



MARIANAS PUBLIC LAND TRUST

LEGISLATIVE PRESENTATION
MAY 6 & 7, 2024

HISTORY OF MPLT

CNMI CONSTITUTION

- Established by the Northern Marianas Constitution under Article XI, Section 6
- PURPOSE: Hold and invest prudently the principal funds received - derived from the lease of public lands - from Marianas Public Land Corporation (MPLC) or its successor entities (DPL)
- The trust may not be dissolved except by constitutional amendment

CNMI COVENANT

- Article VIII, Section 803 – Lease terms for the lease of Commonwealth public lands by the United States
 - Tinian Island - \$17.5 million
 - Tanapag Harbor - \$2 million
 - Farallon de Medinilla - \$20,600
- Land was leased on January 6, 1983

Significant Dates – Creation of MPLT

- 1983 – First Trustees appointed by Governor Tenorio
- 1983 - Trustees requested the transfer of MPLC Lease Funds received for the lease of lands by the United States. MPLC refused indicating funds were needed for the CNMI Homestead Program.
- 1983 – MPLT Trustees sued MPLC for the transfer of funds as required by the Constitution
- 1983 & 1984 – Court ordered MPLC to remit lease funds to MPLT

| MPLC REMITTANCE - COURT ORDER | |
|-------------------------------|----------------------|
| DATE | AMOUNT |
| July 19, 1983 | \$ 5,000,000 |
| January 20, 1984 | \$ 100,000 |
| February 17, 1984 | \$ 14,080,046 |
| April 13, 1984 | \$ 5,958,700 |
| August 27, 1984 | \$ 803,856 |
| TOTAL | \$ 25,942,602 |

Romisher v. Marianas Public Land Corporation, et. al.

- Civil Action 83-401, Commonwealth Trial Court, decided December 28, 1983
- Romisher filed suit against MPLC challenging the validity of the MPLC's decision to buy land due to the conflict of interest of two board members
- Court ordered MPLC permanently enjoined from disbursing any funds it received from the U.S. to any of the owners of private interests of land on Tinian
- The acquisition of private interests in land & the disbursement of trust funds are not within the constitutional powers of MPLC

“The Marianas Public Land Corporation shall promptly transfer to the Marianas Public Land Trust the funds received from the United States of America and which are not deposited in the joint account... Said sum is \$26,434,200 plus any accrued interest thereon less the reasonable expenses of administration of the Marianas Public Land Corporation.”

Romisher v. Marianas Public Land Corporation
Permanent Injunction and Order of Release of Security Deposit
Civil Action No. 83-401
Commonwealth Trial Court

Marianas Public Land Trust v. Marianas Public Land Corporation

- Civil Action No. 84-119, Commonwealth Trial Court
- Decided April 3, 1984
- MPLT filed suit against MPLC to recover funds for the United States lease of property
- Court determined that reasonable expenses of administering the homestead program do not include capital improvements or capital expenditures

“MPLC receives funds for public lands as a Trustee... The beneficiaries are the people of the Commonwealth who are of Northern Marianas descent... To carry out its Constitutional duties and obligations it must transfer promptly funds received to MPLT...”

All MPLT need[s] [to] do is demand all monies received by MPLC from the public land [leases] and the burden is on MPLC to remit the money to MPLT less the[reasonable] expenses of administration which MPLC can prove.”

Marianas Public Land Trust v. Marianas Public Land Corporation
Memorandum Opinion
Civil Action No. 84-119
Commonwealth Trial Court

Supreme Court N. 2009-SCC-0041-CQU

Slip Opinion

- Decided October 4, 2010
- CNMI Supreme Court rendered its opinion which found CNMI **PL 16-31 unconstitutional**
- CNMI Public Law 16-31 required DPL to satisfy land compensation judgments out of DPL's operating budget

“We hold that the revenues generated from the management and disposition of public lands are trust funds that must go to the Public Land Trust to be held for the benefit of the people who are of Northern Marianas descent.

If the legislature wishes to add land compensation judgments to DPL's operating budget it is free to do so, but it must appropriate money to satisfy such judgments – it may not tap into funds derived from public lands absent a constitutional amendment or absent the abolishment of the Public Land Trust.”

Supreme Court No. 2009-SCC-0041-CQU

2010 MP 14

UNIFORM FIDUCIARY STANDARDS OF CARE

Know Standards, Laws, & Trust Provisions

Diversify Assets to Specific Risk / Return Profile

Prepare Investment Policy Statement

Use “Prudent Experts” & Document Due Diligence

Control & Account for Investment Expense

Monitor the Activities of “Prudent Experts”

Avoid Conflicts of Interest & Prohibited Transactions

MPLT Trustees are FIDUCIARIES

Trustees are responsible for the general management of MPLT’s assets

TRUSTEES KEY TASKS

1. Determining the portfolio’s mission and objective
2. Choosing an appropriate asset allocation strategy
3. Establishing explicit written investment policies consistent with objectives
4. Selecting investment managers to implement the investment policy
5. Monitoring investment results

To accomplish these tasks, the Trustees work with professional staff, attorneys and investment consultants to prepare an Investment Policy Statement (IPS)

FUNDS MANAGED

GENERAL TRUST FUND

- To hold and invest the proceeds from leases and other transfers of public land
- Annual distribution to the Commonwealth General Fund from interest earned from its investments less the reasonable expenses of administration
- The Legislature has the authority to appropriate these funds among the competing needs of the Commonwealth.

PARK TRUST FUND

- Established in accordance with Article VIII, Section 803 (e) of the Covenant
- Initial principal received from the leasing of lands to the US Government - designated \$2 million
- Income from the trust is restricted solely for the maintenance and development of an American Memorial Park

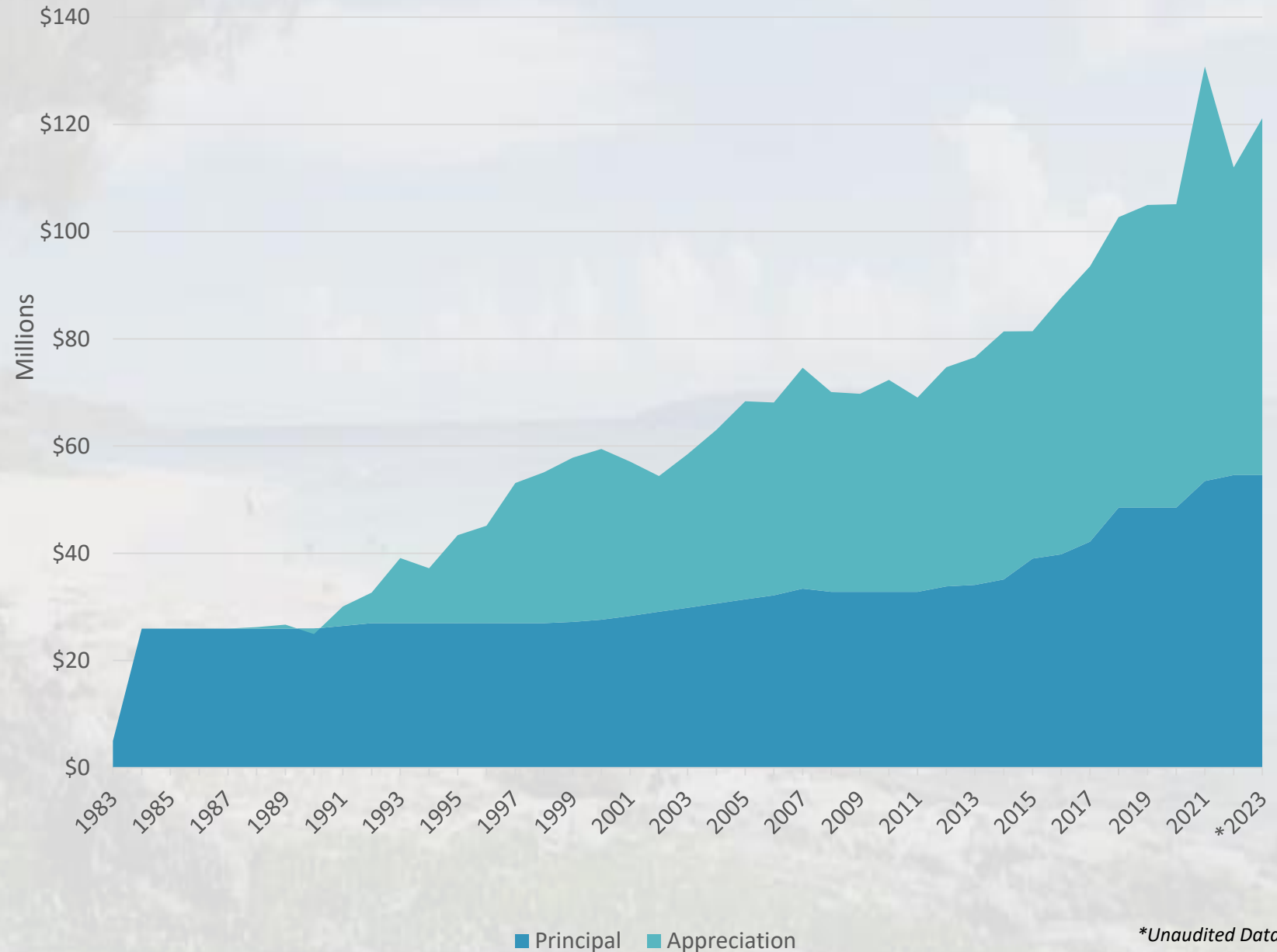
MPLT - PRINCIPAL FUND GROWTH CURVE FY 1983 – FY 2023

MPLT's principal fund, for both the General Fund and the Park Fund as of 09/30/2023 was

\$121,149,788

Balance is **2.22** times or **\$66,548,840** more than the principal contributions received from MPLC / DPL

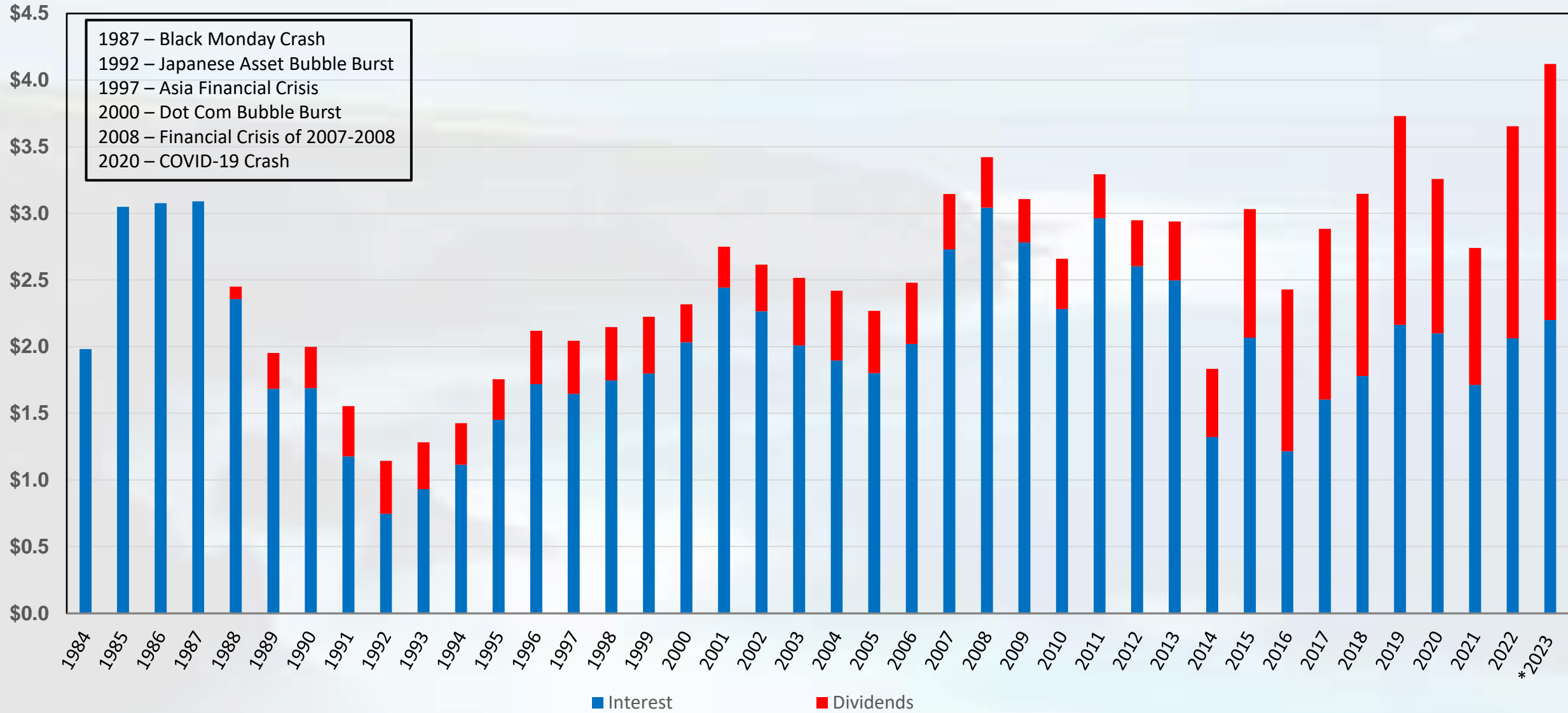
Principal growth occurred while making cumulative distributions of **\$79,037,472** since inception



*Unaudited Data

MPLT - ANNUAL GROSS INVESTMENT EARNINGS

FY 1984 – FY 2023



MPLT - Historical Administrative Expenses

FY 1984 – FY 2023



**Unaudited Data*

| FY 2024 GROSS INVESTMENT EARNINGS - INTEREST | | | |
|---|---------------------|------------------|------------------|
| <i>(as of 02/2024)</i> | General Fund | Park Fund | TOTAL |
| October 2023 | 379,196 | 9,671 | 388,867 |
| November 2023 | 428,984 | 17,005 | 445,989 |
| December 2023 | 443,706 | 17,967 | 461,673 |
| January 2024 | 351,830 | 13,022 | 364,852 |
| February 2024 | 497,406 | 12,184 | 509,591 |
| TOTAL | 2,101,123 | 69,849 | 2,170,972 |

| FY 2024 GROSS INVESTMENT EARNINGS - DIVIDENDS | | | |
|--|---------------------|------------------|----------------|
| <i>(as of 02/2024)</i> | General Fund | Park Fund | TOTAL |
| October 2023 | (1,897) | 3,827 | 1,930 |
| November 2023 | 3,302 | 9,491 | 12,793 |
| December 2023 | 17,517 | 12,259 | 29,776 |
| January 2024 | 72,286 | 7,294 | 79,580 |
| February 2024 | 123,740 | 13,355 | 137,095 |
| TOTAL | 214,947 | 46,226 | 261,173 |

| FY 2024 ADMINISTRATIVE EXPENSES | | | |
|--|----------------|---------------|----------------|
| <i>(as of 02/2024)</i> | GF | PF | TOTAL |
| Money Manager Fees | 61,878 | 16,268 | 78,146 |
| Performance Consultant Fees | 51,738 | 13,183 | 64,920 |
| Legal | 26,045 | 660 | 26,705 |
| Contractual | 38,551 | 3,859 | 42,410 |
| Audit | - | - | - |
| Money Mgmt Administration | 119,860 | 11,999 | 131,859 |
| Board Expenses | 10,954 | 2,496 | 13,450 |
| Office Expenses | 27,021 | 2,877 | 29,899 |
| Utilities | 4,469 | 447 | 4,917 |
| Depreciation | 4,964 | - | 4,964 |
| Salaries | 85,779 | 8,933 | 94,712 |
| Loan Administration | 27,500 | - | 27,500 |
| TOTAL | 458,760 | 60,722 | 519,482 |

U.S. Department of Treasury Office of Foreign Assets Control (OFAC)

SANCTIONED SECURITIES

February 2022: OFAC Sanctions issued

GENERAL TRUST FUND

- WCM – Sberbank Russia Sponsored ADR (Bank of America)
Cost: \$198,084.04
Market Value: \$101,154.66

PARK TRUST FUND

- WCM – Sberbank Russia Sponsored ADR (Bank of America)
Cost: \$26,408.48
Market Value: \$1,292.00

American Depository Receipt (ADR): U.S. bank-issued certificate representing shares in a foreign company for trade on American stock exchanges

January 2024: MPLT issued a letter to OFAC requesting exemption or license from OFAC for liquidation

- No response received

February 2024: Trustees voted to include a Zero-Russia Policy in its Investment Policy Statement (IPS) for both funds

INVESTMENT POLICY STATEMENT

APRIL 2024

GENERAL TRUST FUND

PRINCIPAL FUND (as of 02/29/2024):

\$112,835,649

Planning Time Horizon:

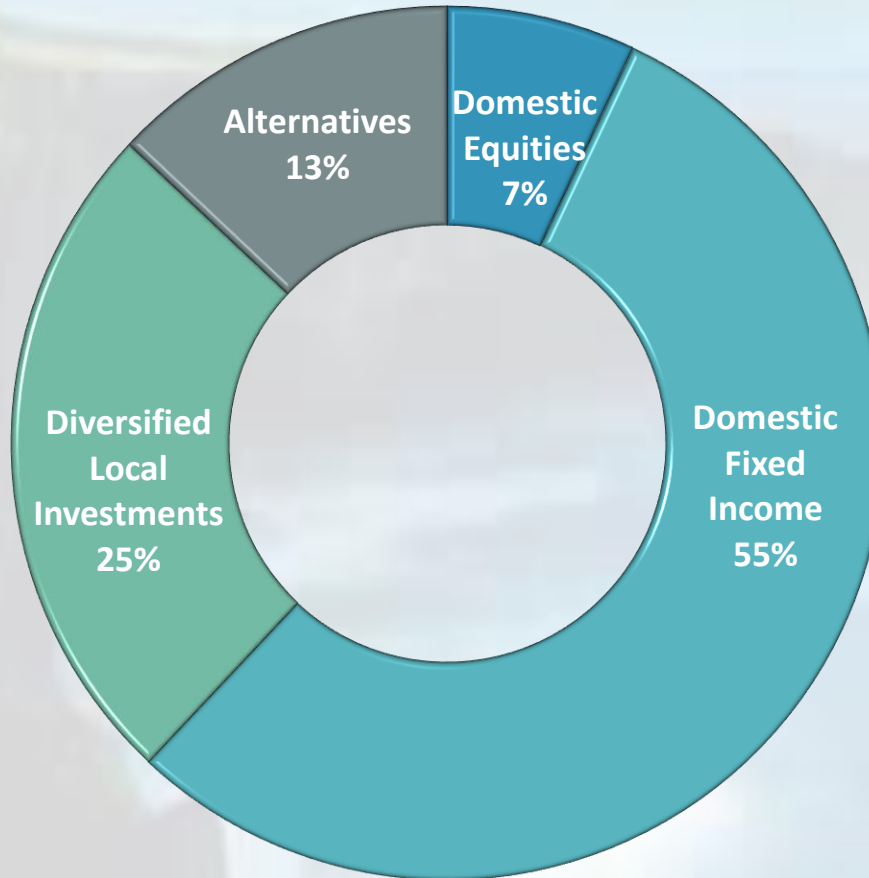
Less than 5 years

Expected Return:

5.47% Return

Risk Tolerance:

Conservative, losses not to exceed 7.21% a year, based on a statistical confidence level of 95%



ASSET ALLOCATION

| | |
|-------------------------------|-------|
| Domestic Equities | 7% |
| Domestic Fixed Income | 55% |
| Core | 31.5% |
| Intermediate | 6% |
| High Yield | 17.5% |
| Diversified Local Investments | 25% |
| Alternatives | 13% |
| Private Real Estate | 3% |
| Private Equity | 3% |
| Private Debt | 7% |

| Investment Manager | | Investment Style | Market Value <small>(as of 04/24/2024)</small> | Asset Allocation | | | |
|--------------------|------------------------------|---------------------|---|------------------|---------------|-------------------------------|--------------------------------|
| | | | | IPS | Actual | % Overweight /Under Weight | \$ Overweight (Underweight) |
| US Equity | Atalanta Sosnof | Large Growth | \$ 2,990,464 | 3.0% | 2.6% | -0.4% | \$ (420,558) |
| | Hamlin Capital Advisors | Large Value | \$ 5,976,478 | 4.0% | 5.3% | 1.3% | \$ 1,428,448 |
| DLI | MPLT | Tinian Shipping | \$ 1,239,700 | 7.5% | 1.1% | -6.4% | \$ (7,287,856) |
| | MPLT | Yutu Loan | \$ 8,913,763 | 7.0% | 7.8% | 0.8% | \$ 954,711 |
| | MPLT | NMHC | \$ 3,687,789 | 7.5% | 3.2% | -4.3% | \$ (4,839,767) |
| | MPLT | Cash Equivalents | \$ 3,425,307 | 3.0% | 3.0% | 0.0% | \$ 14,285 |
| Fixed Income | Hold to Maturity | Core | \$ 34,294,952 | 23.5% | 30.2% | 6.7% | \$ 7,575,278 |
| | Barrow Hanley | Core | \$ 10,135,835 | 8.0% | 8.9% | 0.9% | \$ 1,039,776 |
| | Garcia Hamilton & Associates | Intermediate Core | \$ 6,327,703 | 6.0% | 5.6% | -0.4% | \$ (494,342) |
| | Pacific Income | High Yield | \$ 20,606,959 | 17.5% | 18.1% | 0.6% | \$ 709,329 |
| Alternatives | Blackstone | BTAS VI | \$ 3,371,392 | 1.5% | 3.0% | 1.5% | \$ 1,665,881 |
| | Blackstone | BTAS VIII | \$ 1,026,512 | 1.5% | 0.9% | -0.6% | \$ (678,999) |
| | Blackstone | Private Real Estate | \$ 3,928,241 | 3.0% | 3.5% | 0.5% | \$ 517,219 |
| | Blackstone | Private Credit | \$ 3,874,015 | 3.5% | 3.4% | -0.1% | \$ (105,511) |
| | Blue Owl | Private Credit | \$ 3,901,632 | 3.5% | 3.4% | -0.1% | \$ (77,894) |
| | | TOTAL | \$ 113,700,742 | 100.0% | 100.0% | 0.0% | \$ 0 |

GENERAL TRUST FUND – ASSET ALLOCATION STATUS

| Year | Beginning Market Value | DPL Distributable Income | DPL Distribution | 60/40 Market Return | Change | Ending Market Value Before Distribution | Income Distribution (4%) | Ending Market Value After Distribution |
|--------------|------------------------|--------------------------|---------------------------|---------------------|------------------------|---|--------------------------|--|
| 2010 | \$ 4,792,471.00 | \$ 4,792,471.00 | \$ - | 9% | \$ 431,322.39 | \$ 5,223,793.39 | \$ 208,951.74 | \$ 5,014,841.65 |
| 2011 | \$ 5,281,775.65 | \$ 1,266,934.00 | \$ (1,000,000.00) | 9% | \$ 475,359.81 | \$ 5,757,135.46 | \$ 230,285.42 | \$ 5,526,850.04 |
| 2012 | \$ 6,078,391.04 | \$ 551,541.00 | \$ - | 9% | \$ 547,055.19 | \$ 6,625,446.24 | \$ 265,017.85 | \$ 6,360,428.39 |
| 2013 | \$ 6,837,407.39 | \$ 784,088.00 | \$ (307,109.00) | 9% | \$ 615,366.67 | \$ 7,452,774.05 | \$ 298,110.96 | \$ 7,154,663.09 |
| 2014 | \$ 2,215,424.09 | \$ 1,027,504.00 | \$ (5,966,743.00) | 9% | \$ 199,388.17 | \$ 2,414,812.26 | \$ 96,592.49 | \$ 2,318,219.77 |
| 2015 | \$ 4,831,795.77 | \$ 2,513,576.00 | \$ - | 9% | \$ 434,861.62 | \$ 5,266,657.39 | \$ 210,666.30 | \$ 5,055,991.09 |
| 2016 | \$ 6,798,763.94 | \$ 2,543,107.00 | \$ (800,334.15) | 9% | \$ 611,888.75 | \$ 7,410,652.70 | \$ 296,426.11 | \$ 7,114,226.59 |
| 2017 | \$ 11,663,805.59 | \$ 4,549,579.00 | \$ - | 9% | \$ 1,049,742.50 | \$ 12,713,548.09 | \$ 508,541.92 | \$ 12,205,006.17 |
| 2018 | \$ 15,771,599.17 | \$ 4,432,932.00 | \$ (866,339.00) | 9% | \$ 1,419,443.93 | \$ 17,191,043.10 | \$ 687,641.72 | \$ 16,503,401.37 |
| 2019 | \$ 12,971,022.14 | \$ 4,296,480.00 | \$ (7,828,859.23) | 9% | \$ 1,167,391.99 | \$ 14,138,414.13 | \$ 565,536.57 | \$ 13,572,877.57 |
| 2020 | \$ 17,354,491.57 | \$ 3,781,614.00 | \$ - | 9% | \$ 1,561,904.24 | \$ 18,916,395.81 | \$ 756,655.83 | \$ 18,159,739.98 |
| TOTAL | | \$ 30,539,826.00 | \$ (16,769,384.38) | | \$ 8,513,725.26 | | \$ 4,124,426.91 | |

POTENTIAL DISTRIBUTABLE FUNDS ANALYSIS - FY 2010 – FY 2020

MPLC / DPL REMITTANCES

DPL continues to withhold net land lease funds and fails to remit these funds annually to MPLT

| Years with No Remittance | | |
|--------------------------|------|------|
| 1985 | 1995 | 2004 |
| 1986 | 1996 | 2005 |
| 1987 | 1997 | 2006 |
| 1988 | 1998 | 2009 |
| 1989 | 1999 | 2010 |
| 1990 | 2000 | 2015 |
| 1992 | 2001 | 2023 |
| 1993 | 2002 | |
| 1994 | 2003 | |

| DATE | AMOUNT | COMMENTS |
|--------------------|------------------------|---|
| July 19, 1983 | \$5,000,000.00 | Court Order |
| January 20, 1984 | 100,000.00 | Court Order |
| February 17, 1984 | 14,080,046.00 | Court Order |
| April 13, 1984 | 5,958,700.00 | Court Order |
| August 27, 1984 | 803,856.00 | Court Order |
| May 22, 1991 | 500,000.00 | No identification of FY or method of computation |
| December 20, 1991 | 500,000.00 | No identification of FY or method of computation |
| September 19, 2007 | 1,250,000.00 | No identification of FY or method of computation |
| August 4, 2008 | 3,500,000.00 | Relating to PL 16-7 RE CUC State of Emergency |
| November 23, 2011 | 1,000,000.00 | No identification of FY or method of computation |
| December 31, 2013 | 307,109.00 | FY 2012 Audit; Balance Sheet page 3 of Audit |
| June 6, 2014 | 996,743.00 | FY 2013 Audit |
| December 30, 2014 | 5,000,000.00 | FY 2014 DPL Audit - Relating to MPLT 14 CNMI-01 and PL 18-71 RE: Joint Stipulation Order on CUC |
| April 11, 2016 | 800,334.16 | Depository and Non-Withdrawal Agreement between the former MPLA and Bank of Saipan |
| February 1, 2018 | 866,339.00 | FY 2016 distribution |
| September 17, 2018 | 1,501,174.00 | FY 2017 distribution |
| May 3, 2019 | 3,000,000.00 | FY 2017 distribution |
| May 6, 2019 | 345,700.00 | FY 2017 Additional distribution |
| May 15, 2019 | 2,414,477.23 | FY 2017 Additional distribution |
| August 19, 2019 | 567,508.00 | FY 2018 distribution |
| March 18, 2021 | 4,451,471.00 | FY 2019 Distribution |
| July 29, 2021 | 516,596.00 | FY 2018/2019 re Homestead projects |
| September 2, 2022 | 1,140,895.00 | FY 2020 Distribution |
| January 4, 2024 | 500,000.00 | Pending clarification from DPL for what fiscal year |
| April 30, 2024 | 4,000,000 | Pending clarification from DPL for what fiscal year |
| TOTAL | \$59,100,948.39 | |

Attorney General Opinion 2013-02

Question Presented: What are the Department of Public Lands (“DPL”) financial obligations to the Marianas Public Land Trust (“MPLT”)?

Short Answer: The DPL owes MPLT all revenue generated from public lands that is not appropriated to it pursuant to its annual budget. DPL also owes MPLT an accounting to verify that the proper sums are transferred. DPL must transfer these excess funds on a yearly basis.

Attorney General Opinion 18-03

Question Presented: Whether the Legislature may appropriate to the Department of Public Lands supplemental funding in excess of the original budget amount allocated to DPL under Public Law 20-11 from the DPL Operations Fund for Fiscal Year 2018.

Short Answer: No. The Supreme Court in *Dep't of Pub. Lands v. Commonwealth* has held that the Constitution presently requires all revenues generated from public lands be transferred to MPLT. Any statute or regulation that would deprive MPLT of the revenue from public lands violate Article XI, Section 6 of the Constitution. As such, based on a broad interpretation of DPL, 4 CMC Section 2803 (c) violates Article XI, Section 6 of the Constitution by depriving MPLT of revenues generated from public lands. Section 2803 (c) requires each year for DPL to deposit all revenues generated from public lands into the DPL Operations Fund, pay DPL's operational expenses inclusive of any debts, liabilities and obligations from the DPL Operations Fund, and remit the remaining funds to MPLT...

DIVERSIFIED LOCAL INVESTMENTS (DLI)

| DATE | INVESTMENT DESCRIPTION | PURPOSE | AMOUNT | OUTSTANDING BALANCE <small>(as of 02/29/2024)</small> |
|------|---------------------------------------|--|--------------|--|
| 2001 | Northern Marianas Housing Corporation | Long Term Mortgage Financing | \$10,000,000 | \$2,583,387 |
| 2002 | APLE 501 | Non-profit NMD Student Tuition Program | \$150,000 | \$0.00 |
| 2008 | Commonwealth Utilities Corporation | Secure Stand-by Generators | \$3,500,000 | \$0.00 |
| 2011 | Commonwealth General Fund | Payment of Utility Bills and Other Operating Cost | \$4,000,000 | \$0.00 |
| 2012 | Commonwealth Healthcare Corporation | Line of Credit to Sustain Operations | \$3,000,000 | \$0.00 |
| 2012 | Commonwealth Healthcare Corporation | Electronic Health Records | \$328,655 | \$0.00 |
| 2014 | Commonwealth General Fund | CUC Stipulated Orders per Federal Court Judgement | \$5,000,000 | \$0.00 |
| 2016 | Tinian Mayor's Office | Federal Judicial Judgement | \$1,349,368 | \$0.00 |
| 2019 | Commonwealth General Fund | Typhoon Yutu FEMA Related Expenditures | \$15,000,000 | \$8,913,763 |
| 2022 | Tinian Shipping Services LLC | Commercial Loan | \$1,398,245 | \$1,239,700 |
| 2024 | Commonwealth General Fund | Line of Credit for interim bridge financing for Capital Improvement Projects (CIP) funded by the United States Economic Development Administration (EDA) | \$15,000,000 | - |

DLI – Typhoon Yutu FEMA Related Expenditures

CNMI Public Law 21-3

- Authorized \$15 million Loan from MPLT
- PURPOSE: To pay extraordinary expenses resulting from Super Typhoon Yutu
- Appropriated & Authorized MPLT to withhold & retain Net Annual Distributable Interest Income starting Fiscal Year 2019 for repayment & security of the loan

Interest Rate: 7.5% per annum

Outstanding Balance as of 02/29/2024:
\$8,913,763.31

Projected FY 2024 Distributable Net Income (DNI)

| | |
|----------------------|--------------------|
| Principal | \$3,386,161 |
| Interest | <u>\$ 670,364</u> |
| Projected DNI | \$4,056,525 |

GENERAL FUND DISTRIBUTIONS

Total Distributions from

FY 1984 – FY 2023:

\$71,991,309

DISTRIBUTION BREAKDOWN

*Funds Withheld \$23,870,055

Funds Distributed \$48,121,254

TOTAL DISTRIBUTIONS \$71,991,309

MPLT Distributes funds annually (October of each year)

*Funds Withheld are applied as repayment to interest and principal of outstanding loans between MPLT & the CNMI Government (as authorized by the Legislature)

| FISCAL YEAR | AMOUNT | DISTRIBUTED |
|-------------|-----------|-------------|
| FY 1984 | 1,348,293 | 1,348,293 |
| FY 1985 | 2,495,638 | 2,495,638 |
| FY 1986 | 2,507,825 | 2,507,825 |
| FY 1987 | 2,543,529 | 2,543,529 |
| FY 1988 | 3,098,924 | 3,098,924 |
| FY 1989 | 1,349,138 | 1,349,138 |
| FY 1990 | 1,721,670 | 1,721,670 |
| FY 1991 | 1,032,690 | 1,032,690 |
| FY 1992 | 707,863 | 707,863 |
| FY 1993 | 534,953 | 534,953 |
| FY 1994 | 763,298 | 763,298 |
| FY 1995 | 1,191,602 | 1,191,602 |
| FY 1996 | 1,560,522 | 1,560,522 |
| FY 1997 | 1,461,200 | 1,461,200 |
| FY 1998 | 1,420,000 | 1,420,000 |
| FY 1999 | 1,566,931 | 1,566,931 |
| FY 2000 | 1,600,594 | 1,600,594 |
| FY 2001 | 1,982,714 | 1,982,714 |
| FY 2002 | 1,690,569 | 1,690,569 |
| FY 2003 | 1,206,139 | 1,206,139 |
| FY 2004 | 1,308,788 | 1,308,788 |
| FY 2005 | 1,064,661 | 1,064,661 |

| FISCAL YEAR | AMOUNT | WITHHELD | DISTRIBUTED |
|---------------------|-------------------|-------------------|-------------------|
| FY 2006 | 1,379,989 | - | 1,379,989 |
| FY 2007 | 2,228,048 | - | 2,228,048 |
| FY 2008 | 2,219,596 | - | 2,219,596 |
| FY 2008 Restatement | 4,100,000 | - | 4,100,000 |
| FY 2009 | 2,013,563 | 1,700,000 | 313,562 |
| FY 2010 | 1,625,996 | 1,625,996 | - |
| FY 2011 | 2,248,926 | 280,767 | 1,968,158 |
| FY 2012 | 1,894,921 | 1,894,921 | - |
| FY 2013 | 1,908,563 | 1,908,563 | - |
| FY 2014 | 844,111 | 689,414 | 154,697 |
| FY 2015 | 1,862,400 | 262,739 | 1,599,661 |
| FY 2016 | 1,331,248 | 1,331,248 | - |
| FY 2017 | 1,636,225 | 1,636,225 | - |
| FY 2018 | 1,840,206 | 1,840,206 | - |
| FY 2019 | 1,081,983 | 1,081,983 | - |
| FY 2019 | 1,183,098 | 1,183,098 | - |
| FY 2020 | 2,009,929 | 2,009,929 | - |
| FY 2021 | 1,542,439 | 1,542,439 | - |
| FY 2022 | 2,236,549 | 2,236,549 | - |
| FY 2023 | 2,645,972 | 2,645,972 | - |
| TOTAL | 71,991,309 | 23,870,055 | 48,121,254 |

PARK TRUST FUND

PRINCIPAL FUND as of 02/29/2024:

\$11,837,201

Planning Time Horizon:

Greater than 10 years

Expected Return:

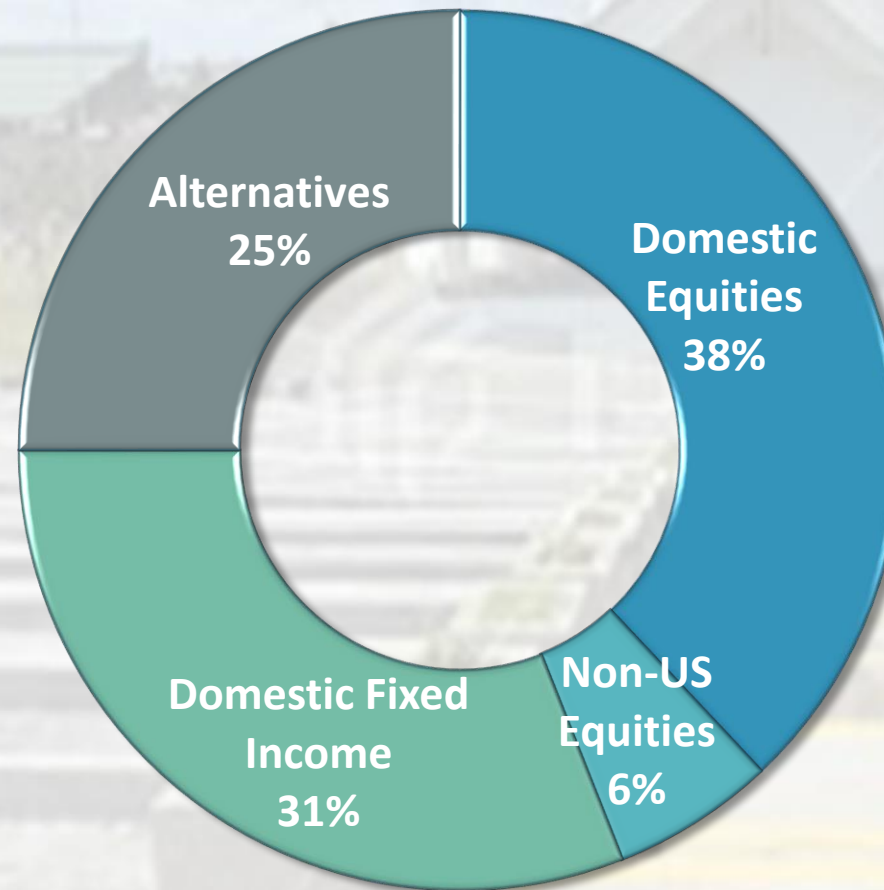
6.55% Return

Risk Tolerance:

Moderate, losses not to exceed 12.02% a year, based on a statistical confidence level of 95%

INVESTMENT POLICY STATEMENT

APRIL 2024



ASSET ALLOCATION

| | |
|------------------------------|------------|
| Domestic Equities | 38% |
| <i>Large Cap Value</i> | 12% |
| <i>Large Cap Core</i> | 14% |
| <i>Large Cap Growth</i> | 12% |
| Non-US Equities | 6% |
| Domestic Fixed Income | 31% |
| <i>Core</i> | 25% |
| <i>High Yield</i> | 6% |
| Alternatives | 25% |
| <i>US REIT</i> | 5% |
| <i>Private Real Estate</i> | 10% |
| <i>Private Markets</i> | 10% |

| Investment Manager | | Investment Style | Market Value (as of 04/24/2024) | Asset Allocation | | | |
|--------------------|------------------------------|------------------|------------------------------------|------------------|---------------|-------------------------------|--------------------------------|
| | | | | IPS | Actual | % Overweight / Underweight | \$ Overweight (Underweight) |
| US Equity | Aristotle Capital Management | Large Value | \$ 2,911,315 | 18.0% | 23.6% | 5.6% | \$ 695,505 |
| | Atalanta Sosnof Capital | Large Core | \$ 2,973,353 | 20.0% | 24.2% | 4.2% | \$ 511,342 |
| Non-US Equity | WCM Investment Mgt | Large Value | \$ 713,624 | 6.0% | 5.8% | -0.2% | \$ (24,979) |
| Fixed Income | Garcia Hamilton & Associates | Core | \$ 2,215,464 | 25.0% | 18.0% | -7.0% | \$ (862,050) |
| | Pacific Income | High Yield | \$ 963,614 | 6.0% | 7.8% | 1.8% | \$ 225,011 |
| Alternatives | Adelante Capital Management | US REITs | \$ 905,448 | 5.0% | 7.4% | 2.4% | \$ 289,945 |
| | Blackstone | Private REITs | \$ 1,084,495 | 10.0% | 8.8% | -1.2% | \$ (146,510) |
| | Blackstone | BTAS VI | \$ 418,662 | 5.0% | 3.4% | -1.6% | \$ (196,841) |
| | Blackstone | BTAS VIII | \$ 124,079 | 5.0% | 1.0% | -4.0% | \$ (491,424) |
| | | TOTAL | \$ 12,310,054 | 100.0% | 100.0% | 0.0% | \$ - |

PARK TRUST FUND – ASSET ALLOCATION STATUS

Park Trust Fund Distributions



| American Memorial Park Development Projects | | |
|---|--|---------------------|
| Fiscal Years 1991 - 2024 | | |
| 1 | Tennis Courts | \$ 242,770 |
| 2 | 400 Meter Track | \$ 15,000 |
| 3 | Grandstand | \$ 2,200 |
| 4 | Bike Path | \$ 47,750 |
| 5 | American Memorial Pavilion | \$ 603,362 |
| 6 | Park Maintenance | \$ 1,289,154 |
| 7 | AMP World War II Memorial | \$ 493,248 |
| 8 | Parking Lot & Paving | \$ 165,601 |
| 9 | Concession Room & Other Facilities | \$ 76,741 |
| 10 | AMP Underground Utilities | \$ 142,927 |
| 11 | AMP Mall Landscaping | \$ 139,068 |
| 12 | Engineering, Surveying & Mapping | \$ 15,000 |
| 13 | Schematic Master Plan | \$ 13,435 |
| 14 | Lighting Bike / Jogging Trail | \$ 62,800 |
| 15 | A&E for the Cultural / Visitors Center & Memorial Gardens | \$ 65,000 |
| 16 | Tennis Court - Upgrades | \$ 375,711 |
| 17 | Debt Service - CDA/AMP Loan for Cultural / Visitors Center & Marianas Memorial | \$ 3,166,396 |
| 18 | Fund 2 New Positions | \$ 130,000 |
| TOTAL | | \$ 7,046,163 |

PARK TRUST FUND



MPLT / Commonwealth Development Authority Loan Agreement

- Loan Agreement executed on November 30, 2001
- Concurred by the National Park Service
- \$2 million Loan
- PURPOSE: Matching Funds for the design and construction of a visitor center, memorial garden and improvements to the existing amphitheater
- Repayment of loan through withholding of Park Trust Fund Distributable Net Income
- Fully paid in May 2019

| Fiscal Year | Distribution | Distributed | Net DNI Available |
|-------------|--------------|-------------|-------------------|
| 1991 | \$171,248 | 171,248 | \$0 |
| 1992 | 140,160 | 140,160 | \$0 |
| 1993 | 973,825 | 973,825 | \$0 |
| 1994 | 294,410 | 294,410 | \$0 |
| 1995 | 28,853 | 28,853 | \$0 |
| 1996 | 376,219 | 376,219 | \$0 |
| 1997 | 201,437 | 201,437 | \$0 |
| 1998 | 164,868 | 164,868 | \$0 |
| 1999 | 82,110 | 82,110 | \$0 |
| 2000 | 148,335 | 148,335 | \$0 |
| 2001 | 95,321 | 95,321 | \$0 |
| 2002 | 269,855 | 269,855 | \$0 |
| 2003 | 165,294 | 165,294 | \$0 |
| 2004 | 387,119 | 387,119 | \$0 |
| 2005 | 294,713 | 294,713 | \$0 |
| 2006 | 274,075 | 274,075 | \$0 |
| 2007 | 208,917 | 208,917 | \$0 |

| Fiscal Year | Distribution | Distributed | Net DNI Available |
|----------------|--------------|-------------|-------------------|
| 2008 | 218,572 | 218,572 | \$0 |
| 2009 | 219,768 | 219,768 | \$0 |
| 2010 | 206,489 | 206,489 | \$0 |
| 2011 | 208,955 | 208,955 | \$0 |
| 2012 | 251,461 | 251,461 | \$0 |
| 2013 | 540,130 | 540,130 | \$0 |
| 2014 | 143,411 | 143,411 | \$0 |
| 2015 | 224,944 | 224,944 | \$0 |
| 2016 | 137,167 | 137,167 | \$0 |
| 2017 | 174,188 | 174,188 | \$0 |
| 2018 | 198,825 | 198,825 | \$0 |
| 2019 | 115,494 | 115,494 | \$0 |
| 6/2019 -9/2019 | 140,996 | 0 | \$140,996 |
| 2020 | 145,577 | 0 | \$286,573 |
| 2021 | 85,991 | 0 | \$372,564 |
| 2022 | 135,841 | 0 | \$508,405 |
| 2023 | 195,320 | 130,000 | \$573,725 |

Park Trust Fund – Interest Income: \$7,619,888
 Funds Distributed: \$7,046,163
 Distributable Net Income Available: \$ 573,725

Contact Information

Marianas Public Land Trust

P.O. Box 501089

Saipan, MP 96950

1222 Capitol Hill Road

Phone: 322-4401/4402

Email: mplt@mplt.gov.mp

Website: www.mplt.gov.mp