



To: Members of the Investment Committee
California Public Employees' Retirement System

Date: April 25, 2012

From: Pension Consulting Alliance, Inc. (PCA)

RE: Real Estate Performance through March 31, 2012

PCA received and reviewed Wilshire's First Quarter 2012 Executive Summary of CalPERS' Investment Performance as it relates to the Real Estate Portfolio. The following items should be considered in your assessment of Real Estate's performance:

- In an illiquid asset class populated with multi-year partnerships, longer term results are more significant than those of a shorter duration.
- While performance has been improving, over the long-term, the real estate program has had poor results, with net returns of -14.0%, -13.4% and 1.7% during the trailing three-, five- and ten-year periods, respectively. These returns were less than the comparable benchmark returns of 6.8%, 4.8% and 8.9%, respectively.
- As previously articulated, the performance of the real estate portfolio has been hindered by three primary factors: (i) significant amounts of CalPERS' capital were invested during the 2005 to 2007 period which exposed the portfolio to the risk of vintage-year concentration; (ii) the high proportion of the portfolio invested for capital appreciation (not current income) in riskier, non-stabilized properties; and (iii) high amounts of leverage employed at the peak of the cycle. These final two factors have exacerbated historical underperformance to the benchmark during the economic crisis. Non-stabilized assets provide less income to insulate against valuation declines. Increased leverage magnifies positive appreciation returns in upward market cycles and negative appreciation returns in downward market cycles.
- At the February 2011 Investment Committee meeting, the proposed Real Estate Strategic Plan was approved. This plan provides for the implementation of the revised role of real estate as described in the recent asset allocation study. This role is primarily to provide (i) reliable current income and (ii) diversification from public and private equity return characteristics. Therefore, over time the portfolio will shift in emphasis towards strategic, stabilized, domestic core assets held for a longer term, and away from more tactical, opportunistic, appreciation-oriented investments held for a shorter term.
- CalPERS Staff has been working on implementing new operating agreements with strategic operating partners in the Base and Domestic Tactical Programs. An additional

partnership in the International Tactical program is also underway. The properties held in these new partnerships will be part of the Strategic portfolio going forward.

- In general, the global commercial real estate markets continue to display weak fundamentals insofar as occupancy demand and increases in net rental rates. This weakness is partially mitigated by below average new construction levels and historically low base rates for mortgage loans. Increases in value currently can be attributed primarily to (i) pent up demand for core property in major, primarily coastal and capital cities and (ii) relatively attractive current returns from completed properties compared to other available income-oriented investments. Until employment increases, and uncertainty about economic trends and political instability is reduced, it is unlikely to expect significant increases in rent and occupancy (other than in US rental apartments, whose fundamentals continue to stay strong).

PCA is available to take any questions of the Investment Committee.

Respectfully,



David Glickman

Managing Director