

Real Estate Manager Report Card

Asset Manager	AUM (\$B)	Effectiveness	Coverage	Application Across Firm Products	Neutrality Provision	Labor Disputes	Provides Project Notification	Reports Work Hours	Designated Labor Liaison	Policy Enforcement Provisions	Has Used PLA's	Equal Weight Score	Percentage Score
Scale		100% Union = 5 Best Efforts = 2.5	On-site construction = 2 Material delivery = 1 Operations = 1 Maintenance = 1	1 to 5	Yes = 5 No = 0	None = 5 Past = 4 Current = 0	Yes = 5 Some = 2.5 No = 0	Yes = 5 Some = 2.5 No = 0	Liaison has met with NABTU = 5 Liaison has not met with NABTU = 2.5 No liaison = 0	Very robust = 5 Some = 3 Robust = 4 None = 0	Yes = 5 Some = 2.5 No = 0		
Washington Capital	6.8	2.5	5	2.8	5	5	5	5	5.0	5	5	45.3	93%
SROA	1.0	5	5	5.0	5	5	5	5	5.0	5	0	45.0	91%
AFL-CIO BIT/PNC	5.2	5	4	0.7	5	5	5	5	5.0	5	5	44.7	90%
Westport Capital Partners	3.3	2.5	4	5.0	5	5	4	5	5.0	4	5	44.5	88%
Intercontinental Real Estate	10.6	2.5	5	5.0	5	5	2.5	5	5	4	5	44.0	89%
MEPT	8.0	2.5	4	3.7	5	4	5	5	5.0	4	5	43.2	86%
American Realty Advisors	10.2	2.5	4	4.0	5	5	2.5	5	5	4	5	42.0	84%
ASB Real Estate	7.8	2.5	3	5.0	5	5	5	2.5	5.0	4	5	42.0	84%
JP Morgan	65.0	2.5	5	4.0	5	5	2.5	2.5	5.0	4	5	40.5	81%
Nuveen Real Estate	127.0	2.5	5	3.5	5	5	5	5	5.0	4	0	40.0	80%
Barings Real Estate	45.9	2.5	4	5.0	0	4	5	5	5	4	5	39.5	79%
McMorgan Value Add Fund	0.3	2.5	5	5.0	5	5	0	5	5.0	4	0	36.5	73%
Oaktree	9.5	2.5	5	5.0	0	0	5	5	5.0	5	0	32.5	65%
Invesco Real Estate	16.3	2.5	4	3.0	5	5	0	0	5.0	3	5	32.5	65%
Boyd Watterson	11.6	2.5	4	2.0	5	5	5	0	5.0	3	0	31.5	63%
UBS Realty Investors	27.1	2.5	4	5.0	5	4	0	2.5	2.5	3	0	28.5	57%
BlackRock	50.0	2.5	5	1.0	5	4	2.5	0	5.0	3	0	28.0	56%
DWS	28.0	2.5	3	5.0	5	5	2.5	0	0.0	3	0	26.0	52%
Morgan Stanley	70.0	2.5	5	5.0	5	4	0	0	0.0	3	0	24.5	49%
NY Life Madison Core	8.7	2.5	4	1.0	0	5	0	5	2.5	3	0	23.0	46%