



INVESTMENT POLICY STATEMENT

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STATE WATER IMPLEMENTATION FUND FOR TEXAS

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## CHAPTER I. GENERAL INFORMATION

### SECTION 1.

#### ***FUND BACKGROUND & PURPOSE***

The State Water Implementation Fund for Texas (“SWIFT”) was created by the 83<sup>rd</sup> Texas Legislature, Regular Session, and became effective once the voters approved the constitutional amendment to fund the SWIFT with \$2 billion from the Economic Stabilization Fund. The creation of the SWIFT and its requirements are set forth in Chapter 15 of the Texas Water Code. The SWIFT is intended to serve as a water infrastructure bank whose objective is to enhance the financing capabilities of the Texas Water Development Board (“TWDB”) and to provide a cash flow mechanism where money used for TWDB’s programs will flow back to the Fund. The purpose of the Fund is to provide financing assistance and revolving low-cost flexible financing options for water projects. The Fund will be used to help provide financing for projects in the State Water Plan overseen by the Texas Water Development Board.

### SECTION 2.

#### ***FUND ADMINISTRATION:***

##### ***Comptroller of Public Accounts and Texas Treasury Safekeeping Trust Company***

The Texas Treasury Safekeeping Trust Company (“Trust Company”) shall hold and invest the SWIFT for TWDB. The Trust Company shall adopt an investment policy appropriate for the SWIFT and present it to the Comptroller’s Investment Advisory Board (“CIAB”). In accordance with Section 15.433(f) of the Water Code and CIAB procedures, the Trust Company shall submit the investment policy to the CIAB and the Comptroller. The Comptroller is the sole officer, director, and shareholder of the Trust Company and charged with managing the company. The Comptroller has delegated management and investment related duties to the chief executive officer of the Trust Company.

##### ***Texas Treasury Safekeeping Trust Company Investment Committee***

The Trust Company Investment Committee (“Investment Committee”) is responsible for oversight of Trust Company investment portfolios including: reviewing and recommending investment policies; approving certain investments; establishing strategic and tactical investment plans; evaluating and recommending the selection or dismissal of investment managers; reviewing quarterly portfolio performance; and reviewing and approving portfolio rebalancing and tactical asset allocation.

Investment committee members include: Chief Investment Officer (Chair), Deputy Chief Investment Officer (Vice-Chair), Director Internal Investments, Chief Financial Officer, General Counsel, Chief Strategist, General Investment Consultant, and Compliance Officer (non-voting, Secretary). The Investment Committee shall review this Investment Policy Statement (“Policy”) as needed and recommend necessary changes, if any, to the CIAB and the Comptroller.

##### ***Asset Valuation Committee***

The Trust Company Asset Valuation Committee is responsible for establishing and monitoring the accounting and financial process for determining the fair value measurements and disclosures included in the Trust Company’s financial statements.

The Committee is also responsible for reviewing the valuation methods including significant valuation assumptions, the computed asset valuation, and the presentation and disclosure of the fair value measurements and disclosures used in the financial statements. The Chief Financial Officer serves as chair for the Committee.

## **CHAPTER II. FUND INVESTMENT OBJECTIVES AND EXPECTATIONS**

### **SECTION 1.**

#### ***FUND INVESTMENT OBJECTIVES***

Section 15.433(b) of the Water Code establishes the overall objective for investing the SWIFT “to maintain sufficient liquidity to meet the needs of the fund while striving to preserve the purchasing power of the fund.” The Trust Company shall invest the Fund in accordance with the prudent investor standard. It will consider only those investments appropriate for the SWIFT given its purpose and distribution requirements.

### **SECTION 2.**

#### ***PERFORMANCE EXPECTATIONS***

Maintaining the Fund’s purchasing power means achieving net returns over a market cycle that exceed inflation by at least the total expenses of managing and investing the fund. Inflation will be measured using the annualized growth rate of the national Consumer Price Index – Urban (CPI-U) published by the Federal Bureau of Labor Statistics.

The investment performance of the Fund and each investment strategy will be measured and compared to the stated benchmarks by an independent third party and reported quarterly to the Comptroller, Investment Committee and CIAB. The performance of the Fund will be compared to a customized composite of the sub-strategy performance benchmarks weighted by target allocation percentages as set out in Appendix A and as the portfolio is actually allocated.

## CHAPTER III. RISK MANAGEMENT AND EXPECTATIONS

### SECTION 1.

#### *RISK TOLERANCE*

A certain amount of risk must be assumed in order to achieve the Fund's investment objective. Risk factors include, but are not limited to, market, volatility, credit, liquidity, interest rate, tracking error and regulatory. The long-term nature of the Fund means that interim fluctuations in portfolio market values and rates of return can be tolerated in seeking to achieve the long-term investment objective. Diversification is the primary tool for managing overall portfolio risk. Asset allocation guidelines and the investment strategy structure will ensure adequate diversification to control the volatility of investment returns over the long-term.

The Fund and each portfolio strategy and sub-strategy are expected to meet or exceed the total return performance objectives and risk-adjusted performance of the established benchmarks over a market cycle. Although performance expectations are established for a market cycle, performance and risk analysis will be conducted on an ongoing basis.

### SECTION 2.

#### *RISK MONITORING*

Risk expectations will be established for the total Fund and each major Strategy. Fund and Strategy portfolio exposures and risk metrics will be regularly monitored. Although risk metrics will be measured and reviewed quarterly, evaluation will focus on a full market cycle.

The Fund will be reviewed at least quarterly, focusing on:

- Comparison of performance results to benchmarks;
- Comparison of risk metrics to expectations;
- Characteristics and multi-factor exposure analysis;
- Economic scenario and stress analysis;
- Analysis of liquidity for the Fund and each Strategy; and
- Opportunities available in relevant markets.

The overall risk of the fund will primarily be managed through investing in a diversified mix of fixed income strategies with varying styles, liquidity terms, volatility objectives, credit quality, and return expectations. Other complementary strategies may be utilized to further diversify the Fund's risk factors and enhance its overall return potential.

### SECTION 3.

#### *LIQUIDITY EXPECTATIONS*

The Fund liquidity will be based upon the annual cash flow forecasts developed by the TWDB. Annual cash flow needs of the TWDB are initially expected to exceed SWIFT earnings. The TWDB is required by statute to update its cash flow forecast annually. Adjustments to the positioning of assets in the SWIFT will be made as needed to provide liquidity required by the TWDB. Such adjustments will likely impact fund returns.

#### **SECTION 4.**

##### ***DIVERSIFICATION EXPECTATIONS***

Excluding passive strategies, exposure to any investment firm will generally be limited to no more than 25% of Fund assets.

- Fund investments will generally not exceed more than 25% of any firm's total assets under management (AUM).

#### **SECTION 5.**

##### ***DUE DILIGENCE***

Prior to investing Fund assets, proper due diligence will be conducted by Trust Company staff and/or its Consultants. Trust Company staff or its Consultants will meet with a representative of each external Investment Manager in person and on-site, as appropriate.

## CHAPTER IV. INVESTMENT STRATEGIES & MANAGERS

### SECTION 1.

#### *INVESTMENT STRATEGY*

The investment strategy will strike a balance between the competing needs of ensuring sufficient liquidity and generating required investment returns.

The Fund will be invested in a diversified mix of investment strategies that, when combined as a portfolio are expected to produce the required returns of the program, while striving for low to moderate price volatility. Asset types to be included in the Fund will be determined primarily by the Fund's volatility and liquidity expectations.

The Fund will be implemented using a mix of strategies that are:

- *Highly correlated* with the strategy benchmark and are invested primarily in assets consistent with the assets included in the strategy benchmark.
- *Less correlated* with the strategy benchmark and may be invested in assets that are not included in the strategy benchmark.

### SECTION 2.

#### *INVESTMENT MANAGERS*

The term "Investment Managers" includes any firm selected by the Trust Company that is responsible for investing Fund assets. Fund assets will be managed primarily by external investment firms and advisors, but may be managed directly by Trust Company investment staff. Separate accounts and commingled vehicles (e.g., mutual funds, limited partnerships, common trust funds, exchange traded funds) may be employed. Investment Managers are expected to act in an ethical manner and with integrity in all aspects of the investment process.

Each Investment Manager has discretion to determine the mix of assets appropriate for the strategy approved by the Trust Company. To generate competitive risk adjusted returns, investment managers may be authorized to use varied approaches – investing not only in long and short positions, but also owning multiple asset classes (e.g., stocks, bonds, and currencies) and derivative instruments (e.g., futures, options, swaps).

#### *Internal Investment Management*

Certain investment positions may be managed by Trust Company staff. All transactions will be fully documented by the authorized individual executing the trade, and confirmed by an independent member of the Investment Committee.

### **SECTION 3.**

#### ***FIXED INCOME STRATEGIES***

**Fixed Income** strategies are expected to generate relatively consistent positive returns with lower correlation to the public equity markets. Strategies selected are intended to provide positive returns during most economic and capital market environments. Allocations will be made to strategies that are predominantly fixed income securities, or derivatives of such, both long and short. Investment positions may be rate or credit spread sensitive and may be directional or hedged. Investment strategies utilized will include exposures to investment grade that are more rate sensitive along with credit strategies that are more spread sensitive. Strategies may include exposures to US and non-US sovereigns, corporates, structured notes, and asset-backed instruments.

**Alternative Fixed Income** strategies are intended to achieve consistent positive real returns with prudent levels of risk. The primary objective is to be a fixed income replacement by achieving a long-term total return competitive with the public fixed-income markets with low correlation to the equity markets.

### **SECTION 4.**

#### ***PRIVATE INVESTMENT STRATEGIES***

Because the Fund has an extended time horizon (multi-decade), a portion of Fund assets will be invested in vehicles that have limited liquidity options. The forecasts of the Fund's outflows and the liquidity premium expected from these investments make many of these strategies prudent for the fund's objectives. Private investments will primarily be focused on debt and credit oriented strategies ranging from senior secured credit to distressed credit, but may at times include exposures across the entire corporate capital structure. Private Debt strategies are intended to take advantage of illiquidity premiums available in the debt markets. Portfolios may contain illiquid debt or securities whose value may take an extended period to be realized.

### **SECTION 5.**

#### ***REAL ASSET STRATEGIES***

Real Asset strategies are intended to serve primarily as inflation hedges and provide diversification benefits through low correlation with other investment strategies. Real Asset Strategies include investments in institutional quality real estate, timber, infrastructure assets, industrial and precious metals, energy, livestock and grains.

### **SECTION 6.**

#### ***EQUITY STRATEGIES***

The Equity portfolio is intended to provide for portfolio growth and inflation protection and help the fund achieve its performance expectations over time. The Trust Company may utilize a variety of Investment Managers, both directional and hedged strategies, intended to fully represent the global investment opportunity set. Due to the inherent volatility of the asset class, hedged strategies may be emphasized over directional strategies.

Hedged Equity strategies are intended to preserve investment capital by achieving consistent real returns and maximizing long-term total returns, within prudent levels of risk, through the use of diversified portfolios of complementary strategies. The primary objective is to be an equity replacement by achieving a competitive long-term total return with lower volatility.

#### **APPENDIX A. ASSET ALLOCATION TARGETS AND BENCHMARKS**

<i>Asset Class</i>	<i>Strategy Description</i>	<i>Typical Liquidity</i>	<i>Benchmark</i>	<i>Allocation Range</i>	<i>Allocation Target</i>
<i>Cash</i>	Stable Value, AAA rated	Daily	90 Day T-Bill	0-40%	5%
<i>Fixed Income</i>	Unconstrained, Rates & Credit	Daily/ Monthly	Bloomberg Barclays US Universal Bond Index	5-40%	10%
<i>Alternative Fixed Income</i>	Long/Short Relative Value & Multi-Strategy	Monthly/ Quarterly	HFRI FoF Conservative	5-40%	15%
<i>Private Debt</i>	Origination, Mezzanine, Distressed,	Illiquid	Cambridge Associates - Custom Private Debt Index	0-30%	20%
<i>Equity</i>	Directional	Daily/ Monthly	MSCI ACWI IMI Net Index	0-10%	5%
	Hedged Equity	Monthly/ Quarterly	HFRI FoF Strategic Index	5-40%	25%
<i>Real Assets</i>	Core Real Estate	Illiquid	NCREIF NFI - ODCE	0-25%	15%
	Commodities	Daily/ Monthly	Bloomberg Commodities Index	0-10%	5%
<i>All Asset Strategies</i>	Risk Parity, Tactical Asset Allocation, Multi-strategy	Monthly/ Quarterly	Total SWIFT Benchmark	0-10%	0%

## Benchmark Descriptions

**3 Month T- Bill:** The 90 Day U.S. Treasury Bill is auctioned weekly by the U.S. Treasury and is considered a risk-free investment. The performance is represented by the Federal Reserve H.15 report on Constant Maturity Treasury - 3 Month.

**Bloomberg Barclays U.S. Universal Bond Index:** The U.S. Universal Index represents the union of the U.S. Aggregate Index, U.S. Corporate High Yield Index, Investment Grade 144A Index, Eurodollar Index, U.S. Emerging Markets Index, and the non-ERISA eligible portion of the CMBS Index. The index covers USD-denominated, taxable bonds that are rated either investment grade or high-yield.

**Bloomberg Commodities Total Return Index:** The **BCOM** is designed to provide diversified exposure to commodities as an asset class, and includes energy, precious metals, livestock and grains.

**HFRI FOF: Conservative Index:** Hedge Fund Research, Inc., Fund of Funds classified as "Conservative" seek consistent returns by primarily investing in funds that generally engage in strategies such as Equity Market Neutral, Fixed Income Arbitrage and Convertible Arbitrage with relatively low volatility. Index return is net of manager fees.

**HFRI FOF: Strategic Index:** Hedge Fund Research, Inc., Fund of Funds classified as "Strategic" seek superior returns by primarily investing in funds that generally engage in opportunistic strategies such as Emerging Markets, Sector specific and Equity Hedge with higher relative volatility. Index return is net of manager fees.

**MSCI ACWI IMI Net Index:** The Morgan Stanley Capital International - All Country World Investable Market Net Index is a free float-adjusted market capitalization index that is designed to measure equity market performance in the global developed and emerging markets. Index return includes dividends net of withholding tax rates.

**Cambridge Associates - Custom Private Debt Index:** An asset-weighted custom composite of Cambridge Associates' database of mezzanine, distressed, and other debt related funds. Index return is net of fees and expenses.

**NCREIF NFI – ODCE:** National Council of Real Estate Investment Fiduciaries Fund Index – Open End Diversified Core Equity is a specialized sub-index that includes funds that typically utilize low leverage and invest domestically in stabilized assets. Index return is net of manager fees.