



LABF of Chicago

Laborers' and Retirement Board Employees' Annuity and Benefit Fund of Chicago Year End Summary December 31, 2019



April 27, 2020

The Board of Trustees Laborers' & Retirement Board Employees' Annuity & Benefit Fund of Chicago 321 N. Clark Street, Suite 1300 Chicago, IL 60654-4739

Dear Trustees:

Marquette Associates would like to provide a summary of the investment results for the Laborers' & Retirement Board Employees' Annuity & Benefit Fund of Chicago ("LABF") for the year ended December 31, 2019.

Interest rates decreased and credit spreads tightened over the year providing strong returns for investment grade fixed income with the Barclays Aggregate Bond Index up 8.7%, and additional outperformance from long duration and high yield bonds. U.S. Equities had a strong year, with the S&P 500 returning +31.5% and the Russell 2000 returning +25.5%. Broad International equity markets (MSCI All Country World ex-U.S.) underperformed U.S. markets, up 21.5% for the year. Emerging markets (MSCI Emerging Markets Index) underperformed developed markets, up 18.4% for the year. Private Real Estate continued to provide steady income returns, up 6.4%.

The Total Fund returned +18.0% for calendar year 2019, net of fees, outperforming the Policy Index's return of 17.2%. The Fund ranked in the 27th percentile in the Investment Metrics Public Defined Benefit Fund over \$1 billion peer universe. The 3-year annualized return for the Fund was 9.3%, net of fees, versus 8.5% for the benchmark, ranking the Fund in the 36th percentile. The 5-year annualized return for the Fund was 6.3%, net of fees, versus 6.5% for the benchmark, ranking the Fund in the 80th percentile.

Factors that contributed to 2019 performance included:

- Fixed Income –Robust returns from the asset class, outperforming the broad global fixed income market, due to core fixed income manager outperformance and a significant allocation to emerging markets bonds.
- U.S. Equity Particularly strong returns in 2019, with large cap stocks significantly outperforming mid and small cap stocks, and growth significantly outperforming value for the year. LABF's U.S. Equity Composite underperformed its benchmark, mainly due to the Plan's policy overweight to mid and small cap equities.

Marquette Associates

- International Equity LABF's International Equity Composite outperformed for the year, due mainly to significant active manager outperformance.
- Global Equity At the composite level, the asset class slightly underperformed the MSCI ACWI Index, with the focus on low volatility equities.
- Hedge Funds The asset class provided marginal returns for the year, as hedge fund strategies generally did not capture the strong market upside in 2019. Relative manager underperformance also caused the LABF hedge fund portfolio underperform its benchmark for the year.
- Real Estate Both open-end and closed-end managers experienced steady income returns for the year, with solid appreciation in some closed end funds. Real Estate was drag on the LABF total portfolio return in such a strong year for equities.
- Private Equity & Debt The asset class was an overall detractor from LABF's performance for the year, returning roughly 1.9%. Private holdings significantly underperformed public markets in 2019.

LABF continues to invest in a well-diversified portfolio of assets to provide growth opportunities for LABF assets in the years to come. The LABF implements this diversified portfolio by using a combination of active and passive management.

Sincerely,

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James R. Wesner, CFA Managing Partner

Kweku Obed, CFA, CAIA Managing Partner

Total Fund Composite

Investment Managers

Market Value: \$1,130.1 Million and 100.0% of Fund

Investment Manager	Asset Class	Inception Date
Defined Addresses		Ocartember 2004
Baird Advisors	Core Fixed Income	September 2001
M Capital Core	Core Fixed Income	April 2012
Neuberger Berman Fixed Income	Opportunistic Fixed Income	October 2012
M Capital EMD	EM Fixed Income	August 2016
Rhumbline S&P 500 Index	Large-Cap Core	August 2016
Keeley-Teton Advisors	Smid-Cap Value	December 1998
riel	Smid-Cap Value	June 1985
iera Capital Smid	Smid-Cap Growth	December 2015
Baillie Gifford	Non-U.S. Large-Cap Core	September 2008
Vasatch International Small Equity	Non-U.S. Small-Cap Core	December 2013
/ontobel	Emerging Markets	August 2009
Villiam Blair Emerging Markets Small Cap	EM Small-Cap	November 2013
azard Global Low Volatility	Global Low-Volatility	November 2018
Progress Investment Management	Global Manager of Managers	September 2014
intrust Special OP Fd II	Multi-Strat. Hedge FoF	November 2011
Intrust Special OP Fd III	Multi-Strat. Hedge FoF	March 2015
Pluscios Mgmt LLC	Multi-Strat. Hedge FoF	February 2013
ighthouse Global Long-Short	Hedged Equity Hedge FoF	August 2014
ore Classic Fund	Credit Hedge FoF	December 2018
ayCity Long-Short Credit Fund	Credit Hedge Fund	June 2019
SB Capital Management	Core Real Estate	September 2012
PMorgan Strategic Property Fund	Core Real Estate	December 2018
Capri Select Fund II	Opportunistic Real Estate	March 2006
BC Opportunity III LP	Opportunistic Real Estate	June 2006
BC Opportunity IV LP	Opportunistic Real Estate	January 2011
lesirow Financial Real Estate Value Fund	Value-Added Real Estate	March 2012
lesirow Financial Real Estate Value Fund II	Value-Added Real Estate	July 2015
lesirow Financial Real Estate Value Fund III	Value-Added Real Estate	February 2018
ong Wharf Real Estate Fund V	Value-Added Real Estate	September 2016
ong Wharf Real Estate Fund VI	Value-Added Real Estate	December 2019
Illico Infrastructure Taxable Fund LP	Core Infrastructure	March 2020
rightwood Capital Fund IV	Private Debt	October 2016
Blouston PE Opportunities V	Secondary Private Equity FoF	June 2016
lopewell Ventures	Venture Private Equity	November 2005
evine Leichtman Capital Partners VI, LP	LBO Private Equity	May 2018
/idwest Mezz IV	Mezz. Private Equity	March 2007
lesirow I	Global Divers. Private Equity FoF	April 1999
1esirow I	Global Divers. Private Equity FoF	July 2001
fesirow IV	Global Divers. Private Equity FoF	December 2007
Aesirow IX	Private Equity Co-Investment	June 2006
Aesirow X	Private Equity Co-Investment	August 2009
Palladium Equity Partners V	LBO Private Equity	February 2019
Pantheon Global SEC IV	Secondary Private Equity FoF	
	Secondary Private Equity FOF	August 2010

Laborers' and Retirement Board Employees' Annuity and Benefit Fund

Performance Update (Net of Fees)

	Ending December 31, 2019									
	3 Mo	1 Yr	3 Yrs	5 Yrs	10 Yrs	2019	2018	2017	2016	2015
Total Fund Composite	6.1	18.0	9.4	6.3	7.9	18.0	-6.7	18.7	5.3	-1.3
Policy Index	5.4	17.4	8.6	6.6	8.3	17.4	-6.4	16.4	7.5	-0.2
Allocation Index	5.8	16.7	8.6	6.5	7.8	16.7	-6.4	17.2	8.2	-1.3
Total Fixed Income	0.6	8.9	4.8	3.9	4.3	8.9	-1.3	6.9	7.2	-2.0
BBgBarc Global Aggregate (Hedged)	-0.5	8.2	4.3	3.6	4.1	8.2	1.8	3.0	3.9	1.0
Total Equity	9.8	28.2	13.2	8.2	10.1	28.2	-11.5	27.9	4.8	-2.6
MSCI ACWI	9.0	26.6	12.4	8.4	8.8	26.6	-9.4	24.0	7.9	-2.4
Total Domestic Equity	9.2	30.3	12.1	8.6	11.8	30.3	-8.8	18.5	12.1	-4.4
Russell 3000	9.1	31.0	14.6	11.2	13.4	31.0	-5.2	21.1	12.7	0.5
Total International Equity	11.3	27.2	14.8	7.7	7.0	27.2	-15.3	40.4	-2.2	-1.9
MSCI ACWI ex USA	8.9	21.5	9.9	5.5	5.0	21.5	-14.2	27.2	4.5	-5.7
Total Global Equity	5.3	23.9	11.2	7.8		23.9	-10.8	24.3	6.1	0.0
MSCI ACWI Minimum Volatility Index	3.0	21.1	12.0	9.2	10.3	21.1	-1.6	17.9	7.4	2.8
Hedge Funds	2.9	6.0	2.5	1.6	3.5	6.0	-3.0	4.8	1.2	-0.6
HFRI Fund of Funds Composite Index	3.1	8.4	3.9	2.4	2.8	8.4	-4.0	7.8	0.5	-0.3
Real Estate	2.4	4.9	6.6	8.7	7.4	4.9	9.7	5.2	4.9	19.3
NPI	1.5	6.4	6.7	8.3	10.2	6.4	6.7	7.0	8.0	13.3
Private Markets	2.8	3.4	5.4	6.3	8.9	3.4	3.9	9.1	7.1	8.1
Private Markets Benchmark	3.1	12.1	10.1	8.9	10.2	12.1	7.1	11.2	10.2	4.0
Private Debt	0.4	2.7	10.1			2.7	10.4	17.6		
Credit Suisse Leveraged Loans	1.7	8.2	4.5	4.5	5.2	8.2	1.1	4.2	9.9	-0.4
Private Equity	3.6	4.0	5.2	6.2	8.8	4.0	2.8	8.8	7.3	8.1
Cambridge Assoc. U.S. Private Equity Index	4.2	15.1	14.5	12.2	14.1	15.1	11.8	16.6	10.3	7.3

Green denotes outperformance of the respective benchmark; Red denotes underperformance of the respective benchmark.



Return Summary

- Performance is calculated on a time-weighted basis, using the modified Dietz method.

- Performance for the current quarter is not yet final, and is subject to change.

- LABF Policy Index: A weighted average of policy target allocations of the benchmarks of the Fund's approved asset allocation. During the transition in calendar 2018, the Policy Index equals the Allocation Index.

- LABF Allocation Index: A weighted average of the actual allocations of the benchmarks of the Fund's invested asset classes.

-Private Markets Benchmark: A weighted average of approved Policy Target allocations for Private Debt and Private Equity Composite benchmarks.



Asset Allocation

Market Value: \$1,130.1 Million and 100.0% of Fund



	Current	%	Policy
Total Fixed Income	\$226,337,504	20.0%	20.0%
Total Equity	\$640,013,768	56.6%	50.0%
Hedge Funds	\$89,214,106	7.9%	10.0%
Real Estate	\$121,384,963	10.7%	10.0%
Real Assets			3.0%
Private Markets	\$33,621,440	3.0%	7.0%
Cash/Other	\$19,522,763	1.7%	0.0%
Total	\$1,130,094,544	100.0%	100.0%

* Approved Target Allocation: 10% Core Fixed Income, 7% Liquid Opportunistic Credit, 3% Emerging Markets Debt, 16% US Large Cap Core Equity, 9% US Smid Cap Equity, 5% Global Low Volatility Equity, 10% Developed Markets Large Cap Equity, 5% Developed Markets Small Cap Equity, 3% Emerging Markets Large Cap Equity, 2% Emerging Markets Small Cap Equity, 5% Equity - Hedged, 5% Hedged Credit, 5% Real Estate - Core, 5% Real Estate - Opportunistic, 3% Infrastructure, 4% Private Equity, 3% Private Debt.

Total Fund Composite

Market Value: \$1,130.1 Million and 100.0% of Fund

Ending December 31, 2019

Policy % 100.0 20.0 10.0
20.0
10.0
7.0
3.0
50.0
25.0
16.0
9.0
20.0
15.0
10.0
5.0
5.0
3.0
2.0
5.0
5.0
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10.0
1 1 1 1 6 8 9 9 8 8 0 5 3 7 3 5 1 7 6 7 7 5 6 6 0 9 9 5 2 1

Total Fund Composite

Market Value: \$1,130.1 Million and 100.0% of Fund

Ending December 31, 2019

		Linuing Decen	iber 51, 2015		
	Asset Class	Market Value (\$)	3 Mo Net Cash Flows (\$)	% of Portfolio	Policy %
Real Estate		121,384,963	-386,953	10.7	10.0
ASB Capital Management	Core Real Estate	39,671,916	-389,865	3.5	
JPMorgan Strategic Property Fund	Core Real Estate	51,001,262	-437,432	4.5	
Capri Select Fund II	Opportunistic Real Estate	2,422	-27,360	0.0	
JBC Opportunity III LP	Opportunistic Real Estate	110,511	0	0.0	
JBC Opportunity IV LP	Opportunistic Real Estate	2,249,039	0	0.2	
Mesirow Financial Real Estate Value Fund II	Value-Added Real Estate	11,726,169	-176,217	1.0	
Mesirow Financial Real Estate Value Fund III	Value-Added Real Estate	6,769,033	-61,739	0.6	
Long Wharf Real Estate Fund V	Value-Added Real Estate	8,412,062	-724,574	0.7	
Long Wharf Real Estate Fund VI	Value-Added Real Estate	1,397,696	1,430,233	0.1	
Real Assets					3.0
Private Markets		33,621,440	-295,271	3.0	7.0
Private Debt		8,842,455	-119,088	0.8	3.0
Brightwood Capital Fund IV	Private Debt	8,842,455	-119,088	0.8	
Private Equity		24,778,985	-176,183	2.2	4.0
Glouston PE Opportunities V	Secondary Private Equity FoF	5,096,191	-398,933	0.5	
Hopewell Ventures	Venture Private Equity	1,265,052	-4,762	0.1	
Levine Leichtman Capital Partners VI, LP	LBO Private Equity	3,493,154	-93,252	0.3	
Midwest Mezz IV	Mezz. Private Equity	115,039	-32,528	0.0	
Mesirow IV	Global Divers. Private Equity FoF	2,006,329	-150,000	0.2	
Mesirow IX	Private Equity Co- Investment	610,052	0	0.1	
Mesirow X	Private Equity Co- Investment	2,151,025	-205,098	0.2	
Palladium Equity Partners V	LBO Private Equity	3,460,059	1,302,391	0.3	
Pantheon Global SEC IV	Secondary Private Equity FoF	5,383,766	-594,000	0.5	
Cash/Other		19,522,763	-17,853,645	1.7	0.0

As of December 31, 20 ⁴	19								Marke	et Value: \$	\$226.3 Mi	llion and 20.0	% of Fund
		1 Mo	3 Mo	YTD	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs	7 Yrs	10 Yrs	Inception	Inceptior Date
Total Fixed Income		0.3	0.6	8.9	8.9	3.7	4.8	5.4	3.9	3.0	4.3	5.1	Dec-00
BBgBarc Global Aggr		-0.2	-0.5	8.2	8.2	4.9	4.3	4.2	3.6	3.6	4.1	4.7	Dec-00
InvMetrics Public D Net Rank	B Total Fix Inc	47	52	50	50	67	22	16	20	28	45	45	Dec-00
7.0 6.0 5.0					*								
4.0 ilpani 2.0 1.0									× Bair ▲ Neu ◆ LM	Capital E	rs erman Fi MD	xed Income egate (Hedge	ed)
0.0	1.0	Annualized	2.0 d Standard	Deviation	3.0		4	.0					
Chara	acteristics				Se	ctor					Mat	urity	
	Portfolio	Index				Portfolio		Index					Q4-19
	Q4-19	Q4-19				Q4-19		Q4-19	<1 Y	'ear			1.9%
Yield to Maturity	2.9%	1.5%	UST/Ag	jency		26.6%		19.5%	1-3	Years			14.5%
Avg. Eff. Maturity	9.0 yrs.	9.4 yrs.	Corpora	ate		51.4%		13.0%	3-5	Years			22.7%
Avg. Duration	6.3 yrs.	7.3 yrs.	MBS			23.7%		12.0%	5-7	Years			25.2%
Avg. Quality	А		ABS			1.8%		0.2%	7-10	Years			16.1%
			Foreign			13.3%			10-1	5 Years			2.6%
		Number Of	Muni			4.3%			15-2	0 Years			4.1%
Region		Assets	Other			-21.0%			>20	Years			13.0%
lorth America ex U.S.		4							Not	Rated/Cas	h		0.0%
Inited States		663											
Europe Ex U.K.		68											
Jnited Kingdom		28											
Pacific Basin Ex Japan		6											
lapan		4											



Total Fixed Income

As of December 31, 2019

Top Ten Holdings

Market Value: \$226.3 Million and 20.0% of Fund

Top Ten Holdings

Description	Market Value	% of Portfolio	Country
US TREAS NTS INFL IDX DTD 04-15-2017 0.125% DUE 04-15-2022	\$5,531,342.29	0.49%	United States
FNMA SINGLE FAMILY MORTGAGE 3.5% 30 YEARS SETTLES JANUARY	\$2,108,857.41	0.19%	United States
ITALY(REP OF) 3.45% SNR 01/03/48 EUR1000	\$2,044,598.23	0.18%	Italy
UNITED STATES TREAS BDS 3% DUE 02-15-2047 REG	\$1,745,808.59	0.15%	United States
US TREASURY N/B 2.375% 05-15-2029	\$1,664,187.50	0.15%	United States
US TREAS BDS DTD 02-15-2011 4.75% DUE 02-15-2041 REG	\$1,589,633.79	0.14%	United States
UNITED STATES TREAS NTS DTD 03/31/2017 1.875% DUE 03-31-2022 REG	\$1,534,709.96	0.14%	United States
FEDERAL HOME LN MTG CORP POOL #G08790 4.5% 11-01-2047 BEO	\$1,444,966.46	0.13%	United States
FNMA POOL #AS8141 4% 10-01-2046 BEO	\$1,379,492.15	0.12%	United States
UNITED STATES TREAS NTS 2.625% DUE 02-15-2029 REG	\$1,378,710.94	0.12%	United States

Total Equity

As of December 31, 2019

Characteristics (Net of Fees)

Market Value: \$640.0 Million and 56.6% of Fund

	1 Mo	3 Mo	YTD	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs	7 Yrs	10 Yrs	Inception	Inception Date
Total Equity	3.5	9.8	28.2	28.2	6.5	13.2	11.0	8.2	10.0	10.1	6.3	Dec-00
MSCI ACWI	3.5	9.0	26.6	26.6	7.1	12.4	11.3	8.4	9.7	8.8	5.7	Dec-00
InvMetrics Public DB Total Eq Net Rank	33	9	18	18	67	15	78	79	68	40	9	Dec-00

Risk / Return - 5 Years



Characteristics

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	Portfolio	MSCI ACWI
Number of Holdings	1,607	3,017
Weighted Avg. Market Cap. (\$B)	87.9	176.6
Median Market Cap. (\$B)	10.6	10.0
Price To Earnings	20.9	19.4
Price To Book	3.6	3.1
Price To Sales	1.8	1.6
Return on Equity (%)	20.8	19.4
Yield (%)	1.7	2.4
Beta	1.1	1.0
R-Squared	1.0	1.0

Region	% of Total	% of Bench
North America ex U.S.	1.9%	3.0%
United States	49.8%	55.7%
Europe Ex U.K.	15.3%	13.7%
United Kingdom	4.2%	4.8%
Pacific Basin Ex Japan	5.1%	3.5%
Japan	7.2%	7.2%
Emerging Markets	13.5%	12.1%
Other	3.0%	0.2%
Total	100.0%	100.0%

Market Capitalization

	Small Cap	Mid Cap	Large Cap
Total Equity	34.0%	19.3%	46.7%
MSCI ACWI	2.5%	14.7%	82.7%

Characteristics

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	Portfolio	MSCI ACWI	ALIBABA GROUP HOLDING LTD	1.48%
INDUSTRY SECTOR DISTRIBUTION (% Equity)		7.0711	Tencent Holdings Ord Shs	1.35%
Energy	2.1	5.2	VONTOBEL INDIA FUND	1.20%
Materials	3.1	4.8	APPLE INC	1.19%
Industrials	11.8	10.3		
Consumer Discretionary	15.6	10.8	MICROSOFT (SGO)	1.13%
Consumer Staples	7.7	8.0	ASML HOLDING NV	1.11%
Health Care	11.6	11.8	FERRARI NV	0.82%
Financials	13.0	16.8		
Information Technology	17.3	17.1	AMAZON.COM INC	0.73%
Communication Services	7.5	8.7	AIA GROUP LTD	0.67%
Utilities	2.2	3.3	M3 INC	0.66%
Real Estate	3.2	3.2		
Unclassified	3.2	0.0	Total	10.34%

DISCLOSURE

Marquette Associates, Inc. ("Marquette") has prepared this document for the exclusive use by the client or third party for which it was prepared. The information herein was obtained from various sources, including but not limited to third party investment managers, the client's custodian(s) accounting statements, commercially available databases, and other economic and financial market data sources.

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