

# NEW HAMPSHIRE CHARITABLE FOUNDATION – IMPACT INVESTING POOL

QUARTERLY INVESTMENT PERFORMANCE REPORT



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SEPTEMBER 2019



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As part of the reporting process, errors can and do occur. For the purpose of CA reports, an error represents any component of the performance report that is missing or inaccurate, including, but not limited to, composite returns and market values, manager returns and market values, benchmark returns, risk and other statistical measures, holdings and exposures. Errors can be a result of incorrect aspects of data, calculations, setup, software or may be a result of an omission, incorrect value, incorrect systematic computation, incorrect report production, and other similar reasons. For classification as an error, the item in question must be objectively incorrect according to the standard policies, procedures, and methodologies utilized by CA. Differences due to changes in methodology over time, the difference between preliminary and final data and other related changes do not constitute errors, but rather normal course of business for the reporting process. Though CA makes reasonable efforts to discover inaccuracies in the input data used in the performance report, CA cannot guarantee the accuracy and are ultimately not liable for inaccurate information provided by external sources. Clients should compare the values shown on our performance reports with the statements sent directly from their custodians, administrators or investment managers.

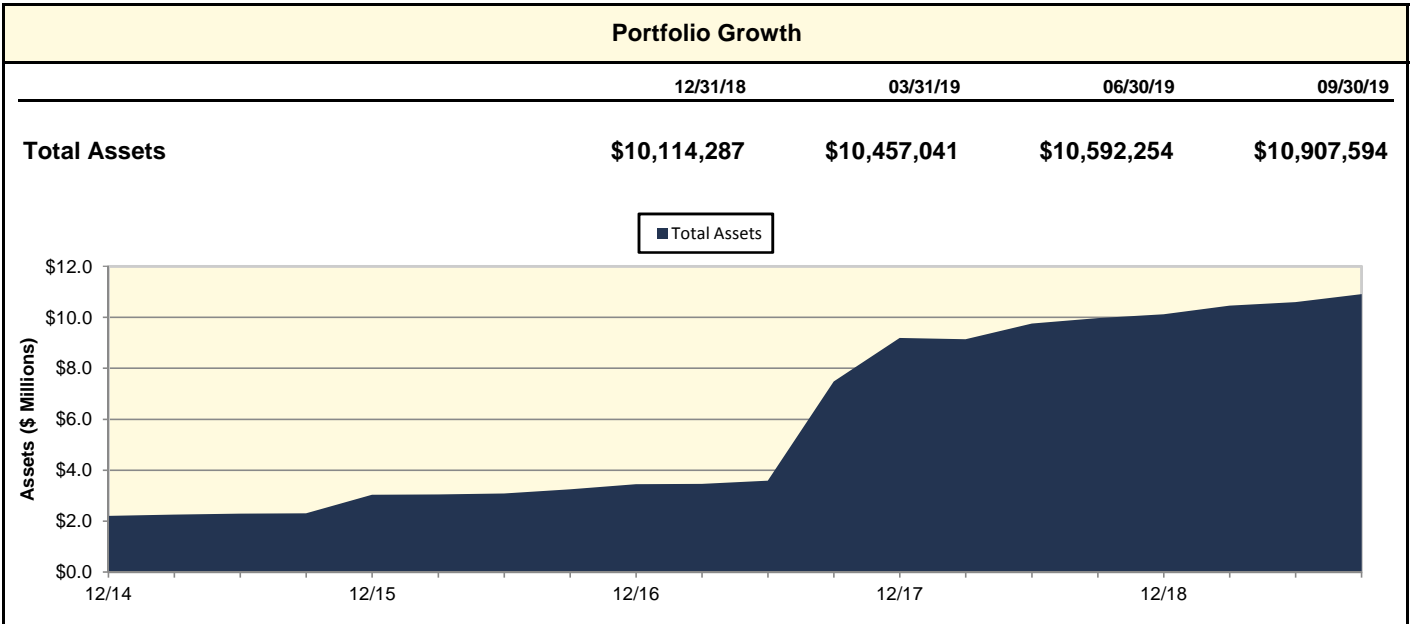
In the event that an error is discovered, CA will correct the error and maintain the most accurate information possible. In the event of a material error, CA will disclose the error to the report recipient along with an updated version of the report from the most recent period.

CA's performance report is intended to be offered as a standardized product. CA may be instructed by the client to customize aspects of the report outside of CA's standard policies and procedures. Deviating from CA's standard operating policies and procedures can compromise the quality of the report and increase the risk of error. Customization requests cannot be accommodated in all cases if it is deemed that necessary systems and controls are not in place to minimize errors or reduce the validity of the report. Customizations, including but not limited to, data sourcing, data input, calculation methodologies and report display are acknowledged by the recipient as potentially compromising to the quality of the deliverable and the recipient assumes the risk for any ensuing quality breaches as a result of these customizations.

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**New Hampshire Charitable Foundation - Impact Investing Pool**  
**Portfolio Review** (net of fees) as of September 30, 2019



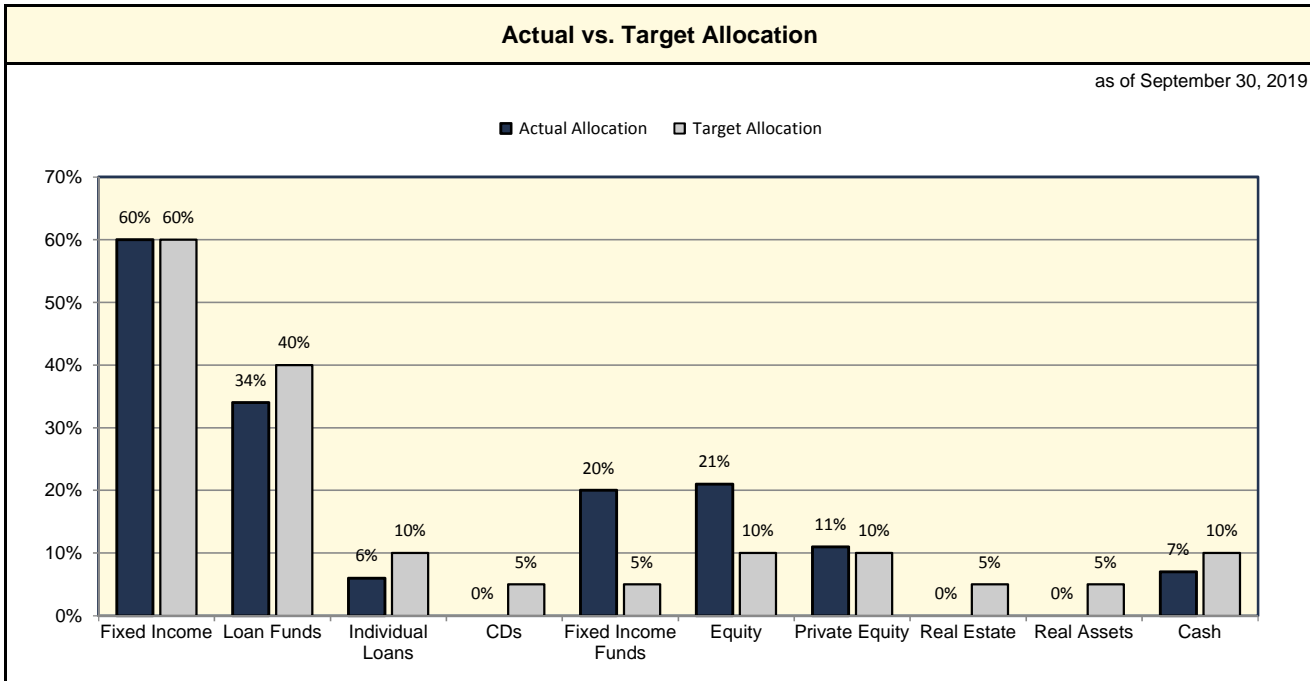
**Performance as of 09/30/19**

Composite (Inception Date)	Qtr To Date 06/30/19 - 09/30/19	CYTD 12/31/18 - 09/30/19	Cumulative Trailing 1 Year	Annualized Trailing 3 Years
Total Assets (12/31/14)	1.0	6.0	2.3	4.2



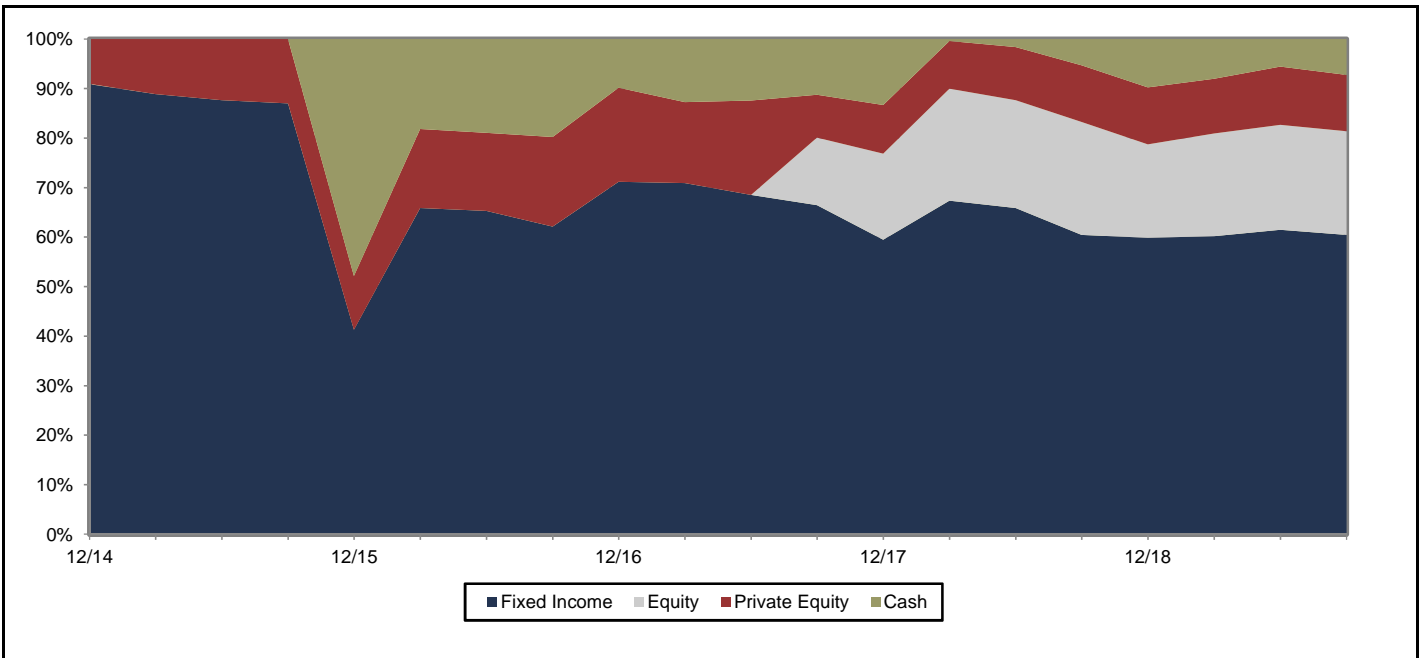
**New Hampshire Charitable Foundation - Impact Investing Pool**  
**Asset Allocation Policy** as of September 30, 2019

	Actual Allocation	Target Allocation
<b>Fixed Income</b>	<b>60.5%</b>	<b>60.0%</b>
Loan Funds	34.4%	40.0%
Individual Loans	6.3%	10.0%
CDs	0.0%	5.0%
Fixed Income Funds	19.8%	5.0%
<b>Equity</b>	<b>20.9%</b>	<b>10.0%</b>
<b>Private Equity</b>	<b>11.4%</b>	<b>10.0%</b>
<b>Real Estate</b>	<b>0.0%</b>	<b>5.0%</b>
<b>Real Assets</b>	<b>0.0%</b>	<b>5.0%</b>
<b>Cash</b>	<b>7.2%</b>	<b>10.0%</b>



**New Hampshire Charitable Foundation - Impact Investing Pool**  
**Asset Allocation Over Time** as of September 30, 2019

	% of Portfolio				Market Value (\$)
	12/31/18	03/31/19	06/30/19	09/30/19	As Of 09/30/19
<b>Fixed Income</b>	<b>59.8%</b>	<b>60.2%</b>	<b>61.4%</b>	<b>60.5%</b>	<b>\$6,593,761</b>
Loan Funds	37.1	35.9	35.4	34.4	3,750,000
Individual Loans	2.5	4.4	6.0	6.3	689,333
Fixed Income Funds	20.2	19.9	20.1	19.8	2,154,428
<b>Equity</b>	<b>18.9</b>	<b>20.8</b>	<b>21.2</b>	<b>20.9</b>	<b>2,283,229</b>
<b>Private Equity</b>	<b>11.5</b>	<b>11.1</b>	<b>11.7</b>	<b>11.4</b>	<b>1,240,441</b>
<b>Cash</b>	<b>9.8</b>	<b>8.0</b>	<b>5.6</b>	<b>7.2</b>	<b>790,163</b>
<b>Total Assets</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>\$10,907,594</b>





## New Hampshire Charitable Foundation - Impact Investing Pool

### Investment Manager Allocation Over Time as of September 30, 2019

Investment Manager	% of Portfolio					Market Value (\$) 09/30/19
	09/30/18	12/31/18	03/31/19	06/30/19	09/30/19	
<b>Fixed Income</b>						
<i>Loan Funds</i>						
NH Community Loan Fund 1	12.5%	12.4%	12.0%	11.8%	11.5%	\$1,250,000
NH Community Loan Fund 2	7.5	7.4	7.2	7.1	6.9	750,000
NH Community Loan Fund 3	7.5	7.4	7.2	7.1	6.9	750,000
BlueHub	5.0	4.9	4.8	4.7	4.6	500,000
Community Housing Capital	5.0	4.9	4.8	4.7	4.6	500,000
<b>Subtotal</b>	<b>37.6</b>	<b>37.1</b>	<b>35.9</b>	<b>35.4</b>	<b>34.4</b>	<b>3,750,000</b>
<i>Individual Loans</i>						
Littleton Food Cooperative	1.9	1.9	1.8	1.8	1.7	189,333
The Nature Conservancy	0.7	0.6	0.6	0.6	1.1	125,000
Twin Pines Housing	---	---	1.9	3.5	3.4	375,000
<b>Subtotal</b>	<b>2.6</b>	<b>2.5</b>	<b>4.4</b>	<b>6.0</b>	<b>6.3</b>	<b>689,333</b>
<i>Fixed Income Funds</i>						
Access Capital Community Inv Strat	14.9	15.0	14.8	14.9	14.6	1,597,716
Community Investment Management	5.3	5.3	5.2	5.2	5.1	556,712
<b>Subtotal</b>	<b>20.2</b>	<b>20.2</b>	<b>19.9</b>	<b>20.1</b>	<b>19.8</b>	<b>2,154,428</b>
<b>Total Fixed Income</b>	<b>60.4%</b>	<b>59.8%</b>	<b>60.2%</b>	<b>61.4%</b>	<b>60.5%</b>	<b>\$6,593,761</b>
<b>Equity</b>						
Aperio Group	22.8	18.9	20.8	21.2	20.9	2,283,229
<i>Private Equity</i>						
Borealis Granite Fund, L.P. <sup>(1)</sup>	8.7	8.2	7.9	7.8	7.6	826,446
Borealis Vox Health Fund <sup>(1)</sup>	2.8	3.3	3.1	3.9	3.8	413,995
<b>Subtotal</b>	<b>11.5</b>	<b>11.5</b>	<b>11.1</b>	<b>11.7</b>	<b>11.4</b>	<b>1,240,441</b>
<b>Cash</b>						
Cash	5.3	0.5	0.9	1.4	3.2	344,184
Vanguard Treasury Money Market	---	9.2	7.1	4.2	4.1	445,979
<b>Subtotal</b>	<b>5.3</b>	<b>9.8</b>	<b>8.0</b>	<b>5.6</b>	<b>7.2</b>	<b>790,163</b>
<b>Total Assets</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>\$10,907,594</b>

(1) Market value and performance are as of 06/30/19, and updated with subsequent cash flows.



**New Hampshire Charitable Foundation - Impact Investing Pool**  
**Investment Returns by Composite** (net of fees) as of September 30, 2019

Composite (Inception Date)	Assets \$ mil	Total Return (%)					
		Qtr to Date 06/30/19- 09/30/19	CYTD 12/31/18- 09/30/19	Cumulative Trailing 1 Year	Annualized Trailing 3 Years	Annualized Trailing 5 Years	Annualized Since Inception
<b>Total Fixed Income (12/31/14)</b>	<b>6.6</b>	<b>1.1</b>	<b>3.8</b>	<b>5.1</b>	<b>3.3</b>	<b>---</b>	<b>3.2</b>
<b>Loan Funds (12/31/14)</b>	<b>3.8</b>	<b>1.0</b>	<b>3.1</b>	<b>4.2</b>	<b>3.8</b>	<b>---</b>	<b>3.5</b>
<b>Individual Loans (10/31/16)</b>	<b>0.7</b>	<b>1.0</b>	<b>3.2</b>	<b>4.5</b>	<b>---</b>	<b>---</b>	<b>4.9</b>
<b>Fixed Income Funds (03/31/16)</b>	<b>2.2</b>	<b>1.2</b>	<b>5.3</b>	<b>7.0</b>	<b>2.3</b>	<b>---</b>	<b>2.4</b>
<b>Total Equity (08/31/17)</b>	<b>2.3</b>	<b>1.5</b>	<b>19.6</b>	<b>0.4</b>	<b>---</b>	<b>---</b>	<b>8.7</b>
<b>Total Private Equity (02/14/13)<sup>(1)</sup></b>	<b>1.2</b>	<b>---</b>	<b>-1.7</b>	<b>-6.3</b>	<b>8.2</b>	<b>8.6</b>	<b>6.9</b>
<b>Total Cash (12/31/15)</b>	<b>0.8</b>	<b>0.4</b>	<b>1.5</b>	<b>1.5</b>	<b>0.5</b>	<b>---</b>	<b>0.4</b>
<b>Total Assets (12/31/14)</b>	<b>10.9</b>	<b>1.0</b>	<b>6.0</b>	<b>2.3</b>	<b>4.2</b>	<b>---</b>	<b>4.0</b>
<b>Total Assets Net of Fees (12/31/17)<sup>(2)</sup></b>	<b>10.9</b>	<b>0.9</b>	<b>5.8</b>	<b>2.1</b>	<b>---</b>	<b>---</b>	<b>3.8</b>

(1) Market value and performance are as of 06/30/19, and updated with subsequent cash flows.

(2) The Total Assets Net of Fees performance accounts for Cambridge Associates fees as well as custodian fees.

**New Hampshire Charitable Foundation - Impact Investing Pool**  
**Investment Returns by Manager** (net of fees) as of September 30, 2019

Manager (Inception Date)	Assets \$ mil	Total Return (%)					
		Qtr to Date 06/30/19- 09/30/19	CYTD 12/31/18- 09/30/19	Cumulative Trailing 1 Year	Annualized Trailing 3 Years	Annualized Trailing 5 Years	Annualized Since Inception
<b>Fixed Income</b>							
<b>Loan Funds</b>							
NH Community Loan Fund 1 (12/31/14)	1.3	0.8	2.3	3.0	3.0	---	3.0
NH Community Loan Fund 2 (09/30/17)	0.8	1.3	3.8	5.1	---	---	5.1
NH Community Loan Fund 3 (09/30/17)	0.8	1.3	3.8	5.1	---	---	5.1
BlueHub (09/30/17)	0.5	1.1	3.3	4.4	---	---	4.3
Community Housing Capital (03/31/18)	0.5	1.0	3.0	4.0	---	---	4.0
<b>Individual Loans</b>							
Littleton Food Cooperative (10/31/16)	0.2	1.4	4.3	5.8	---	---	5.6
The Nature Conservancy (03/31/18)	0.1	0.5	1.5	2.0	---	---	2.0
Twin Pines Housing (03/31/18)	0.4	1.0	3.0	3.0	---	---	2.9
<b>Fixed Income Funds</b>							
Access Capital Community Inv Strat (03/31/16)	1.6	1.3	5.6	7.3	1.8	---	1.9
Community Investment Management (12/31/17)	0.6	1.0	4.4	6.2	---	---	6.3
<b>Equity</b>							
Aperio Group (09/01/17)	2.3	1.5	19.7	1.3	---	---	9.2
<b>Private Equity</b>							
Borealis Granite Fund, L.P. (02/14/13) <sup>(1)</sup>	0.8	---	-0.8	-4.7	11.1	10.3	8.3
Borealis Vox Health Fund (11/15/17) <sup>(1)</sup>	0.4	---	-3.7	-9.9	---	---	-18.7

(1) Market value and performance are as of 06/30/19, and updated with subsequent cash flows.

**New Hampshire Charitable Foundation - Impact Investing Pool**  
**Investment Returns by Manager** (net of fees) as of September 30, 2019

Manager (Inception Date)	Assets \$ mil	Total Return (%)					
		Qtr to Date	CYTD	Cumulative	Annualized	Annualized	Annualized
		06/30/19- 09/30/19	12/31/18- 09/30/19	Trailing 1 Year	Trailing 3 Years	Trailing 5 Years	Since Inception
<b>Cash</b>							
Cash (12/31/15)	0.3	0.0	0.0	0.0	0.0	---	0.0
Vanguard Treasury Money Market (12/28/18)	0.4	0.5	1.7	---	---	---	1.7



## Methodology & Calculations

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Cambridge Associates LLC (CA) has established a proprietary database to monitor a client's portfolio across managers, asset classes, and at the total assets level. Users of the analysis may find the following description of the data sources, classification of investments, and the calculation techniques helpful in their interpretation of information that may be presented in the Investment Performance Report. Please note that certain data and calculation methodologies have evolved over time and may be time boxed to specific periods using a methodology wall specific to each client.

1. Investment manager statements are the primary source of information concerning client market values, returns, and cash flow transactions. In cases where managers are unable to provide data or where CA is otherwise instructed, other data sources may be substituted including, but not limited to custodian and/or client provided data. CA may also make use of third party data vendors to source fund-level returns.
2. Investment manager inception dates represent the initial funding dates unless otherwise indicated. Tracked performance begins on the first day after the manager inception date unless otherwise instructed.
3. All performance figures are shown on a total return basis and in U.S. Dollars unless otherwise indicated. All return time periods over one year are annualized unless otherwise indicated. Annualized returns follow an actual month/12 convention with the exception of the annualized since inception return, which follows an actual day/365 convention to account for non-month-end inception dates.
4. All returns presented in marketable performance reports are time-weighted unless otherwise indicated. A time-weighted return (TWR) measures the return of a single dollar invested continuously for a specific time period. TWRs provide equal weight to each time period, thereby neutralizing the impact of external cash flows. In contrast to money-weighted returns, TWRs are not influenced by withdrawals or contributions to the portfolio. Due to most long-only and hedge fund managers' lack of direct influence over the timing of investor cash flows, a TWR allows for more appropriate performance evaluation for marketable investments.
5. Preliminary Data is used in cases when the final performance figures for the period have not been supplied by a manager or custodian at the time the report is produced. To arrive at preliminary figures, CA may utilize one of the following approaches:
  - CA may report preliminary performance figures as provided by a manager or custodian when available.
  - CA may calculate performance using the previous period ending market value, cash flows that occurred during the period, and current period ending market value, as reported by a manager or custodian. If there are no cash flows, CA will use the 0% return that results from the calculation. For any situations that CA rolls forward performance using cash flows that are in a currency other than the reporting currency, CA applies the exchange rate at the end of the period to the preliminary market value at the end of the period.
  - CA may use proxy return information to estimate a preliminary market value. A proxy might be an investment vehicle offered the same manager with a similar strategy, but using a different fund structure, e.g. a mutual fund version in place of a separate account. A proxy could also be an index that has been set by the investment team that closely mirrors the investment goals of the investment, potentially the same index as the benchmark for the investment.

For information on the specific approach used, please reach out to your performance analyst or team.

## Methodology & Calculations

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6. Marketable investment manager returns are tracked through CA's proprietary performance database system on a monthly basis. If monthly returns are unavailable, quarterly returns may be substituted. All returns for periods longer than one month are calculated by geometrically linking the monthly returns. All returns are net of management fees unless otherwise indicated.

7. In some cases, performance figures reported by a manager are gross of fees. CA will attempt to convert gross returns to returns net of fees to allow for a more fair comparison across managers. CA may utilize one of the following approaches for handling performance received as gross:

- CA may leave the reported performance figure as a gross return and footnote that the performance is gross.
- CA may calculate the return by revising the reported ending market value based on cash flow information from the custodian or manager that is specifically for fees.
- CA may calculate the return using the reported fee structure of the investment.

For information on the specific approach used, please reach out to your performance analyst or team.

8. In cases where CA is instructed to report a return net of CA fees, the quarterly fee paid by the client is divided into equal monthly tranches. Each monthly tranche is divided by the respective average capital base and multiplied by 100 to be additive with the time weighted return. For more information on adjusting performance for CA fees, please reach out to your performance analyst or investment team.

9. Hedge Fund (HF) manager returns are presented net of both management and incentive fees unless otherwise labeled. Detailed analysis of HF returns, long/short positions, and strategy exposures are available in a separate HF Performance Report for HF Performance Reporting subscribers.

10. For periods prior to the methodology wall, returns for Private Investments (PI) included in marketable reports are quarterly Internal Rates of Return (IRR's) calculated by CA's proprietary PI database. The IRR (Net to Limited Partner) reflects the client's return on its investment in the partnership net of fees, expenses, and carried interest received by the general partners. In order to transform the quarterly money-weighted return (IRR) series into a monthly time-weighted series for use in marketable reporting, C|A follows the following convention: 0% return (first month), quarterly IRR (second month), 0% return (third month). Aggregated PI cash flows are stored on the quarterly mid-point. For periods after the methodology wall, PI returns included in marketable reports are calculated monthly using Modified Dietz. PI cash flows are tracked daily on the specific dates they occur. Since PI valuations are typically reported quarterly, market values in the first and second months of the quarter will be reported using the last known quarterly valuation adjusted for interim cash flows. As a result, the primary performance impact of PI will be realized in the third month of the quarter, consistent with the reporting date of most PI funds. Due to the timing of information availability from private investment managers, PI returns are reported on a one-quarter lag. See section 11 below to understand how performance is calculated for current periods given the lag in PI reporting. Detailed analysis of PI money-weighted returns, commitments, and strategy exposures are available in a separate PI Performance Report for PI Performance Reporting subscribers.



## Methodology & Calculations

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11. Given the majority of Private Investment managers provide performance on a quarter lag and will not typically report a preliminary number, CA may utilize one of the following approaches:

- CA may carry forward the ending market value of the previous period resulting in a 0% return (excluding any currency effects).
- CA may roll forward the market value from the previous period using cash flows as reported to a custodian. For any situations that CA rolls forward performance using cash flows that are in a currency other than the reporting currency, CA applies the exchange rate at the end of the period to the preliminary market value at the end of the period.
- CA may use a public index as a proxy return for a private investment.

For information on the specific approach used, please reach out to your performance analyst or team.

12. CA utilizes trade date accounting, with purchases or sales recognized on the date of purchase or sale and not the settlement date. Additionally, CA utilizes an end-of-day cash flow methodology, with all cash flows assumed to occur after the close of business for calculation purposes. It is possible that CA's cash flow dates may deviate from the dates reported from other sources due to differences in methodology, timing, intended consumer, etc.

13. Composites (synonymous with sleeves) represent a collective value for a grouping of similar investments as if their underlying assets were pooled into one "master portfolio". Investments are assigned to a particular composite according to the classification of their investments and the specific objectives of the client. For periods prior to the methodology wall, composite performance is calculated by asset-weighting individual investment-level returns by each investment's average capital base (ACB) as a percentage of the total composite ACB. The ACB consists of an investment's beginning market value adjusted for the daily-weighted cash flows during the period. Due to the daily weighting methodology, cash flows occurring earlier (later) in the period will have a greater (lesser) weight in the ACB calculation. For periods after the methodology wall, composite performance is calculated using Modified Dietz. Modified Dietz involves pooling the market values and cash flows of the underlying investments and calculating a return based on the net profit or loss of the composite divided by the composite's ACB. If a composite experiences a large intra-month cash flow (defined as a net cash flow of greater than 20% of the composite's beginning market value), the composite will be revalued and divided into one or more sub-periods that will be geometrically linked to calculate the monthly return.

14. The CA Manager statistics, consisting of Medians, Universe Size, and Percentile Ranking are derived from CA's proprietary database covering investment managers and exclude managers that exclude cash from their reported total returns. For calculations including any years from 1998 to the present, those managers with less than \$50 million in product assets are excluded. Returns for inactive (discontinued) managers are included if performance is available for the entire performance period measured. The Medians will not include simulated performance series provided by managers.

15. CA Manager Medians are compiled at each quarter end. CA Percentile Rankings are based upon a scale of 0 to 100, where 0 represents the best performing and 100 the worst. Returns in place for less than the full quarterly period are not ranked.

## Methodology & Calculations

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16. As a result of CA's methodology, it is incorrect to link quarterly medians to come up with a median over an extended time period. The compounded median that would result from such a calculation would be different from the 50th percentile manager ranking for the complete time under consideration.

17. The CA Preliminary Peer Medians are populated from CA's Client base, the majority of which are tracked by the Performance Reporting department. All Taxable Clients are excluded from the universe. The CA Preliminary Peer Medians are compiled on a quarterly basis and Median returns are available approximately starting four weeks after quarter end. As CA's Client base reports in, the universe size will grow accordingly. A minimum of 15 Clients must be present for the CA Preliminary Peer Medians to be generated for the given time period. Approximately six weeks to eight weeks after quarter end, the CA Preliminary Peer Medians have the capability to be filtered by asset size and institution type. The Preliminary Peer Medians return and percentile rankings within the universe reported in any given Performance Report will be dependent on the available universe of similar institutions at the time the report is prepared.

18. Index returns are reported on the same basis as investment manager returns. Performance is shown on a total return basis, where tracked performance begins first day after investment manager inception unless otherwise stated. If an index is unavailable for the current period or a partial period, CA will use an assumption-based method, including but not limited to, a 0% return, the trailing twelve month average for the index, or a constant daily return derived from the monthly return in the case of partial periods. Please see Index Vendor list for source disclosure.

## Index Sources

The Investment Performance Report was prepared using a subset of the listed Index Data providers below

Barclay Trading Group	J.P. Morgan Securities, Inc.
Barclays	JPMorgan H&Q
BARRA	Kinder, Lydenberg, Domini & Co., Inc.
Barron's	Lipper Inc.
Bloomberg L.P.	MSCI Inc.
BofA Merrill Lynch	Morgan Stanley Dean Witter
British Bankers' Association	National Association of Real Estate Investment Trusts
Cambridge Associates LLC	National Council of Real Estate Investment Fiduciaries
Chase Manhattan Bank	OECD
Commodity Research Bureau	Property & Portfolio Research, Inc.
<i>Common-Stock Indexes (Cowles Commission)</i>	Price Group
Credit Lyonnais Securities Asia	Prudential Real Estate Investors
Credit Suisse	Salomon Smith Barney
CS First Boston Corp.	Standard & Poor's
CS First Boston High-Yield Market Research Group	Standard & Poor's Compustat
Deutsche Bank	SWX Swiss Exchange
Dow Jones Indexes	Thomson Reuters Datastream
Edward I. Altman - NYU Salomon Center	UBS Global Asset Management
Eurekahedge	U.S. Dept of Labor - Bureau of Labor Statistics
European Public Real Estate Association	<i>The Wall Street Journal</i>
FactSet Research Systems, Inc.	Wilshire Associates, Inc.
FBC High Yield Research	WM Company
Federal Reserve	
Frank Russell Company	
FTSE Fixed Income LLC	
FTSE International Limited	
Goldman, Sachs & Co.	
Grantham, Mayo, Van Otterloo & Company	
Hambrecht & Quist	
Hedge Fund Research, Inc.	
Hoare Govett Corporate Finance Ltd.	
HSBC	
ING Barings	
International Finance Corporation	

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Pre-1978 data represents returns calculated by Cambridge Associates using yields from the Federal Reserve.

Total returns for MSCI Emerging Markets and All Country indices are gross of dividend taxes unless specifically noted with (NET). Total returns for MSCI developed markets indices are net of dividend taxes.

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