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**November 13, 2017****Item Name:** Real Assets Annual Program Review**Program:** Real Assets**Item Type:** Information**Executive Summary**

This is the annual review of the Real Assets Program for the period ending June 30, 2017. The review includes an overview of the program and details concerning investment performance, portfolio risk, and business structure. Also included is a visual guide displaying how Real Assets is integrating the CalPERS Investment Beliefs into its decision-making processes.

**Strategic Plan**

This agenda item supports the CalPERS Strategic Plan goal to cultivate a high-performing, risk-intelligent, and innovative organization. The program review provides detailed information for portfolio characteristics and program highlights across Real Assets to support the CalPERS Investment Committee in its oversight capacity.

**Investment Beliefs**

This agenda item supports the CalPERS Investment Belief 2: A long time investment horizon is a responsibility and an advantage; Belief 8: Costs matter and need to be effectively managed; and Belief 10: Strong processes and teamwork and deep resources are needed to achieve CalPERS goals and objectives.

**Background**

An annual program review for each asset class or program area is presented to the Investment Committee. Annual program reviews were scheduled as a result of restructuring of Investment Committee agendas. The last program review for Real Assets occurred in November 2016.

**Analysis**

Highlights of the annual program review (Attachment 1) include:

- Program Overview
- Investment Review
- Business Review

**Budget and Fiscal Impacts**

Not applicable.

**Benefits and Risks**

Not applicable.

**Attachments**

Attachment 1 – Real Assets Annual Program Review

Attachment 2 – Real Assets Annual Program Review – Supplemental Report

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**Paul Mouchakka**

Managing Investment Director

Real Assets

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**Theodore Eliopoulos**

Chief Investment Officer