



Q2 report

New Mexico Educational Retirement Board Infrastructure Program

2025



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New Mexico Educational Retirement Board Infrastructure Program

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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, 2025.

Portfolio Summary

Portfolio Fair Value	\$751,648,082
Unfunded Commitments	\$322,102,400
Total Exposure (Fair Value plus Unfunded Commitments)	\$1,073,750,482
Portfolio Fees and Expenses	\$88,090,373
Portfolio Inception Date	July 2008
Total Number of Fund Investments	16
Total Number of Direct Investments ¹	23
Net Internal Rate of Return (“IRR”) Since Inception ²	8.4%

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

Current Commitments

LOCAL CURRENCY						
Investment	Vintage Year	Local Currency	Commitment (Local)	Commitment (USD)	Gross IRR ¹	Net IRR ¹
Gateway Infrastructure Investments	2008	USD	42,647,060	42,647,060	(2.8%)	(4.9%)
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	10.2%	7.1%
EQT Infrastructure II ²	2012	EUR	30,000,000	35,474,305	20.7%	14.7%
Alterna Core Capital Assets Fund II	2012	USD	25,000,000	25,000,000	8.2%	4.9%
ISQ Global Infrastructure Fund	2014	USD	50,000,000	50,000,000	17.6%	13.6%
Stonepeak Infrastructure Fund II	2015	USD	50,000,000	50,000,000	14.8%	12.8%
ISQ Global Infrastructure Fund II	2018	USD	50,000,000	50,000,000	15.7%	12.5%
Stonepeak Infrastructure Credit Fund I	2018	USD	75,000,000	75,000,000	12.5%	12.1%
Stonepeak Infrastructure Fund III	2018	USD	50,000,000	50,000,000	10.3%	8.4%
Global Diversified Infrastructure Fund ³	2019	USD	40,000,000	40,000,000	8.6%	8.6%
Stonepeak Infrastructure Fund IV	2020	USD	50,000,000	50,000,000	14.2%	10.1%
Stonepeak Asia Infrastructure Fund	2021	USD	50,000,000	50,000,000	13.2%	12.0%
NOVA Infrastructure Fund I L.P.	2022	USD	50,000,000	50,000,000	23.3%	21.5%
EQT Infrastructure VI	2023	USD	50,000,000	50,000,000	39.9%	6.8%
NOVA Infrastructure Fund II L.P.	2025	USD	50,000,000	50,000,000	NM	NM
TOTAL FUND INVESTMENTS				\$813,121,365	9.3%	6.9%
Caledon Andromeda Investments	2013	USD	85,000,000	85,000,000	9.9%	8.4%
Caledon Andromeda Investments II	2016	USD	100,000,000	100,000,000	20.0%	19.0%
CBRE Caledon Andromeda Investments III	2020	USD	115,000,000	115,000,000	9.8%	9.1%
CBRE Andromeda Investments IV	2023	USD	150,000,000	150,000,000	NM	NM
TOTAL DIRECT INVESTMENTS				\$450,000,000	13.9%	12.7%
TOTAL PORTFOLIO				\$1,263,121,365	10.4%	8.4%

¹ 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").

² EUR commitment comprised of drawn commitment at actual funded USD plus unfunded commitment converted to USD per Bloomberg June 30, 2025 closing rate (\$1.179/EUR).

³ 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 ¹	Unfunded Commitment ²	Distributions Received
Gateway Infrastructure Investments	42,647,060	36,860,517	5,786,543	27,715,644
Alinda Infrastructure Fund II	50,000,000	46,530,010	3,469,990	73,384,736
Alterna Core Capital Assets Fund	55,000,000	54,573,208	426,792	99,345,797
Stonepeak Infrastructure Fund	40,000,000	36,079,844	3,920,156	49,504,567
EQT Infrastructure II ³	35,474,305	33,073,101	2,401,204	59,043,812
Alterna Core Capital Assets Fund II	25,000,000	24,295,151	704,849	32,939,909
ISQ Global Infrastructure Fund	50,000,000	46,958,044	3,041,956	78,277,805
Stonepeak Infrastructure Fund II	50,000,000	42,996,851	7,003,149	90,169,420
ISQ Global Infrastructure Fund II	50,000,000	46,226,789	3,773,211	34,698,487
Stonepeak Infrastructure Credit Fund I	75,000,000	53,212,156	21,787,844	-
Stonepeak Infrastructure Fund III	50,000,000	44,870,833	5,129,167	19,568,787
Global Diversified Infrastructure Fund ⁴	40,000,000	40,000,000	-	16,743,991
Stonepeak Infrastructure Fund IV	50,000,000	36,033,776	13,966,224	4,788,415
Stonepeak Asia Infrastructure Fund	50,000,000	27,030,031	22,969,969	2,702,752
NOVA Infrastructure Fund I L.P.	50,000,000	42,435,374	7,564,626	15,603,712
EQT Infrastructure VI	50,000,000	15,321,095	34,678,905	525,470
NOVA Infrastructure Fund II L.P.	50,000,000	16,236,445	33,763,555	-
TOTAL FUND COMMITMENTS	\$813,121,365	\$642,733,225	\$170,388,140	\$605,013,304
Caledon Andromeda Investments	85,000,000	79,575,850	5,424,150	110,151,034
Caledon Andromeda Investments II	100,000,000	94,782,009	5,217,991	143,402,427
CBRE Caledon Andromeda Investments III	115,000,000	113,675,345	1,324,655	20,812,111
CBRE Andromeda Investments IV	150,000,000	10,252,536	139,747,464	-
TOTAL DIRECT COMMITMENTS	\$450,000,000	\$298,285,740	\$151,714,260	\$274,365,572
TOTAL PORTFOLIO	\$1,263,121,365	\$941,018,965	\$322,102,400	\$879,378,876

¹ Drawn commitment at actual funded USD amounts net of recallable distribution.

² 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.

³ EQT's EUR unfunded commitment converted to USD per Bloomberg June 30, 2025 closing rate (\$1.179/EUR).

Management Fees

Investment	Since Inception Through Q1 – 2025	Q2 - 2025	Since Inception Through Q2 – 2025
TOTAL FUND INVESTMENTS	\$56,551,563	\$2,054,707	\$58,606,270
TOTAL DIRECT INVESTMENTS	\$9,246,570	\$614,271	\$9,860,841

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
2024	692.4	24.1	11.1	7.7	7.7	26.5	6.2	696.2	2.4	0.7	3.1
Q1 – 25	692.2	19.6	6.7	2.6	3.7	13.0	15.6	718.4	1.3	0.4	1.7
Q2 – 25	718.4	26.5	4.0	0.6	3.8	8.4	17.1	753.6	2.6	1.0	3.6
TOTAL		1,158.7	491.9	245.2	142.3	879.4	474.3	753.6	66.9	20.3	87.2

Summary Of Performance

	Quarter	1-Year	2-Year	3-Year	5-Year	Since Inception
Time-Weighted						
Total Net Return	2.7%	8.1%	9.2%	8.8%	11.6%	5.8%
Dollar-Weighted						
Total Net IRR						8.4%

⁽¹⁾ Note: Time-weighted net returns provided by NEPC, LLC. The returns are as at Q2 2025.

Summary of market values

Investment	Fair Value	% of Portfolio	Unfunded Commitment	Total Exposure ¹	% of Exposure
Gateway Infrastructure Investments	5,161,501	0.7%	5,786,543	10,948,044	1.0%
Alinda Infrastructure Fund II	28,467	0.0%	3,469,990	3,498,457	0.3%
Alterna Core Capital Assets Fund	-	0.0%	426,792	426,792	0.0%
Stonepeak Infrastructure Fund	4,328,669	0.6%	3,920,156	8,248,825	0.8%
EQT Infrastructure II	1,038,068	0.1%	2,401,204	3,439,272	0.3%
Alterna Core Capital Assets Fund II	9,272,275	1.2%	704,849	9,977,124	0.9%
ISQ Global Infrastructure Fund	40,010,825	5.3%	3,041,956	43,052,781	4.0%
Stonepeak Infrastructure Fund II	3,086,241	0.4%	7,003,149	10,089,390	0.9%
ISQ Global Infrastructure Fund II ¹¹	61,429,047	8.2%	3,773,211	65,202,258	6.1%
Stonepeak Infrastructure Credit Fund I	81,192,668	10.8%	21,787,844	102,980,512	9.6%
Stonepeak Infrastructure Fund III	58,399,701	7.7%	5,129,167	63,528,868	5.9%
Global Diversified Infrastructure Fund	59,214,869	7.9%	-	59,214,869	5.5%
Stonepeak Infrastructure Fund IV	41,179,962	5.5%	13,966,224	55,146,189	5.1%
Stonepeak Asia Infrastructure Fund	33,590,999	4.5%	22,969,969	56,560,968	5.3%
NOVA Infrastructure Fund I L.P.	48,352,250	6.4%	7,564,626	55,916,876	5.2%
EQT Infrastructure VI	15,784,303	2.1%	34,678,905	50,463,208	4.7%
NOVA Infrastructure Fund II L.P.	14,436,682	1.9%	33,763,555	48,200,237	4.5%
TOTAL FUND INVESTMENTS	\$476,506,527	63.3%	\$170,388,140	\$646,894,667	60.1%
Caledon Andromeda Investments	45,365,587	6.1%	5,424,150	50,789,737	4.9%
Caledon Andromeda Investments II	82,607,215	11.1%	5,217,991	87,825,206	8.4%
CBRE Caledon Andromeda Investments III	134,453,701	17.9%	1,324,655	135,778,356	12.4%
CBRE Andromeda Investments IV	12,715,052	1.6%	139,747,464	152,462,516	14.2%
TOTAL DIRECT INVESTMENTS	\$275,141,555	36.7%	\$151,714,260	\$426,855,815	39.9%
TOTAL PORTFOLIO	\$751,648,082	100.0%	\$322,102,400	\$1,073,750,482	100.0%

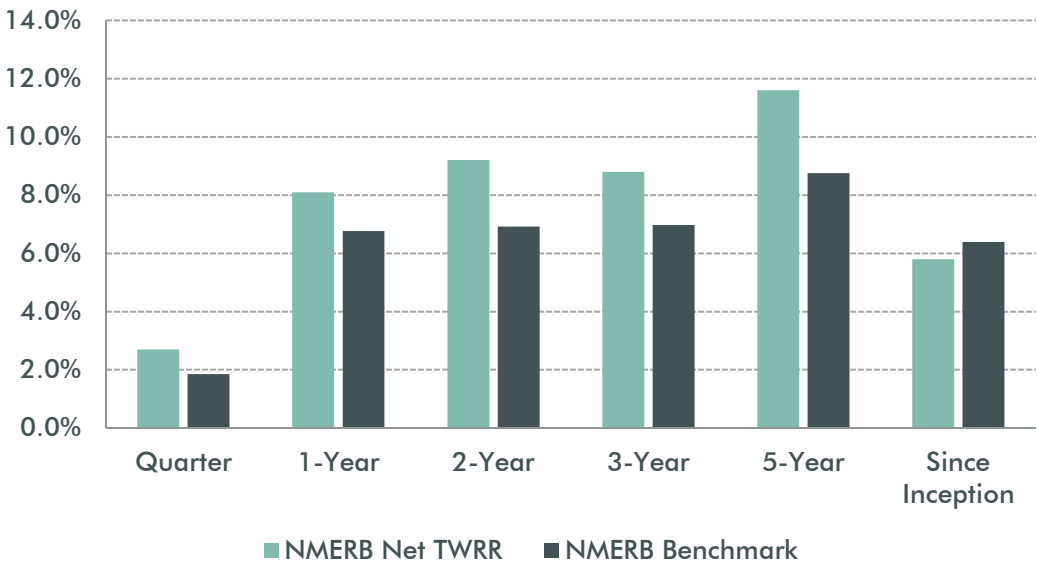
¹ Total exposure composed of fair value plus unfunded commitment.



Portfolio Return Vs. Benchmark

	NMERB Net TWRR	CPI + 400 bps	Outperformance/ (Underperformance)
Time-Weighted			
Quarter	2.7%	1.9%	0.8%
1-Year	8.1%	6.8%	1.3%
2-Year	9.2%	6.9%	2.3%
3-Year	8.8%	7.0%	1.8%
5-Year	11.6%	8.8%	2.8%
Since Inception	5.8%	6.4%	(0.6%)

⁽²⁾ Note: Time-weighted NMERB net returns provided by NEPC, LLC. The returns are as at Q2 2025.



Investment Policy Guidelines

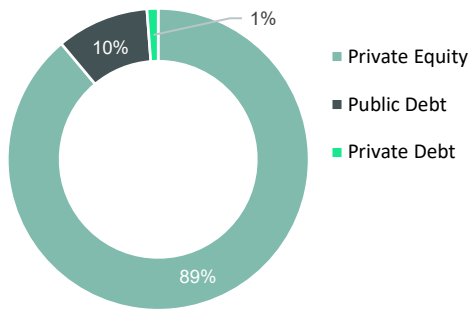
The NMERB adopted an Infrastructure Policy Statement in September 2007 and subsequently updated, most recently in December 2022. The policy statement sets out the investment guidelines and ranges that have been adopted by NMERB and to which the infrastructure portfolio must adhere. The guidelines have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

Portfolio Investment Policy Guidelines

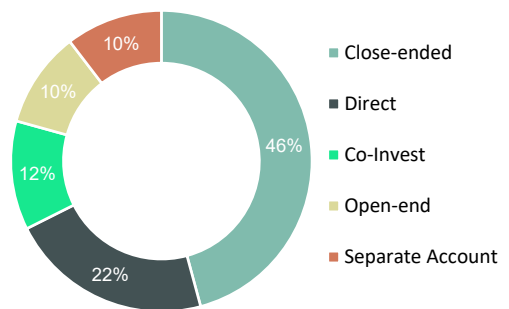
	Policy Guideline	Portfolio Actual
INVESTMENT STRUCTURE		
Private Equity	40% - 100%	89.2%
Private Debt	0% - 60%	0.5%
Public Equity	0% - 30%	-
Public Debt	0% - 20%	10.3%
INVESTMENT VEHICLE		
Open-End Funds	0% - 100%	10.4%
Closed-End Funds	20% - 100%	45.7%
Separate Accounts	0% - 30%	10.3%
Direct Co-Investments	0% - 50%	33.6%
ASSET TYPE		
Energy	0% - 60%	29.2%
Transportation	0% - 60%	18.6%
Utilities	0% - 60%	8.7%
Social Infrastructure	0% - 60%	1.4%
Other ¹	0% - 40%	42.1%
GEOGRAPHY		
United States	0% - 100%	67.9%
Western Europe	0% - 70%	11.5%
Australia / NZ	0% - 50%	4.2%
Other OECD	0% - 50%	11.2%
Non-OECD	0% - 20%	5.2%

¹ Other consists of Data Centers (34%), Other (10%), Fiber (12%), Fiber and Data Centers (4%), Distributed Network Systems (7%), Education (1%), Healthcare (4%), Broadband Services (1%), Communications (19%), Waste (3%), Transportation (2%), Fiber Optics (1%), Logistics (1%), and Telecommunications (1%).

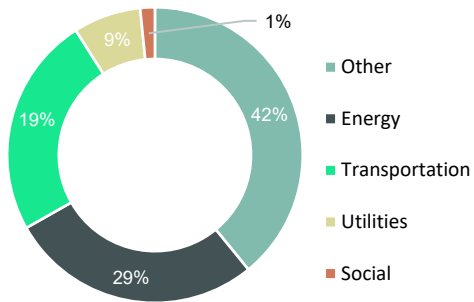
Investment Structure



Investment Vehicle



Asset Type



Geography

