

# Chicago Transit Authority

## Retiree Healthcare Trust

Executive Summary  
September 30, 2025

# Retiree Healthcare Trust

Portfolio Allocation  
Month Ending September 30, 2025

	Asset Class	Ending MV (\$)	3 Mo Net Cash Flows (\$)	% of Portfolio	Policy (%)
<b>Total Fund Composite</b>		<b>1,187,546,419</b>	<b>-5,719,868</b>	<b>100.0</b>	<b>100.0</b>
<b>Total Fixed Income Composite</b>		<b>300,220,889</b>	<b>9,845,621</b>	<b>25.3</b>	<b>27.0</b>
<b>U.S. Fixed Income Composite</b>		<b>300,220,889</b>	<b>9,845,621</b>	<b>25.3</b>	<b>27.0</b>
Garcia Hamilton & Associates	Core Fixed Income	89,104,147	-42,723	7.5	
MacKay Shields Core Plus	Core Plus Fixed Income	102,080,084	-64,505	8.6	
TCW Core Plus Fixed	Core Plus Fixed Income	109,036,658	9,952,849	9.2	
<b>Total Equity Composite</b>		<b>570,740,979</b>	<b>-12,218,233</b>	<b>48.1</b>	<b>47.0</b>
<b>U.S. Equity Composite</b>		<b>428,321,546</b>	<b>-12,016,305</b>	<b>36.1</b>	<b>35.0</b>
Xponance Russell 3000 Fund	All-Cap Core	428,321,546	-12,016,305	36.1	
<b>Non-U.S. Equity Composite</b>		<b>142,419,432</b>	<b>-201,928</b>	<b>12.0</b>	<b>12.0</b>
GQG International Equity Fund	Non-U.S. Large-Cap Growth	52,763,284	-86,046	4.4	
Lazard Int'l Equity	Non-U.S. Large-Cap Core	59,249,923	-54,879	5.0	
Artisan International Small-Mid Fund	Non-U.S. Small-Cap Core	-	-	0.0	

# Retiree Healthcare Trust

Portfolio Allocation  
Month Ending September 30, 2025

	Asset Class	Ending MV (\$)	3 Mo Net Cash Flows (\$)	% of Portfolio	Policy (%)
<b>Volatility Risk Premium Composite</b>		<b>97,838,609</b>	<b>-73,743</b>	<b>8.2</b>	<b>8.0</b>
Parametric Defensive Equity Fund	Volatility Risk Premium	97,838,609	-73,743	8.2	
<b>Real Estate Composite</b>		<b>86,858,390</b>	<b>-3,082,191</b>	<b>7.3</b>	<b>8.0</b>
Clarion Lion Properties Fund	Core Real Estate	35,700,406	-2,536,541	3.0	
Heitman America Real Estate	Core Real Estate	4,891,187	-50,904	0.4	
Intercontinental U.S. REIF	Core Plus Real Estate	23,713,484	-425,059	2.0	
American Strategic Value Realty Fund	Value-Added Real Estate	22,553,313	-69,687	1.9	
<b>Infrastructure Composite</b>		<b>66,644,467</b>	<b>-105,018</b>	<b>5.6</b>	<b>5.0</b>
IFM Global Infrastructure Fund	Global Infrastructure	38,639,622	-	3.3	
Ullico Infrastructure	Core Infrastructure	28,004,845	-105,018	2.4	
<b>Private Debt Composite</b>		<b>56,520,900</b>	<b>1,018,209</b>	<b>4.8</b>	<b>5.0</b>
Turning Rock Partners Fund II	Private Debt	12,616,633	-258,450	1.1	
Carlyle Direct Lending Fund IV	Private Debt	43,904,267	1,276,659	3.7	
<b>Cash Composite</b>		<b>8,722,185</b>	<b>-1,104,513</b>	<b>0.7</b>	<b>0.0</b>
Cash Account	Cash & Equivalents	8,722,185	-1,104,513	0.7	

# Retiree Healthcare Trust

Annualized Performance (Net of Fees)  
As of September 30, 2025

	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	SI (%)	Inception Date
<b>Total Fund Composite</b>	<b>4.5</b>	<b>10.5</b>	<b>9.7</b>	<b>12.5</b>	<b>7.8</b>	<b>7.7</b>	<b>7.2</b>	<b>Aug 08</b>
RHCT Policy Benchmark	4.7	11.0	10.6	13.0	7.9	8.2	7.1	
<b>U.S. Fixed Income Composite</b>	<b>2.0</b>	<b>6.4</b>	<b>2.4</b>	<b>5.0</b>	<b>-0.2</b>	<b>1.9</b>	<b>3.3</b>	<b>Apr 09</b>
Blmbg. U.S. Aggregate Index	2.0	6.1	2.9	4.9	-0.4	1.8	2.9	
Garcia Hamilton & Associates	2.2	7.0	2.1	4.6	-0.4	1.8	1.8	Jun 15
Blmbg. U.S. Aggregate Index	2.0	6.1	2.9	4.9	-0.4	1.8	1.8	
MacKay Shields Core Plus	1.9	6.0	3.0	5.6	0.2	2.4	3.6	Apr 09
Blmbg. U.S. Aggregate Index	2.0	6.1	2.9	4.9	-0.4	1.8	2.9	
TCW Core Plus Fixed	2.0	6.7	2.5	5.0	-0.5	1.9	3.7	Jun 09
Blmbg. U.S. Aggregate Index	2.0	6.1	2.9	4.9	-0.4	1.8	2.8	
<b>U.S. Equity Composite</b>	<b>8.2</b>	<b>14.1</b>	<b>16.3</b>	<b>22.9</b>	<b>15.3</b>	<b>13.4</b>	<b>12.5</b>	<b>Oct 09</b>
Russell 3000 Index	8.2	14.4	17.4	24.1	15.7	14.7	14.0	
Xponance Russell 3000 Fund	8.2	14.4	-	-	-	-	14.4	Jan 25
Russell 3000 Index	8.2	14.4	17.4	24.1	15.7	14.7	14.4	
<b>Non-U.S. Equity Composite</b>	<b>2.8</b>	<b>18.6</b>	<b>9.2</b>	<b>18.0</b>	<b>8.4</b>	<b>7.9</b>	<b>6.3</b>	<b>Oct 09</b>
MSCI AC World ex USA (Net)	6.9	26.0	16.4	20.7	10.3	8.2	6.1	
GQG International Equity Fund	0.2	15.2	5.2	-	-	-	6.7	Apr 24
MSCI AC World ex USA (Net)	6.9	26.0	16.4	20.7	10.3	8.2	17.3	
Lazard Int'l Equity	4.8	25.6	14.9	21.4	10.4	7.0	6.2	Apr 10
MSCI AC World ex USA (Net)	6.9	26.0	16.4	20.7	10.3	8.2	6.0	
SSgA Active Emerging Markets Small Cap	3.5	14.2	6.7	21.7	15.0	-	9.6	Sep 16
MSCI Emerging Markets Small Cap (Net)	5.4	16.7	8.3	17.9	12.5	8.5	8.1	

## Retiree Healthcare Trust

Annualized Performance (Net of Fees)  
As of September 30, 2025

	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	SI (%)	Inception Date
<b>Total Volatility Risk Premium Composite</b>	<b>5.6</b>	<b>9.7</b>	<b>12.7</b>	<b>16.6</b>	<b>11.6</b>	<b>-</b>	<b>11.6</b>	<b>Aug 20</b>
HFRI Fund of Funds Composite Index	4.1	7.1	9.3	8.0	6.1	4.6	6.3	
Parametric Defensive Equity Fund	5.6	9.7	12.7	16.6	11.6	-	11.6	Aug 20
50% S&P 500/50% 91 Day T-Bill	4.6	9.0	11.0	14.7	9.9	8.8	9.9	
<b>Real Estate Composite</b>	<b>0.9</b>	<b>2.5</b>	<b>3.5</b>	<b>-7.3</b>	<b>2.4</b>	<b>-</b>	<b>4.1</b>	<b>Nov 15</b>
NFI-ODCE	0.5	2.2	3.2	-6.2	2.6	4.1	4.1	
Clarion Lion Properties Fund	0.9	3.1	4.8	-7.5	2.5	-	4.6	Nov 15
NFI-ODCE	0.5	2.2	3.2	-6.2	2.6	4.1	4.1	
Heitman America Real Estate	0.6	3.0	4.2	-5.2	4.3	-	4.2	Feb 16
NFI-ODCE	0.5	2.2	3.2	-6.2	2.6	4.1	3.9	
Intercontinental U.S. REIF	0.8	2.3	2.7	-8.6	-	-	0.5	Apr 21
NFI-ODCE	0.5	2.2	3.2	-6.2	2.6	4.1	2.2	
American Strategic Value Realty Fund	1.0	1.5	1.7	-5.5	-	-	0.9	Jul 21
NFI-ODCE	0.5	2.2	3.2	-6.2	2.6	4.1	1.5	
<b>Infrastructure Composite</b>	<b>1.9</b>	<b>6.9</b>	<b>9.1</b>	<b>8.6</b>	<b>-</b>	<b>-</b>	<b>8.2</b>	<b>Apr 22</b>
SOFR + 4%	2.1	6.4	8.7	9.1	7.2	-	8.5	
IFM Global Infrastructure Fund	2.0	8.2	10.6	9.1	-	-	8.7	Apr 22
SOFR + 4%	2.1	6.4	8.7	9.1	7.2	-	8.5	
Ullico Infrastructure	1.8	5.2	7.0	8.1	-	-	7.4	Jul 22
SOFR + 4%	2.1	6.4	8.7	9.1	7.2	-	8.8	

## Retiree Healthcare Trust

Annualized Performance (Net of Fees)  
As of September 30, 2025

	3 Mo (%)	YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	10 Yrs (%)	SI (%)	Inception Date
<b>Private Debt Composite</b>	<b>2.6</b>	<b>6.6</b>	<b>9.5</b>	<b>9.5</b>	<b>-</b>	<b>-</b>	<b>9.8</b>	<b>Sep 22</b>
S&P UBS Leveraged Loans (Lagged)	1.7	4.7	7.1	9.7	6.9	5.4	8.7	
Turning Rock Partners Fund II	2.1	7.2	13.5	9.6	-	-	-	Aug 22
S&P UBS Leveraged Loans (Lagged)	1.7	4.7	7.1	9.7	6.9	5.4	9.0	
Carlyle Direct Lending Fund IV	2.8	6.4	8.1	-	-	-	10.7	Dec 22
S&P UBS Leveraged Loans (Lagged)	1.7	4.7	7.1	9.7	6.9	5.4	9.6	

## Retiree Healthcare Trust

Fee Schedule  
As of September 30, 2025

Asset Class	Investment Manager	Fee Schedule	Est. Annual Fee <sup>1</sup>	Expense Ratio	Industry Median <sup>2</sup>
Core Fixed Income	Garcia Hamilton & Associates	0.25% on the first \$25 million 0.20% on the next \$25 million 0.16% on the next \$50 million 0.12% on the balance	\$175,067	0.20%	0.26%
Core Plus Fixed Income	MacKay Shields Core Plus	0.26% on the first \$100 million 0.20% on the balance	\$264,160	0.26%	0.29%
Core Plus Fixed Income	TCW Core Plus Fixed	0.275% on the first \$100 million 0.20% on the balance	\$293,073	0.27%	0.29%
All-Cap Core	Xponance Russell 3000 Fund	0.02% on the balance	\$85,664	0.02%	0.04%
Non-U.S. Large-Cap Growth	GQG International Equity Fund	0.65% on the balance	\$342,961	0.65%	0.63%
Non-U.S. Large-Cap Core	Lazard Int'l Equity	0.65% on the first \$50 million 0.50% on the balance	\$371,250	0.63%	0.63%
EM Small-Cap	SSgA Active Emerging Markets Small Cap	0.90% on the first \$50 million 0.80% on the next \$50 million 0.70% on the balance	\$273,656	0.90%	1.00%

<sup>1</sup> Expense Ratio & Estimated Annual Fee are Based on Market Value at Month End.

<sup>2</sup> Source: Marquette Associates Investment Management Fee Study.

## Retiree Healthcare Trust

## Fee Schedule As of September 30, 2025

Asset Class	Investment Manager	Fee Schedule	Est. Annual Fee <sup>1</sup>	Expense Ratio	Industry Median <sup>2</sup>
Volatility Risk Premium	Parametric Defensive Equity Fund	0.325% on the first \$50 Million 0.30% on the next \$50 Million 0.275% on the Balance	\$306,016	0.31%	0.64%
Core Real Estate	Clarion Lion Properties Fund	0.95% on the first \$25 million 0.85% on the balance	\$328,453	0.92%	1.00%
Core Real Estate	Heitman America Real Estate	1.10% on the first \$10 million 1.00% on the next \$15 million 0.90% on the next \$25 million 0.80% on the next \$50 million 0.70% on the balance	\$53,803	1.10%	1.00%
Core Plus Real Estate	Intercontinental U.S. REIF	1.10% on the first \$25 Million 1.00% on the next \$25 Million 0.85% on the next \$50 Million 0.75% on the Balance  Plus 20% Performance Fee over a 8% Hurdle Rate	\$260,848	1.10%	1.00%
Value-Added Real Estate	American Strategic Value Realty Fund	1.25% on the first \$10 Million 1.20% on the next \$15 Million 1.10% on the next \$25 Million 1.00% on the Balance  Plus 20% Performance Fee over a 10% Hurdle Rate	\$275,640	1.22%	1.00%
Global Infrastructure	IFM Global Infrastructure Fund	0.77% on Balance Plus 10.0% on Performance Fee over 8%	\$297,525	0.77%	1.07%
Core Infrastructure	Ullico Infrastructure	1.50% on the first \$75 Million 1.15% on the next \$175 Million 0.90% on the Balance	\$420,073	1.50%	1.07%
Private Debt	Turning Rock Partners Fund II	1.50% on the balance	\$189,249	1.50%	1.25%
Private Debt	Carlyle Direct Lending Fund IV	0.80% on the balance	\$351,234	0.80%	1.00%
<b>Total Investment Management Fees</b>			<b>\$4,288,673</b>	<b>0.36%</b>	<b>0.41%</b>

<sup>1</sup> Expense Ratio & Estimated Annual Fee are Based on Market Value at Month End.

<sup>2</sup> Source: Marquette Associates Investment Management Fee Study.



## DISCLOSURES

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.

The sources of information used in this document are believed to be reliable. Marquette has not independently verified all of the information in this document and its accuracy cannot be guaranteed. Marquette accepts no liability for any direct or consequential losses arising from its use. The information provided herein is as of the date appearing in this material only and is subject to change without prior notice. Thus, all such information is subject to independent verification, and we urge clients to compare the information set forth in this statement with the statements you receive directly from the custodian in order to ensure accuracy of all account information. Past performance does not guarantee future results and investing involves risk of loss. No graph, chart, or formula can, in and of itself, be used to determine which securities or investments to buy or sell.

Account and Composite characteristics data is derived from underlying holdings uploaded to the Investment Metrics Platform ("Platform"); the Platform then uses data for the noted time period from Standard & Poor's (equity holdings) and ICE (fixed income holdings) to populate the reporting templates. Some securities, including cash equivalents, may not be accurately classified during this population process due to missing identifiers or unavailable data. As a result, characteristics in this report may differ from other data sources. For example, Bloomberg indices may include additional rating information which may differ from the S&P rating used by the Platform.

Forward-looking statements, including without limitation any statement or prediction about a future event contained in this presentation, are based on a variety of estimates and assumptions by Marquette, including, but not limited to, estimates of future operating results, the value of assets and market conditions. These estimates and assumptions, including the risk assessments and projections referenced, are inherently uncertain and are subject to numerous business, industry, market, regulatory, geo-political, competitive, and financial risks that are outside of Marquette's control. There can be no assurance that the assumptions made in connection with any forward-looking statement will prove accurate, and actual results may differ materially.

The inclusion of any forward-looking statement herein should not be regarded as an indication that Marquette considers forward-looking statements to be a reliable prediction of future events. The views contained herein are those of Marquette and should not be taken as financial advice or a recommendation to buy or sell any security. Any forecasts, figures, opinions or investment techniques and strategies described are intended for informational purposes only. They are based on certain assumptions and current market conditions, and although accurate at the time of writing, are subject to change without prior notice. Opinions, estimates, projections, and comments on financial market trends constitute our judgment and are subject to change without notice. Marquette expressly disclaims all liability in respect to actions taken based on any or all of the information included or referenced in this document. **The information is being provided based on the understanding that each recipient has sufficient knowledge and experience to evaluate the merits and risks of investing.**

Marquette is an independent investment adviser registered under the Investment Advisers Act of 1940, as amended. Registration does not imply a certain level of skill or training. More information about Marquette including our investment strategies, fees and objectives can be found in our ADV Part 2, which is available upon request or on our website.