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# Office of Investments Annual Report

**Fiscal Year Ending June 30, 2024**

**Table of Contents**

Introduction…………………………………………………………………..……3

Financial Asset Overview……………………………..………………...…………4

Endowment Pool.....…………....………………………………………….….……5

 Asset Allocation…………………………………………………..………..6

Spending Policy.…………………………………………………..........…..7

 Performance Measurement……………………………………………...….7

Operating Pool………………………………………………………………......…10

 Asset Allocation………………………………………………….…...........10

 Performance Measurement……………………………...……….……........11

Financial Impact…...…………………………………………………….............…12

 Income Distribution………………………………………….………......…12

 Program Costs..…………………………………….……………………….12

Appendix A – Investment Fee Schedule……………...……..…….…….………….13

Appendix B – Fee Summary…………..….………………………….……Separate attachment

Appendix C – Endowment Transaction Report……………...…………....Separate attachment

Appendix D – Security Listing………………..……………………….….Separate attachment

**Introduction**

W

e are pleased to present the University of Illinois System Office of Investments Annual Report for the 2024 fiscal year. All data in the report is as of June 30, 2024, unless noted otherwise.

Fiscal year 2024 was marked by equity markets reaching all-time highs and interest rates nearing the peak of the hiking cycle. The yield curve stayed steeply inverted with recession calls vacillating between extremes. Real estate and private equity faced a second consecutive year of lackluster valuations and dismal transaction volume. After maintaining a low duration fixed income posture in both pools from late 2020 to early 2023, we have neutralized our exposure to reflect the balanced risk reward environment and enable the portfolios to benefit when rates fall. Our passive approach to public equities was accretive as a small concentration of stocks generated an outsized portion of gains that are often diluted with active management. Our diversified real estate exposure contributed as the real estate benchmark (NCREIF ODCE) produced negative returns. Both pools outperformed their benchmarks on the year with the endowment returning 9.4% and the operating pool at 5.3%. Collectively, the program distributed $205.3 million in income to the University System.

The investment program made several commitments this year. In the endowment pool, investments were made in the following partnerships/funds: Clearlake Capital Partners VIII (global equity); Edgewater Growth Capital V (global equity); Centana Growth Partners III (global equity); and Elliott International Limited – 10th Commitment (diversifying strategies). No new investments were made in the operating pool.

Looking forward, we are defensively postured with a strong liquidity profile that will enable us to take advantage of risk return opportunities arising from the election season, geopolitical risks, or interest rate movements. We are also launching an asset allocation study that we anticipate sharing next year.

Enclosed is an overview of invested assets and key performance and asset allocation measures for the endowment and operating pools. A fee summary, security inventory, and transaction report are included as separate reports in the Board materials.

**Office of Investments Overview**

Under supervision of the CFO, the Office of Investments manages the University System’s operating and endowment assets, including farmland donated to the University. Operating and endowment assets are invested through carefully selected external investment firms, while farmland is managed internally by the Agricultural Property Services department.

The University of Illinois BOT establishes policies for managing University asset pools. The Investment Policy sets forth asset allocation ranges for the endowment and operating pools. The Audit, Budget, Finance, and Facilities (ABFF) Committee of the BOT reviews asset allocation and performance and makes recommendations to the BOT regarding investment policy. The BOT has delegated to the CFO management of the University’s assets within the BOT approved policies. The CFO has charged the Investment Office with the day-to-day management of the investment program. It is important to note that the assets managed by the Office of Investments are distinct from those managed by the University of Illinois Foundation (UIF). UIF is a university related organization with an independent board. **Financial Asset Overview**

T

he Investment Office manages two investment portfolios—the endowment pool and the operating pool. The permanent coreis an investment of operating pool funds that, combined with the endowment funds, forms the endowment pool. Endowment farms are managed by the Agricultural Property Services Office. The distribution of the collective pools is displayed in Figure 1.

 **Figure 1**

Endowment Pool

$1,120.5 Million

**Endowment Pool**

T

he *Endowment Pool* (market value $1.12 billion) consists of two categories of funding. The first source is *Endowment Funds*, defined as financial assets of the University System that have been deemed appropriate for long-term investment. Endowment funds comprise 46% of the endowment pool. The second source of funding consists of operating pool funds that are managed as part of the endowment pool—the *Permanent Core*. This comprises 54% of the endowment pool. The composition of the funding sources is summarized in Figure 2.

**Figure 2**

**Asset Allocation**

The endowment poolis invested across a variety of asset classes in accordance with policy approved by the BOT. The current distribution of endowment pool funds across primary and sub-asset classes is shown in Figure 3. Figure 4 compares the actual allocations to long term policy ranges. All asset classes remain within policy ranges.

 **Figure 3**

Diversifying Strategies

8%

U.S. Equity

25%

Real Estate

6%

Farmland

7%

Real Assets

Global Equity

Global Fixed Income

21%

Non-U.S. Equity

23%

Private Equity

10%

 **Figure 4**

The endowment pool is reasonably liquid compared to peers. Relative to a policy requirement of 60% liquid assets (*i.e.,* at least weekly redemptions) and 70% semi-liquid assets (*i.e.,* at least quarterly redemptions), 69% of the pool meets the liquid asset definition while 78% is semi-liquid. This structure allows for efficient rebalancing and is well aligned with the liquidity profile of the underlying sources of funding. It also reduces expenses as liquid, public market allocations generally charge lower fees than closed-end investment vehicles. Our preference for low-cost passive investments in public equity markets further reduces the fee burden. The inclusion of farmland as an asset class also distinguishes the endowment poolfrom its peers. Farmland includes agricultural land donated to the University, as well as an investment into a closed-end U.S. farmland partnership, which serves to increase our allocation and diversify the geographical exposure. Income from endowment farms supports student scholarship and research programs.

**Spending Policy**

The investment objective of the endowment poolis to preserve the purchasing power of pool assets and provide annual support for an infinite period. The endowment pool annual spending policy for fiscal year 2024 is based on a percentage of a six-year moving average of the unit market value of the endowment pool. The spending rate—set by the Comptroller annually in consultation with the President—is 5.3%,inclusive of a 1.2% administrative fee. The endowment pool distributed approximately $31 million during the 2024 fiscal year (inclusive of the administrative fee and excluding income distributed from the permanent core allocation).

**Performance Measurement**

A variety of approaches can be taken in measuring investment performance. Three methods — (1) total return relative to the combined rate of spending and inflation, (2) total return relative to the performance benchmark, and (3) cash flow activity—are presented below to provide a holistic view of endowment pool performance.

Total Return Relative to Spending and Inflation Rates

Five year returns as of fiscal years 2020-2024 are presented relative to the endowment pool’s hurdle rate (*i.e.,* effective spending rate plus the consumer price index (CPI)) in Figure 5. The effective spending rate is inclusive of the administrative fee. This comparison provides a medium-term assessment of whether endowment returns are sufficient to offset inflation and spending. Endowment pool returns exceeded the hurdle rate for one of the five periods under consideration with the FY22-24 hurdle rates impacted by a drastic increase in inflation. Forward-looking inflationary expectations will be monitored to ensure that the endowment’s asset allocation and spending rate remain appropriate.

 **Figure 5**



Total Return Relative to Performance Benchmark

The endowment outperformed its performance benchmark over the one-year period but lagged over longer-term periods. Over recent periods, the primary contributors of relative performance were fixed income and real estate while farmland and investments that are no longer active in the portfolio detracted over long-term term periods. The historical investment performance of the endowment has been provided in Figure 6.

 **Figure 6**

Cash Flow Activity

The endowment pool balance is impacted by three factors—net additions, the spending distribution, and capital appreciation. The impact of these factors on the pool (excluding the permanent core allocation) over a ten-year period as of June 30, 2024, is summarized in Figure 7.

 **Figure 7**

|  |
| --- |
| **Summary of Endowment Pool Activity** **FY15 - FY24** |
| All figures in millions |
|   |   |
|   | **Ten Year Totals** |
|   |   |
| **Beginning Balance** | **326.8** |
|   |   |
| Net Additions | 136.6 |
|   |   |
|  Distributions | -192.0 |
|   |   |
| Capital Appreciation | 242.8 |
|   |   |
| **Ending Balance** | **514.2** |

**Operating Pool**

T

he *Operating Pool* (market value $3.66 billion) consists of funds available for current use by academic and administrative units within the System. The pool includes cash from state appropriations, tuition and fees, student loan funds, grants, self-insurance programs, and hospital and auxiliary services. The consolidated management of funds provides robust tracking and efficient investment management.

The investment objective for the operating poolis to preserve the value of the principal, maintain liquidity appropriate to the forecasted working capital requirements of the System, provide prudent diversification, and maximize the rate of return on investment. Income from the pool is returned to units in proportion to their share of the assets. During fiscal year 2024, approximately $172 million was distributed from the operating pool (including the permanent core allocation) after banking and investment management fees were paid.

**Asset Allocation**

Operating pool assets are invested in fixed income securities and cash equivalents. The assets are allocated by liquidity layer. Investment managers within a given liquidity layer follow fundamentally consistent investment guidelines that set forth restrictions on duration, credit quality, diversification, performance benchmarks, and permissible security types, amongst others. Provided that state regulation does not allow the System to borrow for working capital, the operating poolhas ample liquidity and is of high quality with an average AA- credit rating. Figure 8 demonstrates the operating pool’s asset allocation on June 30, 2024, within the policy ranges by liquidity layer.

 **Figure 8**

**Performance Measurement**

Operating pool managers have consistently outperformed the performance benchmark. Historical performance relative to the performance benchmark is displayed in Figure 9.

 **Figure 9**

\*Note: The total operating pool market value does not include the permanent core allocation. This allocation is included in the endowment pool market value.

**Financial Impact**

The investment program generates investment income, as well as investment management costs, to the University System. All costs are offset or paid directly from investment income. The Investment Office works diligently to maintain the cost structure at a reasonable level.

**Income Distribution**

During the 2024 fiscal year, the investment program distributed income of $205 million to units across the University System after paying investment management fees. The summary of the distribution by source is shown in Figure 10.

 **Figure 10**

|  |  |
| --- | --- |
| **($ Millions)** | **Distribution** |
| Endowment Pool | 31.1 |
| Operating Pool  | 172.2 |
| Endowment Farms | 2.4 |
| **Total Distribution** | **205.3** |

**Program Costs**

The most significant cost to the investment program is external counterparty (*i.e.,* investment manager, custody, investment consultant) fees. For fiscal year 2024, this comprised $14.1 million or 29 basis points of total assets. Investment manager fees are net against performance. A fee schedule is enclosed in the appendix to this report, while the fiscal year 2024 fee summary is included separately in the board materials. Internally, the Investment Office is comprised of four full-time employees with a fiscal year 2024 salary cost to the System of approximately $430k and additional budgetary expenses (*i.e.,* travel, technology, training) totaling approximately $200k. In total, investment office expenses comprised 1 basis point (0.01%) of total assets or less than 6 basis points (0.06%) of endowment assets.

The fiscal year 2024 security listing and endowment transaction report have also been included as separate attachments in the board materials.

# University of Illinois System

# Investment Fee Schedule – Traditional Investments

**Firm**  **Terms**

Money Market Funds Management Fee

JP Morgan 0.18%

(U.S. Government Money Market Fund &

JP Morgan Prime Money Market Fund)

Northern Trust 0.20%

(U.S. Government Select

Siebert Williams Shank Shares)

Illinois Funds 0.05% (plus administrative expenses)

Fixed Income

Galliard Capital Management 0.18% - first $200 million

(Short Duration) 0.15% - balance

Income Research + Management 0.21% - first $100 million

(Short Duration and Intermediate) 0.18% - next $100 million

 0.15% - balance

JP Morgan 0.15% - first $50 million

(Managed Reserves) 0.125% - next $50 million

 0.10% - next $100 million

 0.08% - next $100 million

Neuberger Berman 0.175% - first $50 million

(Enhanced Cash) 0.15% - next $50 million

 0.12% - next $150 million

 (10% rebate on total fee)

Neuberger Berman 0.20% - flat fee

(Intermediate) (10% rebate on total fee)

Northern Trust 0.20% - first $100 million

(Short Duration) 0.18% - balance

Allspring Global Investments 0.09% - first $100 million

(Conservative Income and Short Duration) 0.07% - balance

Attucks Asset Management (Operating) 0.26% - flat fee

# University of Illinois System

# Investment Fee Schedule – Traditional Investments

**Firm**  **Terms**

Fixed Income (continued) Management Fee

Attucks Asset Management (Endowment) 0.35% - first $50 million

 0.30% - next $50 million

 0.27% - next $50 million

 0.25% - next $100 million

 0.22% - over $250 million

Vanguard Total Bond Market Index 0.05% flat fee

Artisan High Income Fund 0.85% flat fee

Equity

BlackRock 0.055% flat fee

(ESG U.S. All Cap Equity)

BlackRock 0.12% flat fee

(ESG Insights World ex-USA)

BlackRock 0.08% flat fee

(MSCI Emerging Markets Free Fund)

Ariel Capital Management 1.00% - first $10 million

(Small Mid Cap Value) 0.75% - next $10 million

 0.50% - balance

Real Estate Investment Trust

Vanguard 0.09% flat fee

(Real Estate Investment Trust Index Fund)

# University of Illinois System

# Investment Fee Schedule – Alternative Investments

**Firm**  **Terms**

Private Equity Management Fee Carried Interest

Adams Street Partners

ASP 2004 U.S. Fund 0.00% 10% on Secondary

ASP 2004 Non-U.S. Fund 0.00% 10% on Secondary

ASP 2006 U.S. Fund 0.00% 10% on Secondary

ASP 2006 Non-U.S. Fund 0.00% 10% on Secondary

ASP 2006 Direct Fund 0.00% 20%

ASP 2007 U.S. Fund 0.00% 10% on Secondary

ASP 2007 Non-U.S. Fund 0.00% 10% on Secondary

ASP 2007 Direct Fund 0.00% 20%

ASP 2008 U.S. Fund 0.00% 10% on Secondary

ASP 2008 Non-U.S. Fund 0.00% 10% on Secondary

ASP 2008 Direct Fund 0.00% 20%

ASP 2009 U.S. Fund 0.10% 10% on Secondary

ASP 2009 Non-U.S. Developed Fund 0.10% 10% on Secondary

ASP 2009 Non-U.S. Emerging Markets Fund 0.10% 10% on Secondary

ASP 2009 Direct Fund 0.00% 20%

ASP 2010 U.S. Fund 0.20% 10% on Secondary

ASP 2010 Non-U.S. Developed Fund 0.20% 10% on Secondary

ASP 2010 Non-U.S. Emerging Markets Fund 0.20% 10% on Secondary

ASP 2010 Direct Fund 0.19% 20%

ASP 2011 U.S. Fund 0.30% 10% on Secondary

ASP 2011 Non-U.S. Developed Fund 0.30% 10% on Secondary

ASP 2011 Non-U.S. Emerging Markets Fund 0.30% 10% on Secondary

ASP 2011 Direct Fund 0.39% 20%

ASP 2013 Global Fund 0.53% 10% - Secondary & Co- Investment, 20% Direct

ASP Co-Investment Fund III 0.53% 10%

* Fee Tail Down: Fees above reflect reduction to 90% of the management fee in year eight of a subscription, 80% in year nine, 70% in year ten, etc. The tail down begins in year seven for direct funds.

# University of Illinois System

# Investment Fee Schedule – Alternative Investments

**Firm**  **Terms**

Private Equity (continued) Management Fee Carried Interest

Clearlake Capital Partners IV 2.0% 20% (8% hurdle rate)

Clearlake Opportunities Fund 1.75% 20% (8% hurdle rate)

Clearlake Capital Partners V 1.75% 20% (8% hurdle rate)

Clearlake Capital Partners VI 1.75% 20% (8% hurdle rate)

Clearlake Capital Partners VII 1.70% 20% (8% hurdle rate)

Clearlake Flagship Plus 1.25% 20% (8% hurdle rate)

Clearlake Icon 1.0% 20% (8% hurdle rate)

Clearlake Icon II 1.0% 15%-25% step up

 (8% hurdle rate)

Clearlake Icon IV 1.0% 15%-25% step up

 (8% hurdle rate)

Centana Growth Partners II 2.5% with scale down 20% (8% hurdle rate)

 to 2.0% after 5th year

Edgewater Capital Partners IV 2.0% 25% of hurdle rate (8%) then

 20% thereafter

Illinois Ventures IETF III 2.5% 20%

Main Post Growth Capital III 2.0% 20% (8% hurdle rate)

Oaktree Opportunities Fund X 1.6% 20% (8% hurdle rate)

Oaktree Opportunities Fund X(b) 1.6% 20% (8% hurdle rate)

ParkerGale Capital II, L.P. 2.0% 20% (8% hurdle rate)

Pfingsten Partners VI 2.0% 20% (8% hurdle rate)

Varsity Healthcare III 2.0% 20% (8% hurdle rate)

Varsity Healthcare IV 2.0% 20% (8% hurdle rate)

# University of Illinois System

# Investment Fee Schedule – Alternative Investments

**Firm Terms**

Private Equity (continued) Management Fee Carried Interest

FEG Select Tiger Global Private 2.0% (0.07% average 20-25% step up

Investment Partners XIV FEG Select fee)

Private Fixed Income

Oaktree Opportunities XI 1.44% 20% (8% hurdle rate)

Merit Mezzanine Fund VI 1.75% 20% (8% hurdle rate)

Merit Capital Fund VII 1.75% during investment 20% (8% hurdle rate)

 Period, 1.50% thereafter

Antares Senior Loan Fund II 1.0% 10% (5% hurdle rate)

Diversifying Strategies

Davidson Kempner International 1.5% 20% with high water mark

Elliott International 1.5% 20% reduced by half until

 200% of any loss

 carryforward has been

 recouped

Hudson Bay 2.0% 20% with high water mark

BlackRock Multi-Alternative Opportunities Fund 1.5% 20% (8% hurdle rate)

BAM Atlas Enhanced Fund 1.75% 20% with high water mark

Real Assets

Heitman HART 1.1% - first $10 million NA

 1.0% - next $15 million

Prudential PRISA 1.0% - first $10 million 3% Operating Cash Flow 0.95% - $10M to $25M 0.10% Cash Balance

 (1.20% Maximum Annual Fee)

Farallon Real Estate Partners III 1.5% (reduced by 15% of 20% (6% hurdle rate)

 commitments for reserve)

#  University of Illinois System

# Investment Fee Schedule – Alternative Investments

**Firm Terms**

Real Assets (continued) Management Fee Carried Interest

 Farallon Real Estate Partners IV 1.5% reduced by 15% of 20% (6% hurdle rate)

 commitments for reserve

 Singerman Real Estate Opportunity Fund IV 1.5% on commitments during 20% (8% hurdle rate)

 investment period; 1.5% on

 unreturned contributions

 thereafter

Homestead Capital USA Farmland Fund III, L.P. 1.5% 15% (6% hurdle rate)

Tembo Capital Mining Fund III 2.0% 15% (8% hurdle rate)