

2019 INVESTMENT COMMITTEE ANNUAL REPORT

Edmonton

CITY OF EDMONTON, ALBERTA, CANADA
FOR THE YEAR ENDED DECEMBER 31, 2019



BALANCED. RESPONSIBLE. DIVERSE.

The City of Edmonton has rigorous policies and procedures in place to maximize investment returns at a prudent level of overall risk.

These policies and procedures guide the City's Investment Committee in managing and building upon the City's financial assets to help sustain Edmontonians' quality of life.

Over the past 10 years, these accomplishments have contributed close to \$800 million of investment earnings and dividends to the City's budget. If this amount had been related to taxation, property taxes would have increased by more than 6.5% over that time to make up the difference.

Successful management of the City's investment portfolio – which comprises six funds – is one of the key factors in maintaining Edmonton's financial sustainability.

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2019 OVERVIEW

Edmonton's investments delivered strong returns.

CAPITAL MARKETS HAD A BANNER YEAR

In a sharp reversal to 2018, financial markets across the globe showed surprising strength in 2019. Supportive monetary policy, easing trade tensions and stabilizing global growth contributed to the strength in capital markets during the year.

U.S. equities led the way returning 31.5%, which was the best one-year return since 2013, and ended the year at an all-time high.

Canadian equities were up 22.9% for the year as the Canadian dollar rose 5% versus the U.S. dollar and the price of oil surged by 34% — all reversing the declines experienced in 2018.

Global equities returned an impressive 27.6%, although the strength of the Canadian dollar tempered these returns, once translated back into Canadian dollars.

Although interest rates began the year at relatively low levels, Canadian fixed income securities (bonds) increased by 6.9% for 2019, as the Bank of Canada kept its key interest rate unchanged during the calendar year.

THE CITY'S INVESTMENTS SAW SOME OF THEIR BEST RETURNS

Performance of the City's investment funds ranged from 2.0% (Money Market Fund) to 16.5% (Pension Fund), depending on each fund's asset mix.

On a four-year basis, investment returns remained strong and, over a longer-term ten-year basis, returns have been even better with all of the City's funds having outperformed their policy benchmarks.

Finally, the City's largest fund, the Ed Tel Endowment Fund, paid \$49 million in dividends to the City in 2019. This was the largest distribution since the fund was established.

KEY PROJECTS

Asset allocation studies were previously completed for the Ed Tel Endowment Fund, the Pension Fund and the Long-Term Disability Fund. The results confirmed that each fund continues to have an appropriate asset mix in relation to its objectives, time horizon and risk tolerance. The single recommendation of the review was to consider the addition of a new real estate asset class to act as a diversifier and risk-reducer for the funds.

Following the above recommendation, the **Investment Policy was revised** to incorporate the recommended change from the asset allocation studies and was approved by City Council in 2019.

Once the revised Investment Policy was approved, initial work began on **implementing the recommendation from the asset allocation reviews**. This work will continue in 2020 (See What's Ahead).



WHAT'S AHEAD?

Financial markets ended 2019 on an optimistic tone. At that point, many of the recent headwinds affecting economic growth appeared to be subsiding. In particular, there was increased clarity on global trading prospects. This, along with accommodative monetary policy from central banks, had driven many equity markets to all-time highs.

Given the outsized gains over the last year, capital market returns were expected to be much more moderate going forward. The economic expansion of this current cycle had reached record longevity and therefore, any signs of weakness would coincide with increased volatility.

In March 2020, the World Health Organization declared the coronavirus (COVID-19) a global pandemic. The economic and social impact has resulted in a swift and severe drop in global GDP. Financial markets have reacted to this health shock by declining significantly from their highs reached earlier in the year; however, given their forward looking nature, they should begin to rise before the economic downturn ends. Broad diversification and prudent portfolio management will be even more important in navigating the investment climate ahead.

In the upcoming year, the Investment Committee will oversee the following key projects:

Implementing the recommendation of the asset allocation reviews.
Now that the revised Investment Policy is approved, implementation has begun. This involves the following work:

- completing the manager search for the new investment strategy,
- developing and finalizing the investment management agreement for the real estate mandate and
- transitioning the assets to the new structure.

Major Cities Investment Regulation.

The Major Cities Investment Regulation, which outlines the permitted investments for the cities of Edmonton, Calgary and Medicine Hat, was up for renewal in 2020. However, the regulation was subsequently extended to expire in early 2021. As a result, work will be undertaken with the Government of Alberta to review the regulation and to ensure it continues to meet the City's ongoing investment requirements.

Investment Committee Terms of Reference.

The City's Investment Committee Terms of Reference will be updated and provided to the City Manager for approval.

Appointment of a new Investment Committee member.

As per the Terms of Reference, external members can serve only two consecutive three-year terms on the Investment Committee. This ensures continued good governance of the City's financial assets.

Implementation of the unlisted infrastructure strategy.

The City continues to transition assets to the unlisted infrastructure strategy as suitable investment opportunities arise.

CAPITAL MARKET PERFORMANCE

The rate of return for each City asset class is compared with the published total return of its corresponding broad-market index. These indices, weighted by the Policy Asset Mix, are used to calculate the performance benchmark for each fund.

The City uses the following indices as points of reference by which the investment performance of each fund is evaluated:

Cash: FTSE Canada 91 Day Treasury Bill Index (91 Day T-Bills)

Short-Term Bonds: FTSE Canada Short Term Bond Index (FTSE Short-Term)

Bonds: FTSE Canada Universe Bond Index (FTSE Universe)

Canadian Equity: S&P/TSX Capped 10% Index (TSX)

Global Equity: Morgan Stanley Capital International Inc. World Index excluding Canada (MSCI World ex-Canada)

Emerging Market Equity: Morgan Stanley Capital International Inc. Emerging Markets Index (MSCI EM)

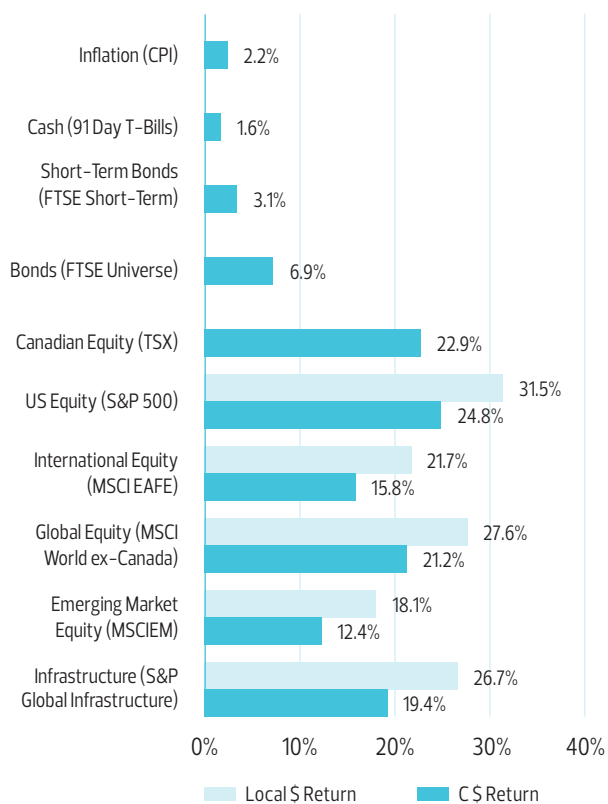
Infrastructure:

Unlisted – Consumer Price Index (CPI) + 4.5%

Listed – Standard & Poor's Global Infrastructure Index (S&P Global Infrastructure)

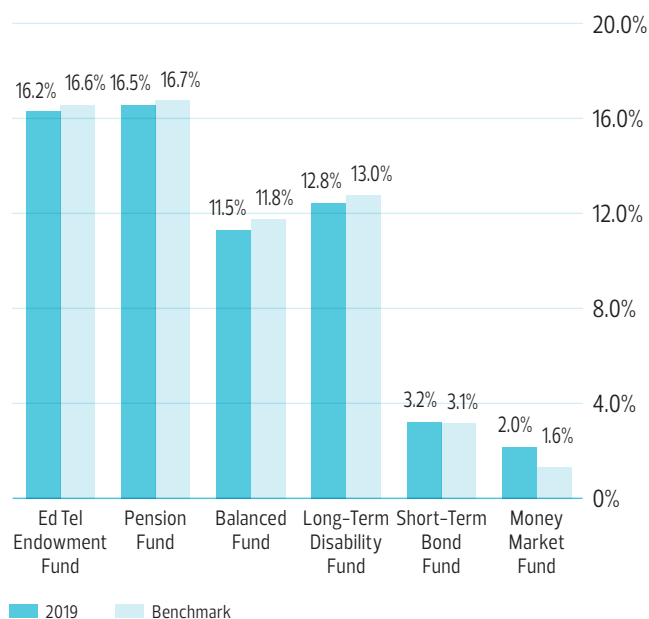
Investment performance returns are presented before management fees are deducted according to industry standards.

2019 Capital Market Returns

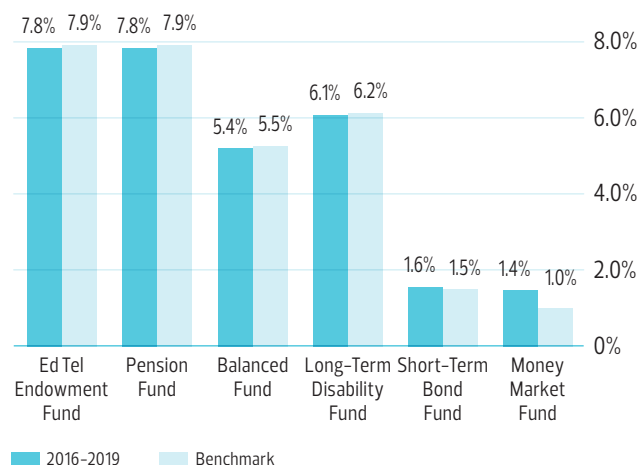


Local \$ Return represents returns expressed in the associated foreign currencies. CS Return reflects the return converted to Canadian dollars.

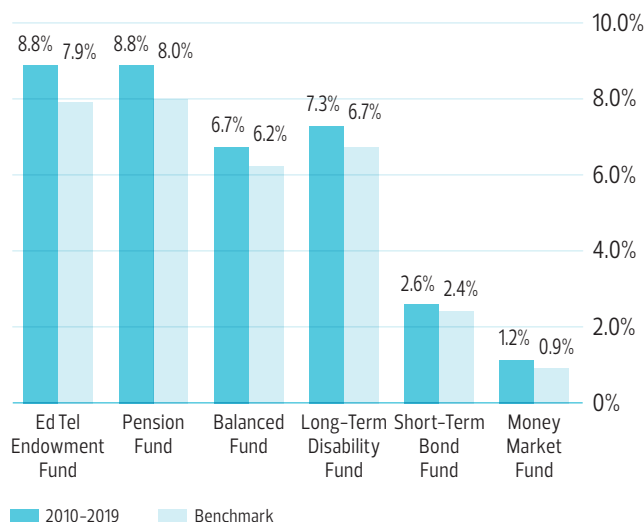
2019 Performance vs. Benchmark



Four-Year Performance vs. Benchmark (2016-2019)



Ten-Year Performance vs. Benchmark (2010-2019)



PORTFOLIO PERFORMANCE

INVESTMENT FUNDS

Ed Tel Endowment Fund | Pension Fund | Long-Term Disability Fund

RESERVES AND WORKING CAPITAL FUNDS

Money Market Fund | Short-Term Bond Fund | Balanced Fund

ED TEL ENDOWMENT FUND

Fund Management

Multiple Investment Managers

Market Value

\$863 million (Dec. 31, 2019)

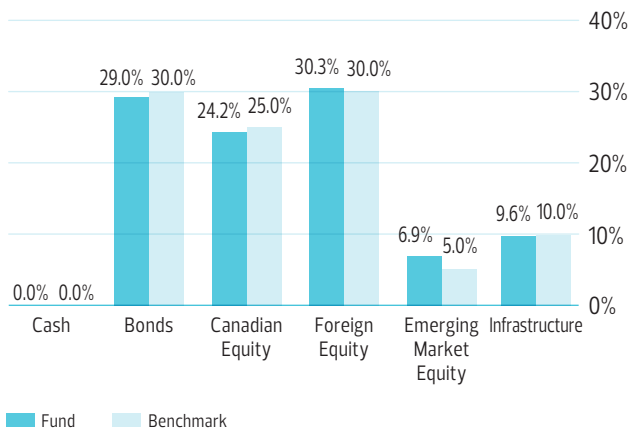
Performance (rate of return)

Over one year (2019)	+16.2%
Over four years (2016-2019, per annum)	+7.8%
Over ten years (2010-2019, per annum)	+8.8%

Performance against Policy Benchmark

Over one year (2019)	-0.4%
Over four years (2016-2019, per annum)	-0.1%
Over ten years (2016-2019, per annum)	+0.9%

Ed Tel Endowment Fund Asset Mix vs. Policy Mix

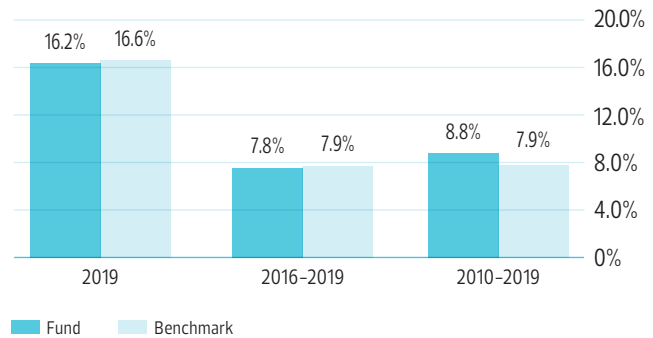


DESCRIPTION

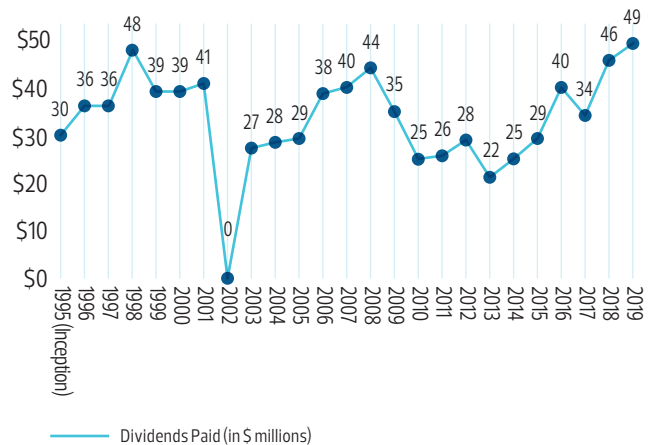
The objective of an endowment fund is to provide a source of income in perpetuity while ensuring the real purchasing power of the fund is maintained. The Ed Tel Endowment Fund was created in 1995 to hold the financial assets generated by the sale of Edmonton Telephones to TELUS Corporation. It is considered a financial legacy for future generations that delivers a stable, sustainable and growing dividend for the City.

The Ed Tel Endowment Fund paid a dividend of \$49 million in 2019. This was composed of a regular dividend of \$39 million and a special dividend of \$10 million, as a result of the strong performance achieved by the fund over the preceding several years. This was the largest distribution since the fund was established.

Ed Tel Endowment Fund Performance vs. Benchmark



Ed Tel Endowment Fund Annual Dividend Payments



SINCE 1995, THE ED TEL ENDOWMENT FUND HAS EARNED A COMPOUND ANNUAL RATE OF RETURN OF 8.2% VERSUS THE BENCHMARK RETURN OF 7.4%, GROWN ITS PRINCIPAL FROM \$465 MILLION TO \$863 MILLION AND PAID \$834 MILLION IN DIVIDENDS TO THE CITY.

ED TEL ENDOWMENT FUND BYLAW – KEY SUCCESS FEATURES

Inflation Indexing: To ensure real purchasing power is not eroded, the City maintains the “Inflation Adjusted Principal” of the fund.

Spending Rate: The fund's investment policy sets the portion of the fund paid out annually as dividends.

Smoothing Mechanism: This dividend calculation formula minimizes the effects of volatile investment returns and provides for a more stable and predictable annual dividend from the fund.



PENSION FUND

Fund Management

Multiple Investment Managers

Market Value

\$274 million (Dec. 31, 2019)

Performance (rate of return)

Over one year (2019)	+16.5%
Over four years (2016–2019, per annum)	+7.8%
Over ten years (2010–2019, per annum)	+8.8%

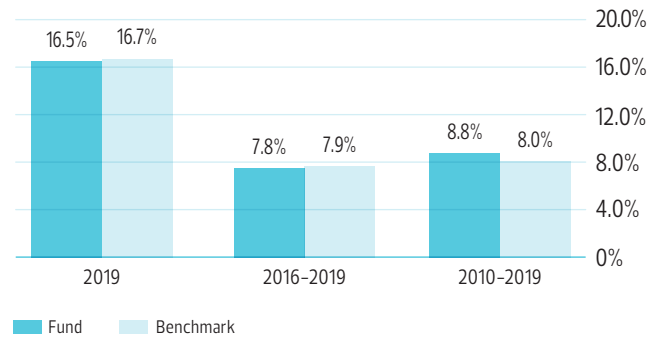
Performance against Policy Benchmark

Over one year (2019)	-0.2%
Over four years (2016–2019, per annum)	-0.1%
Over ten years (2010–2019, per annum)	+0.8%

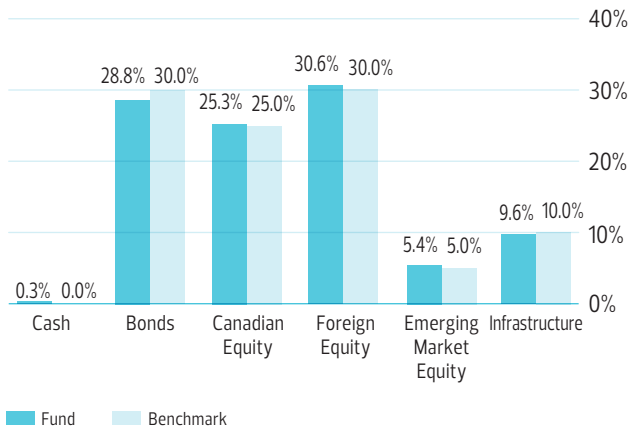
Description

The Pension Fund consists of the Firefighters' Supplementary Pension Plan, the Fire Chief and Deputy Fire Chiefs' Supplementary Pension Plan and one closed pension plan with a small number of beneficiaries.

Pension Fund Performance vs. Benchmark



Pension Fund Asset Mix vs. Policy Mix



LONG-TERM DISABILITY FUND

Fund Management

Multiple Investment Managers

Market Value

\$148 million (Dec. 31, 2019)

Performance (rate of return)

Over one year (2019)	+12.8%
Over four years (2016–2019, per annum)	+6.1%
Over ten years (2010–2019, per annum)	+7.3%

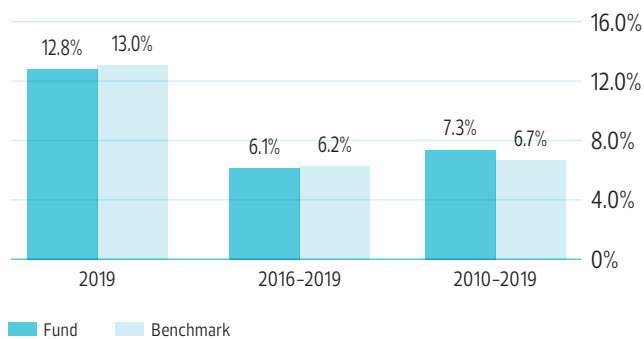
Performance against Policy Benchmark

Over one year (2019)	-0.2%
Over four years (2016–2019, per annum)	-0.1%
Over ten years (2010–2019, per annum)	+0.6%

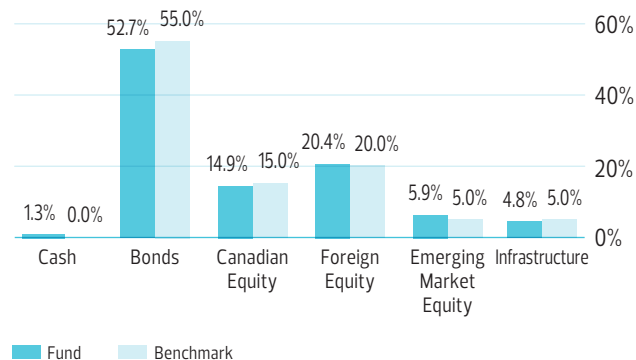
Description

The Long-Term Disability (LTD) Fund holds investments for six City of Edmonton long-term disability plans.

LTD Fund Performance vs. Benchmark



LTD Fund Asset Mix vs. Policy Mix



MONEY MARKET FUND

Fund Management

City of Edmonton Investment Management (internal)

Market Value

\$596 million (Dec. 31, 2019)

The City's revenue streams are cyclical; the fund value peaks each July at approximately \$1 billion.

Performance (rate of return)

Over one year (2019)	+2.0%
Over four years (2016-2019, per annum)	+1.4%
Over ten years (2010-2019, per annum)	+1.2%

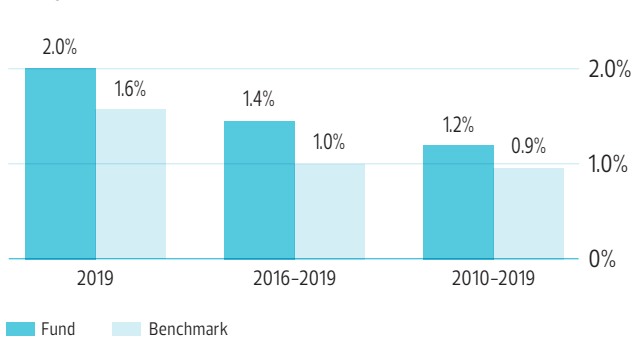
Performance against Policy Benchmark

Over one year (2019)	+0.4%
Over four years (2016-2019, per annum)	+0.4%
Over ten years (2010-2019, per annum)	+0.3%

Description

The Money Market Fund absorbs the excess or shortfall in the daily operating requirements of the City. The fund ensures that sufficient cash and liquid assets are available to cover the City's short-term obligations. As such, the fund is solely invested in money market securities with a time horizon of one year or less, depending on the City's forecast of commitments.

Money Market Fund Performance vs. Benchmark



SHORT-TERM BOND FUND

Fund Management

City of Edmonton Investment Management (internal)

Market Value

\$327 million (Dec. 31, 2019)

Performance (rate of return)

Over one year (2019)	+3.2%
Over four years (2016-2019, per annum)	+1.6%
Over ten years (2010-2019, per annum)	+2.6%

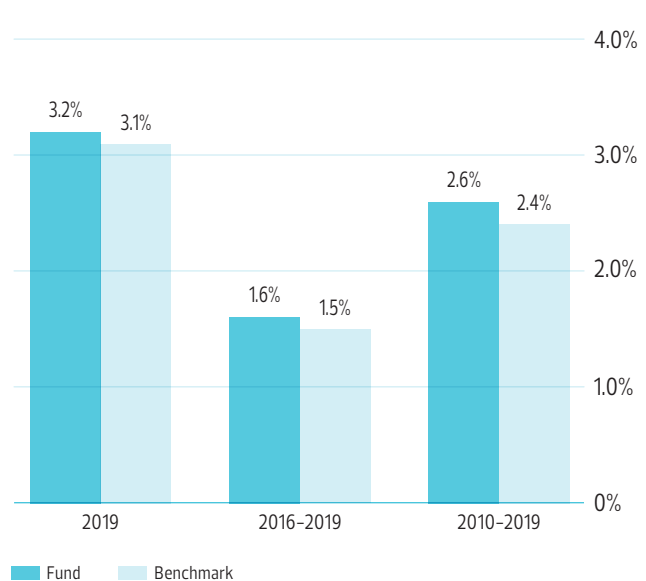
Performance against Policy Benchmark

Over one year (2019)	+0.1%
Over four years (2016-2019, per annum)	+0.1%
Over ten years (2010-2019, per annum)	+0.2%

Description

The Short-Term Bond Fund provides an investment vehicle for working capital that is not currently needed to fund City operations but will be needed in less than five years. Therefore, the fund holds fixed income securities with an investment horizon of less than five years.

Short-Term Bond Fund Performance vs. Benchmark



BALANCED FUND

Fund Management

Multiple Investment Managers

Market Value

\$765 million (Dec. 31, 2019)

Performance (rate of return)

Over one year (2019)	+11.5%
Over four years (2016–2019, per annum)	+5.4%
Over ten years (2010–2019, per annum)	+6.7%

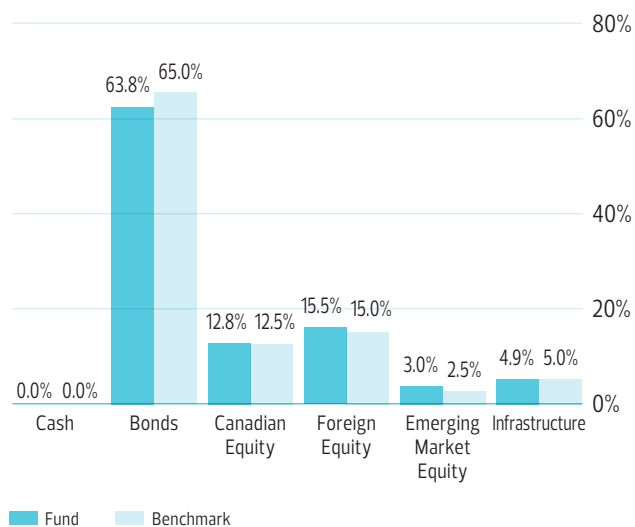
Performance against Policy Benchmark

Over one year (2019)	-0.3%
Over four years (2016–2019, per annum)	-0.1%
Over ten years (2010–2019, per annum)	+0.5%

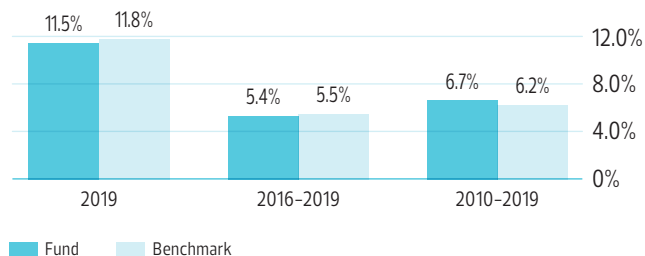
Description

The Balanced Fund has a time horizon of greater than five years and is a long-term investment vehicle for operating and capital reserve funds, deferred revenue accounts and other similar funds. Because it has a longer-term investment horizon, it has a risk tolerance that permits owning some equities. The fund is reported and performance is benchmarked against the mid-points of its policy asset mix ranges.

Balanced Fund Asset Mix vs. Policy Mix



Balanced Fund Performance vs. Benchmark



INVESTMENT PHILOSOPHY

A prudent approach to investing municipal assets

The investment program plays an important role in Edmonton's Financial Sustainability Plan, which addresses Edmonton's financial sustainability and the development of a long-range financial plan. Strong accountability and oversight matched with diversified expertise have allowed the program to provide considerable added value to the City of Edmonton over time.

Empirical evidence suggests the most important determinant of investment returns and risk is asset mix. As a result, the City establishes an asset allocation policy for each of its investment funds that is consistent with the specific objectives, risk profile and investment time horizon of each fund.

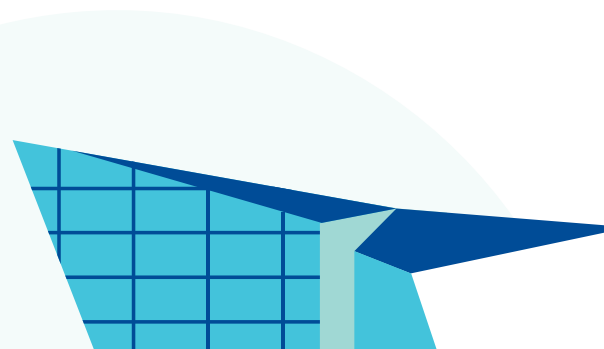
Within the various asset classes, diversification is further enhanced through the split between internal and external investment managers, which results in a multi-asset, multi-manager investment framework.

Expanding the depth of employed strategies and broadening the scope of investment opportunities have been key drivers of the program's successful evolution over time. Different investment styles offer additional risk control, reduce the possibility of investment losses and ensure that fund objectives are met. Comparative advantages, such as liquidity, the ability to invest long term and a cost-effective investment program, allow the City the opportunity to generate a significant incremental return over time.

As an example, the City typically falls within the positive value-added and low-cost category in an annual survey of institutional investment managers around the world.

The guiding principles used to determine the broad investment structure and strategy for the City's various funds are called investment beliefs. One of the main beliefs is that, over the long term, equities will outperform bonds to compensate for their higher risk. Although equity returns are expected to be greater than bonds over the long run, they are also more volatile. For this reason, equity investments are only suited for investment portfolios with longer-term (for example, more than five years) investment horizons. Accordingly, only the Ed Tel Endowment Fund and the Pension Fund have significant equity allocations (each has 60% equity). Conversely, the investment funds with a lower tolerance for risk and shorter time horizons (for example, working capital funds) are not invested in equities and therefore are sheltered from the higher volatility of equity markets.

Finally, as part of an annual review process, a formal risk assessment of the City's investment program ensures risk mitigation strategies and controls are in place and consistent with industry best practices.



INVESTMENT BELIEFS

1. The investment return on the funds is a function of capital market returns, asset allocation, manager structure and individual managers.
2. There is a relationship between risk and return – higher returns generally require taking higher risk.
3. In the long term, equities will outperform bonds to compensate for their higher risk.
4. The long-term asset mix is the most important component of a portfolio's risk and return.
5. Active management can add value but comes with added costs and effort, which must be assessed along with the passive alternative, whenever changes are made.
6. Alternative strategies/asset classes may be appropriate and will be evaluated based on their liquidity, the management time needed to monitor the investment and the level of transparency.
7. Market timing at the policy level is an inefficient strategy for consistently increasing returns.
8. Diversification of asset classes, implementation strategies and security selection can improve the risk and return characteristics of the funds.
9. Asset mix rebalancing generally adds value relative to buy and hold strategies.
10. Effective manager structure can improve the net returns and lower the risk of the funds.

INFRASTRUCTURE INVESTMENTS

Infrastructure is defined as large-scale projects that provide essential services to society. Examples include toll roads, airports and utilities, and may involve developing, operating and/or maintaining the asset.

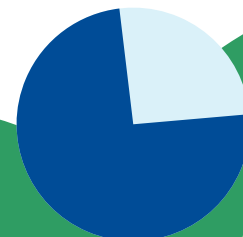
The infrastructure asset class is a global market. Investments can be made either through unlisted (private) or listed (publicly-traded) strategies. Possible opportunities for investors are expected to continue expanding significantly in the coming years.

ASSET ALLOCATION

The mix of asset classes in a fund is called the asset mix. For example, a fund could have an asset mix of 30% bonds, 25% Canadian equity, 30% global equity, 5% emerging market equity and 10% infrastructure.

The asset mix reflects the investor's underlying goals and objectives for the fund in terms of risk and reward.

The Policy Asset Mix is the long-term target asset mix of the fund, as stated in the Investment Policy. This allocation is structured to allow the fund to meet its stated investment objectives over time. Over shorter time periods, the returns may fall short or exceed the investment objectives.



GOVERNANCE

Established by the City Manager, the Investment Committee governs the investment of the City's financial assets and provides proper oversight of the City's investment efforts. Committee members bring investment and business expertise. Continual monitoring of the City's investment program and implementing changes as necessary ensures the funds are well-positioned and appropriately invested to meet their objectives. This approach also assures Edmontonians that the City's policies and procedures maximize investment returns at a prudent level of overall risk.

2019 INVESTMENT COMMITTEE MEMBERS

Todd Burge *Chairperson*

Deputy City Manager and Chief Financial Officer
City of Edmonton

Stacey Padbury *Secretary*

Deputy City Treasurer and
Branch Manager, Financial Services
City of Edmonton

Greg Holubowich

President
Edmonton Fire Fighters' Union

Filip Ksiazkiewicz

Senior Portfolio Manager
TELUS Investment Management

Savvas Pallaris

Executive Vice-President,
Commercial Mortgages and Life Investments
Addenda Capital

Blake Walker

Former Manager Treasury and Deputy City Treasurer
City of Calgary

KEY RESPONSIBILITIES OF THE INVESTMENT COMMITTEE

- Review and recommend changes to the Investment Policy and Terms of Reference.
- Review investment strategies, capital market assumptions and manager structure.
- Monitor all reported investment activities for compliance with City policy and statutory requirements.
- Meet with external investment managers, performance measurement advisors and external auditors.
- Monitor investment performance versus established performance benchmarks.
- Assist the Chief Financial Officer in preparing an annual report on investment performance for recommendation to the City Manager and City Council.

KEY RESPONSIBILITIES OF CITY COUNCIL

City Council, as senior governing fiduciaries, receives reports and recommendations from the City Manager and approves the Investment Policy, which establishes the following:

- investment objectives and beliefs,
- permitted investment categories and asset allocation,
- performance benchmarks and implementation strategies,
- proxy voting guidelines and
- monitoring, controls and reporting requirements.

COMPLIANCE

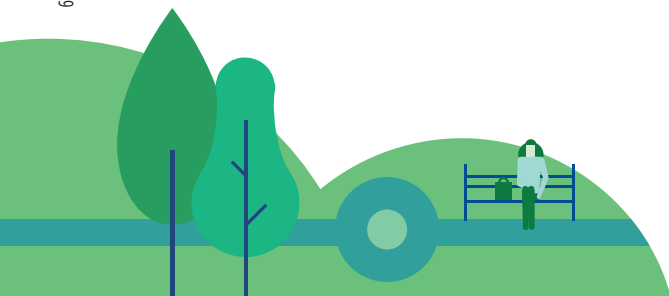
As at December 31, 2019, the investment funds were in compliance with the City of Edmonton Investment Policy and all statutory requirements.

PROXY VOTING

The City's Investment Policy contains a commitment for the City of Edmonton to support social and ethical business practices through proxy voting — the shareholder resolution process.

A proxy voting agent is retained to vote the City's ballots for the companies in which the City owns shares. The voting service adheres to the City's guidelines through careful analysis of each voting issue.

During 2019, the City of Edmonton exercised its shareholder rights and voted its proxies in accordance with the Investment Policy.



MANAGEMENT STRATEGIES

The City's investment structure combines active and passive management strategies.

Active strategies are in place when the potential to exceed the return of the established benchmark by actively selecting securities is believed to be high:

- Active managers try to exceed performance benchmarks by investing in a subset of securities expected to outperform the broader benchmark index – basing the selection of securities on a specific theory or investment style.

Passive strategies are used in markets where active management generally has not outperformed the benchmark over time:

- Passive managers fully replicate a broad market index such as the TSX or S&P 500 (by buying securities in the same proportion) – ensuring returns are virtually the same as the published index returns. As a result, passive managers minimize the risk of underperformance and have little opportunity for outperformance, but their fees and expenses are significantly lower than those for active management.

INTERNAL FUND MANAGEMENT

The fee savings from managing a portion of the City's financial assets in-house are approximately \$1.5 million a year. This approach has resulted in more than \$15 million in savings over the last 10 years.

INVESTMENT MANAGERS

The Ed Tel Endowment Fund, Pension Fund, Long-Term Disability Fund and Balanced Fund all share the same investment managers.

Canadian Equity

QV Investors
TD Asset Management (passive)
Triasima Portfolio Management

Canadian Fixed Income

City of Edmonton Investment Management (internal)

Global Fixed Income

Investec Asset Management

Global Equity

Arrowstreet Capital
Copper Rock Capital Partners

Emerging Market Equity

Arrowstreet Capital

US Equity

TD Asset Management (passive)

International Equity

Fidelity Institutional Asset Management

Infrastructure

Northleaf Capital Partners (unlisted)
RARE Infrastructure (listed)



