



SEPTEMBER 30, 2020

**NEW MEXICO EDUCATIONAL RETIREMENT BOARD
INFRASTRUCTURE PROGRAM
THIRD QUARTER REPORT**

CBRE
CALEDON

NEW MEXICO EDUCATIONAL RETIREMENT BOARD

THIRD QUARTER REPORT

EXECUTIVE SUMMARY 1

PORTFOLIO CASH FLOWS AND PERFORMANCE.....5

PORTFOLIO RETURN VS. BENCHMARK6

INVESTMENT POLICY GUIDELINES7

EXECUTIVE SUMMARY

The following report presents a summary of the portfolio composition and returns for the infrastructure investment portfolio ("Portfolio") of the New Mexico Educational Retirement Board ("NMERB"). The Portfolio was established in July 2008. All data presented below are as of September 30, 2020.

PORTFOLIO SUMMARY

Portfolio Fair Value	\$468,608,794
Unfunded Commitments	\$284,058,257
Total Exposure (Fair Value plus Unfunded Commitments)	\$752,667,051
Portfolio Inception Date	July 2008
Total Number of Fund Investments	13
Total Number of Direct Investments ¹	19
Net Internal Rate of Return ("IRR") Since Inception ²	6.6%

CURRENT COMMITMENTS

Investment	Vintage Year	Fund Currency	Commitment (Local)	Commitment (USD)	Gross IRR ²	Net IRR ²
Gateway Infrastructure Investments	2008	USD	42,647,060	42,647,060	(1.8%)	(3.8%)
Alinda Infrastructure Fund II	2008	USD	50,000,000	50,000,000	6.0%	2.9%
Alterna Core Capital Assets Fund	2009	USD	55,000,000	55,000,000	6.9%	3.5%
Stonepeak Infrastructure Fund	2012	USD	40,000,000	40,000,000	13.1%	9.9%
EQT Infrastructure II ³	2012	EUR	30,000,000	35,552,171	21.2%	15.2%
Alterna Core Capital Assets Fund II	2012	USD	25,000,000	25,000,000	8.5%	4.3%
ISQ Global Infrastructure Fund	2014	USD	50,000,000	50,000,000	21.0%	16.2%
Stonepeak Infrastructure Fund II	2015	USD	50,000,000	50,000,000	14.7%	12.4%
ISQ Global Infrastructure Fund II	2018	USD	50,000,000	50,000,000	23.1%	14.5%
Stonepeak Infrastructure Credit Fund I	2018	USD	50,000,000	50,000,000	8.4%	8.4%
Stonepeak Infrastructure Fund III	2018	USD	50,000,000	50,000,000	27.2%	21.7%
Global Diversified Infrastructure Fund	2019	USD	40,000,000	40,000,000	5.7%	5.5%
Stonepeak Infrastructure Fund IV	2020	USD	50,000,000	50,000,000	NM	NM
TOTAL FUND INVESTMENTS				\$588,199,231	8.5%	5.6%
Caledon Andromeda Investments	2013	USD	85,000,000	85,000,000	11.3%	9.5%
Caledon Andromeda Investments II	2016	USD	100,000,000	100,000,000	14.1%	13.0%
CBRE Caledon Andromeda III	2020	USD	100,000,000	100,000,000	NM	NM
TOTAL DIRECT INVESTMENTS				\$285,000,000	12.3%	10.8%
TOTAL PORTFOLIO				\$873,199,231	9.2%	6.6%

¹ Direct investments held through Caledon Andromeda Investments, Caledon Andromeda Investments II and CBRE Caledon Andromeda III.

² Since inception Internal Rate of Returns are calculated using New Mexico Educational Retirement Board cash flows and prevailing foreign exchange rates at the time of contributions and distributions and may therefore be different than the return reported by the Manager.

³ EUR commitment comprised of drawn commitment at actual funded USD plus unfunded commitment converted to USD per Bloomberg September 30, 2020 closing rate (\$1.1721/EUR).

FUNDING STATUS

Investment	Commitment	Drawn Commitment ⁴	Unfunded Commitment ⁵	Distribution	Fees and Expenses
TOTAL PORTFOLIO	\$873,199,231	\$589,140,974	\$284,058,257	\$456,309,964	\$54,214,545

⁴Drawn commitment at actual funded USD amounts net of recallable distribution.

⁵Unfunded commitment includes recyclable capital and may therefore not equal commitment minus capital contribution. While Gateway Infrastructure's investment period has ended, it can continue to call capital for follow-on investments and management fees.

MANAGEMENT FEES

Investment	Since Inception Through Q2 – 2020	Q3 – 2020 QTD	Since Inception Through Q3 – 2020
Gateway Infrastructure Investments	4,229,779	-	4,229,779
Alinda Infrastructure Fund II	7,564,894	52,273	7,617,167
Alterna Core Capital Assets Fund	6,893,417	-	6,893,417
Stonepeak Infrastructure Fund	3,243,142	69,860	3,313,002
EQT Infrastructure II	3,939,706	57,742	3,997,448
Alterna Core Capital Assets Fund II	2,824,669	127,979	2,952,648
ISQ Global Infrastructure Fund	2,910,396	-	2,910,396
Stonepeak Infrastructure Fund II	1,828,978	225,912	2,054,890
ISQ Global Infrastructure Fund II	1,484,486	-	1,484,486
Stonepeak Infrastructure Credit Fund I	-	-	-
Stonepeak Infrastructure Fund III	1,251,923	134,098	1,386,021
Global Diversified Infrastructure Fund ⁶	210,403	61,495	271,898
TOTAL FUND INVESTMENTS	\$36,381,793	\$729,359	\$37,111,152
Caledon Andromeda Investments	2,404,449	102,427	2,506,876
Caledon Andromeda Investments II	1,393,443	99,454	1,492,897
TOTAL DIRECT INVESTMENTS	3,797,892	201,881	3,999,773
TOTAL PORTFOLIO	\$40,179,685	\$931,240	\$41,110,925

⁶ Global Diversified Infrastructure Fund does not call capital for management fees. Instead management fees are paid out of distributions. These amounts reflect the management fees incurred to date.

PORTFOLIO CASH FLOWS AND PERFORMANCE

TOTAL PORTFOLIO INVESTMENT ACTIVITY STATEMENT

Period	Beginning Valuation	Total Contribution	Return of Capital	Capital Gain/ (Loss)	Dividends/ Income	Total Distribution	Change in NAV	Ending Valuation	Management Fees	Other Expenses	Total Fee/Exp
2008	-	15.8	0.1	-	-	0.1	(1.2)	14.5	0.6	0.4	1.0
2009	14.5	47.8	12.4	-	0.4	12.8	1.8	51.3	2.3	0.5	2.8
2010	51.3	19.5	3.3	-	0.7	4.0	2.5	69.3	2.3	0.3	2.6
2011	69.3	46.8	12.2	-	1.5	13.7	3.0	105.4	2.8	0.2	3.0
2012	105.4	20.1	5.0	0.4	4.3	9.7	(4.4)	111.4	2.5	0.8	3.3
2013	111.4	27.6	8.7	-	6.3	15.0	0.9	124.9	3.9	0.4	4.3
2014	124.9	31.6	14.5	9.2	3.5	27.2	10.4	139.7	3.4	1.4	4.8
2015	139.7	78.6	11.5	1.2	6.0	18.7	9.6	209.2	4.2	1.7	5.9
2016	209.2	112.0	31.3	15.0	7.9	54.2	32.3	299.3	3.7	1.5	5.2
2017	299.3	90.6	43.3	13.6	9.3	66.2	29.0	352.7	3.7	1.0	4.7
2018	352.7	91.7	47.6	12.9	9.0	69.5	25.7	400.6	4.9	2.0	6.9
2019	400.6	131.5	75.7	42.2	7.4	125.3	48.7	455.5	4.5	2.2	6.7
Q1 – 20	455.5	21.8	1.2	-	1.5	2.7	(26.0)	448.6	0.8	0.5	1.3
Q2 – 20	448.6	18.8	5.4	1.5	2.3	9.2	11.5	469.7	0.4	0.3	0.7
Q3 – 20	469.7	5.4	16.3	7.7	4.0	28.0	21.5	468.6	0.9	0.1	1.0
TOTAL		759.6	288.5	103.7	64.1	456.3	165.3	468.6	40.9	13.3	54.2

SUMMARY OF PERFORMANCE

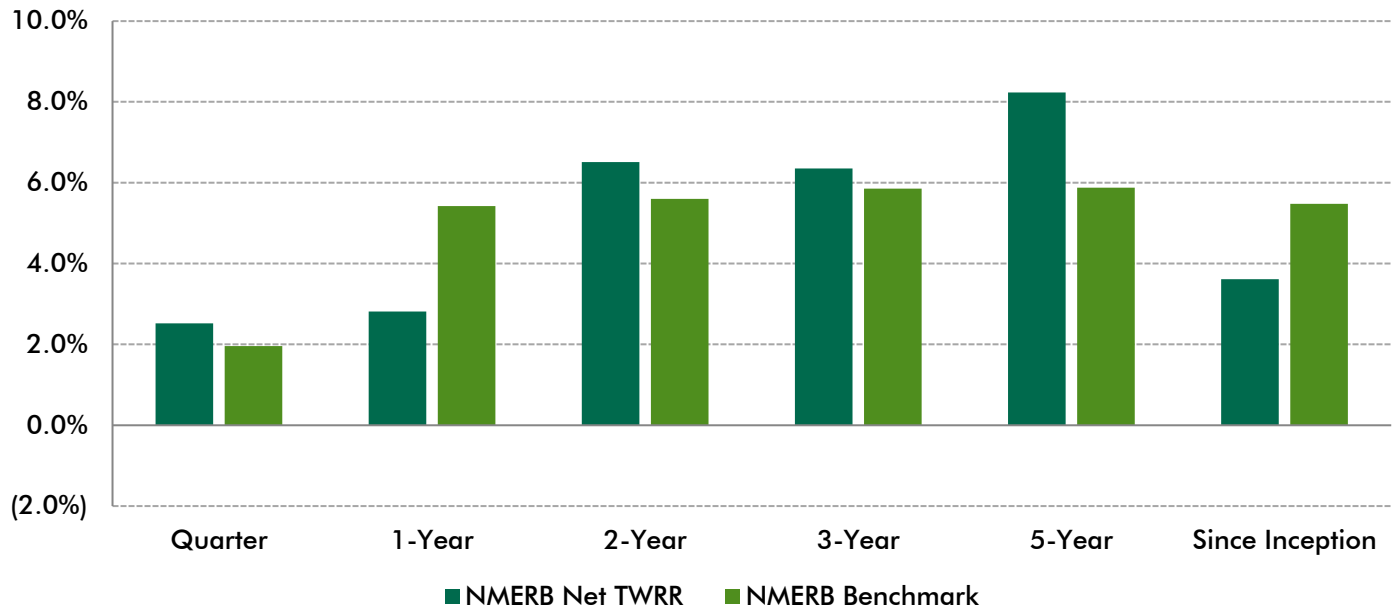
	Quarter	1-Year	2-Year	3-Year	5-Year	Since Inception
Time-Weighted						
Total Net Return	2.5%	2.8%	6.5%	6.4%	8.2%	3.6%
Dollar-Weighted						
Total Net IRR						6.6%

Note: Time-weighted net returns provided by NEPC, LLC

PORTFOLIO RETURN VS. BENCHMARK

	NMERB Net TWRR	CPI + 400 bps	Outperformance/ (Underperformance)
Time-Weighted			
Quarter	2.5%	2.0%	0.5%
1-Year	2.8%	5.4%	(2.6%)
2-Year	6.5%	5.6%	0.9%
3-Year	6.4%	5.9%	0.5%
5-Year	8.2%	5.9%	2.3%
Since Inception	3.6%	5.5%	(1.9%)

Note: Time-weighted NMERB net returns provided by NEPC, LLC



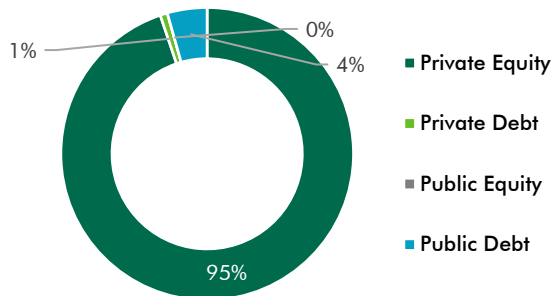
INVESTMENT POLICY GUIDELINES

The NMERB adopted an Infrastructure Policy Statement in September 2007 and subsequently updated, most recently in March 2019. The policy statement sets out the investment guidelines and ranges that have been adopted by NMERB and to which the infrastructure portfolio must adhere. The guidelines have been adopted to ensure appropriate risk-adjusted returns are targeted and adequate diversification exists within the Portfolio.

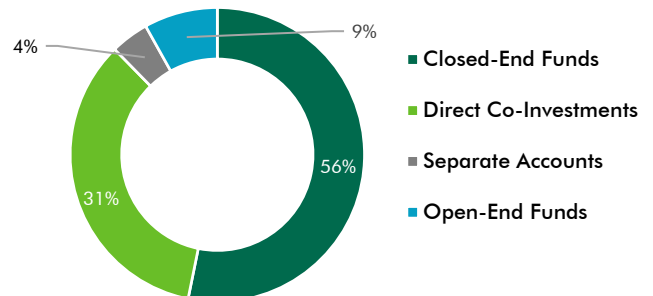
PORTFOLIO INVESTMENT POLICY GUIDELINES

	Policy Guideline	Portfolio Actual
INVESTMENT STRUCTURE		
Private Equity	40% - 100%	94.7%
Private Debt	0% - 60%	0.9%
Public Equity	0% - 30%	-
Public Debt	0% - 20%	4.4%
INVESTMENT VEHICLE		
Open-End Funds	0% - 100%	9.1%
Closed-End Funds	20% - 100%	55.7%
Separate Accounts	0% - 30%	4.1%
Direct Co-Investments	0% - 50%	31.1%
ASSET TYPE		
Energy	0% - 60%	42.0%
Transportation	0% - 60%	15.7%
Utilities	0% - 60%	11.4%
Social Infrastructure	0% - 60%	1.2%
Other	0% - 40%	29.7%
GEOGRAPHY		
United States	0% - 100%	62.3%
Western Europe	0% - 70%	14.1%
Australia / NZ	0% - 50%	1.7%
Other OECD	0% - 50%	13.1%
Non-OECD	0% - 20%	8.8%

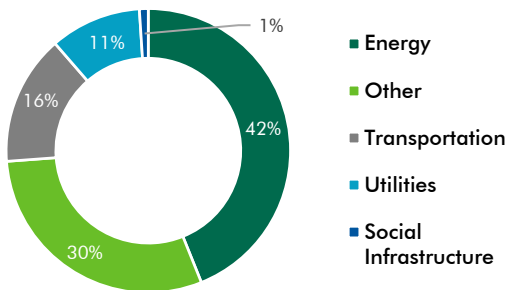
INVESTMENT STRUCTURE



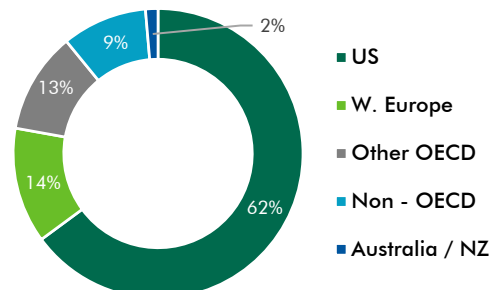
INVESTMENT VEHICLE



ASSET TYPE



GEOGRAPHY





The information in this document is confidential and meant for use only by the intended recipient. This material is intended for informational purposes only, does not constitute investment advice, or a recommendation, or an offer or solicitation, and is not the basis for any contract to purchase or sell any security, property or other instrument, or for CBRE Caledon to enter into or arrange any type of transaction. This information is the sole property of CBRE Caledon and its affiliates. Acceptance and/or use of any of the information contained in this document indicates the recipient's agreement not to disclose any of the information contained herein.