

London Borough of Hillingdon

Investment Risk & Analytical Services

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Client Commentary

Total Scheme Commentary

The second quarter began with a reduction in tariffs; announced by President Xi Jinping in relation to imported vehicles. Baby steps towards global trading harmony ended there and the to and fro of "if you do this, then I'll do that" began. China and the US have been batting back and forth throughout quarter 2, the UK is yet to establish a trade agreement with the EU and the US, again, is trying to renegotiate the North American free trade agreement with its neighbours and biggest trading partners.

The UK's dominant services sector enjoyed its strongest growth in eight months, signalling a rebound for the UK economy and building the case for an imminent rate rise. At its May meet the Bank of England voted 6-3 to hold rates at 0.5% however as the Bank's Chief Economist joined the hawks for the first time, speculation mounted that an August hike could be looming. Headline inflation stabilised at 2.4% for the second month running in May, its fall halted by a sharp rise in fuel costs and some upward pressure from air and sea fares. According to the Office for National Statistics fuel prices saw their largest monthly rise since January 2011, jumping from 4.6p per litre to 125.3p. These effects were however partially offset by a fall in the price of recreational and cultural goods and services. Core inflation also held steady at 2.1%

In the UK, Q2 2018 saw Sterling lose ground against the Dollar, Euro and Yen. The purchasing managers' index (PMI) rose from 54.0 in May to 55.1 in June. The consumer price index including owner occupiers' housing costs rose by 2.3% in the year to May 2018, up from 2.2% in April 2018. Rising motor fuel prices and air fares were the main upward contributors to the rise from April. The main downward contributors were from games, hobbies and toys where prices fell. The overall score of GfK's Consumer Confidence Index fell to -9 in June compared to -7 in May. This was under the market's expected value of -7, as positivity about the economy dropped off. The Nationwide House Price Index showed the annual rate of house price growth in May at 2.4%, slightly down from the April figure of 2.6%. The average house price is now £213,618.

Within this environment the London Borough of Hillingdon returned +4.08% which was below the Total Plan benchmark of +4.16%. In monetary terms this is a gain in assets of £41.4 million and the value of the combined scheme now stands at £1,053 million as at 30th June 2018. Looking further into the analysis the results seen were caused by allocation effects particularly within London CIV Ruffer and JP Morgan, the fund held overweight positions compared to the total benchmark for both these managers. While stock selection effects overall were positive, the most notable impacts were the positive effects of Macquarie and AEW UK which were partially reversed by the negative impacts in Epoch and JP Morgan.

The Scheme's one year return of 6.16% is 0.79% behind the benchmark of 7.01% following four consecutive quarters of underperformance. While over the longer periods, with ten positive quarters over the last 3 years, the Scheme has outperformed, producing a return of 9.37% over three year versus 9.09%. Then the excess marginally falls to 0.23% for the 5 year period where we see figures of 8.74% versus 8.49% per annum. Then since inception in September 1995, the Fund remains ahead of target by 10 basis points with an annualised return of 7.14% against a target of 7.03%.

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Manager Commentary

AEW UK

Over the second quarter AEW UK Property produced a growth of 3.87%, which was 1.83% above the IPD UK PPFI All Balanced Funds index figure of 2.00%. They remain ahead of target over the year, and continue to be ahead over the three year period returning 11.59% against the benchmark of 8.11%. This translates as a +3.22% relative return. With positive absolute returns in all but one period and only five quarters in the red on a relative basis, growth ahead of benchmark is seen since the fund incepted. Since the funds inception date of July 2014, the fund return is 12.12%, leading to an outperformance of 2.00% when compared to the IPD figure of 9.92%.

JP Morgan

In the latest quarter JP Morgan posted a reduction in assets of -1.72% leading to an underperformance of 2.69% when compared to the 1.00% target for the 3 Month LIBOR + 3% p.a. Then with positive results in two of the last four quarters, the one year return of 0.08% is in positive territory but is behind the 3.56% target by 3.37%. Then over three and five years they post returns closer to the benchmark with figures of 3.67% vs 3.63% and 3.44% vs 3.61% respectively. Since the mandate funded their return of 3.57% is +8 basis points below the target return of 3.65% on an annualised basis.

Legal & General 1

Over the last three months the Legal & General No. 1 mandate post a return of +4.78% against +4.97% for the custom fixed weight blended benchmark, an underperformance of +18 basis points. In the short period since inception in October 2016, they return 7.43%, which is below the benchmark return of 7.54.

Legal & General 2

During February 2017 the Legal & General mandate was funded, now in its first full year of investment they post a return of 0.33%% against 0.33% for the second quarter against the custom fixed weight blended benchmark consisting of FTSE Global Equity Hedged and Emerging Markets, FTSE Index Linked 15+ years and iBoxx UK Non-Gilts. In the short period since inception, they return 5.41% against 5.66% for the benchmark.

Client Commentary (cntd)

Manager Commentary

London CIV Ruffer

This quarter assets within the London CIV Ruffer portfolio saw a positive return at +2.30% when compared to the LIBOR 3 Month GBP figure of 0.26%, this leads to a relative return of +2.03%. This has improved the results from 2017 and the one year period now shows a positive return of 1.61% against the target of 0.56%. Outperformance remains in the longer periods. This is seen in a three year return of 3.37% versus 0.62%, then similarly for the five years with figures of 4.67% against 0.62%, culminating in since inception (May 2010) figures of 5.60% versus 0.82% per annum, which translates as a relative return of 4.74%. This manager shows the largest outperformance of all the schemes managers over the since inception period.

M&G Investments

M&G posted a loss (albeit small) in Q2 by producing a return of -0.38% against the 3 Month LIBOR +4% p.a. target of 1.25%, demonstrating an underperformance of 1.60%. Despite this the previous good results show the full year return lead the benchmark by 2.55%, coming from figures of 7.23% against 4.57%. Over the three and five year the account registers figures of 9.33% vs 4.62% and 8.80% vs 4.61% respectively; since inception (May 2010) return falls slightly to 7.29% pa whilst the benchmark is 4.68% pa. Although the since inception Internal Rate of Return moves further ahead of target with a figure of 8.59% opposed to the comparator of 4.41%.

Macquarie

Over the last three months, Macquarie produced a growth of 6.81%, against the 1.00% for the 3 Month LIBOR +3% p.a. this translates as an outperformance of 5.75%. With sixteen consecutive quarters of positive absolute and relative returns, outperformance is seen in all longer periods. Over the rolling year a growth of 11.91% beats the target of 3.56% by 8.05%, similarly the three year result of 19.41% versus 3.62% exhibits the best relative return at 15.24%. The annualised return over 5 years falls to 12.69%, but still ahead of the 3.60% seen for the benchmark; then since inception (September 2010) the 5.40% is ahead of the target of 3.67%. Although the since inception Internal Rate of Return for this portfolio jumps to 12.88%, which is ahead of the benchmark figure of 3.61%.

UBS

During Q1 the UBS UK Equity investments returned +9.15%, just behind the +9.20% for the FTSE All Share. Looking into the attribution analysis this underperformance was a result of selection effects partially offset by allocation effects. The most significant being the selection decisions in Financials (-41bps), Industrials (-29bps) and Consumer Services (-27bps), while the largest positive impact comes from Healthcare (+17 bps). Allocation effects were also notable and made a positive impact with the most significant being the underweighting in Consumer Goods (+50 bps) as well as overweighting in Oil & Gas (+41bps). The manager is now ahead over the one year, figures of 12.23 vs 9.02% translates as a relative return of +2.94%. This is largely attributable to allocation effects, the biggest impacts come from both underweighting Consumer Goods (+165bps) and overweighting Oil & Gas (+98 bps). The longer time periods show a positive picture, with three and five years ahead of the index, culminating in a since inception (January 1989) return of 10.34% versus 8.91% on an annualised basis

Manager Commentary

Premira Credit

The Premira Credit Fund saw a growth of 1.50% over the second quarter of 2018, this compares favourably with the 3 Month LIBOR +4% p.a. target of 1.25%. All four quarter's over the last year are still ahead of target, leading to an outperformance of 3.22%, created from figures of 7.93% against 4.57%. Then since the start of December 2014 when the fund incepted, the fund posts a return of 9.13% against the benchmark of 4.59%, leading to a relative position of 4.35%. This manager shows one of the largest outperformance of all the schemes managers over the since inception period.

UBS Property

In contrast from the previous period, the latest quarter for the UBS Property posted an outperformance with

+0.20%, generated from a return of 2.21% against the IPD UK PPFI All Balanced Funds index of 2.00%. Over the one year an outperformance is recorded, with a full year return of 10.48% beating +0.68% ahead of the IPD target of 9.73%. The previous good run of results particularly during 2015 leads to high absolute returns staying ahead of the IPD target over the longer periods, peaking over the five year with a return of 11.44% against 10.61%. Then since inception, in March 2006, the fund return falls to 4.09% per annum which manages to stay just ahead of the benchmark figure of 4.02%.

Private Equity

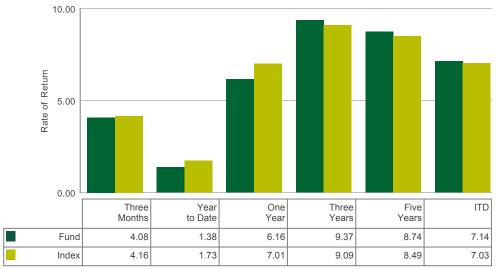
The private equity assets saw a 11.05% rise in value for LGT. Adam Street saw an increase of 9.15%. Over the longer periods, the outlook over which private equity investments should be measured, returns remain positive. LGT maintain a run of over 3 years of growth with figures of 17.32%, 24.81% and 16.56% for the one, three and five year periods respectively, while Adam Street posted 12.79%, 16.29% and 15.53% over the same periods. Although Adam St falls short of the proxy benchmark of MSCI AC World +4% p.a. which shows13.44%, 19.33% and 16.79%. LGT by contrast are ahead over the one and three year periods (outperforming by +3.41% and +4.60% respectively) but fall somewhat short over the five year underperforming by 19bps. Then since their respective inceptions in January 2005 and May 2004, Adam Street drops to 6.91% pa, while LGT sees a more modest dip to 11.48%.

Epoch

Over the second quarter the relatively new investment in Epoch's income equity fund generated a return of +6.34%. Since inception (November 2017) the fund has observed a fall in value -2.60% compared to the MSCI World figure of +2.47%, this leads to a relative return of -4.95%.

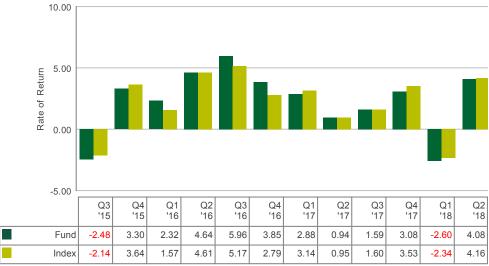
Executive Summary

LONDON BOROUGH OF HILLINGDON TOTAL FUND GROSS OF FEES



Index: Total Plan Benchmark

LONDON BOROUGH OF HILLINGDON ROLLING QUARTERS TOTAL FUND GROSS OF FEES

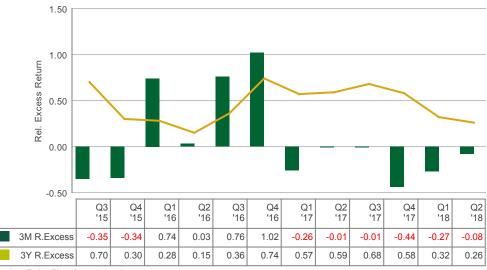


Index: Total Plan Benchmark

RISK STATISTICS	1 Yr	3 Yrs	5 Yrs
Return	6.16	9.37	8.74
Index Return	7.01	9.09	8.49
Relative Excess Return	-0.79	0.26	0.23
Standard Deviation	4.03	4.94	4.88
Index Standard Deviation	4.14	4.62	4.69
Tracking Error	0.90	1.24	1.04
Information Ratio	-0.94	0.23	0.24
Sharpe Ratio	1.39	1.77	1.67
Index Sharpe Ratio	1.56	1.83	1.68
Sortino Ratio	-	-	3.64
Treynor Ratio	5.91	8.47	8.00
Jensen's Alpha	-0.47	-0.01	0.12
Relative Volatility (Beta)	0.95	1.03	1.02
R Squared	0.95	0.94	0.95

Index: Total Plan Benchmark. Risk Free Index: JP Morgan 3 month Cash (GBP) Category: Total Fund Gross of Fees. Calculation Frequency: Monthly

LONDON BOROUGH OF HILLINGDON ROLLING QUARTERS TOTAL FUND GROSS OF FEES



Index: Total Plan Benchmark

Investment Hierarchy

		_		Three Months			Year to Date			One Year	
Account/Group -% Rate of Return	Ending Market Value GBP	Ending Weight	Port	Index	Relative Excess	Port	Index	Relative Excess	Port	Index	Relative Excess
London Borough of Hillingdon	1,053,934,020	100.00	4.08	4.16	-0.08	1.38	1.73	-0.34	6.16	7.01	-0.79
Total Plan Benchmark											
AEW UK	56,463,582	5.36	3.87	2.00	1.83	6.39	3.94	2.36	14.80	9.73	4.61
LBH22 AEW Benchmark											
JP Morgan	80,050,834	7.60	-1.72	1.00	-2.69	-2.10	1.88	-3.90	0.08	3.56	-3.37
LBH15 JPM LIBOR +3%pa											
Legal & General 1	240,240,695	22.79	4.78	4.97	-0.18	0.56	0.72	-0.16	6.57	6.73	-0.15
LBH26 L&G Benchmark											
Legal & General 2	86,794,371	8.24	0.33	0.33	-0.00	-0.96	-0.92	-0.04	5.45	5.57	-0.11
LBH27 L&G Benchmark											
M&G Investments	11,254,872	1.07	-0.38	1.25	-1.60	1.33	2.37	-1.02	7.23	4.57	2.55
LBH10 3 Month LIBOR +4%pa											
Macquarie	28,263,882	2.68	6.81	1.00	5.75	8.19	1.88	6.20	11.91	3.56	8.05
LBH14 Macquarie LIBOR +3%pa											
Newton	0	0.00	-	-	-	-	-	-	-	-	-
LBH19 FTSE World Index +2%											
Premira Credit	60,350,532	5.73	1.50	1.25	0.25	3.66	2.37	1.26	7.93	4.57	3.22
LBH24 Premira LIBOR +4%pa											
UBS	144,266,926	13.69	9.15	9.20	-0.05	4.05	1.69	2.31	12.23	9.02	2.94
LBH04 UBS Benchmark											
UBS Property	76,278,886	7.24	2.21	2.00	0.20	3.91	3.94	-0.03	10.48	9.73	0.68
LBH06 UBS Property Benchmark											
Adam Street	13,593,963	1.29	9.15	7.97	1.09	9.91	4.31	5.37	12.79	13.44	-0.57
Adam Street PE Bmark											
LGT	6,467,233	0.61	11.05	7.97	2.85	12.32	4.31	7.68	17.32	13.44	3.41
LGT PE Bmark											
Epoch Investment P Income	137,982,661	13.09	6.34	8.10	-1.62	-1.71	2.90	-4.48	-	-	-
LBH11001 MSCI World ND											
London CIV Ruffer	105,654,158	10.02	2.30	0.26	2.03	-0.30	0.39	-0.69	1.61	0.56	1.04
LBH11003 Ruffer BM Libor											

Investment Hierarchy(2)

3()	Three				Five		li			
		Years		Years			Inception to Date			
			Relative			Relative	-		Relative	Inception
Account/Group -% Rate of Return	Port	Index	Excess	Port	Index	Excess	Port	Index	Excess	Date
London Borough of Hillingdon	9.37	9.09	0.26	8.74	8.49	0.23	7.14	7.03	0.10	30/09/1995
Total Plan Benchmark							10.10		2.00	
AEW UK	11.59	8.11	3.22	-	-	-	12.12	9.92	2.00	30/06/2014
LBH22 AEW Benchmark									0.00	
JP Morgan	3.67	3.63	0.04	3.44	3.61	-0.16	3.57	3.65	-0.08	08/11/2011
LBH15 JPM LIBOR +3%pa										
Legal & General 1	-	-	-	-	-	-	7.43	7.54	-0.11	31/10/2016
LBH26 L&G Benchmark										
Legal & General 2	-	-	-	-	-	-	5.41	5.66	-0.24	22/02/2017
LBH27 L&G Benchmark										
M&G Investments	9.33	4.62	4.50	8.80	4.61	4.01	7.29	4.68	2.49	31/05/2010
LBH10 3 Month LIBOR +4%pa										
Macquarie	19.41	3.62	15.24	12.69	3.60	8.77	5.40	3.67	1.66	30/09/2010
LBH14 Macquarie LIBOR +3%pa										
Newton	-	-	-	-	-	-	-	-	-	24/01/2013
LBH19 FTSE World Index +2%										
Premira Credit	8.99	4.62	4.17	-	-	-	9.13	4.59	4.35	30/11/2014
LBH24 Premira LIBOR +4%pa										
UBS	12.63	9.59	2.77	11.09	8.84	2.07	10.34	8.91	1.31	31/12/1988
LBH04 UBS Benchmark										
UBS Property	8.34	7.61	0.68	11.44	10.61	0.75	4.09	4.02	0.07	31/03/2006
LBH06 UBS Property Benchmark										
Adam Street	16.29	19.33	-2.55	15.53	16.79	-1.08	6.91	-	-	31/01/2005
Adam Street PE Bmark										
LGT	24.81	19.33	4.60	16.56	16.79	-0.19	11.48	-	-	31/05/2004
LGT PE Bmark										
Epoch Investment P Income	-	-	-	-	-	-	-2.60	2.47	-4.95	08/11/2017
LBH11001 MSCI World ND										
London CIV Ruffer	3.37	0.62	2.73	4.67	0.62	4.02	5.60	0.82	4.74	28/05/2010
LBH11003 Ruffer BM Libor										

Market Value Summary - Three Months

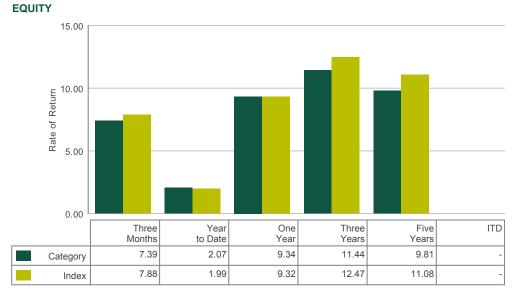
Account/Group	31/03/2018 Market Value	31/03/2018 Weight	Net Contribution*	Income	Fees	Appreciation	30/06/2018 Market Value	30/06/2018 Weight	Change in Weight
London Borough of Hillingdon	1,013,570,103	100.00	-1,008,427	4,734,737	8,427	36,637,607	1,053,934,020	100.00	0.00
AEW UK	54,360,982	5.36	0	663,808	0	1,438,792	56,463,582	5.36	-0.01
JP Morgan	56,311,723	5.56	25,000,000	0	0	-1,260,889	80,050,834	7.60	2.04
Legal & General 1	229,282,791	22.62	-4,420	0	4,420	10,962,324	240,240,695	22.79	0.17
Legal & General 2	66,556,081	6.57	19,995,993	0	4,007	242,297	86,794,371	8.24	1.67
M&G Investments	15,363,766	1.52	-4,135,807	1,164	0	25,749	11,254,872	1.07	-0.45
Macquarie	27,421,776	2.71	-1,001,313	477,652	0	1,365,767	28,263,882	2.68	-0.02
Newton	0	0.00	0	0	0	0	0	0.00	0.00
Premira Credit	58,117,260	5.73	1,339,202	0	0	894,070	60,350,532	5.73	-0.01
UBS	133,132,863	13.14	-1,031,395	1,856,654	0	10,308,804	144,266,926	13.69	0.55
UBS Property	75,192,170	7.42	-567,890	624,860	0	1,029,746	76,278,886	7.24	-0.18
Adam Street	13,206,247	1.30	-764,102	0	0	1,151,818	13,593,963	1.29	-0.01
LGT	6,340,061	0.63	-532,583	12	0	659,743	6,467,233	0.61	-0.01
Cash & Other Assets	45,257,507	4.47	-39,306,109	32,917	0	287,111	6,271,425	0.60	-3.87
Epoch Investment P Income	129,750,098	12.80	0	1,077,595	0	7,154,968	137,982,661	13.09	0.29
London CIV Ruffer	103,276,776	10.19	0	75	0	2,377,308	105,654,158	10.02	-0.16
Cash & Other Assets	0	0.00	0	0	0	0	0	0.00	-0.00
Transition	4	0.00	-3	0	0	-0	0	0.00	-0.00

Min -3.87

^{*}Net Contributions include Cash Contributions/Distributions, Security Deliveries/Receipts, Fees/Fee Rebates, Inter Account transfers for Consolidations & Benefits Payments. Copied History or Backloaded Data may not display the correct Contributions/Withdrawals creating misrepresentation.

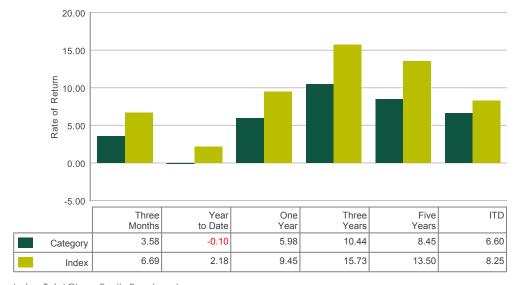
Historical Performance

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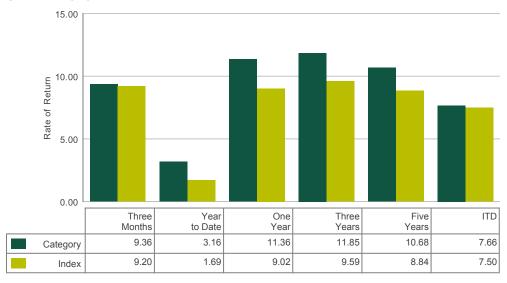
Index: Total Equity Benchmark

OVERSEAS EQUITIES



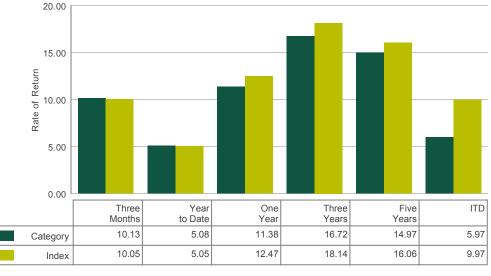
Index: Total O'seas Equity Benchmark

UNITED KINGDOM



Index: FTSE All Share UK Equity

NORTH AMERICA



Index: FTSE North America

Historical Performance

EUROPE EX UK



Index: FTSE AW Dev Europe ex UK

EMERGING MARKETS



Index: LBH Emerging Markets

ASIA PACIFIC INC JAPAN



Index: FTSE AW Dev Asia Pacific

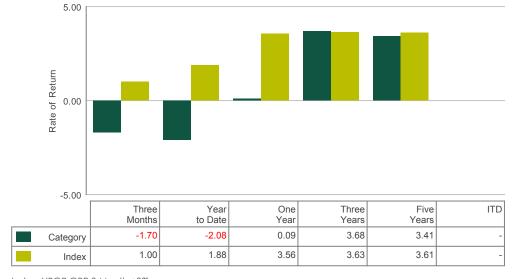
London Borough of Hillingdon | June 30, 2018 NORTHERN TRUST

Historical Performance



Index: LBH Fixed Income Benchmark

GLOBAL CORPORATE BONDS



Index: LIBOR GBP 3 Month +3% pa

UK CORPORATE BONDS



Index: LBH Non-Gilts Benchmark

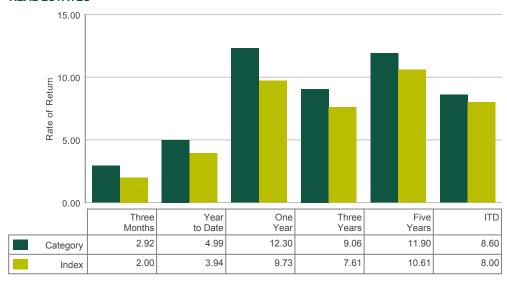
INDEX LINKED GILTS



Index: LBH Index Linked Benchmark

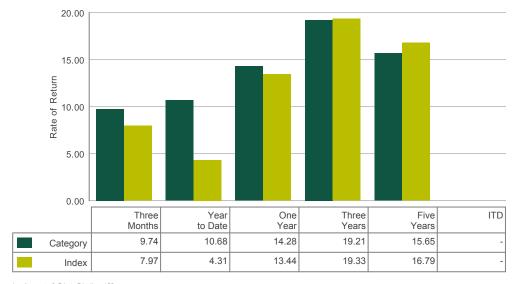
Historical Performance

REAL ESTATES



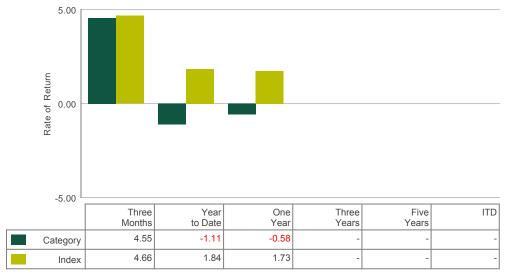
Index: IPD UK PPFI All Bal Funds Index

PRIVATE EQUITY



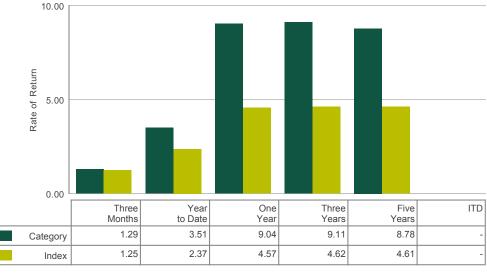
Index: MSCI ACWI +4% pa

BALANCED FUNDS



Index: Balanced Fund Benchmark

PRIVATE CREDIT



Index: LIBOR GBP 3 Month +4% pa

Total Plan Benchmark (from May 2018)

- 1.84 MSCI All Countries World Index + 4%
- 1.39 FT Japan
- 2.43 FT North America
- 0.97 FTSE Developed Asia Pacific ex Japan
- 2.25 FTSE Developed Europe ex UK
- 1.68 FTSE Developed GBP Hedged
- 22.78 FTSE All Share
- 3.60 FTSE Index Linked Gilts
- 4.66 FTSE Index Linked Gilts 15+ Years
- 2.31 FTSE Emerging Markets
- 12.46 IPD UK PPFI All Balanced Funds Index
- 6.84 3 Month LIBOR +4%pa
- 10.09 3 Month LIBOR
- 10.25 3 Month LIBOR +3%pa
- 12.85 MSCI World
- 0.61 LIBID 7 Day
- 2.99 iBoxx Sterling Non-Gilts

Portfolio Benchmarks

AEW UK

100.00 IPD UK PPFI All Balanced Funds Index

JP Morgan

7.55 3 Month LIBOR +3%pa

Legal & General

6.00 FT Japan

10.35 FT North America

4.22 FTSE Developed Asia Pacific ex Japan

10.41 FTSE Developed Europe ex UK

38.58 FTSE All Share

20.8 FTSE Index Linked Gilts15+ Years

3.07 FTSE Emerging Markets

6.57 iBoxx Sterling Non-Gilts

Legal & General (LBH27)

23.97 FTSE Index Linked Gilts15+ Years

25.69 FTSE Emerging Markets

24.24 iBoxx Sterling Non-Gilts

26.10 FTSE Developed GBP Hedged

London CIV Ruffer

100.00 3 Month LIBOR

Epoch Ruffer

100.00 MSCI World Index (Net)

M&G Investments

100.00 3 Month LIBOR +4%pa

Macquarie

100.00 3 Month LIBOR +3%pa

Premira Credit

100.00 3 Month LIBOR +4%pa

UBS

100.00 FTSE All Share

UBS Property

100.00 IPD UK PPFI All Balanced Funds Index

13 of 14 | Investment Risk & Analytical Services

Adam St

100.00 MSCI All Countries World Index + 4%

LGT

100.00 MSCI All Countries World Index + 4%

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