barrel (\$)	55 ▲	54	51	73	62
Gold Spot per Oz (\$)	1,464 ▼	1,513	1,221	1,345	930

Treasury Yield Curve (%)	Nov-19	Oct-19	Nov-18	Nov-17	Nov-16			
3 Month	1.59	1.54	2.37	1.27	0.48			
6 Month	1.63	1.57	2.52	1.44	0.62			
1 Year	1.60	1.53	2.70	1.62	0.80			
2 Year	1.61	1.52	2.80	1.78	1.11			
5 Year	1.62	1.51	2.84	2.14	1.83			
7 Year	1.73	1.60	2.92	2.31	2.18			
10 Year	1.78	1.69	3.01	2.42	2.37			
20 Year	2.07	2.00	3.19	2.65	2.73			
30 Year	2.21	2.17	3.30	2.83	3.02			
Market Performance (%)	MTD	QTD	CYTD	1 Yr	3 Yr	5 Yr	7 Yr	10 Yr
S&P 500 (Cap Wtd)	3.63	5.87	27.63	16.11	14.88	10.98	14.39	13.44
Russell 2000	4.12	6.86	22.01	7.51	8.57	8.22	11.75	12.38
MSCI EAFE (Net)	1.13	4.76	18.17	12.44	9.62	4.26	6.34	5.32
MSCI EAFE SC (Net)	2.21	6.86	19.73	12.01	10.39	7.81	9.39	8.36
MSCI EM (Net)	-0.14	4.07	10.21	7.28	9.01	3.13	2.90	3.34
Bloomberg US Agg Bond	-0.05	0.25	8.79	10.79	4.10	3.08	2.71	3.59
ICE BofAML 3 Mo US T-Bill	0.12	0.32	2.13	2.32	1.63	1.04	0.76	0.57
NCREIF ODCE (Gross)	N/A	N/A	3.77	5.60	7.31	9.35	10.30	10.86
FTSE NAREIT Eq REITs Index (TR)	-1.51	-0.16	26.76	16.33	10.02	7.73	10.18	12.78
HFRI FOF Comp Index	0.54	1.03	6.22	4.47	3.49	2.03	3.30	2.70
Bloomberg Cmdb Index (TR)	-2.56	-0.59	2.52	-4.54	-1.97	-6.36	-7.72	-5.01

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.

