



# Q2 report

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New Mexico Educational Retirement Board Infrastructure Program

# 2024



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# 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 June 30, 2024.

## Portfolio Summary

Portfolio Fair Value	\$686,183,327
Unfunded Commitments	\$342,577,505
Total Exposure (Fair Value plus Unfunded Commitments)	\$1,042,424,428
Portfolio Fees and Expenses	\$1,028,760,832
Portfolio Inception Date	July 2008
Total Number of Fund Investments	16
Total Number of Direct Investments <sup>1</sup>	23
Net Internal Rate of Return (“IRR”) Since Inception <sup>2</sup>	8.4%

<sup>1</sup> Direct investments held through Caledon Andromeda Investments, Caledon Andromeda Investments II, CBRE Caledon Andromeda Investments III, and CBRE Caledon Andromeda Investment IV.  
<sup>2</sup> 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.

# Current Commitments

LOCAL CURRENCY						
Investment	Vintage Year	Local Currency	Commitment (Local)	Commitment (USD)	Gross IRR <sup>1</sup>	Net IRR <sup>1</sup>
Gateway Infrastructure Investments	2008	USD	42,647,060	42,647,060	(1.8%)	(3.7%)
Alinda Infrastructure Fund II	2008	USD	50,000,000	50,000,000	5.1%	2.0%
Alterna Core Capital Assets Fund	2009	USD	55,000,000	55,000,000	8.3%	5.2%
Stonepeak Infrastructure Fund	2012	USD	40,000,000	40,000,000	11.1%	8.1%
EQT Infrastructure II <sup>2</sup>	2012	EUR	30,000,000	35,267,554	21.0%	15.1%
Alterna Core Capital Assets Fund II	2012	USD	25,000,000	25,000,000	8.9%	5.7%
ISQ Global Infrastructure Fund	2014	USD	50,000,000	50,000,000	18.0%	13.9%
Stonepeak Infrastructure Fund II	2015	USD	50,000,000	50,000,000	15.2%	13.2%
ISQ Global Infrastructure Fund II	2018	USD	50,000,000	50,000,000	16.6%	13.0%
Stonepeak Infrastructure Credit Fund I	2018	USD	75,000,000	75,000,000	12.3%	12.3%
Stonepeak Infrastructure Fund III	2018	USD	50,000,000	50,000,000	14.3%	12.3%
Global Diversified Infrastructure Fund <sup>3</sup>	2019	USD	40,000,000	40,000,000	8.4%	8.3%
Stonepeak Infrastructure Fund IV	2020	USD	50,000,000	50,000,000	14.3%	9.1%
Stonepeak Asia Infrastructure Fund	2021	USD	50,000,000	50,000,000	9.2%	7.9%
NOVA Infrastructure Fund I L.P.	2022	USD	50,000,000	50,000,000	30.8%	22.6%
EQT Infrastructure VI	2023	USD	50,000,000	50,000,000	74.3%	(53.2%)
<b>TOTAL FUND INVESTMENTS</b>				\$762,914,614	9.5%	7.0%
Caledon Andromeda Investments	2013	USD	85,000,000	85,000,000	11.0%	9.6%
Caledon Andromeda Investments II	2016	USD	100,000,000	100,000,000	19.5%	18.6%
CBRE Caledon Andromeda Investments III	2020	USD	115,000,000	115,000,000	8.5%	7.7%
CBRE Caledon Andromeda Investments IV	2023	USD	150,000,000	150,000,000	NM	NM
<b>TOTAL DIRECT INVESTMENTS</b>				\$450,000,000	13.9%	12.8%
<b>TOTAL PORTFOLIO</b>				<b>\$1,212,914,614</b>	<b>10.5%</b>	<b>8.4%</b>

<sup>1</sup> 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. Due to early portfolio development, the Gross Multiple and the Gross IRR may not be meaningful ("NM").

<sup>2</sup> EUR commitment comprised of drawn commitment at actual funded USD plus unfunded commitment converted to USD per Bloomberg June 28, 2024 closing rate (\$1.071/EUR).

<sup>3</sup> Global Diversified Infrastructure Fund does not call capital for management fees. Instead, management fees are paid out of distributions. Gross and Net IRR are inclusive of management fees.

# Fund Status

Investment	Commitment	Drawn Commitment <sup>1</sup>	Unfunded Commitment <sup>2</sup>	Distributions Received
Gateway Infrastructure Investments	42,647,060	36,860,517	5,786,543	27,715,644
Alinda Infrastructure Fund II	50,000,000	46,582,606	3,417,394	73,140,414
Alterna Core Capital Assets Fund	55,000,000	54,573,208	426,792	99,278,452
Stonepeak Infrastructure Fund	40,000,000	36,042,614	3,957,386	39,739,519
EQT Infrastructure II <sup>3</sup>	35,267,554	32,626,884	2,640,670	58,625,397
Alterna Core Capital Assets Fund II	25,000,000	24,295,151	704,849	30,907,473
ISQ Global Infrastructure Fund	50,000,000	46,446,953	3,553,047	71,725,195
Stonepeak Infrastructure Fund II	50,000,000	42,924,227	7,075,773	84,826,167
ISQ Global Infrastructure Fund II	50,000,000	44,147,369	5,852,631	28,956,609
Stonepeak Infrastructure Credit Fund I	75,000,000	42,103,129	32,896,871	-
Stonepeak Infrastructure Fund III	50,000,000	43,147,130	6,852,870	18,508,310
Global Diversified Infrastructure Fund	40,000,000	40,000,000	-	14,135,655
Stonepeak Infrastructure Fund IV	50,000,000	30,505,108	19,494,892	1,274,034
Stonepeak Asia Infrastructure Fund	50,000,000	17,017,297	32,982,703	2,026,022
NOVA Infrastructure Fund I L.P.	50,000,000	40,581,761	9,418,239	10,757,242
EQT Infrastructure VI	50,000,000	9,831,730	40,168,270	352,424
<b>TOTAL FUND COMMITMENTS</b>	<b>\$762,914,614</b>	<b>\$587,685,684</b>	<b>\$175,228,930</b>	<b>\$561,968,557</b>
Caledon Andromeda Investments	85,000,000	78,649,059	6,350,941	108,568,806
Caledon Andromeda Investments II	100,000,000	94,052,811	5,947,189	125,662,381
CBRE Caledon Andromeda Investments III	115,000,000	109,949,555	5,050,445	15,437,190
CBRE Caledon Andromeda Investments IV	150,000,000	-	150,000,000	-
<b>TOTAL DIRECT COMMITMENTS</b>	<b>\$450,000,000</b>	<b>\$282,651,425</b>	<b>\$167,348,575</b>	<b>\$249,668,377</b>
<b>TOTAL PORTFOLIO</b>	<b>\$1,212,914,614</b>	<b>\$870,337,109</b>	<b>\$342,577,505</b>	<b>\$811,636,934</b>

<sup>1</sup> Drawn commitment at actual funded USD amounts net of recallable distribution.

<sup>2</sup> Unfunded 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.

<sup>3</sup> EQT's EUR unfunded commitment converted to USD per Bloomberg June 28, 2024 closing rate (\$1.071/EUR).

# Management Fees

Investment	Since Inception Through Q1 – 2024	Q2 - 2024	Since Inception Through Q2 – 2024
TOTAL FUND INVESTMENTS	\$50,233,769	\$2,166,113	\$52,399,881
TOTAL DIRECT INVESTMENTS	\$7,794,318	-	\$7,794,318

# 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	Mgmt 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
2020	455.5	67.4	34.1	9.8	13.7	57.6	29.7	495.0	3.6	1.5	5.1
2021	495.0	108.8	33.4	24.6	14.8	72.8	88.7	619.7	3.7	2.1	5.8
2022	619.7	110.7	65.0	71.2	11.7	147.9	50.1	632.6	5.5	2.3	7.8
2023	632.6	46.6	36.5	20.3	18.2	75.0	67.6	671.8	4.4	1.8	6.2
Q1 – 24	671.8	17.2	4.6	2.8	3.4	10.8	7.9	686.1	0.9	0.4	1.3
Q2 – 24	686.1	18.0	16.3	7.0	7.9	31.2	13.3	686.2	2.1	0.7	2.8
TOTAL		1,082.3	455.5	230.2	126.0	811.7	415.6	686.2	59.0	21.2	80.2

## Summary Of Performance

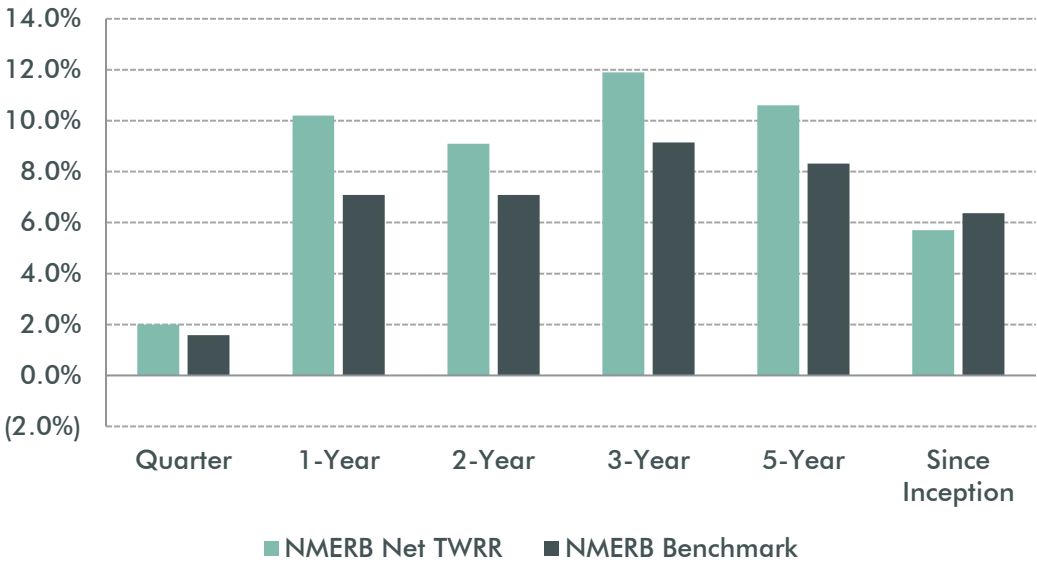
	Quarter	1-Year	2-Year	3-Year	5-Year	Since Inception
Time-Weighted						
Total Net Return	2.0%	10.2%	9.1%	11.9%	10.6%	5.7%
Dollar-Weighted						
Total Net IRR						8.4%

<sup>(1)</sup> Note: Time-weighted net returns provided by NEPC, LLC. The returns are as at Q2 2024.

# Portfolio Return Vs. Benchmark

	NMERB Net TWRR	CPI + 400 bps	Outperformance/ (Underperformance)
Time-Weighted			
Quarter	2.0%	1.6%	0.4%
1-Year	10.2%	7.1%	3.1%
2-Year	9.1%	7.1%	2.0%
3-Year	11.9%	9.1%	2.8%
5-Year	10.6%	8.3%	2.3%
Since Inception	5.7%	6.4%	(0.7%)

<sup>(2)</sup> Note: Time-weighted NMERB net returns provided by NEPC, LLC. The returns are as at Q2 2024.





# Investment Policy Guidelines

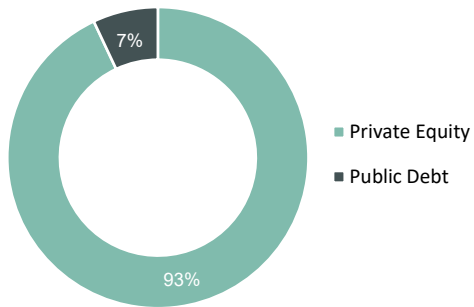
The NMERB adopted an Infrastructure Policy Statement in September 2007 and subsequently updated, most recently in December 2022. The policy statement sets out the investment guidelines and ranges that have been adopted by NMERB and to which the infrastructure portfolio must adhere. The guidelines have been adopted to ensure appropriate risk-adjusted returns are targeted and adequate diversification exists within the Portfolio.

## Portfolio Investment Policy Guidelines

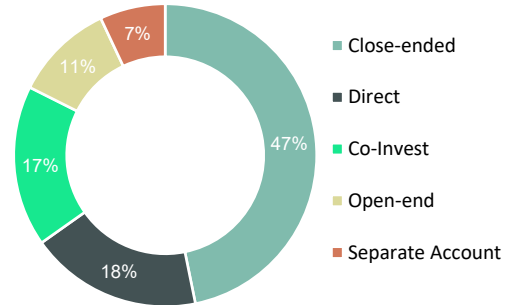
	Policy Guideline	Portfolio Actual
<b>INVESTMENT STRUCTURE</b>		
Private Equity	40% - 100%	93.0%
Private Debt	0% - 60%	-
Public Equity	0% - 30%	-
Public Debt	0% - 20%	7.0%
<b>INVESTMENT VEHICLE</b>		
Open-End Funds	0% - 100%	10.8%
Closed-End Funds	20% - 100%	46.8%
Separate Accounts	0% - 30%	7.0%
Direct Co-Investments	0% - 50%	35.4%
<b>ASSET TYPE</b>		
Energy	0% - 60%	30.5%
Transportation	0% - 60%	15.0%
Utilities	0% - 60%	6.8%
Social Infrastructure	0% - 60%	1.4%
Other <sup>1</sup>	0% - 40%	46.4%
<b>GEOGRAPHY</b>		
United States	0% - 100%	64.5%
Western Europe	0% - 70%	14.7%
Australia / NZ	0% - 50%	4.8%
Other OECD	0% - 50%	6.5%
Non-OECD	0% - 20%	9.5%

<sup>1</sup> Other consists of Data Centers (28%), Other (19%), Fiber (14%), Fiber and Data Centers (12%), Storage (7%), Distributed Network Systems (6%), Broadband Services (4%), Communications (4%), Waste (2%), Mining (1%), Fiber Optics (1%), Logistics (1%), and Telecommunications (1%).

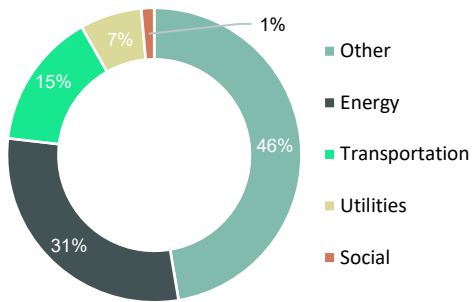
### Investment Structure



### Investment Vehicle



### Asset Type



### Geography

