MINUTES
A SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE OKLAHOMA MUNICIPAL RETIREMENT FUND
June 25, 2026

1. **Call To Order**

The Board of the Oklahoma Municipal Retirement Fund met at the Oklahoma Municipal Retirement Fund, Oklahoma City, Oklahoma on June 25, 2026, at 9:00 a.m. for the Trustee Retreat. No action taken, retreat is purely educational and for discussion purposes only.

BOARD OF TRUSTEES

Chair:	Donna Doolen, Retiree, City of Ada
Vice-Chair:	Robert Johnston, City Manager, City of Clinton
Treasurer:	Jim Luckett, Jr., Retiree, City of Thomas
Members:	Greg Buckley, Town Administrator, Town of Carlton Landing (arrived *at 9:50 a.m.)*
	Tamera Johnson, Retiree, City of Shawnee
	Ed Tinker, Retiree, City of Glenpool

OTHERS PRESENT:

OkMRF Staff:	Jodi Cox, CEO & Executive Director
	Kevin Darrow, Plan Administrator
	Kyle Ridenour, Plan Administrator
	Regina Story, CFO
	Chris Whatley, CIO & Plan Advisor
Others:	Phinneas Troy, ACG
	Haley Rives, ACG
	Kate Davis, Harrison Street
	Paul Marchese, Harrison Street
	Justin Gleason, PGIM
	Maurice Torres, PGIM
	Jeremiah Croke, Oklahoma City FBI Cyber Task Force
	Clint White, Oklahoma City FBI Cyber Task Force

Cox welcomed everyone with an historical drive down OkMRF Memory Lane reflecting on the past, present, and future.

NOTICE: The agenda for June 25, 2026, Trustee Retreat meeting was posted at Oklahoma Municipal Retirement Fund, Oklahoma City, Oklahoma, in Columbus Square, first floor by 9:00 a.m. on June 23, 2026, by Sheila Whitson.

Sheila M Whitson

Signature

9:00 a.m. - Starting the Engine: Overview of the Opportunistic Real Estate Landscape
Troy began with a review of the existing real assets portfolio structure followed by a review of the mandate. He highlighted the issues experienced by JP Morgan Special Situation Property Fund before turning to the two (2) candidate managers. Harrison Street Core Property Fund focuses on alternative real estate sectors (senior housing, student housing, storage centers, medical office space, etc.) whereas PGIM PRISA II invests in traditional core sectors (office, residential, industrial, and retail) while enhancing the portfolio with approximately a 20% allocation to the alternative sectors.

9:10 a.m. - Cruising Through Harrison Street: An interview of Mile Marker Distressed Assets
Marchese introduced himself and Davis followed with an overview of the firm. In total, Harrison Street manages over $109 billion of which $70 billion is in various real estate strategies and $9.5 billion net asset value is in the Core Property Fund. As a firm, Harrison Street is the third largest owner of student housing and the fourth largest owner of senior housing. Furthermore, the Core Property Fund is the largest open-end fund focused solely on alternative property types.

Davis then stated the Core Property Fund strategy attempts to take advantage of demographic trends and technological tailwinds. It is the largest fund of its kind focused on the real estate alternative sector. According to Davis, the core drivers of growth included student housing rentals, growth in the over 80 population, shortfalls in new construction, capital expenditures moving into data centers, and U.S. households needing storage units. The goal is to construct and manage a high-quality diversified portfolio of alternative investments delivering strong current income and opportunity for long-term growth while minimizing volatility. The fund targets 25%-30% loan-to-value with the current loan-to-value being 26.5% and an average investment size of $36 million. Currently the fund consists of 354 properties spread across 239 cities in 35 states, one of which is a medical office building in Tulsa. Since 2012, the fund has steadily expanded the investment opportunity set in an effort to provide balanced exposures while avoiding single-sector concentration risk. The hallmark of the Fund is low volatility and low correlation to traditional real estate sectors and the beta of the Fund being 0.5% when compared to the ODCE benchmark. The strategy has outperformed the benchmark on both a gross- and net-of-fees basis over the last 1-year, 3-year, 5-year, 10-year, and since inception periods. In addition, same-store net operating income growth was two times more than the ODCE benchmark from 2022 through 1st quarter 2026.

Davis summarized the Core Property Fund as being conviction investing with strong cashflows and fundamentally focused with a demonstrated track record. Together, Marchese and Davis thanked the Board for the opportunity to present the strategy.

10:00 a.m. - On the Road with PGIM: PRISA II Touring the Scenic Byway via RE Lane
Torres introduced himself and Gleason followed with an overview of the firm. The PGIM real estate investment platform manages $60 billion across seven (7) different fund strategies with 163 investment professionals in eight (8) different cities around the U.S. PGIM has a 56-year track record for managing real estate assets and they are ranked second out of 50 firms for real estate assets under management in the world.

Gleason next introduced the PRISA II strategy as focusing on income and growth in high conviction sectors. PRISA II was the first core plus U.S. open-end real estate fund established in 1980 with the goal of producing an 8%-11% net return over a full market cycle. Of the established target return, 50% is targeted to be derived from income and 50% is targeted to be derived from growth. To help manage risk, no single asset is more than 5% of the portfolio and no tenant is more than 20% of the fund. Holding a moderate amount of leverage, Gleason expressed leverage is typically less than 40% and is divided between 60% fixed rate debt and 40% floating rate debt. The portfolio is constructed to be approximately 65% stabilized assets and 35% value-added assets. The management team focuses on repositioning and development of value-added assets in high growth markets with the goal of upgrading them to stabilized assets to provide consistent income streams. The portfolio allocates 80% of the assets into living, logistics, and healthcare themes and 20% to office and retail themes. As expected, office and retail allocations have been reduced since the end of the pandemic. Gross and net returns have beat the ODCE benchmark over the last 1-year, 3-year, 5-year, 10-year, and since inception periods.

Themes in the portfolio center around the belief that aging baby boomers and millennials are creating significant demand for living and healthcare assets. In addition, digital transformation derived from e-commerce will materially change the need for logistics and healthcare assets. To exploit these themes, PRISA II examines demographic and tech driven trends to deploy best ideas in markets exhibiting strong population, job, and wage growth. Currently, near-term investment priorities are focused on senior housing, medical outpatient, suburban housing, and some industrial assets. Highlighting this focus, there is currently $2 billion worth of assets under development with 94% being dedicated towards living, logistics, and healthcare. The management team believes these high-quality assets will deliver strong appreciation over cost and higher lease-up rates as these assets are fully developed. Torres ended by thanking the board for the opportunity to present the strategy.

10:45 a.m. - <u>Route Planning: Opportunistic RE Implementation Roadmap and Timeline</u>
Troy began by reiterating that the goal of the interviews was to have a manager in place for future allocations as redemption proceeds are received from JP Morgan Special Situation Property Fund. He believed both managers could be a good fit for the core-plus mandate. The Board liked how Harrison Street had incorporated OkMRF's current real estate allocations into a pie chart displaying what potential sector allocations would look like if they were selected. Troy then pointed out the risk and return profile of Harrison Street would look completely different from other real estate managers.

11:00 a.m. - <u>Rest Stop</u>

11:15 a.m. - <u>Under the Hood: DC Underlying Investment Lineup</u>
Troy began by stating the plan objectives for the OkMRF DC lineup as being: maintain simplicity and ease of use for participants, provide quality options that allow participants to build diversified portfolios, limit overlap to avoid redundancies, and keep overall participant costs low. Troy went on to state OkMRF currently offers a well-diversified group of funds within the DC fund lineup covering major asset classes, including both passive and active investments, with low investment management fees. Troy then reviewed the core and satellite construction of the three (3) active equity white label options (Growth and Value, International, and Aggressive options) and showed performance versus their broad benchmarks followed by the white label fixed income option (Total Yield Bond Fund). Troy highlighted this option due to its significant outperformance over the benchmark for all time periods measured. He then reviewed the Real Assets Option and noted that one future Board consideration could be to create a white label option with specific allocations to underlying asset classes once the asset size is large enough. He then turned to the Target Retirement funds stating these options provide participants with great diversification of assets at a very low cost. Currently OkMRF offers eleven (11) fund options across the total DC fund lineup when counting the various Target Retirement Date series as a single option. This was lower than the national average of 17.5 fund options as reported by Vanguard defined contribution plans. However, participants in the same survey were found to use only 2.3 fund options on average. Cox reminded the Trustees that OkMRF also offers the self-directed brokerage account if a participant wants to go outside the existing investment lineup with up to 25% of their vested account balance. Troy stated the fund lineup is appropriate and provides participants with a good range of options.

Troy next reviewed the idea of adding a precious metals fund. He pointed out recent tailwinds for gold such as central bank purchasing of gold reserves, declining global interest rates, and recent conflicts as well as trade tariffs driving investors to safe-haven assets. Troy then pointed out that an increase in global economic growth, interest rates remaining higher for longer, and reductions of central bank gold purchases can all be significant risks for this asset. Troy then presented data showing that in times of economic uncertainty, precious metals can produce excellent returns. However, they are typically followed by long periods where the asset class substantially underperforms equity and fixed income markets. Troy ended by stating that due to the extremes in volatility and long periods of potential underperformance, ACG does not believe this should be a standalone investment option within the plan. Rives added that the DC fund lineup offers the Real Assets option which provides for diversification with investments across TIPS, commodities, and REITs, as opposed to a single investment option solely focused on precious metals that would not provide diversification. Participants desiring to access precious metals exclusively have the option to access this asset class through the self-directed brokerage account.

12:00 p.m. - <u>Lunch: Afternoon drive with your OkMRF Family</u>

12:45 p.m. - <u>Toll Booth Check; Investment Fee Review</u>
Troy reviewed the investment fees being paid by participants. The core and satellite portfolio construction in the active fund options couples a passive core index for fee reduction with active high-quality managers reducing the overall blended fee significantly. Of the eleven (11) OkMRF fund options, nine (9) of the option's fees are below the median national average, one (1) of the option's fees is at the median, and one does not charge a fee.

Cox reminded Trustees that ongoing annual fee reviews are necessary, as they are an important element of the insurance underwriter's evaluation of OkMRF.

1:15 p.m. - <u>Cyber Task Force: Navigating Digital Highways and Avoiding Road Hazards</u>
Croke opened the discussion by sharing his professional background and what led him to help lower international cyber threat actors. Croke then turned the meeting over to White who also provided some history of his professional background. To provide context, Cox gave a brief overview of the history of OkMRF, the role of the Board, the role of the Investment Manager, and functionality, and how we serve the cities and towns in Oklahoma. Cox also mentioned the importance of cyber security due to the OkMRF fiduciary responsibilities.

White then spoke to the different types of cybercrime including: hacktivism, crime, insider theft of data, espionage, terrorism, and warfare. He gave examples of organized cybercrime as business email compromise, automated clearing house fraud, spam, botnets, distributed denial of services, and underground markets. Examples of individual cybercrime included internet fraud, identity theft, and extortion. Croke then provided statistics on attacks and the number of cases. White followed up by adding organizations and companies have developed or purchased better tools to help detect fraud and illuminate threats. Croke added organizations and companies have stopped reporting cybercrime attempts that were not successful or when a loss was not suffered. White stated the most favorable way to report cybercrimes is through the Internet Crimes Complaint Center (IC3).

According to White, two of the biggest threats to organizations are business email compromise and ACH fraud. He stated cybercrime individuals will attempt to gain access to a company's email and impersonate a legitimate employee. White then gave several examples of effective tools that can be used to help eliminate these types of threats. He also stated there are more sophisticated ways in advanced technology to eliminate cyber threats. He gave examples of using voice or face recognition, or multi-factor identification methods. White discussed the IC3 Recovery Asset Team (RAT) can be very effective on recovering assets if the losses are reported in a timely manner.

White also discussed the threat of ransomware and gave examples of how cybercriminals try to steal a company's crucial information or data and hold the information ransom. He went on to state raising awareness through annual training can be a very effective tool to help eliminate cybercrime.

White noted the best defenses for organizations are creating backups for critical data, removing unnecessary programs, patching all software updates, and using long, complex passwords, a password manager, and dual factor authentication, when possible. White provided best practices/examples when it came to developing passwords.

White then provided steps to take in the event an organization has been victimized including contacting your financial institution immediately as time is of the essence. The faster a financial institution is notified, the faster they can attempt to stop a wire transfer or a transaction. Contacting the local FBI field office and filing a complaint with IC3 at www.ic3.gov can provide critical pieces of information to law enforcement. White recommends notifying IC3 even if there is no loss or fraud detected. In addition, White recommended organizations should partner with the Cybersecurity Infrastructure Security Agency (CISA). White noted CISA is not a law enforcement agency, but a federal government agency that focuses on assisting critical infrastructure, small governments, and businesses with their cybersecurity and physical security.

3:15 p.m. - Pit Stop

3:30 p.m. - Turbo Boost – Update on Private Equity Market and Our Roadmap for the Future
Rives discussed some of the fundamental differences between private equity and public equity. She presented the private equity commitment pacing plan demonstrating the goal is to have 5% of the portfolio devoted to private equity. She described how OkMRF is in the early stages of the investment cycle, and it may be several years before we start to see a return of cashflows. Troy then discussed the fundamental investment strategies for Warburg Pincus, Berkshire, and TrueBridge. Rives described ACG's cash flow modeling and how they consistently look for opportunities to invest. Moving forward, Rives stated ACG's goal is to build relationships with potentially six (6) money managers in the private equity space. Then as private equity approaches its full allocation, they will most likely recommend an increase to this portfolio weighting that will provide further diversification across this asset class.

4:00 p.m. - Adjourn

Robert Johnston

Robert Johnston, Admin Chair

Donna Doolen

Donna Doolen, Chair

Respectfully submitted by:

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SEAL
OKLA.

Kyle Ridenour