CBRE Investment Management



Q2 report

New Mexico Educational Retirement Board Infrastructure Program

2026

Table of contents

New Mexico Educational Retirement Board Infrastructure Program

Executive Summary 3

Portfolio Cash Flows and Performance 7

Portfolio Return Vs. Benchmark 9

Investment Policy Guidelines 10

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 is as of June 30, 2026.

Portfolio Summary

Portfolio Fair Value	$817,229,584
Unfunded Commitments	$359,451,877
Total Exposure (Fair Value plus Unfunded Commitments)	$1,176,681,461
Portfolio Fees and Expenses	$99,263,874
Portfolio Inception Date	July 2008
Total Number of Fund Investments	19
Total Number of Direct Investments[1]	24
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	(3.0%)	(5.2%)
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	12.8%	10.1%
EQT Infrastructure II[2]	2012	EUR	30,000,000	35,401,290	20.6%	14.6%
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	16.6%	12.5%
Stonepeak Infrastructure Fund II	2015	USD	50,000,000	50,000,000	14.7%	12.7%
ISQ Global Infrastructure Fund II	2018	USD	50,000,000	50,000,000	14.6%	11.6%
Stonepeak Infrastructure Credit Fund I	2018	USD	75,000,000	75,000,000	12.0%	11.7%
Stonepeak Infrastructure Fund III	2018	USD	50,000,000	50,000,000	10.0%	8.2%
Global Diversified Infrastructure Fund[3]	2019	USD	40,000,000	40,000,000	8.7%	8.7%
Stonepeak Infrastructure Fund IV	2020	USD	50,000,000	50,000,000	14.0%	10.6%
Stonepeak Asia Infrastructure Fund	2021	USD	50,000,000	50,000,000	13.3%	12.1%
NOVA Infrastructure Fund I L.P.	2022	USD	50,000,000	50,000,000	19.6%	17.8%
EQT Infrastructure VI	2023	USD	50,000,000	50,000,000	31.0%	13.8%
NOVA Infrastructure Fund II L.P.	2025	USD	50,000,000	50,000,000	14.4%	(3.8%)
ICG Infrastructure Fund II SCSp[2]	2025	EUR	50,000,000	57,131,228	NM	NM
ArcLight Infrastructure Partners Fund VIII-C, L.P.	2026	USD	50,000,000	50,000,000	NM	NM
TOTAL FUND INVESTMENTS				$920,179,578	9.6%	7.3%
Caledon Andromeda Investments	2013	USD	85,000,000	85,000,000	10.1%	8.7%
Caledon Andromeda Investments II	2016	USD	100,000,000	100,000,000	19.0%	18.1%
CBRE Caledon Andromeda Investments III	2020	USD	115,000,000	115,000,000	8.0%	7.3%
CBRE Andromeda Investments IV	2024	USD	150,000,000	150,000,000	23.7%	20.2%
TOTAL DIRECT INVESTMENTS				$450,000,000	13.1%	12.0%
TOTAL PORTFOLIO				**$1,370,179,578**	**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, 2026 closing rate ($1.1422/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	30,075,212
Alinda Infrastructure Fund II	50,000,000	46,508,144	3,491,856	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	36,117,614	3,882,386	49,964,126
EQT Infrastructure II[3]	35,401,290	33,116,962	2,284,328	59,778,290
Alterna Core Capital Assets Fund II	25,000,000	24,295,151	704,849	36,836,919
ISQ Global Infrastructure Fund	50,000,000	46,608,884	3,391,116	105,413,399
Stonepeak Infrastructure Fund II	50,000,000	43,049,883	6,950,117	90,352,552
ISQ Global Infrastructure Fund II	50,000,000	46,431,040	3,568,960	41,975,939
Stonepeak Infrastructure Credit Fund I	75,000,000	55,212,156	19,787,844	-
Stonepeak Infrastructure Fund III	50,000,000	46,777,400	3,222,600	34,148,806
Global Diversified Infrastructure Fund[4]	40,000,000	40,000,000	-	21,130,001
Stonepeak Infrastructure Fund IV	50,000,000	34,471,515	15,528,485	7,147,580
Stonepeak Asia Infrastructure Fund	50,000,000	35,990,712	14,009,288	3,839,970
NOVA Infrastructure Fund I L.P.	50,000,000	46,346,113	3,653,887	16,031,562
EQT Infrastructure VI	50,000,000	24,019,908	25,980,092	1,189,905
NOVA Infrastructure Fund II L.P.	50,000,000	11,771,842	38,228,158	210,004
ICG Infrastructure Fund II SCSp.	57,131,228	2,869,109	54,262,119	6,311,667
ArcLight Infrastructure Partners Fund VIII-C, L.P.	50,000,000	24,513,906	25,486,094	-
TOTAL FUND COMMITMENTS	920,179,578	$689,534,064	$230,645,514	$677,136,465
Caledon Andromeda Investments	85,000,000	80,107,495	4,892,505	123,831,386
Caledon Andromeda Investments II	100,000,000	95,546,561	4,453,439	158,610,570
CBRE Caledon Andromeda Investments III	115,000,000	107,660,613	7,339,387	21,877,312
CBRE Andromeda Investments IV	150,000,000	37,878,968	112,121,032	1,437,774
TOTAL DIRECT COMMITMENTS	$450,000,000	$321,193,637	$128,806,363	$305,757,042
TOTAL PORTFOLIO	**$1,370,179,578**	**$1,010,727,701**	**$359,451,877**	**$982,893,507**

[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 and ICG's EUR unfunded commitment converted to USD per Bloomberg June 30, 2026 closing rate ($1.1422/EUR).

Management Fees

Investment	Since Inception Through Q1– 2026	Q2- 2026	Since Inception Through Q2– 2026
TOTAL FUND INVESTMENTS	$61,272,570	$3,096,029	$64,368,600
TOTAL DIRECT INVESTMENTS	$11,146,581	$455,284	$11,601,865

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	671.8	65.5	46.6	21.6	20.1	88.3	47.2	696.2	7.0	(1.2)	5.8
2025	696.2	89.9	26.7	1.7	10.2	38.6	52.6	800.1	5.9	2.5	8.4
Q1 – 26	800.1	19.4	8.6	1.8	2.1	12.5	25.7	832.7	1.7	0.9	2.6
Q2 – 26	832.7	36.8	30.8	34.8	8.2	73.8	21.5	817.2	3.5	2.0	5.5
TOTAL		**1258.7**	**547.3**	**280.3**	**155.3**	**982.9**	**541.4**	**817.2**	**74.1**	**24.3**	**98.4**

Summary Of Performance

	Quarter	1-Year	2-Year	3-Year	5-Year	Since Inception
Time-Weighted						
Total Net Return	3.3%	8.2%	8.3%	8.9%	10.4%	5.9%
Dollar-Weighted						
Total Net IRR						8.4%

(1) Note: Time-weighted net returns provided by NEPC, LLC. The returns are as at Q2 2026.

Summary of market values

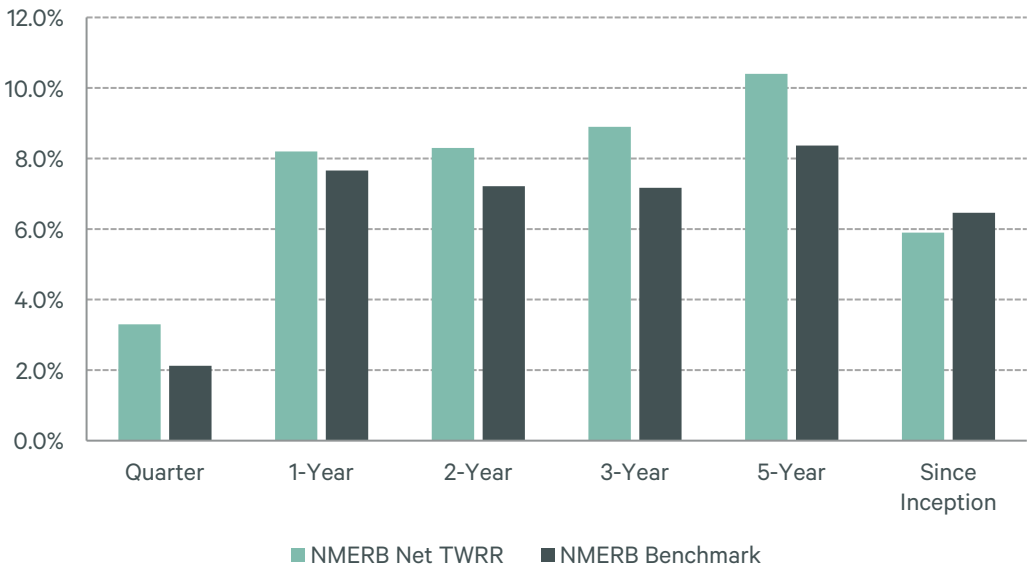
Investment	Fair Value	% of Portfolio	Unfunded Commitment	Total Exposure[1]	% of Exposure
Gateway Infrastructure Investments	2,233,417	0.3%	5,786,543	8,019,960	0.7%
Alinda Infrastructure Fund II	-	-	3,491,856	3,491,856	0.3%
Alterna Core Capital Assets Fund	-	-	426,792	426,792	0.0%
Stonepeak Infrastructure Fund	16,958,186	2.1%	3,882,386	20,840,572	1.8%
EQT Infrastructure II	30,598	0.0%	2,284,328	2,314,926	0.2%
Alterna Core Capital Assets Fund II	5,991,224	0.7%	704,849	6,696,073	0.6%
ISQ Global Infrastructure Fund	12,322,219	1.5%	3,391,116	15,713,335	1.3%
Stonepeak Infrastructure Fund II	2,651,705	0.3%	6,950,117	9,601,822	0.8%
ISQ Global Infrastructure Fund II	58,506,951	7.2%	3,568,960	62,075,911	5.3%
Stonepeak Infrastructure Credit Fund I	91,780,518	11.2%	19,787,844	111,568,362	9.5%
Stonepeak Infrastructure Fund III	50,328,493	6.2%	3,222,600	53,551,093	4.6%
Global Diversified Infrastructure Fund	64,894,406	7.9%	-	64,894,406	5.5%
Stonepeak Infrastructure Fund IV	46,501,851	5.7%	15,528,485	62,030,336	5.3%
Stonepeak Asia Infrastructure Fund	47,113,721	5.8%	14,009,288	61,123,009	5.2%
NOVA Infrastructure Fund I L.P.	55,986,741	6.9%	3,653,887	59,640,628	5.1%
EQT Infrastructure VI	28,399,526	3.5%	25,980,091	54,379,617	4.6%
NOVA Infrastructure Fund II L.P.	11,045,489	1.4%	38,228,157	49,273,646	4.2%
ICG Infrastructure Fund II SCSp	4,087,751	0.5%	54,262,119	58,349,870	5.0%
ArcLight Infrastructure Partners Fund VIII-C, L.P.	29,705,868	3.6%	25,486,094	55,191,962	4.7%
TOTAL FUND INVESTMENTS	$528,538,664	64.6%	230,645,512	759,184,176	64.7%
Caledon Andromeda Investments	38,835,604	4.8%	4,892,505	43,728,109	3.7%
Caledon Andromeda Investments II	70,074,162	8.6%	4,453,439	74,527,601	6.3%
CBRE Caledon Andromeda Investments III	136,192,983	16.7%	7,339,387	143,532,370	12.2%
CBRE Andromeda Investments IV	43,588,171	5.3%	112,121,034	155,709,205	13.1%
TOTAL DIRECT INVESTMENTS	$288,690,920	35.3%	$128,806,365	$417,497,285	35.3%
TOTAL PORTFOLIO	**$817,229,584**	**100.0%**	**$359,451,877**	**$1,176,681,461**	**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	3.3%	2.1%	1.2%
1-Year	8.2%	7.7%	0.5%
2-Year	8.3%	7.2%	1.1%
3-Year	8.9%	7.2%	1.7%
5-Year	10.4%	8.4%	2.0%
Since Inception	5.9%	6.5%	(0.6%)

(2) Note: Time-weighted NMERB net returns provided by NEPC, LLC. The returns are as at Q2 2026.



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.

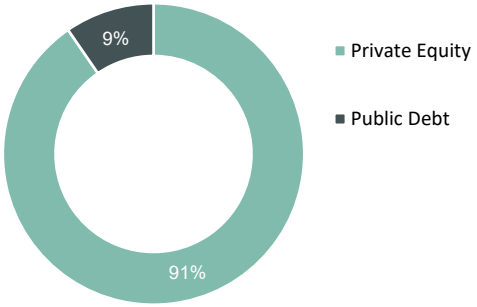
Portfolio Investment Policy Guidelines

	Policy Guideline	Portfolio Actual
INVESTMENT STRUCTURE		
Private Equity	40% - 100%	90.6%
Private Debt	0% - 60%	-
Public Equity	0% - 30%	-
Public Debt	0% - 20%	9.4%
INVESTMENT VEHICLE		
Open-End Funds	0% - 100%	7.4%
Closed-End Funds	20% - 100%	48.5%
Separate Accounts	0% - 30%	9.4%
Direct Co-Investments	0% - 50%	34.7%
ASSET TYPE		
Energy	0% - 60%	31.3%
Transportation	0% - 60%	19.2%
Utilities	0% - 60%	1.5%
Social Infrastructure	0% - 60%	5.9%
Other	0% - 40%	42.1%
GEOGRAPHY		
United States	0% - 100%	63.1%
Western Europe	0% - 70%	10.7%
Australia / NZ	0% - 50%	4.4%
Other OECD	0% - 50%	10.6%
Non-OECD	0% - 20%	11.2%

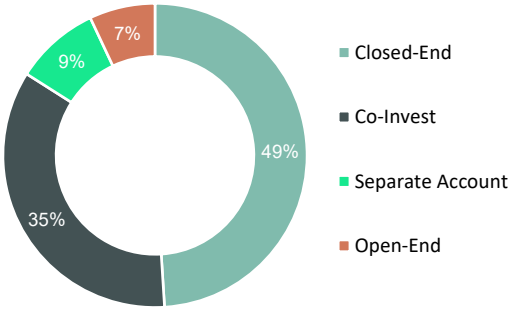
Other consists of Data Centers (21%), Telecommunications (7%), Fiber and Data Centers (3%), Towers (3%), Communications (3%), Fiber (2%), Secondaries (2%), Broadband Services (1%), Infrastructure Site Aggregation (1%), Distributed Network Systems (0%), Fiber Optics (0%), Environmental Services (0%), Mining (0%), and Services (0%).

ASSET STRATEGIES	Policy Guideline	Portfolio Actual
Core Plus	0% - 100%	57.5%
Value Add	0% - 70%	31.2%
Core	0% - 50%	11.3%

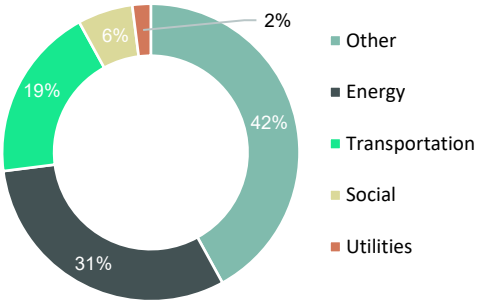
Investment Structure



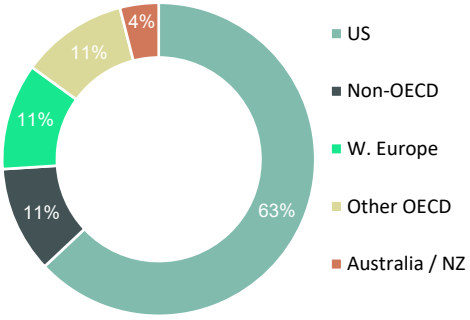
Investment Vehicle



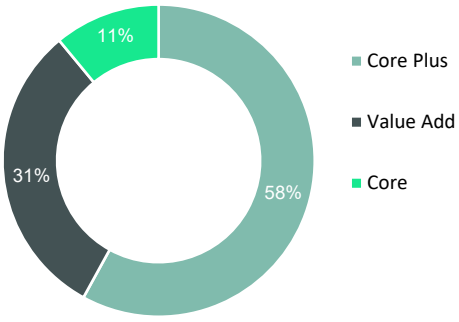
Asset Type



Geography



Asset Strategies



1

Portfolio Commentary

CBRE Investment Management