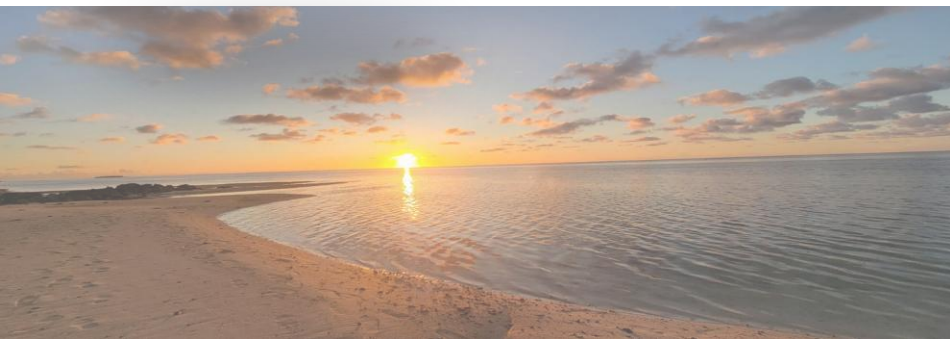


ANNUAL REPORT



**FISCAL
YEAR 2024**

1222 Capital Hill Road
P.O. Box 501089
Saipan, MP 96950

www.mplt.gov.mp

UNIFORM STANDARDS OF FIDUCIARY 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



Dear People of the Commonwealth,

In compliance with Article XI, Section 6(e), of the Northern Mariana Islands Constitution, we, the Trustees of the Marianas Public Land Trust (MPLT) submit the 2024 Annual Report on MPLT's operations, and investments of monies received from the Department of Public Land (DPL) pursuant to the NMI Constitution.

In Fiscal Year 2024, MPLT provided an income distribution to the CNMI General Fund in the amount of \$5.12 million. This represents the largest earnings distribution in MPLT history. The substantial distribution was applied as debt service payment for the \$15 million CNMI Yutu loan. This record-setting distribution highlights MPLT's prudent management and strategic investment approach for the benefit of its beneficiaries.

Please go through this report for more information on MPLT's performance of its operations, and investments. For updates, please visit our website at www.mplt.gov.mp.

With this report is MPLT's FY 2024 Audited Financial Statements, which is in accordance with the government auditing standards.

The Trustees are held to strict fiduciary duties and responsibilities and continue to fulfill their duties diligently to comply with the mandate of the Constitution.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'P. Mendiola-Long', written over a light blue circular stamp.

Phillip Mendiola-Long
Chairman (2023-present)

MPLT TRUSTEES



PHILLIP MENDIOLA-LONG
Chairman
(Apr 2023 – Present)
2nd Senatorial District



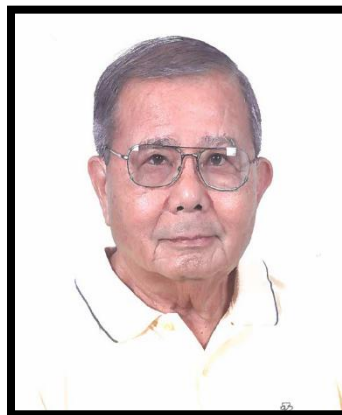
RITA A. SABLAN, ED. D.
Vice Chairperson
(Apr 2023 – Present)
3rd Senatorial District
Women's Representative



ALVARO A. SANTOS
Treasurer
(Apr 2023 – Present)
3rd Senatorial District



CARLA N. CAMACHO
(Sept 2022 – Present)
3rd Senatorial District
Carolinian Representative



PEDRO Q. DELA CRUZ
(April 2024 – Present)
1st Senatorial District

OVERVIEW

The Marianas Public Land Trust (MPLT) was established by the Northern Marianas Constitution under Article XI, Section 6, for the purpose of making prudent investments of the revenue received from public lands leases that the Marianas Public Land Corporation (MPLC) and its successor entities, now the Department of Public Lands (DPL), transferred to MPLT pursuant to §5(g) and §6(b) of the said Article XI (see table). The original lease of public lands by MPLC funding MPLT was per Article VIII, §803 of the Covenant. MPLT invested these funds prudently within its established guidelines and policy.

Although MPLT has to date received \$59,100,948 from MPLC and its successor entities, MPLT is of the opinion that the method used to compute the annual distributions does not comply with the provisions of the Constitution and additional monies are owed.

DPL has inappropriately “reserved” their fund balance at the end of the fiscal year. This finding has been supported by two Attorney Generals’ opinions, summarized as follows:



AG OPINION 2013-12 April 8, 2013

“DPL OWES MPLT ALL REVENUES GENERATED FROM PUBLIC LANDS THAT ARE 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.”

DPL Remittances



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
May 22, 1991	\$ 500,000
December 20, 1991	\$500,000
September 19, 2007	\$1,250,000
August 4, 2008	\$ 3,500,000
November 23, 2011	\$ 1,000,000
December 31, 2013	\$307,109
June 6, 2014	\$996,743
December 30, 2014	\$ 5,000,000
April 11, 2016	\$ 800,334.16
February 1, 2018	\$ 866,339
September 17, 2018	\$1,501,174
May 3, 2019	\$3,000,000
May 6, 2019	\$345,700
May 15, 2019	\$2,414,477.23
August 19, 2019	\$ 567,508
March 18, 2021	\$ 4,451,471
July 29, 2021	\$ 516,596
September 2, 2022	\$ 1,140,895
January 4, 2024	\$500,000
April 30, 2024	\$4,0000,000
TOTAL	\$59,100,948

AG OPINION 18-03

THE QUESTION OF THIS OPINION IS WHETHER THE LEGISLATURE MAY APPROPRIATE SUPPLEMENTAL FUNDING MORE THAN THE ORIGINAL BUDGET AMOUNT ALLOCATED TO DPL FOR FISCAL YEAR 2018? THE ANSWER IS "NO" AS ALL REVENUES GENERATED FROM PUBLIC LAND LEASES LESS THE OPERATIONAL EXPENSES HAVE TO BE TRANSFERRED TO MPLT. ANY STATUTE OR REGULATION THAT WOULD DEPRIVE MPLT OF THE REVENUE FROM PUBLIC LANDS VIOLATED THE CONSTITUTION.

DPL'S PRACTICE OF UNDERSPENDING ITS BUDGET AND UNDERSTATING ITS REVENUES HAS RESULTED IN A GROWING FUND BALANCE. DPL JUSTIFIES MAINTAINING THIS SIGNIFICANT BALANCE TO FUND FUTURE HOMESTEAD DEVELOPMENT, SUBSEQUENT YEAR'S APPROVED BUDGET, AND OTHER MATTERS TO BE FUNDED IN THE FUTURE.

NOTWITHSTANDING THE DPL TRANSFERS THAT HAVE BEEN MADE TO MPLT, MORE FUNDING MUST BE TRANSFERRED AS THE FUNDS IN THE DPL OPERATIONS FUND HAS GROWN SUBSTANTIALLY FROM ADDITIONAL REVENUES COLLECTED MORE THAN ESTIMATES AND UNDERSPENDING OF AMOUNTS APPROPRIATED. DPL HAS NO LEGAL AUTHORITY TO RETAIN EXCESS REVENUE.

THE CONCLUSION STATES THAT "SUPPLEMENTAL APPROPRIATION TO DPL MAY NOT BE MADE FROM UNOBLIGATED PRIOR FISCAL YEAR BALANCES. THOSE BALANCES ARE PUBLIC LAND FUNDS THAT MUST BE TRANSFERRED TO MPLT."

CNMI SUPREME COURT 2009-scc-0041-CQU, SLIP OPINION October 4, 2010

ON OCTOBER 4, 2010, THE COMMONWEALTH SUPREME COURT RENDERED ITS OPINION WHICH FOUND CNMI PUBLIC LAW 16-31 UNCONSTITUTIONAL AS IT INFRINGES ON MPLT'S CONSTITUTIONALLY MANDATED FUNCTIONS OF RECEIVING AND INVESTING THE REVENUES FROM PUBLIC LANDS FOR THE BENEFIT OF PEOPLE OF NORTHERN MARIANAS DESCENT. IT STATES THAT ANY ATTEMPT BY THE LEGISLATURE TO APPROPRIATE FUNDS FROM PUBLIC LAND REVENUE BEFORE THEY REACH MPLT INFRINGES ON ARTICLE XI, §6. WHILE DPL'S CURRENT PRACTICE IS TO WITHHOLD OPERATING EXPENSES FROM THE MONEY GENERATED THROUGH THE MANAGEMENT AND DISPOSITION OF PUBLIC LANDS BEFORE TRANSFERRING MONEY TO MPLT, THE AUTHORITY FOR DOING SO IS NO LONGER CONSTITUTIONALLY OPERATIVE AND THE AUTHORITY FOR DOING SO MUST EXIST ELSEWHERE.

MPLT has had a history of communicating with DPL as to their failure to remit the correct annual distribution. Failure to turn over the correct fund balance each fiscal year is a clear violation of DPL's fiduciary duty. This breach has resulted in losses of distributable net income to the CNMI General Fund.

For the past 41 years, MPLT has transferred to the general revenues of the Commonwealth the amount of \$77,107,354, which the legislature appropriated for various public programs, such as, the Public School System, Department of Public Safety, Department of Public Works, Commonwealth Health Center (CHC), etc.....

And, over the last 34 years, MPLT has disbursed the amount of \$7,216,163 to the American Memorial Park, in accordance with Article XI, Section 6(d) of the Northern Mariana Islands Constitution for the maintenance and development of the American Memorial Park.

In addition to direct distributions to the Commonwealth General Fund, MPLT makes local investments, which benefits the whole community. Without such support, the various CNMI agencies would have suffered financially. The following is a list of such investments:

DIVERSIFIED LOCAL INVESTMENTS (DLI)			
Fiscal Year	Investment Description	Purpose	Amount
2001	Northern Marianas Housing Corporation	Long-Term Mortgage Financing	\$10,000,000
2002	APLE	Non-profit NMD Student Tuition Program	\$ 154,924
2008	Commonwealth Utilities Corporation	Secure Stand-by generator	\$ 3,500,000
2011	CNMI General Fund	Payment of utility bills and other operating cost	\$ 4,000,000
2012	Commonwealth Healthcare Corporation	Line of Credit to sustain operations	\$ 3,000,000
2012	Commonwealth Healthcare Corporation	Electronic Health Record (EHR)	\$ 328,655
2014	CNMI General Fund	CUC Stipulated Order per Federal Court Judgement	\$ 5,000,000
2016	Tinian Municipality	Federal Judicial Judgement	\$ 1,349,368
2019	CNMI General Fund	Typhoon Yutu/FEMA related expenditures	\$15,000,000
2022	Tinian Shipping Services	Purchase of Vessel to provide shipping services within the CNMI and for operations	\$ 1,398,245
2024	CNMI General Fund	\$15 million Line of Credit – Interim bridge financing for U.S. Economic Development Administration (EDA) grant funded capital improvement projects	\$15,000,000

The mortgage financing program established with the Northern Marianas Housing Corporation failed, which caused MPLT to foreclose on the loan portfolio. As a result, MPLT has been managing these loans with the goal of recovery of its principal. Individual mortgage loan foreclosures have occurred. The resulting foreclosed houses are being sold based on the

appraised value to persons of Northern Marinas descent (NMD) through the Supplemental Home Investment Program (SHIP). This program allows NMD's the opportunity to secure a home at very favorable terms.

The Trustees acknowledge that public lands belong collectively to persons of Northern Marianas descent, (Article XI, §1 of the Northern Mariana Islands Constitution); therefore, Article XI, §6(b) and (d) of the Northern Mariana Islands Constitution mandate the Trustees to make reasonable, careful, and prudent investments and the interest revenues therefrom to be transferred to the general revenues of the Commonwealth.

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FY 2024 Audited Financial Statements

PERFORMANCE ANALYSIS

The Marianas Public Land Trust (MPLT) performance return for FY 2024 was 11.17% as compared to last year's return of 11.05%. MPLT did not meet its blended policy target of 13.35%, but met its annualized policy index of 4.92% for the General Fund and 6.55% for the Park Fund. In 2024, the Trust's net assets increased by \$12,505,534 over the amount in 2023. This increase in the net assets for 2024 was primarily due to the Department of Public Lands remittance in FY 2024 and increased investment valuations.

The investment revenue (interest & dividends) for 2024 was \$6,495,581 as compared to 2023 of \$4,120,318. The net capital gain for 2024 was \$8,283,615 as compared to the 2023 net capital gain of \$9,118,771.

The Park Trust Fund has a long-term time horizon of greater than 10 years and the General Trust Fund has a short-term time horizon of less than 5 years. While investment cycles of three to five years may reflect volatility, the Trustees anticipate being able to continue adding value to the portfolio in accordance with their investment strategy, as well as to continue to provide reliable distributions to the general revenue of the Commonwealth.

Annual rates of return taken alone do not present an accurate picture of investment performance. Investment performance must be analyzed consecutively for a range of three to five years. This is because money managers do not try to time market fluctuations caused by short-term interest rate changes and other economic factors. Their goal is to analyze market cycles to be fully invested when markets are in an up-swing pattern. Trying to outguess the market in the short term will not yield continuous portfolio growth over the years. Instead added risk and volatility will mark performance negatively resulting in average yields below the historical trends.

A review of the Analysis of Investment Returns (Table 1) for 2024 through 2020 indicates an average realized and unrealized capital gains (losses) of \$7,612,398. The average overall return for the last five years for the active portfolio is 6.09%.

ANALYSIS OF INVESTMENT RETURNS - Table 1						
	2024	2023	2022	2021	2020	Five Year Average
Interest Income	5,278,371	2,200,063	2,062,751	\$1,712,337	\$2,098,382	\$2,670,381
Dividends	1,217,210	1,920,255	1,590,643	1,027,673	1,159,858	1,383,128
Realized Capital Gains (Losses)	2,895,635	12,757,407	-6,831,349	10,833,796	1,076,583	\$4,146,414
Unrealized Capital Gains (Losses)	5,387,980	-3,638,636	-13,252,637	6,607,170	1,958,499	-587,525
TOTALS:	<u>14,779,196</u>	<u>13,239,089</u>	<u>-16,430,592</u>	<u>\$20,180,976</u>	<u>\$6,293,322</u>	<u>\$7,612,398</u>
MPLT Return on Total Investment	<u>29.25%</u>	<u>11.05%</u>	<u>-14.94%</u>	<u>16.94%</u>	<u>5.84%</u>	<u>9.63%</u>
MPLT Return on Managed Investments	<u>32.30%</u>	<u>11.69%</u>	<u>-15.74%</u>	<u>21.39%</u>	<u>6.32%</u>	<u>11.19%</u>
Performance Benchmarks						
S&P 500	<u>36.35%</u>	<u>21.62%</u>	<u>-15.47%</u>	<u>30.00%</u>	<u>15.15%</u>	<u>17.53%</u>
S&P Barra Growth	<u>41.10%</u>	<u>19.82%</u>	<u>-21.11%</u>	<u>28.86%</u>	<u>30.64%</u>	<u>19.86%</u>
S&P Barra Value	<u>31.09%</u>	<u>22.19%</u>	<u>-9.63%</u>	<u>32.02%</u>	<u>-2.68%</u>	<u>14.60%</u>
Barclays Aggregated Bond					<u>6.98%</u>	<u>6.98%</u>
Bloomberg US Aggregate*	<u>11.57%</u>	<u>0.64%</u>	<u>-14.60%</u>	<u>-0.90%</u>		<u>-1.10%</u>
91 Day T-Bills	<u>5.63%</u>	<u>4.71%</u>	<u>0.63%</u>	<u>0.06%</u>	<u>1.02%</u>	<u>2.41%</u>
Consumer Price Index	<u>2.40%</u>	<u>3.70%</u>	<u>8.20%</u>	<u>5.39%</u>	<u>1.37%</u>	<u>4.21%</u>
Weighted Average Per Target Allocation	<u>13.35%</u>	<u>8.65%</u>	<u>-14.43%</u>	<u>18.92%</u>	<u>3.98%</u>	<u>6.09%</u>
<i>*Barclays and Bloomberg merged; Indices is now "Bloomberg US Aggregate"</i>						

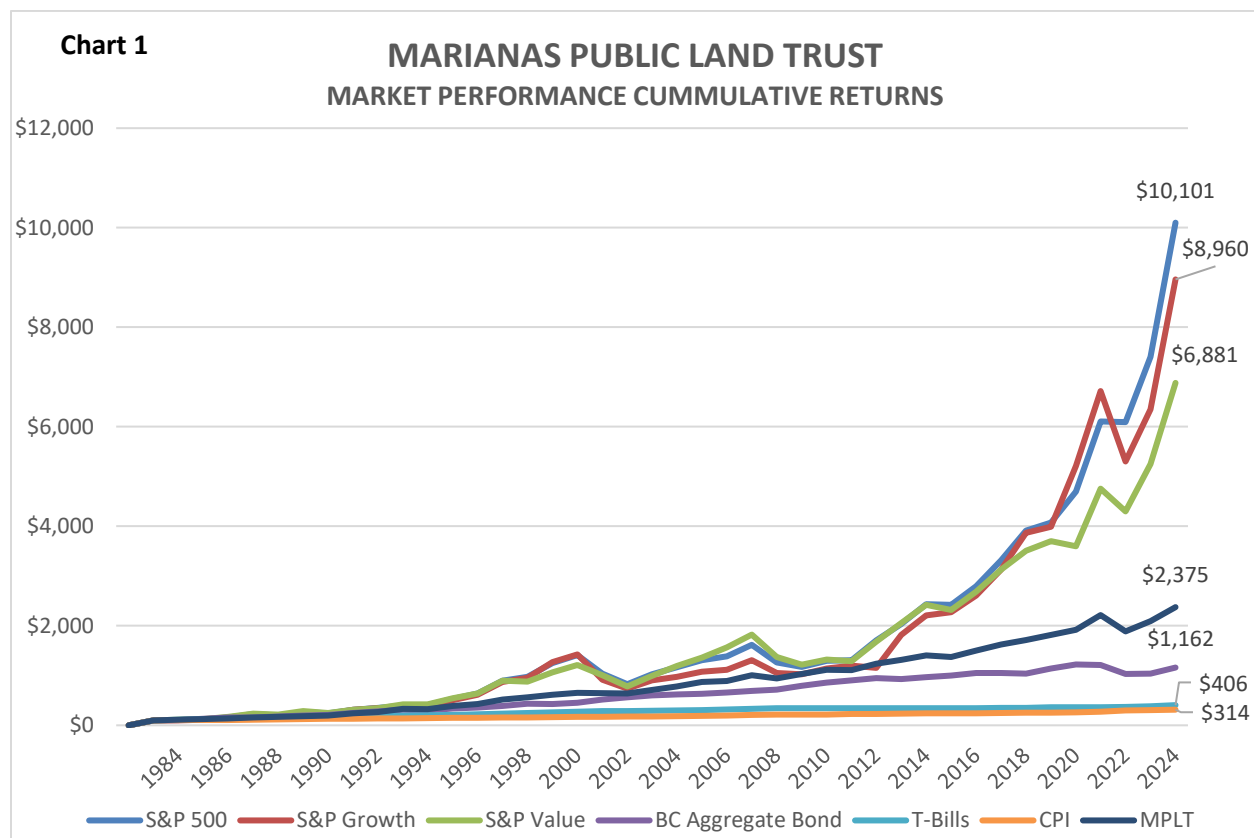
Additionally, the Analysis of Asset Class Yields (Table 2) shows that not all the asset classes per the Investment Policy Statement met their benchmarks, except for International Equity, Fixed Income, and Alternatives. The investment income (interest and dividends) for the Trust totaled \$6,495,581 allowing for significant distributions to the respective beneficiaries, i.e., GF - \$5,117,488, PF - \$170,000.

MARIANAS PUBLIC LAND TRUST		
ANALYSIS of ASSET CLASS YIELDS – TABLE 2		
Asset Class	Weighted Yields	Weighted Benchmarks Yields
US Equity	16.56%	23.20%
International Equity	31.31%	25.35%
Fixed Income	8.76%	8.13%
Alternatives	2.81%	4.89%
Diversified Local Investments	5.50%	N/A ^[1]

1 No suitable “benchmark” for Diversified Local Investments.

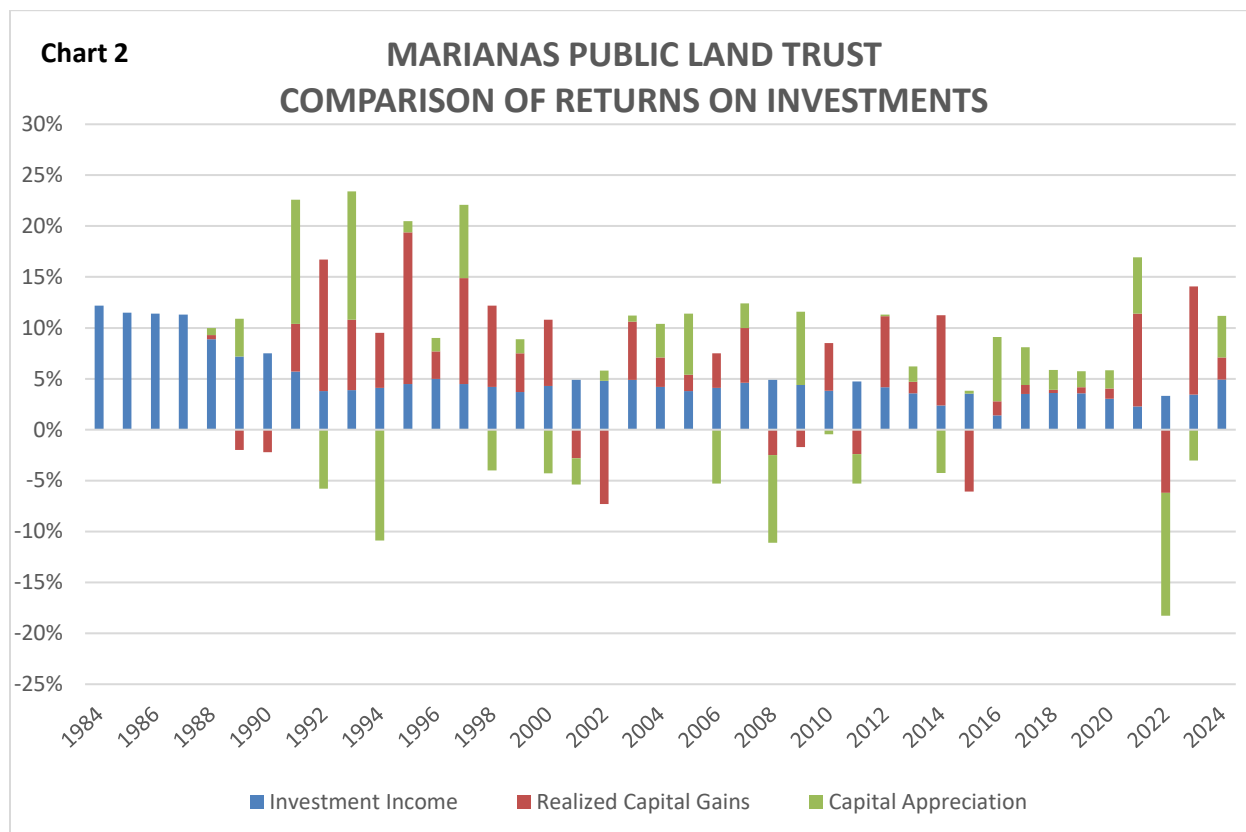
Another means to review MPLT's historical return performance is to chart its annual rate of return since inception as compared to various indices. The Market Performances Cumulative Returns (Chart 1) is an example of this type of analysis. It assumes an original investment of \$100 made in 1983 with the annual investment returns re-invested. MPLT's annual rate of return is charted along with the annual returns for the following indices:

- a) S&P 500 Index, b) S&P BARRA Growth Index, c) S&P BARRA Value Index, d) Barclay's Aggregate Bond Index), 91-Day T-Bills Index, and f) Consumers' Price Index.



The Market Performance Cumulative Returns (Chart 1) reveals that MPLT has performed well since inception, earning a cumulative return to grow an assumed investment of \$100 to \$2,375, as compared to the S&P 500, S&P 500 Growth, and the S&P 500 Value, all of which grew to a range of \$6,881 to \$10,101 (note the chart reveals the downward trend of equities for 2001, 2002, 2008, 2011, 2015, and 2022). The fixed income benchmark Bloomberg US Aggregate Bond index cumulatively increased to \$1,162. Based upon our targeted asset allocations for the General Fund and Park Fund, we compare very favorably to the market performances. Since MPLT is obligated to transfer its interest income to the general revenue of the Commonwealth

for the General Fund, it chooses to invest mostly in fixed income instead of investing solely in equities.

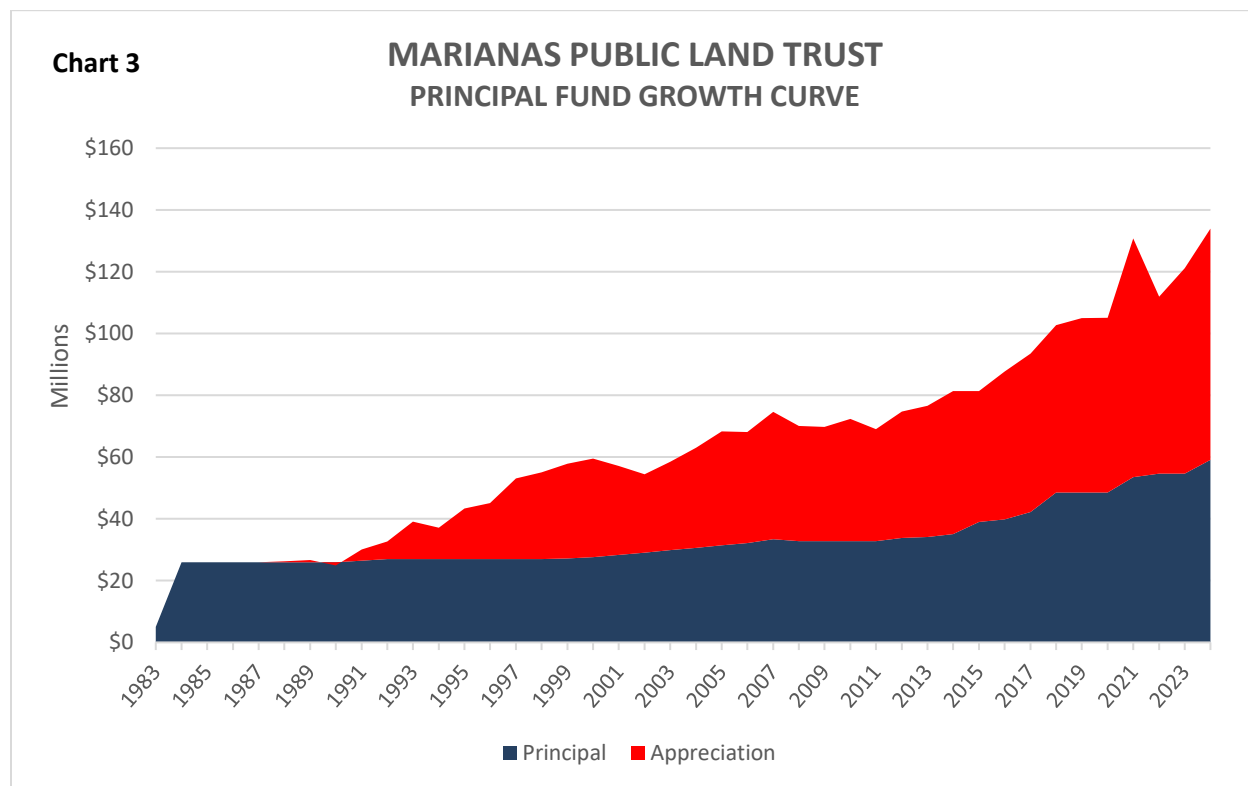


An overview of MPLT’s historical returns on investment since its inception, illustrated in the Comparison of Returns on Investment (see chart 2) shows the positive and negative rates of annual rate of return for each year. The average annual return rate for the years 1988 through 2024 was 7.91%, as compared to 1984 through 1987 and a portion of 1988, was 11.6%. This is indicative of MPLT’s money managers performing to meet the 6.30% Total Return Index in MPLT’s Investment Policy Statements. Also, professional money management has been able through the equity portfolio to add value and increase the principal fund since 1988.

MPLT has added \$74,854,326 to the principal contributions received from MPLC and its successor entities for a 227% gain. This more than doubling of the principal fund has been accomplished during the last forty-one years. The principal Fund Growth Curve (see Chart 3) illustrates the increasing investment base derived from capital gains which are allocable to principal and are not subject to distribution. The blue portion of the chart represents the original principal

*MPLT’s principal fund, for both the General and Park Funds, is currently **\$133.9 million**. This balance is **2.27 times more** than the original principal contributions received from MPLC, etc. This principal growth has occurred while making cumulative distributions of \$84 million since inception.*

contribution received from MPLC, or its successor entities, now DPL, while the red portion is the value added (appreciation) to the portfolio, because of MPLT's investment strategy and policy.

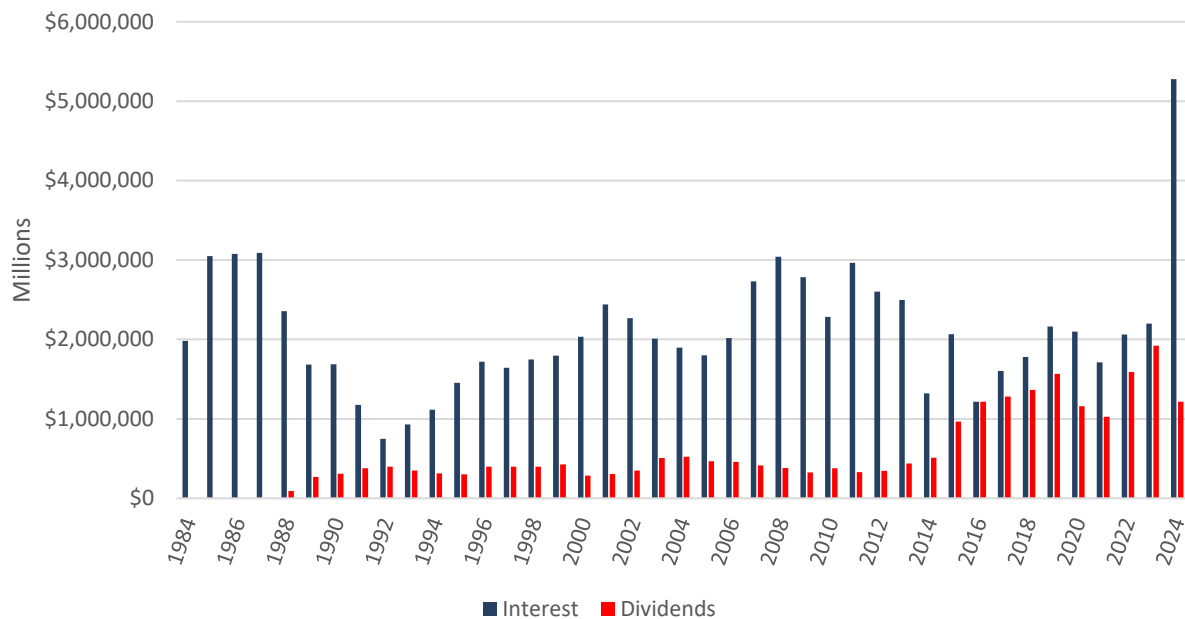


A further review of Chart 3 reveals the loss of value occurring in the years 1994, 2001, 2002, 2008, 2011, 2015 and 2022. It also demonstrates the recovery occurring in years 1995, 2003, 2005 through 2017, 2018 through 2021, and 2023. This is a testament of the investment policy and asset allocation to equities instituted by the Trustees and their investment consultants. Without an equity allocation, MPLT would not have been able to achieve this growth. It also shows that by reducing the equity allocation in favor of current income, MPLT will not be able to sustain this rate of growth as capital gains as a portion of the total revenues will be less.

There are trade-offs between capital appreciation and investment earnings. The annual Gross Investment Earnings (Chart 4) indicates when MPLT started to enjoy larger annual rates of return and increased capital growth, due to the implementation of the managed portfolio, MPLT investment earnings declined. This is to be expected, and to properly analyze performance, all the components of the annual return must be considered (investment earnings, i.e., interest and dividends, as well as realized capital gains (losses) and investment appreciation).

Chart 4

MARIANAS PUBLIC LAND TRUST
ANNUAL GROSS INVESTMENT EARNINGS



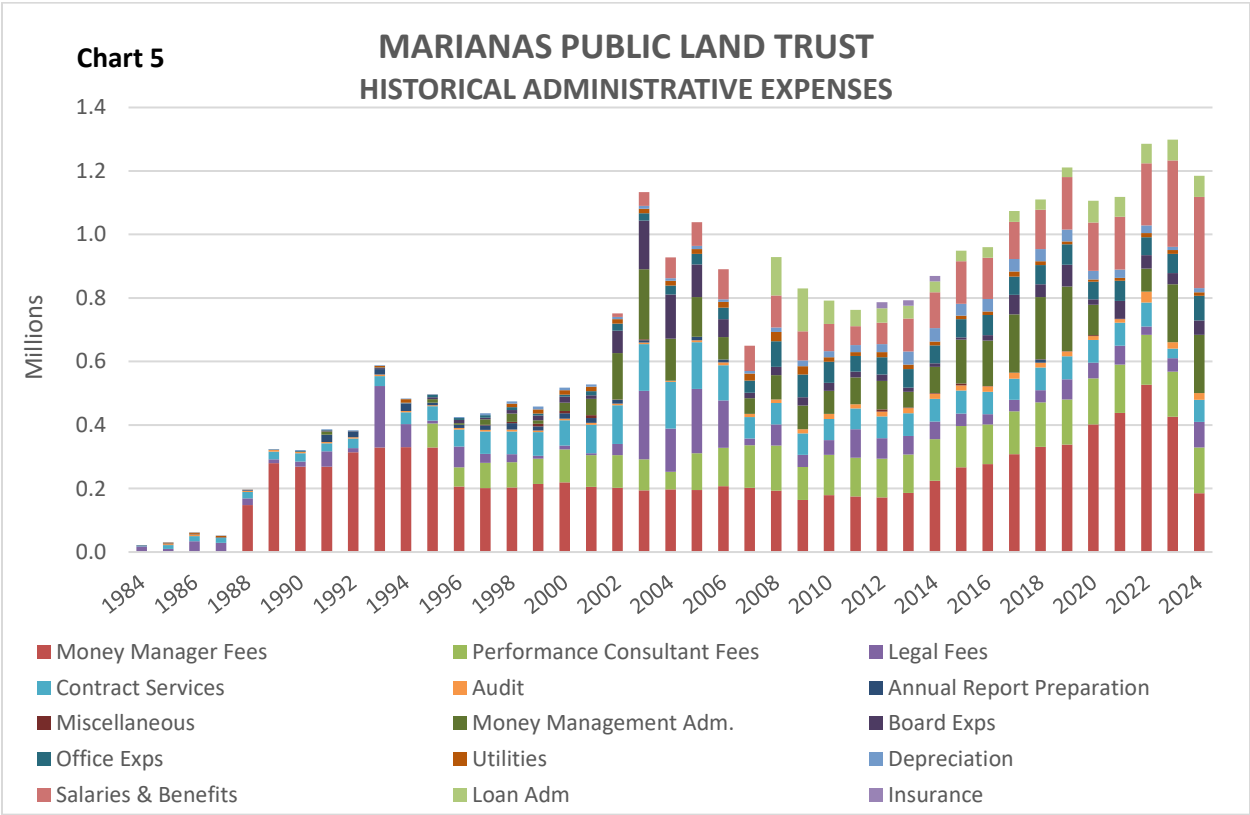
To achieve high rates of return and meet the *“uniform prudent investor”* standards, the Trustees through their investment consultant, retains money managers, who are experts in their fields of investment focus for the following asset classes: **Large Cap Value, Large Cap Core, Large Cap Growth, Non-US Equities, High Yield Fixed Income, Alternatives, Intermediate Fixed Income, and Core Fixed Income.** The table below denotes the asset allocation per money manager:

MONEY MANAGERS	ASSET CLASS	ASSET ALLOCATION	
		GENERAL FUND	PARK FUND
ARISTOTLE CAPITAL MANAGEMENT	US EQUITY	0.00%	19.65 %
ATALANTA SOSNOFF CAPITAL, LLC	US EQUITY	2.91%	20.59 %
HAMLIN CAPITAL ADVISORS	US EQUITY	5.75%	0.00%
WCM	INTERNATIONAL EQUITY	0.00%	5.96%
PACIFIC INCOME	FIXED INCOME	18.72%	7.72%
HELD TO MATURITY	FIXED INCOME	31.79%	20.01%
BARROW HANLEY	FIXED INCOME	9.71 %	-
GARCIA HAMILTON & ASSOCIATES	FIXED INCOME	5.87%	26.11%
ADELANTE CAPITAL MANAGEMNT	ALTERNATIVE INVESTMENTS	-	6.93%
BLUE OWL	ALTERNATIVE INVESTMENTS	5.25%	0.00%
BLACKSTONE GROUP	ALTERNATIVE INVESTMENTS	13.09%	13.05%
ESP BANK	CASH	2.73%	0.00%

The asset allocation for 2024 for the General Fund was domestic equities at 7%, domestic fixed income at 60%, diversified local investments at 20%, and alternative investments at 13%. The asset allocation for 2024 for the Park Fund was large cap value at 12%, large cap core at 14%, large cap growth at 12%, international and emerging markets at 6%, fixed income at 31%, and alternative investments at 25%.

MPLT pays its money managers annually from 25 to 150 basis points (100 basis points equals 1%) of the value of the monies they manage, as the incremental annual gain supports and justifies the cost. To do otherwise would be a breach of our fiduciary duty and would be contradictory to **modern portfolio theory**.

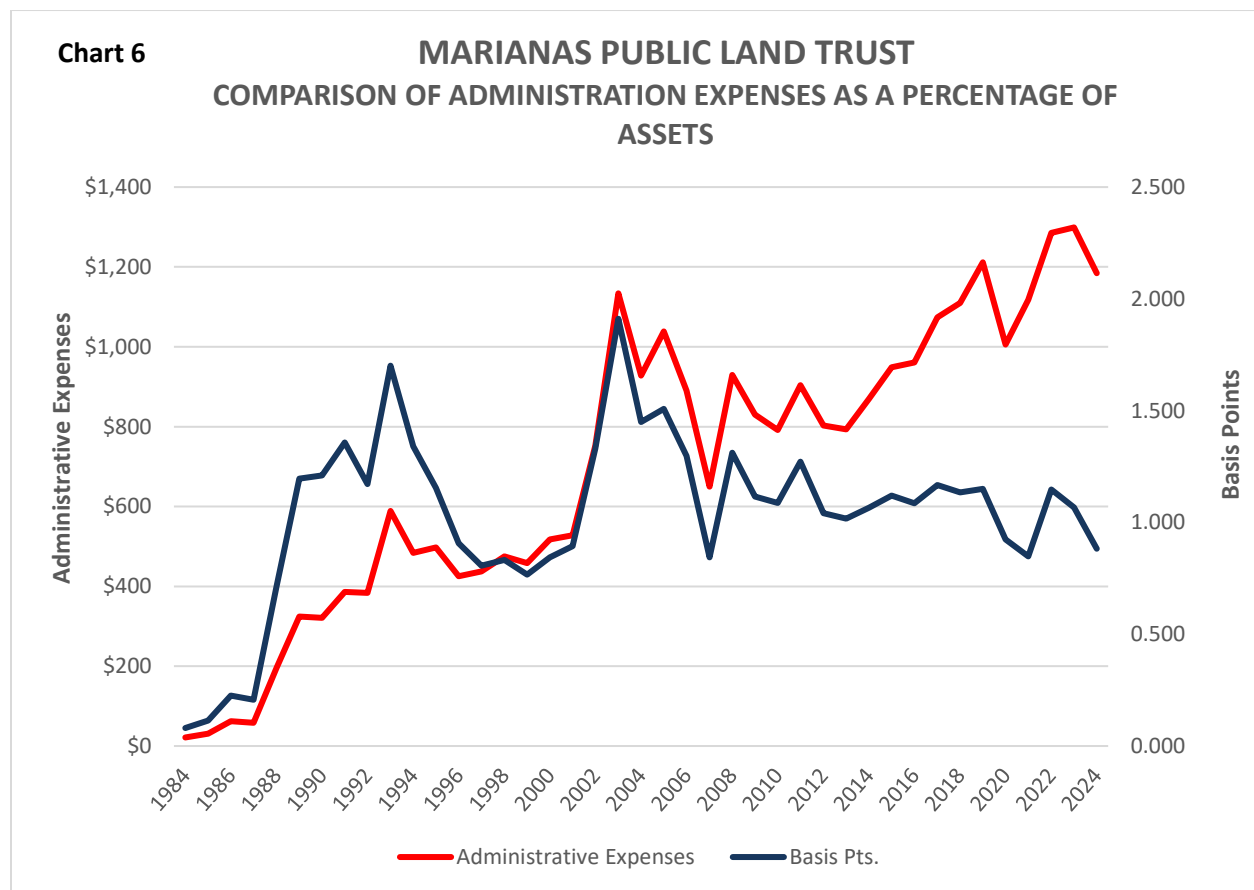
An analysis of the Historical Administrative Expenses, (Chart 5) reveals an update of MPLT historical administrative expenses since inception. The 2024 administrative expenses decreased by \$114,543 as compared to the amount in 2023, which was due to a decrease in money manager fees during the transition of money managers in line with the approved asset allocation.



Another way of looking at the effectiveness of our investment policies is to compare our administrative expenses each year since inception to the total Trust assets (using fair market valuation). The Comparison of Administrative Expenses as a Percentage of Assets (Chart 6)

illustrates the progression and growth of our administrative expenses (red line) over the years, which reached their highest level in 2023.

Administrative expenses have remained relatively the same for the past 5 years. The blue line of the chart depicts the annual administrative expenses as a percentage of MPLT's total assets. This percentage is expressed in basis points (100 bp equals 1%). This line shows the cost of running MPLT as compared to the growth of our investment program. It is the goal of the Trust to continue the trend of lowering the **rate of administrative expenses** over the coming years in relation to the asset level. Over the past forty-one years, the Trust has spent \$28,704,127 for administrative expenses to create \$74,854,326 new assets while at the same time distributing \$77,107,354 to the Commonwealth and \$7,216,163 to the American Memorial Park.



INVESTMENT POLICY STATEMENT

The MPLT Trustees are *fiduciaries*. Their role is *to provide the essential management of the investment process, without which the other components of the investment plan cannot be defined, implemented, or evaluated.*

The Trustees are responsible for the general management of MPLT's assets.

Their key tasks are:

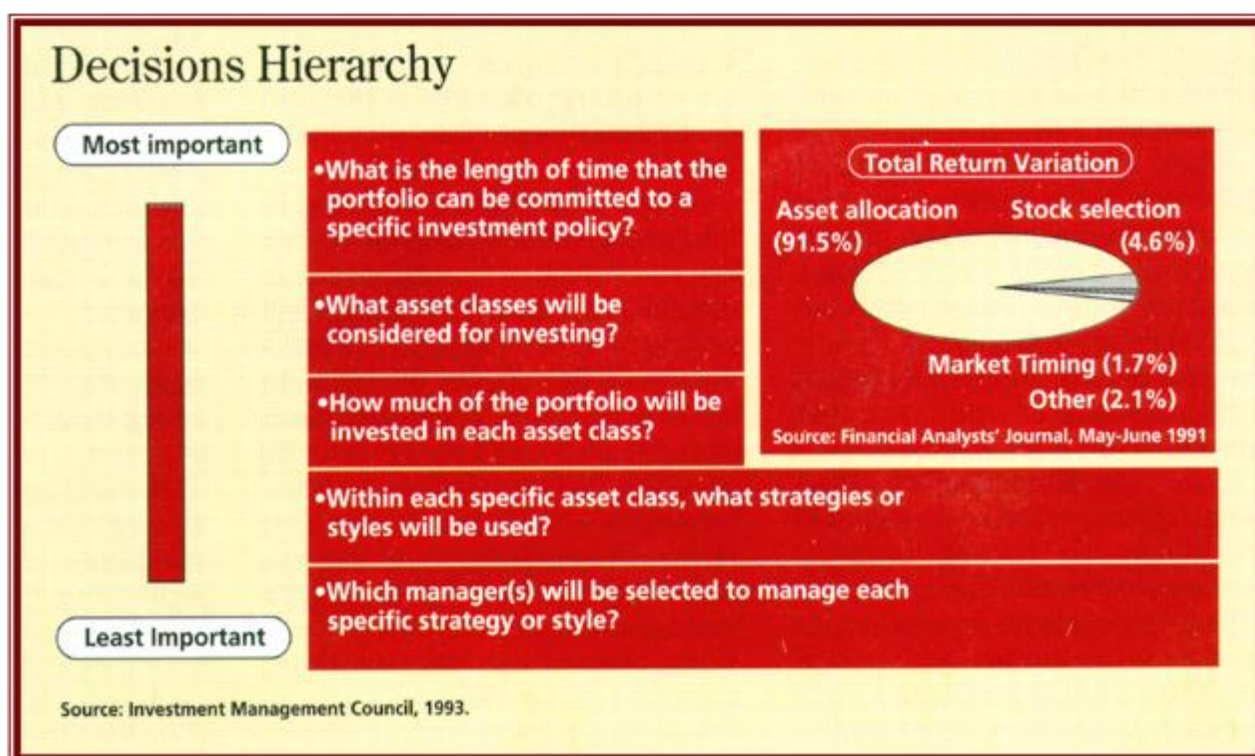
- a) Determining the portfolio's mission and objective,
- b) Choosing an appropriate asset allocation strategy,
- c) Establishing explicit written investment policies consistent with the objectives,
- d) Selecting investment managers to implement the investment policy; and
- e) Monitoring investment results.

The Investment program is defined in the various sections of the IPS by:

- Stating in a written document the Trustees' attitudes, expectations, objectives and guidelines for the investment of all MPLT assets.
- Setting forth an investment structure for managing all MPLT's assets. This structure includes various asset classes, investment management styles, asset allocation and acceptable ranges that, in total, are expected to produce a sufficient level of overall diversification and total investment return over the long-term.
- Providing guidelines for each investment portfolio that control the level of overall risk and liquidity assumed in that portfolio, so that all MPLT assets are managed in accordance with stated objectives.
- Encouraging effective communications between the Trustees, the investment consultant and the money managers.
- Establishing formalization criteria to monitor, evaluate, and compare the performance results achieved by the money managers on a regular basis.
- Complying with all applicable fiduciary, prudence and due diligence requirements that experienced investment professionals would utilize, and with all applicable laws, rules and regulations from various local, state, federal and international political entities that may impact trust assets.

To accomplish these key tasks, the Trustees worked with their professional staff, attorney, and investment consultants to prepare an Investment Policy Statement (IPS). This helps the Trustees to effectively supervise, monitor, and evaluate MPLT's investment assets. The IPS was prepared based upon considerations by the Trustees of the financial implications of a wide range of policies and describes the prudent investment process which the Trustees deem appropriate. Studies have been made of the factors or elements of the investment process which affect total return variation. Of these elements, the investment portfolio time horizon and the asset allocation are the most important and have the greatest effect on portfolio returns. The selection of money managers and their stock selections typically have the least impact on return variation.

The Decisions Hierarchy graphic illustrates this reality very well.



Since 1988, the asset allocation strategy has changed from what can best be described as a “balanced” investment focus. Subsequently, the asset allocation has been amended to replace and add new asset classes to increase income and preserve capital. The prior annual reports provide more detailed information on such amendments.

In February 2024, the Trustees voted for a Zero-Russia policy. Also, for the General Fund a recommendation to add the asset class Intermediate Fixed Income was added at a 6% allocation, with a reduction of Diversified Local Investments to 25%. In August 2024, the Trustees voted for

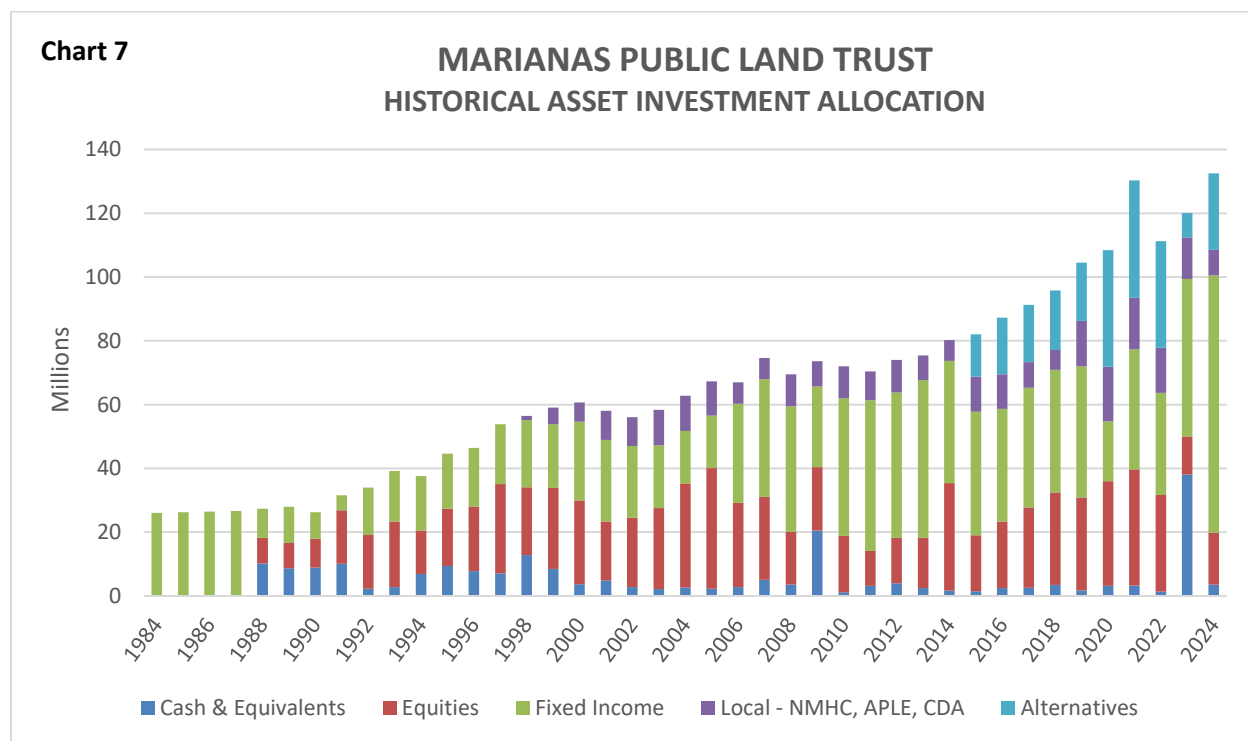
a reallocation of the strategic allocation of DLI funds be reallocated to Core Fixed Income for the General Fund. The decision was made because the DLI funds were out of IPS range.

✓ INDUSTRY BEST PRACTICE

One of the most important decisions the fiduciary has to manage is the determination of the time horizon. Based on the time horizon, the fiduciary then can determine which asset classes can be appropriately considered; what the allocation should be between the selected asset classes; whether there should be an allocation made among sub-asset classes; and finally, which money managers or mutual funds should be retained to manage each asset class.

The asset allocation for 2024 for the General Fund was 7% Domestic Equities, 36.5% Domestic Fixed Income Core, 6% Domestic Fixed Income Intermediate, 17.5% Domestic Fixed Income High Yield, 20% Diversified Local Investments, 3% Alternatives Private Real Estate, 3% Alternatives Private Equity, and 7% Alternatives Private Debt. The asset allocation for 2024 for the Park Fund was 12% Domestic Equities Large Cap Value, 14% Domestic Equities Large Cap Core, 12% Domestic Equities Large Cap Growth, 6% Non-US Equities,

25% Domestic Fixed Income Core, 6% Domestic Fixed Income High Yield, 5% Alternatives US Real Estate Investment Trusts (REITs), 10% Alternatives Private Real Estate, and 10% Alternatives Private Markets.



The Historical Asset Investment Allocations (chart 7) illustrates MPLT's asset allocation as reflected in the IPS as of September 30, 2024. Chart 7 also shows how the value of the investments has improved since 2002 and its decline in 2010 due to the payment of the

“recovered interest” to the CNMI general fund and the loss of value to the portfolio that continued for FY 2011 due to the poor performing equity market, in addition, the loss of MPLT’s investment on the Northern Marianas Housing Corporation (NMHC) from the housing project for person of Northern Marianas descent, and the APLE 501, a parent-student scholarship program established on Rota in 2002. These two investments are classified as non-performing.

CHANGES IN PRINCIPAL FUND BALANCES		
TRUST PRINCIPAL	GENERAL FUND	PARK FUND
MPLC, etc. distributions to MPLT	\$57,100,948	\$2,000,000
NMHC interest appropriated to principal	5,209,055	
Net increase (decrease) in net assets:		
FY 1988	145,026	(30,599)
FY 1989	(791,186)	256,014
FY 1990	(659,379)	66,172
FY 1991	1,099,866	193,433
FY 1992	3,323,619	564,709
FY 1993	2,036,236	245,330
FY 1994	1,422,710	427,715
FY 1995	4,729,962	1,040,133
FY 1996	3,583,364	156,938
FY 1997	7,008,118	1,353,347
FY 1998	1,764,253	219,979
FY 1999	2,155,083	684,403
FY 2000	1,054,744	204,038
FY 2001	(2,677,203)	(243,638)
FY 2002	(3,055,198)	(502,754)
FY 2003	2,955,539	367,771
FY 2004	3,396,385	143,775
FY 2005	4,156,017	278,565
FY 2006	(1,221,013)	178,242
FY 2007	4,742,997	572,512
FY 2008	(7,182,246)	(821,534)
FY 2008 NMHC restatement	(4,100,000)	-
FY 2009	3,220,183	360,171
FY 2010	2,633,849	307,424
FY 2011	(3,347,697)	(272,104)
FY 2012	3,984,081	679,855
FY 2013	1,750,856	94,163
FY 2014	3,048,420	476,658
FY 2015	(4,393,883)	(586,325)
FY 2016	3,402,548	581,942
FY 2017	4,537,953	423,090
FY 2018	2,639,862	214,214
FY 2019	2,116,688	282,028
FY 2020	2,669,137	511,521
FY 2021	15,602,427	1,924,532
FY 2022	(17,856,547)	(2,108,902)
FY 2023	8,375,389	806,881
FY 2024	6,108,287	2,199,024
TOTAL	<u>\$120,706,551</u>	<u>\$13,248,723</u>

FINANCIAL BENEFITS

The financial benefits provided to the Commonwealth by the Trust consist of direct distribution of income and capital growth to its investment portfolio. Since inception, MPLT has distributed a total of \$84,323,517 to the beneficiaries of both trust funds.

MPLT's 2024 General Fund distribution was \$5,117,488 for a total of \$77,107,354 since inception being distributed to the Commonwealth General Fund (see table). The 2024 distribution was applied as an offset to the Super Typhoon Yutu loan that was made in 2019.

The Park Fund 2024 distribution was \$170,000. The distribution amount of \$170,000 was requested by the American Memorial Park to fund two intern positions and one Education Technician position.

The loan to the Commonwealth Development Authority and the American Memorial Park (CDA/AMP) was paid off in 2019. This loan was originally made to fund development projects in the American Memorial Park. This makes a total of \$7,216,163, which has been distributed to fund projects at the American Memorial Park (see table).

AMERICAN MEMORIAL PARK DEVELOPMENT PROJECTS FY 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 and Paving	165,601
9. Concession Room and Other Facilities	76,741
10. AMP Underground Utilities	142,927
11. AMP Mall Landscaping	139,068
12. Engineering, Survey & Mapping Services	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 Courts – upgrades	375,711
17. Debt service on CDA/AMP loan for Cultural/Visitors Center & Memorial Gardens	3,166,396
18. Fund 2 New Positions	130,000
19. Fund 2 Intern Positions & 1 Education Technician Position	<u>170,000</u>
TOTAL	<u>\$7,216,163</u>

GROSS PUBLIC LAND LEASE REVENUES FLOWCHART

PUBLIC LANDS REVENUES Received by MPLC, MPLA & DPL.

LESS EXPENSES of ADMINISTRATION

(general and administration, homestead program and comprehensive master planning)

EQUALS NET DISTRIBUTION TO MPLT from MPLC, et. al.

\$59,100,948

GENERAL FUND PRINCIPAL INVESTED

\$57,100,948

PARK FUND PRINCIPAL INVESTED

\$2,000,000

INVESTMENT INCOME

LESS EXPENSES OF ADMINISTRATION

(money management fees, professional fees, contractual services, etc)

Income Distributed to CNMI General Fund

AMP Distributable Net Income

\$7,811,764

FY 1984	1,348,293		
FY 1985	2,495,638		
FY 1986	2,507,825		
FY 1987	2,543,529		
FY 1988	3,098,924		
FY 1989	1,349,138		
FY 1990	1,721,670		
FY 1991	1,032,690	FY 1991	\$171,248
FY 1992	707,863	FY 1992	140,160
FY 1993	534,953	FY 1993	973,825
FY 1994	763,298	FY 1994	294,410
FY 1995	1,191,602	FY 1995	28,853
FY 1996	1,560,522	FY 1996	376,219
FY 1997	1,461,200	FY 1997	201,437
FY 1998	1,420,000	FY 1998	164,868
FY 1999	1,566,931	FY 1999	82,110
FY 2000	1,600,594	FY 2000	148,335
FY 2001	1,982,714	FY 2001	95,321
FY 2002	1,690,569	FY 2002	269,855
FY 2003	1,206,139	FY 2003	165,294
FY 2004	1,308,788	FY 2004	387,119
FY 2005	1,064,661	FY 2005	294,713
FY 2006	1,379,989	FY 2006	274,075
FY 2007	2,228,048	FY 2007	208,917
FY 2008	2,219,596	FY 2008	218,572
FY 2008 Restatement	4,100,000		----
FY 2009	2,013,563	FY 2009	219,768
FY 2010	1,625,996	FY 2010	206,489
FY 2011	2,248,926	FY 2011	208,955
FY 2012	1,894,921	FY 2012	251,461
FY 2013	1,908,000	FY 2013	540,130
FY 2014	844,111	FY 2014	143,411
FY 2015	1,862,401	FY 2015	224,944
FY 2016	1,331,248	FY 2016	137,167
FY 2017	1,636,226	FY 2017	174,188
FY 2018	1,840,206	FY 2018	198,825
FY 2019	2,265,081	FY 2019	115,494
FY 2020	2,009,929	FY 2020	0
FY 2021	1,542,440	FY 2021	0
FY 2022	2,253,851	FY 2022	0
FY 2023	2,627,793	FY 2023	130,000
FY 2024	<u>5,117,488</u>	FY 2024	<u>170,000</u>
TOTAL	77,107,354	TOTAL	\$7,216,163

Total Income Available for Future Distribution

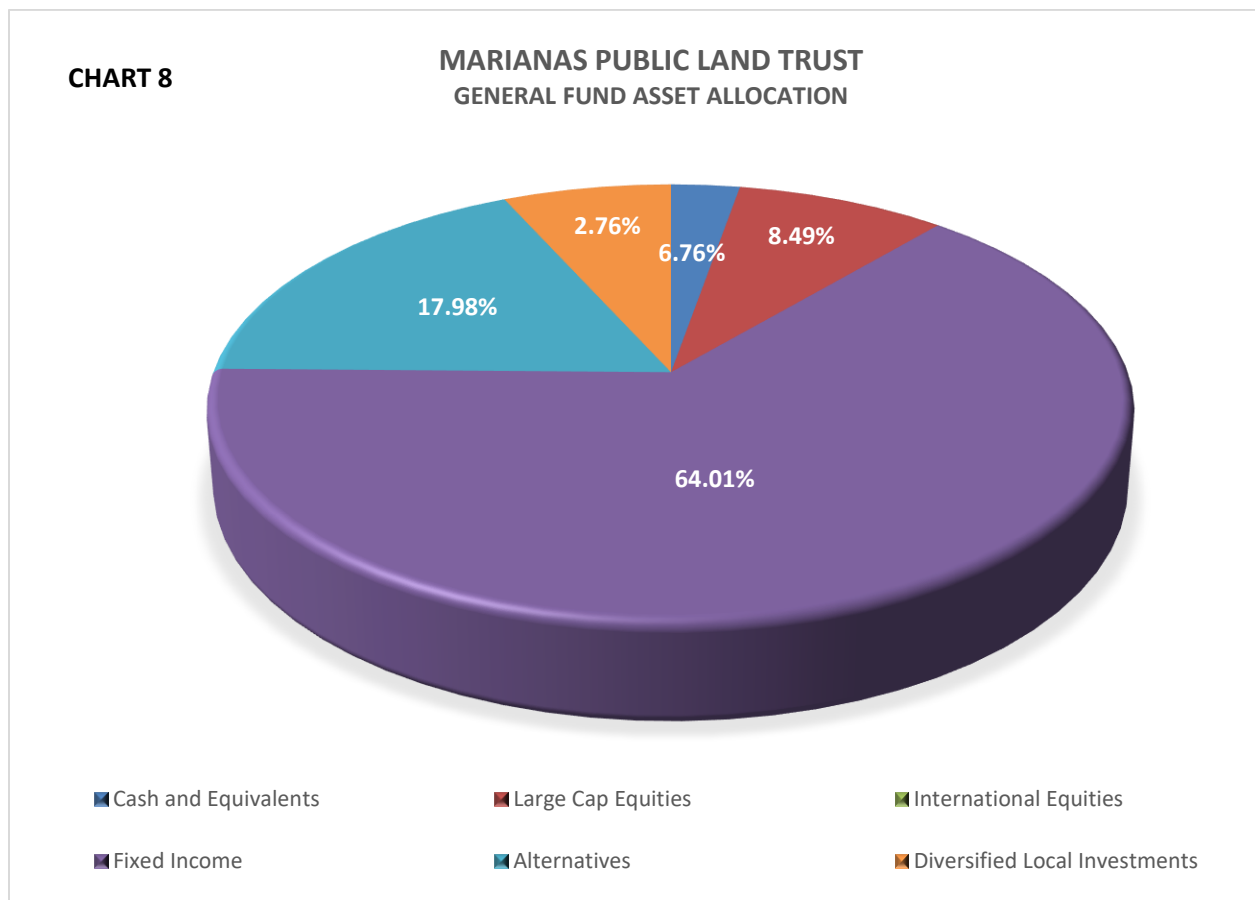
\$595,601

FY 2024 FINANCIAL SUMMARY

GENERAL FUND

The goal of the General Fund is to become more income driven with less emphasis on growth from the portfolio to fulfill the obligations of the fund to the CNMI General Fund. The Investment Policy Statement asset allocation for 2024 maintains an asset allocation of 7% to equities, 60% to fixed income, 20% to diversified local investments and 13% to alternatives. This approach increases current income while keeping an option to grow the principal investment base. The current asset allocation is reflected in the General Fund Asset Investment Allocation (Chart 8).

The overall asset investment base for 2024 was \$119,039,499, increased by \$10,602,788 from the 2023 amount due to DPL remittances and increased investment valuations.

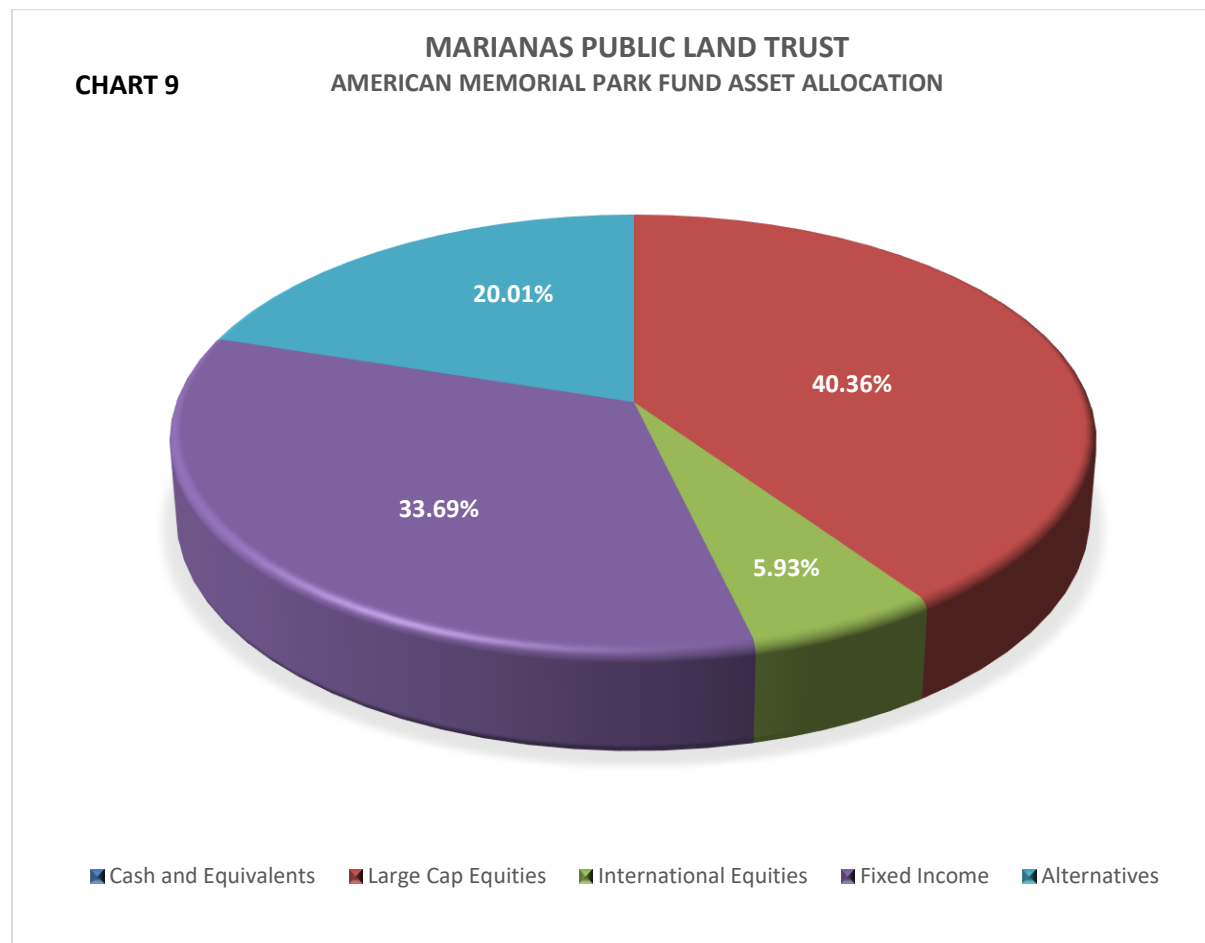


FY 2024 FINANCIAL SUMMARY

AMERICAN MEMORIAL PARK

The goal of the Park Fund is for growth of investments over time. When the Park Fund returns accumulate and appreciate over a longer period, the National Park Service (American Memorial Park) may then draw those funds for projects which require more substantial capital for larger infrastructure projects or improvements. The Park Fund Investment Policy Statement asset allocation is 38% domestic equities, 6% non-US equities, 31% domestic fixed income and 25% alternatives. The allocation will provide sufficient income to support the maintenance and development of the American Memorial Park (AMP) and enhances the option to grow the principal investment Allocation (Chart 9).

The overall asset investment base for 2024 was \$13,218,006, increased by \$1,803,459 from the 2023 amount.



FIDUCIARY DUTY AND PRUDENT PROCESS

The Northern Mariana Islands Constitution requires the Trustees to “...*make reasonable, careful and prudent investments*” and holds them to “...*strict standards of fiduciary care.*” In adhering to such practices, the Trustees work with their key staff, professional consultants, and attorney in the exercise of their fiduciary responsibilities. As a fiduciary, the Trustees have personal liability for their acts if they do not meet the concepts of the ***Prudent Process.***

PRIMARY DUTY OF THE FIDUCIARY

To ***manage*** a prudent investment process without which the components of an investment plan cannot be defined, implemented or evaluated. Statutes, case law and regulatory opinion letters dealing with investment fiduciary responsibility further reinforce this concept.

SAFE HARBOR RULES

1. Use prudent experts to make the Investment decisions
2. Demonstrate that the prudent expert was selected by following a due diligence process
3. Give the prudent expert discretion over the assets
4. Have the prudent expert acknowledge their co-fiduciary status
5. Monitor the activities of the prudent expert to ensure that the expert is performing the agreed upon tasks

Fiduciary liability is not determined by investment performance, but rather by the failure to apply “***prudent investment practices.***”

The Trustees, through their fiduciary studies and training in the application of these ***Practices*** helps them to manage and make prudent investment decisions for the Trust.

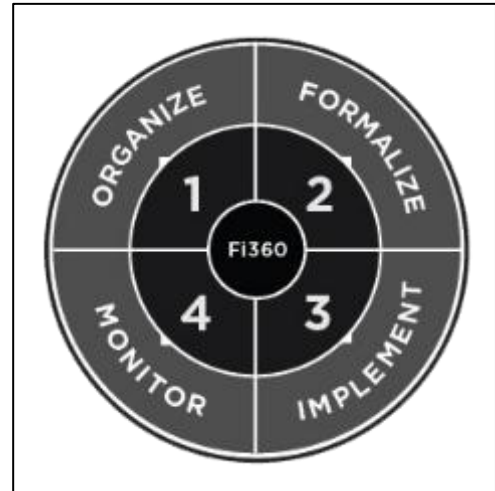
The ***Prudent Process*** is described through the ***Four Step Investment Management Process.*** The ***Uniform Fiduciary Standards of Care*** are legislated standards that when applied with the Four Step Investment Management Process frame the ***Prudent Investment Process.***

A further discussion of the **Practices** is as follows:

Step 1 – ORGANIZE THE APPROACH

Investments are managed in accordance with applicable laws, trust documents, and written policy statements.

- ✓ Fiduciaries are aware of their duties and responsibilities.
- ✓ Investments under the oversight of the fiduciary are consistent with governing documents.
- ✓ The roles and responsibilities of all parties are defined and documented.
- ✓ Fiduciaries identify material conflicts of interest and avoid or manage conflicts in a manner consistent with the duty of loyalty.



✓ INDUSTRY BEST PRACTICE

The following documents, at a minimum, should be collected, reviewed, and analyzed:

- A copy of the Investment Policy Statement (IPS), written
- Meeting minutes, and/or files from investment committee meetings
- Applicable trust documents
- Custodial and brokerage agreements
- Service agreements with investment management vendors
- Information on retained money managers, specifically, the ADV for each separate account manager and prospectus for each mutual fund
- Investment performance reports from money managers, custodian, and/or consultant

- ✓ Service agreements and contracts are in writing, and do not contain provisions that conflict with fiduciary standards of care.
- ✓ Assets are within the jurisdiction of U.S. courts and are protected from theft and embezzlement.

✓ INDUSTRY BEST PRACTICE

If a fiduciary even thinks he or she may have a conflict of interest – they probably do. The best advice is to end it or avoid it. It's that simple. An excellent question every fiduciary should ask before deciding or voting on an investment issue is: ***Who benefits from this decision?*** If the answer is any party other than the client, participant, and/or the beneficiary, the likelihood is the fiduciary is about to breach his or her duties.

Step 2 – FORMALIZE THE INVESTMENT POLICY

- ✓ An investment time horizon has been identified for each investment portfolio.
- ✓ An appropriate risk level has been identified for the portfolio.
- ✓ The distribution of projected portfolio returns is evaluated in the context of risk and return objectives.
- ✓ Selected asset classes are consistent with the portfolio's time horizon and risk and return objectives.
- ✓ Selected asset classes are consistent with

✓ INDUSTRY BEST PRACTICE

Simply stated, an investment strategy can fail by being too conservative or too aggressive. A fiduciary could adopt a very safe investment strategy by keeping the portfolio in cash but then see the portfolio's purchasing power whither under inflation. Or a fiduciary could implement a long-term growth strategy that overexposes a portfolio to equities, when a more conservative fixed-income strategy would have been sufficient to cover the identified goals and objectives.

✓ INDUSTRY BEST PRACTICE

Rebalancing is inherent to the element of diversification, where the goal is to create a portfolio that balances appropriate levels of risk and return. That balance, once achieved, only can be maintained by periodically rebalancing the portfolio to maintain the appropriate diversification.

The rebalancing limits define the points when a portfolio should be reallocated to bring it back in line with the established asset allocation target. The discipline of rebalancing, in essence, controls risk and forces the portfolio to move along a predetermined course. It takes gains from stellar performers or favored asset classes, and reallocates them to lagging styles, without attempting to time the market.

implementation and monitoring constraints.

- ✓ There is detail to implement a specific strategy.
- ✓ The investment policy statement defines appropriately structured, socially responsible investment strategies (when applicable).

Step 3 – IMPLEMENT THE POLICY

- ✓ A prudent due diligence process is followed to select each service provider.
- ✓ The fiduciary follows applicable "Safe Harbor" provisions (when elected).
- ✓ Decisions regarding investment strategies and types of investments are made in accordance with fiduciary obligations and are documented.

Step 4 – MONITOR and SUPERVISE

- ✓ Periodic reports compare investment performance against an appropriate index peer group, and IPS objectives.
- ✓ Periodic reviews are made of qualitative and/or organizational changes of investment decision-makers.
- ✓ Control procedures are in place to periodically review policies for trading practices and proxy voting.
- ✓ Fees for investment management are consistent with agreements and with the law and are fair and reasonable for the services provided.
- ✓ There is a process to periodically review the fiduciary's effectiveness in meeting its fiduciary responsibilities.

INDUSTRY BEST PRACTICE

The acronym **TREAT** helps define the key fiduciary inputs to the asset allocation strategy.

T Tax Status

R Risk Level

E Expected Return

A Asset Class Preference

T Time Horizon

INDUSTRY BEST PRACTICE

The fiduciary should establish performance objectives for each investment decision-maker, and/or money manager, and record the same in the investment policy statement. Investment performance should be evaluated in terms of an appropriate market index, and the relevant peer group.

The investment policy statement also should describe the actions to be taken when an investment decision-maker fails to meet the established criteria. The fiduciary should acknowledge that fluctuating rates of return characterize the securities market and may cause variations in performance. The fiduciary should evaluate performance from a long-term perspective, ordinarily defined as two to three years.

There often will be times when a money manager is beginning to exhibit shortfalls in the defined performance objectives but, in the opinion of the fiduciary, does not warrant termination. In such situations, the fiduciary should establish in the investment policy statement specific **Watch List** procedures. The decision to retain or terminate a manager cannot be made by a formula. It is the fiduciary's confidence in the money manager's ability to perform in the future that ultimately determines the retention of a money manager.

We are currently performing step 4 of the investment process performing rebalancing. The process of rebalancing of the portfolio realigns it back to the strategic asset allocation formalized in the IPS. The asset mix will change because of rising values in the portfolio. Rebalancing controls risk and forces the portfolio to move along a predetermined course. It is through the overall procedural process that the Trust maintains its financial integrity.

The references used in this section of the 2024 Annual Report were taken from the Prudent Practices for Investment Stewards, written and published in 2020 by Fi360© and the Prudent Investment Practices, A Handbook for Investment Fiduciaries, written and published by the Foundation for Fiduciary Studies, www.cfstudies.com, © 2003 Foundation for Fiduciary Studies.

Due to the technical nature of professional investing, the Board of Trustees and staff must maintain a level of proficiency in the technical concepts of investing and money management. The following are the money management activities and seminars attended in 2024.

DATE	CONFERENCE	ATTENDEES	LOCATION
October 9-13, 2023	Annual Money Manager Due Diligence Review	Phillip Mendiola-Long, Chairman Rita A. Sablan, Vice Chairperson Alvaro A. Santos, Treasurer Carla N. Camacho, Trustee Barbara Reyes, Administrator Marissa Afleje-Sablan, Administrative/Board Assistant Robert Torres, Legal Counsel	Honolulu, Hawaii
October 1-4, 2023	69 th Annual IFEBP Conference	Phillip Mendiola-Long, Chairman Carla N. Camacho, Trustee Barbara Reyes, Administrator Marissa Afleje-Sablan, Administrative/Fiscal Assistant Rober Torres, Legal Counsel	Boston, Massachusetts
November 25, 2023 -December 3, 2023	Fi360 Training and Asia Pacific Association for Fiduciary Studies (APAFS) Annual Conference	Phillip Mendiola-Long, Chairman Rita A. Sablan, Vice Chairperson Alvaro A. Santos, Treasurer Carla N. Camacho, Trustee Barbara Reyes, Administrator Lillian Leon Guerrero, Administrative Assistant	Manila, Philippines
March 18-20, 2024	9 th Annual ALTSLA 2024 Conference	Phillip Mendiola-Long, Chairman	Los Angeles, California
May 18-21, 2024	2024 Broadridge 360 Advisory Summit	Rita A. Sablan, Vice Chairperson Carla N. Camacho, Trustee Barbara Reyes, Administrator	Austin, Texas
September 16-17, 2024	IFEBP Investment Plan Basics	Carla N. Camacho, Trustee Marissa Afleje-Sablan, Administrative/Board Assistant	Nashville, Tennessee

STAFF



BARBARA REYES, AIF®
Administrator



LILLIAN GUERRERO
Administrative Assistant



MARISSA AFLLEJE-SABLAN
Administrative/Board Assistant



GIOVANNI RIOS
General Maintenance

SKYE ALDAN HOFSCHEIDER
Financial Officer

CONSULTANTS AND LEGAL SERVICES



BRUCE M. MACMILLAN
Board Consultant



ROBERT T. TORRES
Legal Counsel

ASIA PACIFIC GROUP OF RAYMOND JAMES

INVESTMENT CONSULTANT



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Directing Manager



Jason Miyashita
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CRPS, ABFP, AIF,
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Amanda Gima
CIMA, AIF, AAMS,
CPFA, CSRIC
Financial Advisor



Michael Min
AIF, AAMS
AMP Financial Advisor



Juan Javier Lacson
Registered Client
Service Associate



Shawna Santos
Client Service
Associate

Asia Pacific Group of Raymond James

The Trustees solicit professional services for the management of its assets, the development and maintenance of a dynamic investment policy, the supervision and evaluation of investment managers, as well as auditing and asset custodial services.

The Money Managers, selected by the Trustees, have sole responsibility for purchase and sale decisions for all investments under their control. Should any manager fail to meet the goals or stay within the guidelines of the Trust's investment policy, the trustees may initiate proceedings to determine the desirability of retaining the manager.

The Consultant is responsible for providing ongoing assistance to the Trustees in the supervision, retention and termination of the investment managers, the maintenance and updating of the investment policy, asset allocation decisions and other matters involving the investment of assets. From 1988 through 1994, Merrill Lynch acted as the Trust's investment consultant. Commencing March 1, 1985, Altamira Capital Corporation was retained to replace Merrill Lynch as investment consultant. On February 18, 2004, the Trust hired Morgan Stanley Smith Barney to replace Altamira Capital. On November 17, 2015, MSSB was replaced by Raymond James and Associates, Inc. (RJ). RJ is the current portfolio consultant.

The Custodian of the funds is responsible for safekeeping all securities and cash, accounting for all cash flow and providing monthly statements. Effective with the hiring of Morgan Stanley Smith Barney in February 2004, Smith Barney Citigroup became the custodian. The current Custodian of the securities is RJ. Prior to this time, BNY Western Trust Company (a subsidiary of the Bank of New York) had been serving as custodian for all the Trust's funds. The Board of Trustees has also retained money management firms to manage the Trust's investment portfolios – see below (stated at fair market value).

ASSETS UNDER MANAGEMENT			
MONEY MANAGER	POLICY INDEX	GENERAL FUND	PARK FUND
Hamlin Capital Advisors	Russell 1000 Value Index	\$6,715,062	\$0
Atalanta Sosnoff Capital, LLC	S&P 500 Index	\$3,394,509	\$2,731,794
Aristotle	Russell 1000 Value Index	\$0	\$2,603,592
WCM Investment Management	MSCI AC Work ex USA (Net)	\$0	\$784,343
Pacific Income Advisors	ICE BofA U.S. High Yield Index	\$21,425,893	\$1,003,326
Held to Maturity	Blmbg. U.S. Aggregate	\$36,708,298	\$0
Barrow Hanley Global Investors	Blmbg. U.S. Aggregate	\$11,241,741	\$0
Garcia Hamilton and Associates	Blmbg. Intermed. U.S. Government / Credit	\$6,822,876	\$3,449,904
Blackstone Group	HFRI Fund of Funds Composit Index	\$5,185,372	\$636,616
Blackstone, Inc. BCRED	Morningstar LSTA US Leveraged Loan	\$6,134,336	\$0
Blue Owl Capital, Inc.	Morningstar LSTA US Leveraged Loan	\$6,131,997	\$0
Blackstone, Inc. BREIT	NCREIF Fund Index-Open End Diversified Core Equity	\$3,947,687	\$1,089,865
Adelante	Wilshire U.S. REIT Index	\$0	\$918,565
Enhanced Savings Plan	FTSE 3 Month T-Bill	\$3,281,647	\$0
Diversified Local Investments	ICE BofA High Yield Distressed Debt Index Blmbg. U.S. Treasury 1-5 Year ICE BofA U.S. High Yield Index	\$8,050,061	\$0
GRAND TOTAL		\$119,039,479	\$13,218,006

MARIANAS PUBLIC LAND TRUST

FINANCIAL STATEMENT AND INDEPENDENT AUDITOR'S REPORT

Year Ended
September 30, 2024

*Financial Statements, Required Supplementary
Information and Supplementary Information*

Marianas Public Land Trust

(A Component Unit of the Commonwealth of the Northern
Mariana Islands)

*Year ended September 30, 2024
with Report of Independent Auditors*



**Shape the future
with confidence**

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Financial Statements, Required Supplementary Information
and Supplementary Information

Year ended September 30, 2024

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Report of Independent Auditors

The Board of Trustees
Marianas Public Land Trust

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the Marianas Public Land Trust (the Trust), a component unit of the Commonwealth of the Northern Mariana Islands (CNMI), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Trust's basic financial statements as listed in the table of contents (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Trust at September 30, 2024, and the change in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Trust, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter - Restatement of 2023 Financial Statements

As discussed in note 10 to the financial statements, the 2023 beginning net position has been restated to correct a misstatement. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Trust's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Trust's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

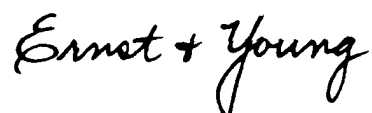
Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 5 through 14 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Trust's basic financial statements. The combining statements of net position, of revenues, expenses and changes in net position and of cash flows (pages 45 through 47), the schedules of investments - general fund and park fund (pages 48 through 62) and the schedule of administrative expenses compared to budget (page 63) are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining statements of net position, of revenues, expenses and changes in net position and of cash flows, the schedules of investments - general fund and park fund and the schedule of administrative expenses compared to budget is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 20, 2025 on our consideration of the Trust's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Trust's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Trust's internal control over financial reporting and compliance.

The logo for Ernst & Young, featuring the company name in a stylized, handwritten-style script.

November 20, 2025



MARIANAS PUBLIC LAND TRUST

COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS

MANAGEMENT'S DISCUSSION AND ANALYSIS YEAR ENDED SEPTEMBER 30, 2024

As management of the Marianas Public Land Trust (MPLT), we offer readers of MPLT's financial statements this narrative overview and analysis of the financial activities of MPLT for the year ended September 30, 2024. This Management's Discussion and Analysis should be read in conjunction with the audited financial statements.

Implementing Authority

The origins of MPLT are found in both the Constitution of the Commonwealth of the Northern Mariana Islands and Public Law (P.L.) 94-241, Covenant to Establish a Commonwealth of the Northern Mariana Islands in Political Union with the United States of America. The Covenant contains key provisions, which are fundamental to MPLT's development. Article VIII, Section 802 requires that certain lands be made available to the United States Government by lease for it to carry out its defense responsibilities. These lands consist of 7,203 hectares on Tinian, 72 hectares at Tanapag Harbor in Saipan, and the entire island of Farallon de Medinilla, comprising approximately 83 hectares.

Article XI, Section 6 of the Constitution as amended, provides for the establishment of MPLT upon the effective date of the Constitution. Some excerpts pertaining to the operating requirements of MPLT are:

- "... The number of trustees appointed by the Governor with the advice and consent of the Senate shall be ...[five]. Three shall be from Saipan, one from Rota and one from Tinian. At least one trustee shall be a woman and at least one trustee shall be of Carolinian descent. The trustees shall serve for a term of six years ... [shall] be staggered."
- "... The trustees shall make reasonable, careful and prudent investments."
- "... The trustees shall ...[use] the interest on the amount received for the lease of property at Tanapag Harbor for the development and maintenance of a memorial park. The trustees shall transfer to the general revenues of the Commonwealth the remaining interest accrued ...[except] that the trustees may retain the amount necessary to meet reasonable expenses of administration."
- "... The trustees shall make an annual written report to the people of the Commonwealth accounting for the revenues received and expenses incurred by the Trust and describing the investments and other transactions authorized by the trustees."
- "... The trustees shall be held to strict standards of fiduciary care."

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

Implementing Authority, continued

Article VIII, Section 803 of the Covenant describes the lease terms for the above properties. The Commonwealth will lease the property to the United States for 50 years with the United States having the option of renewing the lease for all or part of the property for an additional term of 50 years. The United States will pay the Commonwealth, in full settlement of the two 50-year lease terms, the total sum of \$19,520,600 determined as follows:

- Tinian Island property - \$17.5 million.
- Saipan Island property located at Tanapag Harbor - \$2 million.
- Farallon de Medinilla Island - \$20,600.

The above sum will be adjusted by a percentage, which will be the same as the percentage change in the United States Department of Commerce composite price index from the date of signing the Covenant. Additional terms and conditions of this lease are found in the Technical Agreement Regarding Use of Land to Be Leased by the United States, which was executed simultaneously with the Covenant.

This was the initial source of the funding to MPLT from the Marianas Public Land Corporation (MPLC), i.e., \$23,942,602 allocated to the MPLT General Fund and \$2,000,000 allocated to the MPLT Park Fund, was received as follows:

Initial Distributions Received From MPLC	
<u>Date</u>	<u>Amount</u>
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	<u>803,856</u>
Total	<u>\$25,942,602</u>

Subsequently, the Marianas Public Land Corporation and its successors, including the Department of Public Lands, made additional distributions, which were treated as General Fund principal contributions, as follows:

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

Distributions Received from MPLA & DPL	
Date	Amount
May 22, 1991	\$ 500,000
December 20, 1991	500,000
September 19, 2007	1,250,000
August 4, 2008	3,500,000
November 23, 2011	1,000,000
December 31, 2013	307,109
June 6, 2014	996,743
December 30, 2014	5,000,000
April 11, 2016	800,334
February 1, 2018	866,339
September 17, 2018	1,501,174
May 3, 2019	3,000,000
May 6, 2019	345,700
May 15, 2019	2,414,477
August 19, 2019	567,508
March 18, 2021	4,451,471
July 29, 2021	516,596
September 2, 2022	1,140,895
January 4, 2024	500,000
April 30, 2024	<u>4,000,000</u>
Total	<u>\$33,158,346</u>

The total principal contributions received, on a cash basis, from the leasing of public land distributed to MPLT from MPLC or its successor entities is \$59,100,948.

Constitutional Mandate

The Trustees are mandated to make prudent and reasonable investments derived from public land leases and transfer the interest earned, less reasonable expenses of administration, to the General Revenues of the Commonwealth for appropriation by the Legislature. The Trustees continuously monitor the investment portfolio to ensure an adequate risk-adjusted rate of return is achieved.

Financial Highlights

The following financial highlights are taken from the audited financial statements for the years ended September 30, 2024, and 2023.

- The assets of MPLT increased in 2024 by \$12,505,534 over the amount in 2023. This was due primarily to the Department of Public Lands remittance in FY 2024 and increase in investment valuations.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

- Total liabilities for 2024 decreased by \$301,777, from 2023 due primarily to net changes due to brokers.
- The above changes resulted in an increase of \$12,807,311 in total fund balance for 2024.
- Total revenues of MPLT are a combination of (1) gains (losses) attributable to the valuation of investments plus (2) income earned on such investments and (3) distributions received from DPL. Total operating revenues for 2024 and 2023 were \$19,279,222 and \$13,239,029, respectively.
- The overall administrative costs for 2024 decreased by \$114,543 over the amount for 2023. This was due primarily to the decreases in money management fees as the General Trust Fund was changing its asset allocation.

MPLT General Fund Operations

The investment income (excluding net increase in fair value of investment) for 2024 and 2023 was \$5,368,446 and \$2,841,245, respectively.

Distributions to the CNMI General Fund paid for 2024 and 2023 were \$5,117,488 and \$2,627,793, respectively. The cumulative amount distributed to the CNMI General Fund since inception in 1983 has been \$77,090,617. This occurred while growing the principal fund by \$61,605,564 for the same time-period. The General Fund's annual return for 2024 and 2023 was 10.55% and 11.94%, respectively.

The loan made to the Northern Marianas Housing Corporation (NMHC) became non-performing when NMHC defaulted in 2007 when P. L. 10-29 and 12-27 were repealed per P.L. 15-48. MPLT negotiated a settlement agreement wherein \$2,025,000 was paid and the related loan portfolio was transferred to MPLT. MPLT is currently managing these loans and attempting to recover its \$8.9 million original principal. Due to collection uncertainty for this investment, a write-down of value amounting to \$1,074,534 was recognized by MPLT as of September 30, 2024 (net current value is \$ 2,393,659).

Commencing in FY 2018, MPLT established a term loan with the Commonwealth Health Center Corporation (CHCC) in the amount of \$2,850,000 to secure a repayment method for the revolving lines of credit advanced to it from prior years. The terms of this loan required monthly payments of \$53,783 over a five-year period at an interest rate of 5%. When CHCC was established as an autonomous entity, it lacked sufficient working capital to sustain operations. This caused a situation of not being able to meet payroll and other operating needs. To alleviate this dire situation, MPLT established a revolving annual line of credit in the amount of \$3,000,000. Since this time, CHCC has consistently made the monthly payment. The loan was paid off in FY 2024.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

During FY 2019, the CNMI was hit by Super Typhoon Yutu causing widespread damage inflicting substantial costs well beyond the normal operating cost of the government. To pay emergency disaster relief and recovery expenses incurred by the Commonwealth because of this devastation, a loan was approved by the Legislature, PL 21-3; to authorize the borrowing of \$15 million from MPLT at the rate of 7.5%. The loan is to be paid as an offset from the annual distribution MPLT makes to the CNMI General Fund. The period of the loan was established to be the length of time necessary to accomplish the repayment as the annual distribution is not known. The balance of this loan currently is \$4,486,187.

In FY 2024, the CNMI Legislature approved PL 23-12, authorizing a \$15 million revolving line of credit between the CNMI Government and MPLT, at the rate of 5.5% per annum. The purpose of the line of credit is to provide bridge financing for costs related to federally funded capital improvement projects from grants issued by the United States Economic Development Administration (EDA). Principal and interest on the line of credit funds are required to be paid within 30 calendar days of issuance.

General Fund Condensed Financial Statements Summaries

Statements of Net Position

	2024	2023 (As Restated)
Assets		
Current assets	\$ 8,792,417	\$ 42,003,202
Other assets, restricted	107,108,117	57,082,609
Notes receivable - noncurrent and capital assets	<u>4,975,279</u>	<u>11,066,195</u>
Total	<u>\$120,875,813</u>	<u>\$110,152,006</u>
Liabilities and Net Position		
Total liabilities	\$ <u>169,262</u>	\$ <u>53,742</u>
Net position:		
Net investment - capital assets	380,430	373,350
Restricted	<u>120,326,121</u>	<u>109,724,914</u>
Net position	<u>120,706,551</u>	<u>110,098,264</u>
Total	<u>\$120,875,813</u>	<u>\$110,152,006</u>

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

Statements of Revenues, Expenses and Changes in Net Position

	2024	2023 (As Restated)
Total operating revenues	\$ 16,776,750	\$ 12,185,583
Total operating expenses	(1,050,975)	(1,182,401)
Transfers out	(5,117,488)	(2,627,793)
Change in Net Position	10,608,287	8,375,389
Net position at beginning of year	<u>110,098,264</u>	<u>101,722,875</u>
Net position at end of year	\$ <u>120,706,551</u>	\$ <u>110,098,264</u>

Statements of Cash Flow

	2024	2023 (As Restated)
Cash flow from operating activities	\$ 9,084,375	\$ 1,130,428
Cash flow from capital and related financing activities	(19,758)	(116,847)
Cash flow from investing activities	<u>(43,409,051)</u>	<u>33,346,213</u>
Net increase (decrease) in cash and cash equivalents	(34,344,434)	34,359,794
Cash and cash equivalents at beginning of year	<u>38,520,055</u>	<u>4,160,261</u>
Cash and cash equivalents at end of year	\$ <u>4,175,621</u>	\$ <u>38,520,055</u>

The statements above are inclusive of amounts due from the Park Fund of \$18,390 and \$26,604, respectively, that have been eliminated in the accompanying financial statements.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

Capital Assets

On September 30, 2024, and 2023, MPLT had \$380,430 and \$373,350 respectively, in capital assets, net of accumulated depreciation where applicable, including furniture, fixtures and equipment, vehicles and land, which represent a net increase in 2024 of \$7,080. See Note 4 to the financial statements for more information on MPLT's capital assets.

MPLT Park Fund Operations

The MPLT Park Fund is part of the overall trust fund but is separately managed and accounted for due to its funding source and a different beneficiary as compared to the MPLT General Fund. The Park Fund's annual return for 2024 and 2023 was 22.15% and 9.63%, respectively. As stated previously, the Park Fund received its initial principal funding from the lease proceeds of the Tanapag Harbor land lease revenues. The \$2,000,000 for the Tanapag /Harbor in Saipan was dedicated to the formation of the American Memorial Park. The income on this principal contribution can only be used for the maintenance and development of the American Memorial Park (AMP). Accordingly, this initial principal contribution has been prudently managed since 1983 and has grown to \$13,247,726.

As part of a plan to make some of the principal available for development of the AMP, MPLT entered into a loan arrangement with the Commonwealth Development Authority on November 30, 2001, to lend them \$2,000,000 to be "matched" with CIP funding grants in order to make the following additions and upgrades to the Park:

1.	American Memorial Park Visitor/Cultural Center	\$1,305,200
2.	American Memorial Park Marianas Memorial Garden	514,000
3.	Remodel and Upgrade Amphitheater	1,310,800
4.	Exhibit Design and Construction of Visitor Center	<u>870,000</u>
	Total	<u>\$4,000,000</u>

This loan has been paid from the income realized on Park Fund investments. As income was received, the principal portion of the payment was taken from the income stream and transferred to principal and re-invested. The term of the loan was fifteen years at an annual rate of 6.5% but is subject to the net operating income available each year. It is through this mechanism that MPLT has been able to benefit the Park and sustain new development.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

Park Fund Condensed Financial Statements Summaries

Statements of Net Position

	2024	2023 (As Restated)
Assets		
Current assets	\$ 287,630	\$ 1,691,277
Other assets, restricted	<u>13,069,244</u>	<u>9,892,084</u>
Total	<u>\$13,356,874</u>	<u>\$11,583,361</u>
Liabilities and Net Position		
Total liabilities	<u>\$ 108,149</u>	<u>\$ 533,660</u>
Net position:		
Income fund	595,600	63,500
Restricted	<u>12,653,125</u>	<u>10,986,201</u>
Net position	<u>13,248,725</u>	<u>11,049,701</u>
Total	<u>\$13,356,874</u>	<u>\$11,583,361</u>

Statements of Revenues, Expenses and Changes in Net Position

	2024	2023 (As Restated)
Total operating revenues	\$ 2,502,472	\$ 1,053,446
Total operating expenses	(133,448)	(116,565)
Transfers Out	<u>(170,000)</u>	<u>(130,000)</u>
Change in Net Position	2,199,024	806,881
Net position at beginning of year	<u>11,049,701</u>	<u>10,242,820</u>
Net position at end of year	<u>\$13,248,725</u>	<u>\$11,049,701</u>

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

Statements of Cash Flow

	2024	2023 (As Restated)
Cash flow from operating activities	\$(201,865)	\$ 545,141
Cash flow used for capital and related financing activities	(170,000)	(130,000)
Cash flow used for investing activities	<u>(1,001,832)</u>	<u>702,654</u>
Net increase (decrease) in cash and cash equivalents	(1,373,697)	1,117,795
Cash and cash equivalents at beginning of year	<u>1,522,463</u>	<u>404,668</u>
Cash and cash equivalents at end of year	<u>\$ 148,766</u>	<u>\$1,522,463</u>

Mandates

It is the intention of the Trustees to continue to provide financial assistance to the American Memorial Park in accordance with the terms of the Constitution and Covenant. It has been through MPLT's stewardship of the Park Fund assets that developments in the AMP have occurred. The Trustees plan to continue this past record of achievement and use it as a basis for further enhancements of the facility, which benefits the Commonwealth as a whole.

Economic Outlook

At the end of FY 2023, the Trust separated the asset allocation of the General Fund and Park Fund to match the allocation to the goal of each individual fund. The goal of the General Fund is to be more income-driven with less emphasis on growth. This approach increases current income while keeping an option to grow the principal investment base. The goal of the Park Fund is for growth of investments over time. The allocation will provide sufficient income to support maintenance and development of the American Memorial Park and enhances the option to grow the principal investment allocation. These changes were implemented in FY 2024. The changes to the asset allocation resulted in a significant increase in General Fund investment income, which was applied as an offset to the CNMI Yutu loan. The outlook for FY 2025 is comparable to FY 2024, MPLT anticipates the similar levels of investment income to accelerate the payoff of the CNMI General Fund Yutu loan.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Management's Discussion and Analysis, continued

The Park Fund has a long-term time horizon of greater than ten years and the General Fund has a short-term time horizon of less than 5 years. The Trust is prepared to weather poor economic conditions by diversification of its assets. The Trust will continue to monitor the investments and review investment options on its current investment allocation to manage its risk-adjusted yields.

Contacting the MPLT's Financial Management

This report is designed to provide the branches of the Commonwealth Government and the public at large with a general overview of MPLT's finances and to show MPLT's accountability for the money it manages. The Management's Discussion and Analysis for the year ended September 30, 2024 is set forth in the report on the audit of MPLT's financial statements, dated November 20, 2025. The Discussion and Analysis explains the major factors and context relating to the 2024 financial statements. If you have questions about this report or need additional financial information, contact the MPLT office, P.O. Box 501089, Saipan, MP 96950 or phone at (670) 322-4401 or email mplt@mplt.gov.mp.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Statement of Net Position

September 30, 2024

Assets

Current assets:

Cash and cash equivalents	\$ 4,324,387
Receivables:	
Notes receivable, current portion	3,455,212
Accrued income	1,041,725
Other	28,795
Due from brokers	201,212
Prepaid expenses	<u>10,326</u>
Total current assets	<u>9,061,657</u>

Other assets - Investments	<u>120,177,361</u>
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Noncurrent assets:

Notes receivable, net of current portion and allowance for loan losses	4,594,849
Depreciable capital assets, net of accumulated depreciation	71,430
Non-depreciable capital assets	<u>309,000</u>
Total noncurrent assets	<u>4,975,279</u>

Total assets	<u><u>\$134,214,297</u></u>
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Liabilities

Current liabilities:

Accounts payable	\$ 81,928
Due to brokers	168,801
Accrued expenses	<u>8,292</u>
Total liabilities	<u>259,021</u>

Net position

Net investment in capital assets	380,430
Restricted	<u>133,574,846</u>
Total net position	<u>133,955,276</u>
Total liabilities and net position	<u><u>\$134,214,297</u></u>

See accompanying notes to financial statements.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Statement of Revenues, Expenses and Changes in Net Position

Year ended September 30, 2024

Operating revenues:	
Net increase in fair value of investments	\$ 8,283,615
Department of Public Lands	4,500,000
Investment income, net	5,695,590
Interest income from notes receivable	799,992
Other	<u>25</u>
Total operating revenues	<u>19,279,222</u>
Operating expenses:	
Salaries and benefits	287,208
Money manager fees	185,188
Miscellaneous expense	183,461
Consultancy fees	144,356
Professional fees	80,376
Office supplies	74,445
Contract services	69,100
Loan administration services	66,117
Trustees' expenses	45,500
Audit fees	21,520
Depreciation	12,678
Rent and utilities	11,618
Repairs and maintenance	<u>2,856</u>
Total operating expenses	<u>1,184,423</u>
Operating income	<u>18,094,799</u>
Other nonoperating expenses:	
Net distribution to the CNMI General Fund	(5,117,488)
Net distribution to the American Memorial Park	<u>(170,000)</u>
Total other nonoperating expenses	<u>(5,287,488)</u>
Change in net position	12,807,311
Net position at beginning of year, as restated (Note 10)	<u>121,147,965</u>
Net position at end of year	<u>\$133,955,276</u>

See accompanying notes to financial statements.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Statement of Cash Flows

Year ended September 30, 2024

Cash flows from operating activities:	
Cash received from operations	\$10,363,668
Cash payments to suppliers for goods and services	(1,481,158)
Net cash provided by operating activities	<u>8,882,510</u>
Cash flows from capital and related financing activity – Acquisition of capital assets	(19,758)
Cash used for capital related financing activity	(19,758)
Cash flows from noncapital financing activity -	
Net operating transfers out	(170,000)
Cash used for noncapital related financing activity	(170,000)
Cash flows from investing activities:	
Net decrease in notes receivable	508,170
Net increase in investments	(44,919,053)
Net cash used by investing activities	(44,410,883)
Net decrease in cash and cash equivalents	(35,718,131)
Cash and cash equivalents at beginning of year	<u>40,042,518</u>
Cash and cash equivalents at end of year	<u>\$ 4,324,387</u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	\$18,094,799
Adjustments to reconcile operating income to net cash provided by operating activities	
Net increase in fair value of investments	(8,283,615)
Noncash interest income	(671,731)
Depreciation	12,678
(Increase) decrease in assets:	
Receivable - accrued income	(700,100)
Other receivables	54,000
Due from brokers	685,892
Prepaid expenses	(7,636)
(Decrease) increase in liabilities:	
Accounts payable	32,368
Due to brokers	(338,255)
Accrued expenses	<u>4,110</u>
Net cash provided by operating activities	<u>\$ 8,882,510</u>

See accompanying notes to financial statements.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Statement of Cash Flows, continued

Year ended September 30, 2024

Supplemental schedule of noncash operating, financing and investing activities:

MPLT applied \$5,117,488 of the required income distribution to the CNMI General Fund for the year ended September 30, 2024 as a repayment of the CNMI's note receivable and related interest.

Decrease in notes receivable	\$(4,445,757)
Increase in interest income	(671,731)
Increase in net contribution	<u>5,117,488</u>
	\$ <u>---</u>

See accompanying notes to financial statements.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements

Year ended September 30, 2024

1. Organization and Purpose

Organization

The Marianas Public Land Trust (MPLT), a component unit of the Commonwealth of the Northern Mariana Islands (CNMI), was formed on January 9, 1978, pursuant to the ratification and adoption of the Constitution of the CNMI, Covenant to Establish a Commonwealth of the Northern Mariana Islands in Political Union with the United States of America (the Covenant), and Technical Agreement Regarding Use of Land to be Leased by the United States in the Northern Mariana Islands.

MPLT did not become operational until May 17, 1983, when its Trustees were appointed by the Governor with confirmation by the Senate.

The purpose of MPLT is to manage all monies received by it from the CNMI Department of Public Lands (DPL) for the use of public lands. DPL has the responsibility to manage the public lands and distribute to MPLT all revenues net of reasonable expenses of administration. Additionally, the CNMI Office of the Attorney General issued an opinion on the constitutionality of DPL's expenditure of revenues from public lands to cover its operating expenses and has recommended that a certified question be presented to the CNMI Supreme Court.

MPLT's responsibility, with respect to monies received by it from DPL, requires it to make reasonable, careful and prudent investments. The Trustees have taken the position that their duty to the beneficiaries is not only to provide income to the general fund of the CNMI but also to preserve the principal of MPLT. As such, MPLT is currently allocating capital gains and losses on equity investments to principal fund balance. These capital gains and losses are not considered to be available for distribution to the general fund of the CNMI. Other forms of income on investments, after deduction of amounts necessary to meet reasonable administrative expenses, are distributed to the general fund of the CNMI.

Additionally, MPLT is responsible for carrying out the intention of Article VIII, Section 803(e) of the Covenant, by establishing a separate trust fund for the development and maintenance of an American Memorial Park. The Trustees are allocating capital gains and losses on equity investments of this trust fund to the principal of the trust fund. Other forms of income on investments, after deduction of amounts necessary to meet reasonable administrative expenses, are to be used for the development and maintenance of the American Memorial Park.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies

The accounting policies of MPLT conform to accounting principles generally accepted in the United States of America, as applicable to governmental entities, specifically trust funds. MPLT utilizes the flow of economic resources measurement focus. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Basis of Accounting

The financial statements of MPLT for the year ended September 30, 2024 have been prepared on the accrual basis in accordance with accounting principles generally accepted in the United States of America, which requires the use of management estimates. Under this method, revenues are recorded when earned and expenses recorded at the time liabilities are incurred.

Concentrations of Credit Risk

Financial instruments which potentially subject MPLT to concentrations of credit risk consist principally of cash demand deposits and investments.

At September 30, 2024, MPLT has cash deposits and investments in bank accounts that exceed federal depository insurance limits. MPLT has not experienced any losses in such accounts.

Cash and Cash Equivalents

For purposes of the statements of net position and cash flows, MPLT considers all cash held in demand accounts with initial maturities of ninety days or less, to be cash and cash equivalents. At September 30, 2024, total cash and cash equivalents was \$4,324,387 and the corresponding bank balance was \$294,301, which are maintained in financial institutions subject to Federal Deposit Insurance Corporation insurance.

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Cash and Cash Equivalents, continued

At September 30, 2024, unrestricted cash and cash equivalents consisted of the following:

Custodian money market sweep deposits	\$4,030,086
Deposits with federally insured banks	<u>294,301</u>
	<u>\$4,324,387</u>

As of September 30, 2024, custodian money market sweep deposits of \$4,030,086 are held and administered by an investment manager subject to Securities Investor Protection Corporation (SIPC) insurance up to \$250,000 with coverage in excess of SIPC provided by a supplemental insurance policy through certain underwriters with a per client aggregate limit of \$1.9 million.

CNMI law does not require component unit funds to be collateralized and thus MPLT's funds are uncollateralized. Accordingly, the deposits are exposed to custodial credit risk.

Investments

Custodial credit risk for investments is the risk that in the event of the failure of the counterparty to the transaction, MPLT will not be able to recover the value of investment or collateral securities that are in the possession of an outside party.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of debt instruments.

Concentration of credit risk for investments is the risk of loss attributed to the magnitude of an entity's investment in a single issuer. GASB Statement No. 40 requires disclosure by issuer and amount of investments in any one issuer that represents five percent (5%) or more of total investments for MPLT.

As of September 30, 2024, MPLT held investments in the following issuers that each represented 5% or more of total investments, excluding investments issued or explicitly guaranteed by the U.S. Government:

<u>Issuer</u>	<u>Type</u>	<u>Total</u>	<u>% of Total Investment</u>
Tennessee Valley Authority	Agency bonds	\$8,300,913	7%
Tennessee Valley Authority	Private debt	\$6,090,717	5%
City of Oxnard, California	Municipal bonds	\$6,131,189	5%

These investments are not obligations of the U.S. Government and are subject to credit risk. The government monitors credit quality and diversification in accordance with its adopted investment policy.

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

Marketable securities held for investment purposes are stated at fair value using quoted market prices. Fair value is the price that would be received to sell an asset or paid to transfer a liability (i.e., the exit price) in an orderly transaction between market participants at the date as of which the fair value of an asset or liability is determined. Fixed income securities are reported at amortized cost with discounts or premiums amortized using the effective interest method subject to adjustment for market declines judged to be other than temporary.

MPLT also has alternative investments which are recorded at Net Asset Value (NAV). The NAV is used as a practical expedient to estimate fair value. The NAV is determined based on the total shareholders' equities reported by the investee. MPLT's investments as of September 30, 2024 (with combining information as of September 30, 2024) are as follows:

	<u>General Fund</u>	<u>Park Fund</u>	<u>Total</u>
Equities:			
Domestic common stock	\$ 9,891,898	\$ 4,877,905	\$ 14,769,803
International common stock	---	1,072,640	1,072,640
Mutual funds	<u>1,615,895</u>	<u>13,937</u>	<u>1,629,832</u>
	<u>11,507,793</u>	<u>5,964,482</u>	<u>17,472,275</u>
Fixed income securities:			
Corporate bonds	22,292,613	1,204,882	23,497,495
Hold to maturity corporate bonds	17,945,587	---	17,945,587
Asset-backed securities	8,903,261	1,738,973	10,642,234
Agency bonds	8,300,913	---	8,300,913
Government bonds	<u>16,760,345</u>	<u>1,468,497</u>	<u>18,228,842</u>
	<u>74,202,719</u>	<u>4,412,352</u>	<u>78,615,071</u>
Alternative Investments measured at NAV:			
Real estate investment trusts	3,947,687	2,055,828	6,003,515
Private equity	5,185,012	636,582	5,821,594
Private debt	<u>12,264,906</u>	<u>---</u>	<u>12,264,906</u>
	<u>21,397,605</u>	<u>2,692,410</u>	<u>24,090,015</u>
	<u>\$107,108,117</u>	<u>\$13,069,244</u>	<u>\$120,177,361</u>

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

GASB Statement No. 40 requires entities to provide information about the credit risk associated with their investments by disclosing the credit quality ratings. The following is a listing of MPLT's fixed income securities at September 30, 2024:

<u>Investment Type</u>	<u>Investment Maturities (In Years)</u>					<u>Credit Rating</u>
	<u>Fair Value</u>	<u>Less Than 1</u>	<u>1 - 5</u>	<u>6 - 10</u>	<u>More Than 10</u>	
Corporate bonds	\$ 169,189	\$ ---	\$ ---	\$ 156,302	\$ 12,887	A+
Corporate bonds	435,906	---	29,923	76,193	329,790	A
Corporate bonds	591,721	64,840	165,534	341,037	20,310	A-
Corporate bonds	369,272	---	9,961	---	359,311	BBB+
Corporate bonds	675,455	49,894	277,770	39,720	308,071	BBB-
Corporate bonds	780,747	78,693	20,775	147,745	533,534	BBB
Corporate bonds	72,812	---	---	72,812	---	BB+
Corporate bonds	669,156	---	303,034	366,122	---	BB-
Corporate bonds	360,494	---	342,200	18,294	---	BB
Corporate bonds	3,189,227	841,272	1,201,773	1,146,182	---	B+
Corporate bonds	7,597,744	680,143	6,197,476	720,125	---	B-
Corporate bonds	5,659,999	303,156	4,211,680	1,145,163	---	B
Corporate bonds	2,228,223	---	1,820,276	407,947	---	CCC+
Corporate bonds	697,555	---	380,644	316,911	---	CCC
Hold to maturity corporate bonds	9,074,473	---	---	1,025,690	8,048,783	A-
Hold to maturity corporate bonds	7,962,782	---	---	---	7,962,782	A
Hold to maturity corporate bonds	908,330	---	---	---	908,330	BBB+
Asset-backed bonds	694,564	---	610,071	---	84,493	AAA
Asset-backed bonds	9,847,625	---	---	---	9,847,625	AA+
Asset-backed bonds	100,045	---	---	---	100,045	NA
Agency bonds	8,300,913	---	---	---	8,300,913	AA+
Government bonds	<u>18,228,839</u>	<u>69,972</u>	<u>2,574,182</u>	<u>4,345,132</u>	<u>11,239,553</u>	AA+
	<u>\$78,615,071</u>	<u>\$2,087,970</u>	<u>\$18,145,299</u>	<u>\$10,325,375</u>	<u>\$48,056,427</u>	

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

MPLT also held various alternative investments. These investments are subject to credit risk, interest rate risk, and market volatility. The following is a listing of MPLT's alternative investments, including their respective credit ratings at September 30, 2024:

<u>Investment Type</u>	<u>Credit rating</u>	<u>Fair value</u>
Private debt	AA-	\$ 6,131,189
Private debt	BBB	6,133,717
Private equity	NA	5,821,594
Real estate investment trusts	A	64,041
Real estate investment trusts	A-	212,587
Real estate investment trusts	A2	108,348
Real estate investment trusts	Baa2	76,472
Real estate investment trusts	BBB+	177,205
Real estate investment trusts	BBB-	11,830
Real estate investment trusts	BBB	83,463
Real estate investment trusts	NA	<u>5,269,569</u>
		<u>\$24,090,015</u>

MPLT categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. In certain instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy is based on the lowest level of input that is significant to the fair measurement. Investments not categorized under the fair value hierarchy are shown at either NAV or amortized cost.

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

As of September 30, 2024, investments at fair value are as follows:

Investments by fair value level:	Total	Fair Value Measurement Using		
		Level 1	Level 2	Level 3
Debt securities:				
Corporate bonds	\$ 23,497,500	\$ ---	\$23,497,500	\$ ---
Hold to maturity corporate bonds	17,945,585	---	17,945,585	---
Asset-backed securities	10,642,234	---	10,642,234	---
Agency bonds	8,300,913	---	8,300,913	---
Government bonds	<u>18,228,839</u>	<u>18,228,839</u>	<u>---</u>	<u>---</u>
Total debt securities	<u>78,615,071</u>	<u>18,228,839</u>	<u>60,386,232</u>	<u>---</u>
Equity securities:				
Domestic common stock	14,769,803	14,769,803	---	---
International common stock	1,072,640	1,072,640	---	---
Mutual funds	<u>1,629,832</u>	<u>1,629,832</u>	<u>---</u>	<u>---</u>
Total equity securities	<u>17,472,275</u>	<u>17,472,275</u>	<u>---</u>	<u>---</u>
Total investments at fair value	\$ <u>96,087,346</u>	<u>\$35,701,114</u>	<u>\$60,386,232</u>	<u>\$ ---</u>
Investments measured at NAV:				
Alternative investments:				
Private debt	\$ 12,264,906			
Real estate investment trusts	6,003,515			
Private equity	<u>5,821,594</u>			
Total investments in NAV	\$ <u>24,090,015</u>			

MPLT has selected a custodian for both funds who shall maintain custody of all cash, securities and other assets of MPLT and shall credit interest and dividends on said securities and credit principal paid on called or matured securities of MPLT. The custodian shall provide, on a timely basis, a monthly statement of all assets, to include an accounting of all activity during that month. The investment held and administered by the investment manager is subject to SIPC of up to \$500,000 (inclusive of the \$250,000 cash balance protection coverage) and supplemental insurance for amounts in excess of SIPC coverage through certain underwriters, subject to an aggregate firm-wide cap of \$1 billion with no per client sublimit.

The Trustees may engage the services of an investment consultant after a competitive search process. The investment consultant chosen shall demonstrate professional experience of at least ten (10) years with exclusive focus on Institutional Management Consulting.

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

When evaluating potential Investment Management Consulting Firms, the Trustees will consider at a minimum the following criteria:

- Must be a Registered Investment Advisor with exclusive focus on providing objective investment management consulting at an institutional level, having the support of a staff and/or organization, focused and experienced in consulting only.
- The candidate should be objective, free of conflict of interest and free to secure services from leading third-party providers that will best suit the interest of MPLT.
- Firms must demonstrate experience in the breadth and depth of its professional staff.
- Ability to provide unbiased fiduciary and financial advice to public trusts.
- Knowledge of legislative, operational and legal aspects of the local public trusts.
- Ownership or ready access to relevant and comprehensive performance databases with proven and verifiable process for the institutional client.
- Ability to provide quantitative analysis of manager and total fund performance. In particular, attribution analysis to maintain the interests of the management styles and strategic asset allocation.
- Ability to provide on-going training.
- Firms must be recognized as having substantial experience in the institutional level investment management consulting field. Firms offering consulting as incidental to their securities business may not be considered.
- May not be an investment manager with discretion over MPLT assets.
- Must be a Registered Investment Advisor with offices in the Pacific Region.

The Trustees have determined that the following investment policy will govern the investment of assets of MPLT.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

- (i) The Trustees, with the assistance of the investment consultant, will select appropriate investment managers to manage MPLT assets. Investment managers must meet the following minimum criteria:
 - 1. Be a bank, insurance company, investment management company, or investment adviser as defined by the Registered Investment Advisers Act of 1940 or equivalent as might be determined appropriate by the Trustees.
 - 2. Provide historical quarterly performance numbers calculated on a time-weighted basis, based on a composite of all fully discretionary accounts of similar investment style, reported gross of fees.
 - 3. Provide performance evaluation reports prepared by an objective third party that illustrate the risk/return profile of the manager relative to other managers of comparable investment style.
 - 4. Provide detailed information on the history of the firm, key personnel, key clients, fee schedule, and support personnel.
 - 5. Clearly articulate the investment strategy that will be followed and document that the strategy has been successfully adhered to over time.
 - 6. Claim Global Investment Performance Standards (GIPS) compliance and provide independent verification of GIPS compliance.
 - 7. Attendance at an annual due diligence review at the discretion of the Trustees.
 - 8. Selected firms shall have no outstanding legal judgments or past judgments that may reflect negatively upon the firm.
- (ii) Every investment manager selected to manage MPLT assets must adhere to the following guidelines:
 - 1. The following securities and transactions are not authorized unless receiving prior Trustees approval:
 - Investments in securities of entities based in China or Taiwan must be excluded, unless otherwise agreed upon by the Board of Trustees.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

- Digital Currency is prohibited by all managers, unless otherwise agreed upon by the Board of Trustees.
2. Domestic Equities:
- Equity holdings in any one company should not exceed more than 10% of the market value of MPLT's equity portfolio.
 - Investments in any one sector should not be excessive.
 - The manager may emphasize quality in security selection of the specific style hired to manage and may avoid risk of large loss through diversification within its mandated style.
 - The managers may have the discretion to invest a portion of the assets in cash reserves when they deem appropriate. However, the managers will be evaluated against their peers on the performance of the total funds under their direct management.
 - Holdings of individual securities may be large enough (round lots) for easy liquidation.
3. Domestic Fixed Income:
- All fixed income securities held in the portfolio may have a nationally recognized credit quality rating of no less than "BBB" from Moody's, Standard & Poor's and/or Fitch's. U.S. Treasury and U.S. government agencies, which are unrated securities, are qualified for inclusion in the portfolio.
 - No more than 20% of the market value of the fixed income portfolio may be rated less than single "A" quality, unless the manager has specific written authorization.
 - Fixed income securities held in a high yield fixed income portfolio may carry below investment grade quality ratings. High yield bonds typically carry a Moody's/Standard & Poor's credit quality rating of Ba1/BB+ or lower.
 - The exposure of the portfolio to any other issuer, other than securities of the U.S. government or agencies, may not exceed 10% of the market value of the fixed income portfolio.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

4. Diversified Local Investments:

MPLT establishes within the Domestic Fixed Income Asset Class a class for Diversified Local Investments (“DLI”). DLIs are those investments which originate from within the CNMI without regard to each island. The touchstone of classification within DLI is that investment vehicles in this class may be unique or specially targeted towards the CNMI economy or market. DLI applies only to the General Fund corpus.

DLI refers to investments that are structured or designed to encourage a diversification of investments by MPLT within the CNMI. With DLIs, MPLT seeks to structure or consider investment vehicles which provide minimal rates of market return with attending corollary benefits. Such corollary benefits may include, but are not limited to, economic development; government stabilization or stimulus programs; affordable housing programs; and scholarships. In the DLI class, the MPLT Trustees may allow for a prudent rate of return where the corollary benefits provide an attending quantifiable return to the CNMI community, particularly to persons of Northern Marianas Descent or benefit persons of Northern Marianas Descent.

To be clear, by having DLIs within this IPS MPLT does not warrant nor guarantee that it may favor investments in DLIs over more competitive investment vehicles, but only that MPLT may weigh the attending corollary benefits in determining whether to make such an investment. Expressed more emphatically, MPLT considers DLIs to be a rarely considered exception and every DLI proposal must be compelling as to its mission and purpose and beneficial in its scope and impact to the people of the CNMI. At all times full fiduciary prudence analysis and proper due diligence is required in both program development and shall be conducted on an investment-by-investment basis.

The MPLT Trustees recognize the importance of establishing a competitive risk-adjusted rate of return policy as part of consideration of a DLI. Every DLI proposal under consideration shall, as part of the investment analysis, identify the source of repayment of a fixed income security such as a mortgage; surety bond; promissory note; or other security as primary consideration. Evaluating the credit-rating or the risk of the DLI or its proposer is also necessary. MPLT also anticipates that such DLI’s may not be marketable so that an “illiquidity premium” should be recognized or considered and added to the risk-adjusted rate.

MPLT may require that the risk-adjusted rate may be a floating rate to the appropriate pricing index and adjusted on a quarterly or semi-annual basis. MPLT may also impose a loan origination fee and assess charges for costs of administration at no less than 2% per annum; legal fees; travel/accommodations; and other necessary fees.

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

4. Diversified Local Investments, continued:

The following constitute the basic standards of review for investments by MPLT in DLI's which remain subject to the prudent investment standard and discretion of the MPLT Trustees.

- An opinion of legal counsel in standards of fiduciary care considering the prospective DLI and its terms under the applicable prudent investor standard.
- A thorough review and analysis by MPLT's financial consultant and/or investment manager as to the prospective DLI. The analysis shall examine all economic factors and address any potential or actual conflicts of interest for MPLT or its Trustees. The analysis shall also give primary attention to risk-adjusted market rates of return with particular attention as to whether the DLI involves a significantly greater than prudent financial risk of loss.
- Documentation of a complete submission of a proposed DLI meeting the requirements of a detailed business plan (if applicable).
- Every DLI shall be considered with respect to fiduciary prudence and without regard to political, social, or emotional factors with particular attention to the founding provisions guiding MPLT's creation: to remit interest income on investments to the General Fund.
- Trustees shall formulate and articulate the specific and detailed investment guidelines for investments under any prospective DLI for which MPLT may wish to solicit. Such guidelines shall include the mechanics of the administration of the DLI; the findings as to the social or economic corollary benefits to the CNMI as a whole; and the consistency or adherence with MPLT's mission.
- Each specific DLI may be evaluated against investments of a similar asset class.
- MPLT may require additional conditions or impose additional terms for any DLI under consideration as part of its fiduciary analysis and no DLI may be approved until and unless it meets all the requirements imposed by MPLT.
- The DLI investments will be treated by the Board of Trustees as a US Treasury Security for reporting purposes.

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

4. Diversified Local Investments, continued:

- The DLI investment interest will be established based on risk of the loan holder and all other related risk factors as determined by the Board of Trustees.
- In addition to any other conditions that may be required by the Board of Trustees, investments under the DLI with the CNMI government and/or any CNMI government agencies shall be authorized by law and further guaranteed with the full faith and credit of the CNMI government and MPLT's authority to withhold distributable earnings, as offset of the loan until fully satisfied as authorized by law.

5. International (Developed & Emerging Markets) Equities (*Applicable to Park Fund Only*):

- Equity holdings in any one company may not exceed more than 10% of the International Equity portfolio.
- Investments in any one industry category should not be over-weighted.
- Allocations to any specific country may not be excessive relative to a broadly diversified international equity manager peer group. It is expected that the non-U.S. equity portfolio will have no more than 40% of its mandated style in any one country.
- The manager may enter into foreign exchange contracts on currency, provided that use of such contracts is limited to hedging currency exposure existing within the manager's portfolio. There may be no direct foreign currency speculation or any related investment activity.

6. International (Developed and Emerging Markets) Fixed Income:

- Investments in a registered mutual fund or exchange traded fund ("ETF") may not be held to the same restrictions as set forth below for the respective asset classes. The Trustees instead will evaluate the risk and return merits of each mutual fund or ETF employing research as provided by third party service providers such as Consultant or Morningstar.
- Allocations to any specific country may not be excessive relative to a broadly diversified international fixed income manager peer group. It is expected that the non-U.S. fixed income portfolio will have no more than 40% of its mandated style in any one country.

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

6. International (Developed and Emerging Markets) Fixed Income, continued:

- The manager may enter into foreign exchange contracts on currency, provided that use of such contracts is limited to hedging currency exposure existing within the manager's portfolio. There may be no direct foreign currency speculation or any related investment activity.

7. Cash/Cash Equivalents:

- Cash equivalent reserves may consist of cash instruments having a quality rating of A-1, P-1 or higher. Eurodollar Certificates of Deposits, time deposits, and repurchase agreements are also acceptable investment vehicles.
- Idle cash not invested by the investment managers may be invested daily through an automatic interest-bearing sweep vehicle selected by the manager available and/or managed by the custodian.

8. Real Estate Investment Trusts (REITS) (*Applicable to Park Fund Only*):

- Investments in a registered mutual fund may not be held to the same restrictions as set forth below for the respective asset classes. The Trustees instead will evaluate the risk and return merits of each mutual fund employing research as provided by third party service providers such as Consultant or Morningstar.
- Investments in publicly-traded vehicles can offer the total real estate portfolio greater liquidity over private market opportunities; however, they tend to be more correlated with equities than private real estate investments.
- These investments also offer tactical return opportunities with the potential to achieve higher nominal rates of return at a level of risk equal to or lower than the private markets.
- The maximum equity investment allocable to the public real estate portfolio shall be 10% so as to avoid the composite real estate portfolio becoming unduly correlated with the public equity markets.

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

9. Alternatives:

- Non-Traditional/Alternative Investments are often structured as private investments and are generally formed as limited partnerships or limited liability companies and, in many cases, organized in low or no tax jurisdictions. The managers of these investments generally are allowed to operate with greater flexibility than most traditional investment managers and their compensation usually includes substantial performance incentives.
- Investment in alternatives may be considered by this organization within the context of an overall investment plan. The objective of such investments will be to seek to diversify the portfolio, complementing traditional equity and fixed income investments and improving the overall performance consistency of the portfolio. It is acknowledged that there is no guarantee that this objective will be realized.
- It is acknowledged that these investments are less transparent than traditional investments and that liquidity in such investments is usually significantly limited. Liquidity constraints, including lockup provisions and redemption or withdrawal fees, must be taken into consideration when making allocations to such investments.
- Allowable Strategies: Since alternative investments generally seek to provide diversification by investing in strategies that do not correlate directly with traditional equity and/or fixed income investments, investments strategies may include, but are not limited to, the following:
 - Statistical Arbitrage
 - Distress Securities
 - Bayesian Modeling
 - Merger Arbitrage
 - Momentum Trading
 - Fixed Income Arbitrage
 - Debt/Equity Financing
 - Equity Long/Short
 - Leveraged Buyouts
 - Global Macro
 - Venture Capital
 - Short Selling
 - Mezzanine Debt
 - Commodities and Futures

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

9. Alternatives, continued:

- Equity Market Neutral
 - Structured Credit Products
 - Convertible Arbitrage
 - Infrastructure
 - Convertible Securities
 - Real Estate - Public & Private
- The foregoing allowable strategies may be pursued in any manner including through collective investment vehicles such as hedge funds, funds of hedge funds, private equity (i.e. LBO, Venture, Mezzanine Debt, etc.) funds and funds of funds, real estate funds and funds of funds, commodity pools, and structure credit products equity CDOs.
- Allowable Investments: The above referenced strategies may include, but are not limited to, investments (directly or indirectly) in the following: common and preferred stocks, options, warrants, convertible securities, foreign securities, foreign currencies, commodities, commodity futures, financial futures, derivatives, mortgage-backed and mortgage-related securities, real estate, bonds (both investment-grade and non-investment-grade, including high-yield debt, distressed or other securities) and other assets. Strategies may utilize short-selling and leverage.
- Risk Acknowledgement: The Regents and the Committee acknowledge that:
 - (1) alternative investments can be highly illiquid and may engage in leveraging and other speculative investment practices, which may involve volatility of returns and significant risk of loss, including the potential for loss of the principal invested;
 - (2) that there is no secondary market currently available for interests in most alternative investments and that there may be restrictions imposed by the fund on transferring such interests as stated in the fund's private placement memorandum or prospectus;
 - (3) that investing in alternative investments is only suitable for experienced and sophisticated investors who are willing to bear the high economic risks of the investment and that this organization qualifies as such an investor;
 - (4) that it will carefully review and consider all potential risks before investing including the following specific risks:
 - loss of all or a substantial portion of the investment due to leveraging;
 - short-selling, or other speculative practices;
 - lack of liquidity as there may be no secondary market for the investments;

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

9. Alternatives, continued:

- volatility of returns;
- restrictions on transferring interests in the investments;
- potential lack of diversification and resulting higher risk due to;
- concentration of trading authority when a single advisor is utilized;
- absence of information regarding valuations and pricing;
- less regulation and higher fees than mutual funds;
- investment advisor risk; and
- Private Equity utilizing a Capital Call Structure with a “lock up” period will determine capital gain/growth, at the end of the investment or upon maturity, by the Board of Trustees.

(iii) Asset allocation of the two funds is as follows:

	<u>General Fund</u>			<u>Park Fund</u>		
	<u>Lower</u>	<u>Strategic</u>	<u>Upper</u>	<u>Lower</u>	<u>Strategic</u>	<u>Upper</u>
	<u>Limit</u>	<u>Allocation</u>	<u>Limit</u>	<u>Limit</u>	<u>Allocation</u>	<u>Limit</u>
Domestic Equities:	0%	7%	17%	28%	38%	48%
<i>Dividend Focus</i>						
<i>Large Cap Value</i>					12%	
<i>Large Cap Core</i>					14%	
<i>Large Cap Growth</i>					12%	
Non-US Equities:				0%	6%	16%
Domestic Fixed Income:	45%	55%	65%	21%	31%	41%
<i>Core</i>		31.5%			25%	
<i>Intermediate</i>		6%				
<i>High Yield</i>		17.5%			6%	
Diversified	15%	25%	35%			
Local Investments:						
Alternatives:	3%	13%	23%	15%	25%	35%
<i>US REITS</i>					5%	
<i>Private Real Estate</i>		3%			10%	
<i>Private Equity</i>		3%				
<i>Private Markets</i>					10%	
<i>Private Debt</i>		7%				

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

Rebalancing Policy

The percentage allocation to each asset class may vary as much as approximately 10% depending upon the market conditions.

When necessary and/or available, cash flows will be distributed following the strategic asset allocation of MPLT. If there are no cash flows, the allocation of MPLT will be reviewed quarterly.

If the Trustees judge cash flows to be insufficient in bringing MPLT within the strategic allocation ranges, the Trustees may decide whether to effect transactions so that MPLT would fall within the allocated threshold ranges.

Frequency

In two instances, portfolio rebalancing will be necessary to remain within the target asset allocation ranges:

1. Cash Flow Requirements
2. Significant Market Action

Positive cash flows should be directed to the under-weighted asset class, while negative cash flows (disbursements) should be directed away from the over-weighted asset class. This procedure is likely to be fairly routine and predictable.

Significant Market Action requires immediate action to restore asset allocation. This is neither predictable nor routine.

Liquidity

The Board Consultant may prepare anticipated expenditure requirements for each disbursement period and communicate these disbursement requirements to all affected managers with as much advance notice as possible. It is anticipated that MPLT's fixed income manager will be the initial and main conduit for contributions and disbursements. It is further anticipated that most of all such disbursements will be made from "income" generated from each account.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Investments, continued

Social Responsibility Policy

The Trust demonstrates its concern for preservation of the environment and other social causes through its programs and activities. However, no specific constraint in regard to social causes is to be placed on its investment portfolio at this time. Constraints can be added in the future as deemed advisable by the Trustees.

Notes Receivable and Allowance for Loan Losses

Notes receivable are stated at the amount of unpaid principal, reduced by an allowance for loan losses. The allowance for loan losses is established through a provision for doubtful accounts charged to principal fund. Loans are charged against the allowance for loan losses when management believes that the collection of the principal is unlikely. The allowance is an amount that management believes will be adequate to absorb possible losses on existing loans that may be uncollectible, based on evaluations of the collectability of loans and prior loan loss experience. The evaluations take into consideration such factors as changes in the nature and volume of the loan portfolio, overall portfolio quality, review of specific problem loans and current economic conditions that may affect the borrowers' ability to pay. Write-offs against the allowance are based on the specific identification method.

Management cannot currently determine the effects of the potential foreclosure of collateralized properties associated with the loans. Accordingly, the allowance for loan losses included in the accompanying financial statements excludes the value of the possible recovery of certain loans through foreclosure.

Foreclosed Real Estate

Real estate properties acquired through, or in lieu of, loan foreclosure are to be sold and are initially recorded at fair value at the date of foreclosure less estimated selling costs establishing a new cost basis. Valuations are periodically performed by management and adjustments are made to reflect the real estate at the lower of the carrying amount or fair value less estimated costs to sell. Operating expenses or income, reductions in estimated values, and gains or losses on disposition of such properties are charged to current operations.

Capital Assets

Capital assets are stated at cost. Depreciation is provided over the estimated useful lives of the assets through use of the straight-line method and is charged as a reduction in the investment. Current policy is to capitalize items in excess of \$250.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Retirement Defined Contribution Plan (DC Plan)

On June 16, 2006, Public Law No. 15-13 was enacted which created the DC Plan, a single-employer pension plan and is the single retirement program for all employees whose first time CNMI government employment commences on or after January 1, 2007. Each member of the DC Plan is required to contribute to the member's individual account an amount equal to 10% of the member's compensation. MPLT is required to contribute to each member's individual account an amount equal to 4% of the member's compensation. MPLT's recorded DC contributions for the year ended September 30, 2024 were \$7,781 and which were equal to the required contributions for the year.

Members of the DC Plan, who have completed five years of government service, have a vested balance of 100% of both member and employer contributions plus any earnings thereon.

Net Position

MPLT's net position is classified as follows:

- Net investment in capital assets; capital assets, net of accumulated depreciation.
- Restricted: net position subject to externally imposed stipulations that can be fulfilled by actions pursuant to those stipulations or that expire by the passage of time. MPLT has net position restricted for principal and income.
- Unrestricted: net position that is not subject to externally imposed stipulations. As MPLT considers all assets except investments in capital assets, to be restricted, MPLT does not have unrestricted net position at September 30, 2024.

Operating and Non-Operating Revenue and Expenses

Operating revenue and expenses include all direct and administrative revenue and expenses associated with the investments. Nonoperating revenues and expenses result from capital and noncapital financing activities.

Revenues from DPL are recognized as earned by MPLT when amount is received or expected to be received from DPL, and the amount can be verified by DPL.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Recently Adopted Accounting Pronouncements

In April 2022, GASB issued Statement No. 99, *Omnibus 2022*. The requirements of this Statement enhances comparability in the application of accounting and financial reporting requirements and improves the consistency of authoritative literature. Consistent authoritative literature enables governments and other stakeholders to locate and apply the correct accounting and financial reporting provisions, which improves the consistency with which such provisions are applied more easily. The comparability of financial statements also improves as a result of this Statement. Better consistency and comparability improve the usefulness of information for users of local government financial statements. The adoption of this statement did not have a material effect on the financial statements.

In June 2022, GASB issues Statement No. 100, *Accounting Changes and Error Corrections – An Amendment of GASB Statement No. 62*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent and comparable information for making decisions or assessing accountability. The requirements of this Statement will improve the clarity of the accounting and financial reporting requirements for accounting changes and error corrections, which will result in greater consistency in application in practice. In turn, more understandable, reliable, relevant, consistent, and comparable information will be provided to financial statement users for making decisions or assessing accountability. In addition, the display and note disclosure requirements will result in more consistent, decision useful, understandable, and comprehensive information for users about accounting changes and error corrections. The adoption of this statement did not have a material effect on the financial statements.

Upcoming Accounting Standards

In June 2022, GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The unified recognition and measurement model in this Statement will result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability issues between governments that offer different types of leave. The model also will result in a more robust estimate of the amount of compensated absences that a government will pay or settle, which will enhance the relevance and reliability of information about the liability for compensated absences. GASB Statement No. 101 will be effective for fiscal years ending September 30, 2025.

In December 2023, GASB issued Statement No. 102, *Certain Risk Disclosures*. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints.

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Upcoming Accounting Standards, continued

This Statement defines a concentration as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. GASB Statement No. 102 will be effective for fiscal year ending September 30, 2025.

In April 2024, GASB issued Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve key components of the financial reporting model to enhance the effectiveness of the financial reporting model in providing information that is essential for decision making and assessing a government's accountability and address certain application issues identified through pre-agenda research conducted by the GASB. This Statement establishes new accounting and financial reporting requirements or modifies existing requirements related to management's discussion and analysis (MD&A), unusual or infrequent items, presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position, information about major component units in basic financial statements, budgetary comparison information and financial trends information in the statistical section. GASB Statement No. 103 will be effective for fiscal year ending September 30, 2026.

In September 2024, GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, *Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital as-sets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. This Statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This Statement requires that capital assets held for sale be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate

Marianas Public Land Trust
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Notes to Financial Statements, continued

2. Summary of Significant Accounting Policies, continued

Upcoming Accounting Standards, continued

disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset. GASB Statement No. 104 will be effective for fiscal year ending September 30, 2026.

MPLT is currently evaluating the effects the above upcoming accounting pronouncements might have on its financial statements.

3. Notes Receivable

Note receivable from the CNMI Government, interest at 7.5% per annum, to be fully repaid through the offset of the annual investment income distribution	\$4,486,187
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10-year note receivable from Tinian Shipping Services, Inc. (TSSI), interest at 5% per annum, due on September 1, 2032, with monthly principal and interest payments in the amount of \$14,831. Secured by TSSI' real properties by a mortgage agreement and commercial loan agreement	1,170,215
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Notes receivable (Home Loan Program) from various individuals obtained through a settlement agreement with the Northern Marianas Housing Corporation (NMHC) dated December 31, 2007, interest at 2% (5.5% to 8.5% prior to January 1, 2009) and terms from ten to thirty years	3,468,193
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Note receivable from Adelantun Publickun Luta Enteramente, Incorporated (APLE 501, Inc.), interest at 5% per annum, due on October 18, 2017, with monthly principal and interest payments in the amount of \$1,225, collateralized by a loan portfolio. Proceeds were used to fund an independently administered individual or parent-student loan program. MPLT has ceased future loan commitments and disbursements to APLE 501, Inc.	<u>29,620</u>
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	9,154,215
Less allowance for loan losses	<u>(1,104,154)</u>

8,050,061

Less current portion	<u>(3,455,212)</u>
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Long-term portion	<u>\$4,594,849</u>
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Marianas Public Land Trust
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Notes to Financial Statements, continued

3. Notes Receivable, continued

An analysis of the change in the allowance for loan losses is as follows:

	<u>General Fund</u>	<u>Park Fund</u>	<u>Total</u>
Balance at beginning of year	\$1,107,754	\$ ---	\$1,107,754
Reversal of provision for doubtful accounts	(<u>3,600</u>)	<u>---</u>	(<u>3,600</u>)
Balance at end of year	<u>\$1,104,154</u>	<u>\$ ---</u>	<u>\$1,104,154</u>

4. Capital Assets

A summary of capital assets as of September 30, 2024, is as follows:

	<u>Estimated Useful Lives</u>	<u>Balance at October 1, 2023</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance at September 30, 2024</u>
Capital assets not being depreciated:					
Land		\$309,000	\$ ---	\$ ---	\$309,000
Capital assets being depreciated:					
Building	5 - 10 years	244,496	---	(6,793)	237,703
Furniture, fixtures and equipment	3 - 10 years	202,799	19,758	(43,347)	179,210
Vehicle	3 - 10 years	<u>33,094</u>	<u>---</u>	<u>---</u>	<u>33,094</u>
		480,389	19,758	(50,140)	450,007
Less accumulated depreciation		(416,039)	(12,678)	50,140	(378,577)
Total capital assets being depreciated		<u>64,350</u>	<u>7,080</u>	<u>---</u>	<u>71,430</u>
Total capital assets, net		<u>\$373,350</u>	<u>\$ 7,080</u>	<u>\$ ---</u>	<u>\$380,430</u>

Marianas Public Land Trust
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Notes to Financial Statements, continued

5. Net Position

In accordance with MPLT's accounting policies, gains and losses on investments are allocated to principal. Additionally, a portion of the distribution to the CNMI government is specifically designated as an increase in principal. Movement in principal and interest accounts for the year ended September 30, 2024, is summarized as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
<u>General Fund</u>			
Balance at beginning of year	\$110,098,264	\$ ---	\$110,098,264
Net increase in the fair value of investments	6,108,287	---	6,108,287
Other operating net income	---	9,617,488	9,617,488
Transfers	<u>---</u>	<u>(5,117,488)</u>	<u>(5,117,488)</u>
Balance at end of year	<u>\$116,206,551</u>	<u>\$4,500,000</u>	<u>\$120,706,551</u>
<u>Park Fund</u>			
Balance at beginning of year	\$ 11,049,701	\$ ---	\$ 11,049,701
Net increase in the fair value of investments	2,175,328	---	2,175,328
Other operating net income	---	193,696	193,696
Transfers	<u>---</u>	<u>(170,000)</u>	<u>(170,000)</u>
Balance at end of year	<u>\$ 13,225,029</u>	<u>\$ 23,696</u>	<u>\$ 13,248,725</u>

6. Contributions To/From Primary Government

In accordance with Article XI of the Constitution of the CNMI, MPLT makes distributions to the CNMI general fund from investment income. During the year ended September 30, 2024, MPLT recorded \$5,117,488 of distributions to the CNMI general fund, which was offset against payments on a note receivable from the CNMI Government.

In accordance with Article VIII, Section 803(e) of the Covenant, MPLT makes operating transfers out for the development and maintenance of the American Memorial Park. During the year ended September 30, 2024, MPLT recorded \$170,000 for transfers out for this purpose.

7. Risk Management

MPLT is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. MPLT has elected to purchase commercial insurance from independent third parties for the risks of losses to which it is exposed with respect to the use of motor vehicles. Settled claims have not exceeded this commercial insurance coverage during the past three years.

Marianas Public Land Trust
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Notes to Financial Statements, continued

8. Commitment

In accordance with the addendum of memorandum of agreement between the CNMI and the U.S. Department of the Interior for development and management of the American Memorial Park, MPLT is obligated to contribute \$100,000 annually, to the extent of available income, for development and maintenance of the American Memorial Park.

On April 29, 2024, MPLT entered into a Line of Credit Agreement with CNMI pursuant to Public Law 23-12 and MPLT Resolution 24-001. The agreement provides for a revolving line of credit of \$15,000,000 to the CNMI Government for interim bridge financing of capital improvement projects funded by the U.S. Economic Development Administration (EDA).

As of September 30, 2024, no drawdowns had been made under this agreement. MPLT monitors compliance with the agreement, including the establishment of an EDA Reimbursement Sweep Account and timely remittance of reimbursements.

9. Contingencies

In accordance with the Settlement Agreement with NMHC, MPLT guarantees Service Released Loans that were issued by financial institutions. At September 30, 2024, MPLT was contingently liable to these institutions for \$128,198.

Investment performance is dependent on various economic factors which may negatively impact the fair value and earnings of MPLT's investments.

10. Prior Period Adjustment

After issuance of the 2023 financial statements, management of MPLT determined that accounts payable was overstated by \$17,300. Accordingly, beginning net position has been restated as follows:

Net position at beginning of year, as previously reported	\$121,130,665
Overstatement of accounts payable	<u>17,300</u>
Net position, at beginning of year, as restated	<u>\$121,147,965</u>

11. Subsequent Events

On September 29, 2025, MPLT adopted Resolution 25-001 approving a conditional loan agreement with CNMI Government in the principal amount of \$29,000,000. The loan is intended to fund CNMI's minimum annual payment obligation to the NMI Settlement Fund for Fiscal Year 2026.

Marianas Public Land Trust
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Notes to Financial Statements, continued

11. Subsequent Events, continued

While the resolution and Public Law 24-13 authorize the loan, the agreement remains subject to several conditions precedent, including:

- Legislative or executive authorization for a margin account transaction.
- Remittance of approximately \$7 million in reserve funds from the Department of Public Lands.
- Legal prohibition on future reserves and minimum annual remittance requirements.

As of the date of this report, these conditions have not yet been fully satisfied. Accordingly, the loan agreement is not yet fully enforceable, and no disbursements have been made. MPLT will monitor the fulfillment of these conditions before proceeding with any loan funding. This event does not affect the financial position as of September 30, 2024, but is disclosed due to its material nature and potential impact on future operations and investment strategy.

Supplementary Information

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Combining Statement of Net Position

September 30, 2024

	General Fund	Park Fund	Eliminations	Total
Assets				
Current assets:				
Cash and cash equivalents	\$ 4,175,621	\$ 148,766	\$ ---	\$ 4,324,387
Receivables:				
Notes, current portion	3,455,212	---	---	3,455,212
Accrued income	995,739	45,986	---	1,041,725
Other	28,795	---	---	28,795
Due from other funds	18,390	---	(18,390)	---
Due from brokers	108,334	92,878	---	201,212
Prepaid expenses	10,326	---	---	10,326
Total current assets	<u>8,792,417</u>	<u>287,630</u>	<u>(18,390)</u>	<u>9,061,657</u>
Other assets:				
Investments	<u>107,108,117</u>	<u>13,069,244</u>	<u>---</u>	<u>120,177,361</u>
Total other assets	<u>107,108,117</u>	<u>13,069,244</u>	<u>---</u>	<u>120,177,361</u>
Noncurrent assets:				
Notes receivable, net of current portion and allowance for loan losses	4,594,849	---	---	4,594,849
Depreciable capital assets, net of accumulated depreciation	71,430	---	---	71,430
Nondepreciable capital assets	<u>309,000</u>	<u>---</u>	<u>---</u>	<u>309,000</u>
Total noncurrent assets	<u>4,975,279</u>	<u>---</u>	<u>---</u>	<u>4,975,279</u>
	<u>\$ 120,875,813</u>	<u>\$ 13,356,874</u>	<u>\$ (18,390)</u>	<u>\$ 134,214,297</u>
Liabilities				
Current liabilities:				
Accounts payable	\$ 81,928	\$ ---	\$ ---	\$ 81,928
Due to other funds	---	18,390	(18,390)	---
Due to brokers	79,042	89,759	---	168,801
Accrued expenses	<u>8,292</u>	<u>---</u>	<u>---</u>	<u>8,292</u>
Total liabilities	<u>169,262</u>	<u>108,149</u>	<u>(18,390)</u>	<u>259,021</u>
Net position				
Net investment in capital assets	380,430	---	---	380,430
Restricted	<u>120,326,121</u>	<u>13,248,725</u>	<u>---</u>	<u>133,574,846</u>
Total net position	<u>120,706,551</u>	<u>13,248,725</u>	<u>---</u>	<u>133,955,276</u>
	<u>\$ 120,875,813</u>	<u>\$ 13,356,874</u>	<u>\$ (18,390)</u>	<u>\$ 134,214,297</u>

Marianas Public Land Trust
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Combining Statement of Revenues, Expenses and Changes in Net Position

Year ended September 30, 2024

	General Fund	Park Fund	Eliminations	Total
Operating revenues:				
Net increase in fair value of investments	\$ 6,108,287	\$ 2,175,328	\$ ---	\$ 8,283,615
Department of Public Lands	4,500,000	---	---	4,500,000
Investment income, net	5,368,446	327,144	---	5,695,590
Interest income from notes receivable	799,992	---	---	799,992
Other	25	---	---	25
Total operating revenues, net	<u>16,776,750</u>	<u>2,502,472</u>	<u>---</u>	<u>19,279,222</u>
Operating expenses:				
Salaries and benefits	260,758	26,450	---	287,208
Money manager fees	142,289	42,899	---	185,188
Miscellaneous expense	166,766	16,695	---	183,461
Consultancy fees	125,722	18,634	---	144,356
Professional fees	76,620	3,756	---	80,376
Office supplies	67,035	7,410	---	74,445
Contract services	62,812	6,288	---	69,100
Loan administration fees	66,117	---	---	66,117
Trustees' expenses	37,199	8,301	---	45,500
Audit fees	19,562	1,958	---	21,520
Depreciation	12,678	---	---	12,678
Rent and utilities	10,561	1,057	---	11,618
Repairs and maintenance	2,856	---	---	2,856
Total operating expenses	<u>1,050,975</u>	<u>133,448</u>	<u>---</u>	<u>1,184,423</u>
Operating income	<u>15,725,775</u>	<u>2,369,024</u>	<u>---</u>	<u>18,094,799</u>
Other nonoperating expenses:				
Net distribution to the CNMI General Fund/American Memorial Park	(5,117,488)	(170,000)	---	(5,287,488)
Total nonoperating expenses	<u>(5,117,488)</u>	<u>(170,000)</u>	<u>---</u>	<u>(5,287,488)</u>
Change in net position	<u>10,608,287</u>	<u>2,199,024</u>	<u>---</u>	<u>12,807,311</u>
Net position at beginning of year, restated	<u>110,098,264</u>	<u>11,049,701</u>	<u>---</u>	<u>121,147,965</u>
Net position at end of year	<u>\$ 120,706,551</u>	<u>\$ 13,248,725</u>	<u>\$ ---</u>	<u>\$ 133,955,276</u>

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Combining Statement of Cash Flows

Year ended September 30, 2024

	General Fund	Park Fund	Eliminations	Total
Cash flows from operating activities:				
Cash received from operations	\$ 10,014,788	\$ 357,094	\$(8,214)	\$ 10,363,668
Cash payments to suppliers for goods and services	(930,413)	(558,959)	8,214	(1,481,158)
Net cash provided (used) by operating activities	<u>9,084,375</u>	<u>(201,865)</u>	<u>---</u>	<u>8,882,510</u>
Cash flows from capital and related financing activity -				
Acquisition of capital assets	(19,758)	---	---	(19,758)
Net cash used for capital and related financing activity	<u>(19,758)</u>	<u>---</u>	<u>---</u>	<u>(19,758)</u>
Cash flows from noncapital financing activity -				
Net operating transfers out	---	(170,000)	---	(170,000)
Net cash used for noncapital financing activity	<u>---</u>	<u>(170,000)</u>	<u>---</u>	<u>(170,000)</u>
Cash flows from investing activities:				
Net decrease in notes receivable	508,170	---	---	508,170
Net increase in investments	(43,917,221)	(1,001,832)	---	(44,919,053)
Net cash used for investing activities	<u>(43,409,051)</u>	<u>(1,001,832)</u>	<u>---</u>	<u>(44,410,883)</u>
Net decrease in cash and cash equivalents	(34,344,434)	(1,373,697)	---	(35,718,131)
Cash and cash equivalents at beginning of year	<u>38,520,055</u>	<u>1,522,463</u>	<u>---</u>	<u>40,042,518</u>
Cash and cash equivalents at end of year	<u>\$ 4,175,621</u>	<u>\$ 148,766</u>	<u>\$ ---</u>	<u>\$ 4,324,387</u>
Reconciliation of operating income to net cash provided (used) by operating activities:				
Operating income	\$ 15,725,775	\$ 2,369,024	\$ ---	\$ 18,094,799
Adjustments to reconcile operating income to net cash provided (used) by operating activities:				
Net increase in fair value of investments	(6,108,287)	(2,175,328)	---	(8,283,615)
Noncash interest income	(671,731)	---	---	(671,731)
Depreciation	12,678	---	---	12,678
(Increase) decrease in assets:				
Receivable - accrued income	(683,045)	(17,055)	---	(700,100)
Other receivable	54,000	---	---	54,000
Due from other funds	8,214	---	(8,214)	---
Due from brokers	638,887	47,005	---	685,892
Prepaid expense	(7,636)	---	---	(7,636)
Decrease in liabilities:				
Accounts payable	32,368	---	---	32,368
Due to other funds	---	(8,214)	8,214	---
Due to brokers	79,042	(417,297)	---	(338,255)
Accrued expenses	<u>4,110</u>	<u>---</u>	<u>---</u>	<u>4,110</u>
Net cash provided by operating activities	<u>\$ 9,084,375</u>	<u>\$(201,865)</u>	<u>\$ ---</u>	<u>\$ 8,882,510</u>
Supplemental schedule of noncash operating, financing and investing activities:				
MPLT applied \$5,117,488 of the required income distribution to the CNMI General Fund for the year ended September 30, 2024 as a repayment of the CNMI's note receivable and related interest.				
Decrease in notes receivable	\$(4,445,757)	\$ ---	\$ ---	\$(4,445,757)
Increase in interest income	(671,731)	---	---	(671,731)
Increase in net contribution	<u>5,117,488</u>	<u>---</u>	<u>---</u>	<u>5,117,488</u>
	<u>\$ ---</u>	<u>\$ ---</u>	<u>\$ ---</u>	<u>\$ ---</u>

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – General Fund

September 30, 2024

Equities	<u>Cost</u>	<u>Fair Value</u>
Domestic Common Stock		
ABBVIE ORD	\$ 235,378	\$ 333,149
ARES MANAGEMENT CL A ORD	202,480	285,343
BROADCOM ORD	235,179	424,350
CME GROUP CL A ORD	260,110	265,442
COMCAST CL A ORD	187,300	186,002
CONOCOPHILLIPS ORD	293,099	267,201
CUMMINS ORD	191,610	276,193
DARDEN RESTAURANTS ORD	200,694	199,910
ENTERPRISE PRODUCTS PARTNERS	262,739	287,257
EXTRA SPACE STORAGE REIT ORD	200,772	227,400
GENUINE PARTS ORD	130,349	131,160
HOME DEPOT ORD	182,703	234,206
JOHNSON & JOHNSON ORD	246,344	261,889
KEURIG DR PEPPER ORD	175,835	200,181
LAMAR ADVERTISING CL A REIT	206,814	278,289
MORGAN STANLEY ORD	182,354	247,883
OLD REPUBLIC INTERNATIONAL ORD	239,299	293,915
PAYCHEX ORD	221,131	249,191
PROCTER & GAMBLE ORD	243,266	275,561
PUBLIC SERVICE ENTERPRISE GROUP	254,895	355,591
SNAP ON ORD	212,040	225,974
TARGET ORD	187,044	218,360
TEXAS INSTRUMENTS ORD	201,259	269,161
UNILEVER ADR REP 1 ORD	207,231	280,822
WATSCO ORD	193,190	249,875
Subtotal - Hamlin	<u>5,353,115</u>	<u>6,524,305</u>
ABBVIE ORD	54,123	62,206
ADOBE ORD	21,351	23,300
ADVANCED MICRO DEVICES ORD	16,516	19,690
ALLSTATE ORD	67,850	72,067
ALPHABET CL A ORD	157,292	163,362
AMAZON COM ORD	160,943	166,765
AMERICAN EXPRESS ORD	61,656	70,512
AMERICAN TOWER REIT	30,195	36,047
AMGEN ORD	23,216	25,777
APPLE ORD	183,500	249,310
BOSTON SCIENTIFIC ORD	47,413	57,822
BROADCOM INC.	63,000	84,870
CATERPILLAR ORD	16,894	16,818
CHARLES SCHWAB ORD	16,872	14,582
CHIPOTLE MEXICAN GRILL ORD	31,216	32,843
CIGNA ORD	54,650	53,698
COCA-COLA ORD	60,444	68,986
CONOCOPHILLIPS ORD	30,505	24,741
CONSTELLATION ENERGY ORD	33,120	44,203
COSTCO WHOLESALE ORD	50,594	62,056
CROWDSTRIKE HOLDINGS CL A ORD	34,433	30,852
DATADOG CL A ORD	13,624	13,807
DUPONT DE NEMOURS ORD	16,781	17,822

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – General Fund, continued

Equities, continued	Cost	Fair Value
Domestic Common Stock, continued		
EATON ORD	\$ 26,909	\$ 28,504
ELI LILLY ORD	68,581	81,506
EXXON MOBIL ORD	64,679	62,713
GE VERNOVA ORD	16,727	20,398
GOLDMAN SACHS GROUP ORD	77,945	86,644
HOME DEPOT ORD	45,108	52,676
JPMORGAN CHASE ORD	91,034	100,159
KKR AND CO ORD	47,971	56,802
MARTIN MARIETTA MATERIALS ORD	26,783	24,221
MCDONALD'S ORD	24,911	27,406
MCKESSON ORD	30,232	27,193
MERCK & CO ORD	28,568	25,551
META PLATFORMS CL A ORD	79,458	91,590
MICRON TECHNOLOGY ORD	23,633	21,779
MICROSOFT ORD	232,172	245,271
MORGAN STANLEY ORD	36,740	39,611
NETFLIX ORD	46,126	57,451
NVIDIA ORD	171,057	245,916
ORACLE ORD	17,970	19,596
PALO ALTO NETWORKS ORD	32,278	37,598
RTX ORD	54,871	64,821
SERVICENOW ORD	29,701	35,776
SHERWIN WILLIAMS ORD	16,647	17,175
T MOBILE US ORD	49,992	60,876
TARGET ORD	45,583	43,641
TESLA ORD	33,782	37,936
UBER TECHNOLOGIES ORD	41,984	46,223
UNITED RENTAL ORD	47,173	56,681
UNITEDHEALTH GRP ORD	68,059	81,855
US BANCORP ORD	16,784	16,920
VERIZON COMMUNICATIONS ORD	16,253	16,841
VERTEX PHARMACEUTICALS ORD	32,440	37,206
VERTIV HOLDINGS CL A ORD	17,424	19,898
WALMART ORD	49,007	67,023
Subtotal - Atalanta Sosnoff	<u>2,954,770</u>	<u>3,367,593</u>
Total Domestic Common Stock	<u>8,307,885</u>	<u>9,891,898</u>
Mutual Funds		
PIA HIGH YLD MACS	<u>1,584,598</u>	<u>1,615,895</u>
Subtotal - Pacific Income	<u>1,584,598</u>	<u>1,615,895</u>
Total Mutual Funds	<u>1,584,598</u>	<u>1,615,895</u>
Total Equities	<u>9,892,483</u>	<u>11,507,793</u>

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – General Fund, continued

Fixed Income Securities

Hold to Maturity Corporate Bonds

	Cost	Fair Value
ABBVIE INC @ 4.850%, due 06/15/2044	\$ 1,287,678	\$ 1,294,660
ANHEUSER-BUSCH COMPANIES LLC @ 6.450%, due 09/01/2037	1,206,205	1,267,409
BANK OF AMERICA CORP @ 5.875%, due 02/07/2042	1,367,400	1,397,213
BHP BILLITON FINANCE (USA) LTD @ 4.125%, due 02/24/2042	978,772	1,008,850
BURLINGTON NORTHERN SANTA FE @ 5.150%, due 03/01/2043	2,363,333	2,480,760
BURLINGTON RESOURCES LLC @ 5.950%, due 10/15/2036	792,698	821,903
CHUBB INA HOLDINGS LLC @ 6.500%, due 05/15/2038	1,161,320	1,172,090
INTEL CORP @ 4.800%, due 10/01/2041	982,210	908,330
JPMORGAN CHASE & CO @ 5.600%, due 07/15/2041	1,081,060	1,086,660
LOCKHEED MARTIN CORP @ 4.750%, due 11/15/2033	985,200	1,025,690
TARGET CORP @ 6.500%, due 10/15/2037	1,813,308	1,903,060
UNITEDHEALTH GROUP INC @ 4.625%, due 07/15/2035	1,827,962	1,900,492
WYETH LLC @ 6.000%, due 02/15/2036	1,600,590	1,678,470
Subtotal - Hold to Maturity	17,447,736	17,945,587

Corporate Bonds

ALGOMA STEEL INC @ 9.125%, due 04/15/2029	347,900	364,411
ALLEGHENY LUDLUM LLC @ 6.950%, due 12/15/2025	255,428	241,406
ALTA EQUIPMENT GROUP INC @ 9.000%, due 06/01/2029	352,350	322,369
BLH ESCROW 1 LLC @ 11.000%, due 01/31/2030	351,450	301,768
BRAND INDUSTRIAL SERVICES INC @ 10.375%, due 08/01/2026	319,025	335,176
BURFORD CAPITAL GLOBAL FINANCE @ 9.250%, due 07/01/2026	318,459	342,200
CALDERYS FINANCING LLC @ 11.250%, due 06/01/2025	287,639	303,155
CARPENTER TECHNOLOGY CORP @ 7.625%, due 03/15/2025	245,000	256,532
CHAMPIONS FINANCING INC @ 8.750%, due 02/15/2029	344,250	346,307
COMPASS MINERALS INTERNATIONAL @ 6.750%, due 12/01/2027	331,200	343,341
CONDUENT BUSINESS SERVICES LLC @ 6.000%, due 11/01/2029	332,938	337,218
CONSENSUS CLOUD SOLUTIONS INC @ 6.500%, due 10/15/2028	342,650	384,900
ECO MATERIAL TECHNOLOGIES INC @ 7.875%, due 01/31/2027	321,450	335,390
ENERFLEX LTD @ 9.000%, due 10/15/2027	323,006	355,905
FERRELLGAS LP @ 5.875%, due 04/01/2029	234,500	262,021
FIRST STUDENT BIDCO INC @ 4.000%, due 07/31/2029	245,843	275,848
GLATFELTER CORP @ 4.750%, due 11/15/2029	345,920	359,292
GLOBAL PARTNERS LP @ 7.000%, due 08/01/2027	243,628	252,694
GPD COMPANIES INC @ 10.125%, due 04/01/2026	329,811	330,214
GRAFTECH GLOBAL ENTERPRISES INC @ 9.875%, due 12/15/2028	367,591	320,396
GRIFFON CORP @ 5.750%, due 03/01/2028	284,248	266,601
ION TRADING TECHNOLOGIES SARL @ 5.750%, due 05/15/2028	323,950	355,129
IRIS HOLDINGS INC @ 8.750%, due 02/15/2026	364,438	371,024
ITT HOLDINGS LLC @ 6.500%, due 08/01/2029	323,273	355,256
KEDRION SPA @ 6.500%, due 09/01/2029	313,438	346,750
KEHE DISTRIBUTORS LLC @ 9.000%, due 02/15/2029	341,281	348,370
LABL INC @ 9.500%, due 11/01/2028	324,379	342,015
MARTIN MIDSTREAM PARTNERS LP @ 11.500%, due 02/15/2028	310,719	350,111
MATIV HOLDINGS INC @ 6.875%, due 10/07/2024	308,344	344,845
MERCER INTERNATIONAL INC @ 5.125%, due 02/01/2029	355,437	335,296
MODIVCARE ESCROW ISSUER INC @ 5.000%, due 10/01/2029	320,185	269,011
NESCO HOLDINGS II INC @ 5.500%, due 04/15/2029	336,256	336,450
NGL ENERGY OPERATING LLC @ 8.375%, due 02/15/2032	334,999	345,237
PITNEY BOWES INC @ 6.875%, due 03/15/2027	285,838	364,761

Marianas Public Land Trust
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Schedule of Investments – General Fund, continued

September 30, 2024

Fixed Income Securities, continued

Corporate Bonds, continued

	Cost	Fair Value
PROG HOLDINGS INC @ 6.000%, due 11/15/2029	\$ 322,825	\$ 365,005
RAILWORKS HOLDINGS LP @ 8.250%, due 11/15/2028	312,233	342,380
RAIN CARBON INC @ 12.250%, due 03/01/2026	327,131	345,632
RAND PARENT LLC @ 8.500%, due 02/15/2030	313,012	346,745
ROCKET SOFTWARE INC @ 6.500%, due 02/15/2029	332,500	380,644
RR DONNELLEY & SONS CO @ 9.500%, due 08/01/2029	346,063	352,979
SCOTTS MIRACLE-GRO CO @ 4.000%, due 04/01/2031	200,585	219,878
SIMMONS FOODS INC @ 4.625%, due 03/01/2029	317,263	370,016
SK INVICTUS INTERMEDIATE II SARL @ 5.000%, due 10/30/2029	246,450	297,603
SOLARIS MIDSTREAM HOLDINGS LLC @ 7.625%, due 04/01/2026	245,069	253,907
SUMMIT MIDSTREAM HOLDINGS LLC @ 9.500%, due 10/15/2024	326,360	335,298
SUNCOKE ENERGY INC @ 4.875%, due 06/30/2029	311,050	330,946
TKC HOLDINGS INC @ 6.875%, due 05/15/2028	320,400	355,655
TMS INTERNATIONAL CORP @ 6.250%, due 04/15/2029	319,706	361,859
UNIVISION COMMUNICATIONS INC @ 4.500%, due 05/01/2029	248,306	254,596
URBAN ONE INC @ 7.375%, due 02/01/2028	334,225	274,292
VECTOR GROUP LTD @ 5.750%, due 02/01/2029	244,300	283,777
VENTURE GLOBAL LNG INC @ 8.125%, due 06/01/2025	325,874	344,031
VERDE PURCHASER LLC @ 10.500%, due 11/30/2026	326,000	353,788
VICI PROPERTIES 2 LP @ 4.500%, due 01/15/2028	275,727	256,100
VISTAJET MALTA FINANCE PLC @ 6.375%, due 02/01/2030	368,828	412,387
VT TOPCO INC @ 8.500%, due 08/15/2026	308,731	325,423
WASH MULTIFAMILY ACQUISITION INC @ 5.750%, due 04/15/2026	326,888	343,123
WELLTEC INTERNATIONAL APS @ 8.250%, due 11/01/2024	238,643	240,708
WINDSOR HOLDINGS III LLC @ 8.500%, due 06/15/2026	250,110	269,559
XEROX HOLDINGS CORP @ 8.875%, due 11/30/2029	355,509	357,553
Subtotal - Pacific Income	18,610,611	19,475,283
ALEXANDRIA REAL ESTATE EQUITIES @ 3.550%, due 03/15/2052	13,568	14,666
APPALACHIAN POWER CO @ 4.500%, due 03/01/2049	80,175	87,282
ARIZONA PUBLIC SERVICE CO @ 2.650%, due 09/15/2050	8,907	9,423
AT&T INC @ 3.650%, due 09/15/2059	73,017	77,131
BAT CAPITAL CORP @ 4.540%, due 08/15/2047	84,290	92,914
CHARTER COMMUNICATIONS @ 6.550%, due 06/01/2034	70,182	72,812
CITIGROUP INC @ 1.281%, due 11/03/2025	9,725	9,961
COX COMMUNICATIONS INC @ 5.950%, due 09/01/2054	140,037	140,806
DELL INTERNATIONAL LLC @ 3.450%, due 12/15/2051	3,480	3,663
DTE ENERGY CO @ 1.050%, due 06/01/2025	37,993	39,037
DUKE ENERGY CAROLINAS LLC @ 6.050%, due 04/15/2038	92,538	97,874
DUKE ENERGY CORP @ 5.800%, due 06/15/2054	45,112	47,503
DUKE ENERGY PROGRESS LLC @ 4.150%, due 12/01/2044	37,117	39,501
EIDP INC @ 1.700%, due 07/15/2025	19,101	19,555
ENBRIDGE INC @ 7.200%, due 06/27/2054	190,000	197,677
ENERGY TRANSFER LP @ 6.000%, due 06/15/2048	96,754	100,678
ENTERGY ARKANSAS LLC @ 3.350%, due 06/15/2052	10,334	11,000
ENTERGY CORP @ 2.800%, due 06/15/2030	8,728	9,136
ENTERGY LOUISIANA LLC @ 4.000%, due 03/15/2033	72,064	76,194
ENTERPRISE PRODUCTS OPERATING @ 4.950%, due 02/15/2035	20,422	20,310
FAIRFAX FINANCIAL HOLDINGS LTD @ 6.350%, due 03/22/2054	65,795	69,466
FLORIDA POWER & LIGHT CO @ 3.950%, due 03/01/2048	12,198	12,887
JPMORGAN CHASE & CO @ 1.561%, due 12/10/2025	14,577	14,886
KENTUCKY UTILITIES CO @ 3.300%, due 06/01/2050	13,924	14,655
KINDER MORGAN ENERGY PARTNERS @ 5.400%, due 09/01/2044	9,273	9,670
MARKEL GROUP INC @ 3.450%, due 05/07/2052	82,304	84,618
MIDAMERICAN ENERGY CO @ 3.650%, due 08/01/2048	15,289	16,077

Marianas Public Land Trust
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Schedule of Investments – General Fund, continued

Fixed Income Securities, continued	Cost	Fair Value
Corporate Bonds, continued		
MORGAN STANLEY @ 2.484%, due 09/16/2036	\$ 48,883	\$ 50,840
NATIONAL FUEL GAS CO @ 2.950%, due 03/01/2031	37,804	39,719
NATIONAL GRID PLC @ 5.809%, due 06/12/2033	117,335	122,985
NATIONAL RURAL UTILITIES @ 1.000%, due 10/18/2024	44,621	45,285
PACIFIC GAS AND ELECTRIC CO @ 5.550%, due 05/15/2029	20,168	20,775
PACIFICORP @ 5.500%, due 05/15/2054	142,878	150,682
PUBLIC SERVICE ENTERPRISE GROUP @ 5.450%, due 04/01/2034	15,662	15,623
REYNOLDS AMERICAN INC @ 5.700%, due 08/15/2035	97,916	104,186
ROGERS COMMUNICATIONS INC @ 4.300%, due 02/15/2048	52,441	54,562
SEMPRA @ 3.300%, due 04/01/2025	39,142	39,656
STATE STREET CORP @ 2.354%, due 11/01/2025	29,429	29,923
VISTRA OPERATIONS COMPANY LLC @ 5.125%, due 05/13/2025	49,595	49,894
WHIRLPOOL CORP @ 5.150%, due 03/01/2043	53,471	55,832
Subtotal - Barrow Hanley	2,076,249	2,169,344
 BANK OF AMERICA CORP @ 3.974%, due 02/07/2030	 95,054	 98,259
WALT DISNEY CO @ 3.800%, due 03/22/2030	114,570	118,061
INTERNATIONAL BUSINESS MACHINES @ 3.500%, due 05/15/2029	146,032	150,647
COMCAST CORP @ 3.400%, due 04/01/2030	120,487	124,717
FLORIDA POWER & LIGHT CO @ 5.000%, due 05/01/2034	149,942	156,302
Subtotal - Garcia Hamilton	626,085	647,986
Total Corporate Bonds	21,312,945	22,292,613
 Asset-backed securities		
HAROT 2023-2 A3 @ 4.930%, due 11/15/2027	49,875	50,393
DUK A A2 @ 2.387%, due 07/01/2039	80,376	84,493
JDOT 2022 A3 @ 0.360%, due 09/15/2026	64,567	65,317
CARMX 2024-2 A3 @ 5.500%, due 01/16/2029	74,997	77,066
CNH 2024-B A2A @ 5.420%, due 10/15/2027	19,998	20,169
MBALT 2024-A A2A @ 5.440%, due 02/16/2027	34,997	35,284
AMCAR 2024-1 A2A @ 5.750%, due 02/18/2028	104,996	105,539
JDOT 2024-B A2A @ 5.420%, due 05/17/2027	104,994	105,870
GMALT 2024-1 A3 @ 5.090%, due 03/22/2027	54,661	55,551
MBALT 2024-B A3 @ 4.230%, due 02/15/2028	94,984	94,881
Subtotal - Asset backed (Barrow Hanley)	684,445	694,563
 FH RC1888 @ 2.000%, due 03/01/2036	 120,875	 125,032
FH RB5170 @ 4.000%, due 06/01/2042	72,311	75,411
FH QK1511 @ 3.500%, due 05/01/2042	48,654	50,980
FH RB5126 @ 2.500%, due 09/01/2041	120,565	127,241
FH SD1836 @ 2.000%, due 02/01/2052	145,357	153,037
FH RJ1265 @ 5.500%, due 04/01/2054	138,691	141,561
FH SD5223 @ 6.000%, due 04/01/2054	73,159	75,263
FH SD6260 @ 5.000%, due 09/01/2054	95,090	94,636
FH SD5092 @ 5.000%, due 08/01/2053	124,008	123,031
Subtotal - Barrow Hanley (FHLMC)	938,710	966,192
 FN FS5044 @ 4.500%, due 06/01/2053	 137,222	 143,202
FN FS3159 @ 4.500%, due 10/01/2052	140,284	145,818
FN BV9960 @ 4.000%, due 06/01/2052	144,112	150,080
FN CA5991 @ 2.500%, due 06/01/2050	125,863	131,919
FN FS1807 @ 3.500%, due 07/01/2051	71,250	74,498
FN FS4075 @ 5.000%, due 04/01/2053	104,089	106,717
FN BU1322 @ 2.500%, due 02/01/2052	126,012	132,182

Marianas Public Land Trust
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Schedule of Investments – General Fund, continued

Fixed Income Securities, continued

Asset-backed Securities, continued

	Cost	Fair Value
FN CB3878 @ 5.000%, due 06/01/2052	\$ 106,523	\$ 109,673
FN MA4841 @ 5.000%, due 11/01/2052	107,610	110,484
FN CB7980 @ 5.500%, due 02/01/2054	123,535	126,303
FN FM4053 @ 2.500%, due 08/01/2050	120,703	126,491
FN FM6550 @ 2.000%, due 03/01/2051	147,336	155,409
FN CA4569 @ 4.000%, due 11/01/2049	145,741	151,869
FN FS6787 @ 6.000%, due 01/01/2054	202,996	206,067
FN CB0855 @ 3.000%, due 06/01/2051	153,823	161,141
FN CA6951 @ 2.500%, due 09/01/2050	124,714	130,444
FN DA2948 @ 5.500%, due 10/01/2053	126,911	129,257
FN CB3486 @ 3.500%, due 05/01/2052	73,513	76,618
FN FM6943 @ 2.000%, due 04/01/2051	147,064	154,930
FN FM9765 @ 3.000%, due 11/01/2051	165,592	172,617
FN FM7708 @ 3.500%, due 06/01/2051	72,804	75,892
FN CB1384 @ 2.500%, due 08/01/2051	64,001	66,469
FEDERAL NATIONAL MORTGAGE @ 6.500%, due 06/01/2054	15,226	15,428
Subtotal - Barrow Hanley (FNMA)	2,746,924	2,853,508
G2 MA8943 @ 3.000%, due 06/20/2053	192,902	198,847
G2 MA8268 @ 4.500%, due 09/20/2052	71,670	73,643
G2 MA9017 @ 5.500%, due 07/20/2053	97,097	98,159
G2 MA7705 @ 2.500%, due 11/20/2051	107,235	110,923
G2 MA7829 @ 3.500%, due 01/20/2052	47,895	49,436
G2 MA7939 @ 4.000%, due 03/20/2052	37,818	39,014
G2 MA8800 @ 5.000%, due 04/20/2053	121,631	124,131
G2 MA7939 @ 4.000%, due 03/20/2052	18,903	19,507
G2 MA7987 @ 2.500%, due 04/20/2052	109,464	113,330
G2 MA8874 @ 3.000%, due 05/20/2053	77,348	76,382
NRTH 24PARK A @ 6.967%, due 03/15/2039	99,875	100,045
Subtotal - Barrow Hanley (GNMA)	981,838	1,003,417
FH SD8235 @ 3.000%, due 07/01/2052	379,503	394,621
FH SD2238 @ 4.000%, due 02/01/2053	335,081	347,216
FH SD8244 @ 4.000%, due 08/01/2052	345,171	357,652
FH RB5001 @ 3.500%, due 07/01/2039	216,773	224,856
FH SD8237 @ 4.000%, due 08/01/2052	372,843	386,132
FH SD8265 @ 4.000%, due 11/01/2052	241,116	249,175
Subtotal - Garcia Hamilton (FHLMC)	1,890,487	1,959,652
FN MA4783 @ 4.000%, due 10/01/2052	107,678	111,591
FN BV2634 @ 4.000%, due 07/01/2052	375,941	389,476
FN MA4599 @ 3.000%, due 05/01/2052	378,416	393,539
FN MA4803 @ 3.500%, due 11/01/2052	127,458	132,342
FN MA4730 @ 3.000%, due 09/01/2052	124,498	134,011
FN MA4699 @ 3.500%, due 08/01/2052	247,899	264,970
Subtotal - Garcia Hamilton (FNMA)	1,361,890	1,425,929
Total Asset-backed Securities	8,604,294	8,903,261

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Schedule of Investments – General Fund, continued

Fixed Income Securities, continued	<u>Cost</u>	<u>Fair Value</u>
Agency Bonds		
TENNESSEE VALLEY AUTHORITY @ 3.500%, due 12/15/2042	\$ 824,390	\$ 876,230
TENNESSEE VALLEY AUTHORITY @ 5.250%, due 09/15/2039	2,858,236	2,993,073
TENNESSEE VALLEY AUTHORITY @ 6.150%, due 01/15/2038	1,145,660	1,188,980
TENNESSEE VALLEY AUTHORITY @ 4.875%, due 01/15/2048	2,007,610	2,085,540
TENNESSEE VALLEY AUTHORITY @ 5.880%, due 04/01/2036	1,107,070	1,157,090
Subtotal - Agency Bonds	<u>7,942,966</u>	<u>8,300,913</u>
Total Agency Bonds	<u>7,942,966</u>	<u>8,300,913</u>
Government Bonds		
United States Treasury @ 4.625%, due 02/15/2040	2,052,813	2,148,280
United States Treasury @ 3.000%, due 05/15/2045	1,582,891	1,662,740
United States Treasury @ 2.500%, due 05/15/2046	1,423,359	1,507,420
United States Treasury @ 3.000%, due 05/15/2047	1,554,820	1,636,320
United States Treasury @ 3.625%, due 02/15/2044	1,764,063	1,845,940
United States Treasury @ 3.125%, due 05/15/2048	1,585,340	1,661,100
Subtotal - US Gov (Hold to Maturity)	<u>9,963,286</u>	<u>10,461,800</u>
United States Treasury @ 3.500%, due 01/31/2028	451,995	463,944
United States Treasury @ 1.500%, due 02/15/2030	655,427	673,448
United States Treasury @ 2.375%, due 05/15/2029	393,866	408,096
United States Treasury @ 2.625%, due 02/15/2029	418,629	432,684
United States Treasury @ 3.875%, due 12/31/2029	515,484	531,851
United States Treasury @ 4.375%, due 11/30/2030	260,564	260,068
Subtotal - US Gov (Garcia Hamilton)	<u>2,695,965</u>	<u>2,770,091</u>
United States Treasury @ N/A%, due 11/30/2024	69,838	69,972
United States Treasury @ N/A%, due 04/30/2026	552,139	559,389
United States Treasury @ N/A%, due 05/15/2054	91,718	92,199
United States Treasury @ N/A%, due 02/15/2044	250,523	255,643
United States Treasury @ N/A%, due 04/30/2029	687,874	710,070
United States Treasury @ N/A%, due 04/30/2031	945,459	966,652
United States Treasury @ N/A%, due 05/15/2034	858,208	874,529
Subtotal - US Gov (Barrow Hanley)	<u>3,455,759</u>	<u>3,528,454</u>
Total Government Bonds	<u>16,115,010</u>	<u>16,760,345</u>
Total Fixed Income Securities	<u>71,422,951</u>	<u>74,202,719</u>
Total Investments at Fair Value	<u>\$ 102,426,142</u>	<u>\$ 107,108,117</u>

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – General Fund, continued

Investments measured at NAV	Cost	NAV
Real Estate Investment Trusts		
Blackstone Real Estate Income Trust, Inc.	\$ 4,122,441	\$ 3,947,687
Subtotal - Blackstone	<u>4,122,441</u>	<u>3,947,687</u>
Total Real Estate Investment Trusts	<u>4,122,441</u>	<u>3,947,687</u>
Private Debt		
Blackstone Private Credit Fund	<u>6,090,104</u>	<u>6,133,717</u>
Subtotal - BCRED	<u>6,090,104</u>	<u>6,133,717</u>
Blue Owl Credit Income Corp. Class I	<u>6,080,276</u>	<u>6,131,189</u>
Subtotal - Generic (BlueOwl)	<u>6,080,276</u>	<u>6,131,189</u>
Total Private Debt	<u>12,170,380</u>	<u>12,264,906</u>
Private Equities		
ICAPITAL BTAS LP	<u>3,050,021</u>	<u>3,416,915</u>
Subtotal - Blackstone	<u>3,050,021</u>	<u>3,416,915</u>
ICAPTIAL BTAS LP VIII	<u>1,767,866</u>	<u>1,768,097</u>
Subtotal - BTAS VIII	<u>1,767,866</u>	<u>1,768,097</u>
Total Private Equities	<u>4,817,887</u>	<u>5,185,012</u>
Total Investments at NAV	<u>\$ 21,110,708</u>	<u>\$ 21,397,605</u>

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund

Equities	<u>Cost</u>	<u>Fair Value</u>
Domestic Common Stock		
MICROSOFT ORD	\$ 96,605	\$ 197,938
APPLE ORD	122,864	201,545
UNITEDHEALTH GRP ORD	54,745	66,654
BOSTON SCIENTIFIC ORD	31,467	46,509
ALPHABET CL A ORD	118,490	131,519
AMAZON COM ORD	112,146	134,158
CONOCOPHILLIPS ORD	15,788	20,003
MCDONALD'S ORD	17,692	21,316
EXXON MOBIL ORD	47,222	50,405
MERCK & CO ORD	20,296	18,737
WALMART ORD	36,009	53,699
BROADCOM ORD	41,308	68,310
ELI LILLY ORD	33,678	63,788
COCA-COLA ORD	49,597	55,332
COSTCO WHOLESALE ORD	35,260	50,532
MORGAN STANLEY ORD	28,990	31,793
VERTEX PHARMACEUTICALS ORD	21,151	30,230
PALO ALTO NETWORKS ORD	23,802	30,078
JPMORGAN CHASE ORD	60,898	80,127
NETFLIX ORD	30,745	46,812
NVIDIA ORD	89,387	197,947
SERVICENOW ORD	20,076	29,515
META PLATFORMS CL A ORD	48,887	74,417
GOLDMAN SACHS GROUP ORD	67,257	81,693
MARTIN MARIETTA MATERIALS ORD	17,457	19,915
ADOBE ORD	18,832	19,158
HOME DEPOT ORD	36,107	42,546
UNITED RENTAL ORD	35,840	46,964
ABBVIE ORD	41,978	49,765
AMGEN ORD	19,534	20,944
CIGNA ORD	38,763	41,226
ALLSTATE ORD	53,596	57,843
RTX ORD	43,708	52,099
TARGET ORD	37,154	35,069
MCKESSON ORD	24,147	21,754
AMERICAN EXPRESS ORD	44,735	51,528
MICRON TECHNOLOGY ORD	18,243	17,112
EATON ORD	18,967	20,218
T MOBILE US ORD	28,608	34,049
CHARLES SCHWAB ORD	7,485	6,481
KKR AND CO ORD	38,877	45,703
DATADOG CL A ORD	10,785	10,931
UBER TECHNOLOGIES ORD	34,138	37,580
CROWDSTRIKE HOLDINGS CL A ORD	28,172	25,242
TESLA ORD	26,783	30,087
ADVANCED MICRO DEVICES ORD	13,075	15,588
CHIPOTLE MEXICAN GRILL ORD	31,216	32,843
CONSTELLATION ENERGY ORD	26,261	35,103
DUPONT DE NEMOURS ORD	13,425	14,258
VERIZON COMMUNICATIONS ORD	13,003	13,473
ORACLE ORD	14,063	15,336

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund, continued

Equities, continued

Domestic Common Stock, continued

	Cost	Fair Value
SHERWIN WILLIAMS ORD	\$ 12,947	\$ 13,358
GE VERNOVA ORD	13,591	16,574
VERTIV HOLDINGS CL A ORD	13,939	15,918
CATERPILLAR ORD	13,751	13,689
US BANCORP ORD	13,609	13,719
Subtotal - Atalanta	2,027,149	2,669,130
MARTIN MARIETTA MATERIALS ORD	45,296	66,743
CULLEN FROST BANKERS ORD	30,945	34,453
ADOBE ORD	33,844	79,220
GENERAL DYNAMICS ORD	30,095	55,907
MICROSOFT ORD	44,781	103,702
AMGEN ORD	42,411	67,986
MICROCHIP TECHNOLOGY ORD	40,030	70,013
AMERIPRISE FINANCE ORD	41,538	92,083
COCA-COLA ORD	37,899	53,392
ANSYS ORD	14,348	48,750
CAPITAL ONE FINANCIAL ORD	51,439	67,678
LENNAR CL A ORD	43,764	92,240
LENNAR CL B ORD	356	1,729
PARKER HANNIFIN ORD	50,062	113,096
COMMERCE BANCSHARES ORD	21,471	25,126
COTERRA ENERGY ORD	47,933	55,013
CORTEVA ORD	50,016	77,368
XYLEM ORD	47,456	65,355
RPM ORD	33,599	57,596
QUALCOMM ORD	44,830	73,632
PNC FINANCIAL SERVICES GROUP ORD	36,617	50,464
PROCTER & GAMBLE ORD	43,283	51,960
HONEYWELL INTERNATIONAL ORD	59,589	58,292
ECOLAB ORD	53,646	63,322
OSHKOSH ORD	45,583	40,986
CONSTELLATION BRANDS CL A ORD	42,111	45,611
BLACKSTONE ORD	38,956	51,452
XCEL ENERGY ORD	43,601	45,971
ATMOS ENERGY ORD	45,370	57,565
MERCK & CO ORD	55,153	59,619
US BANCORP ORD	45,989	57,163
TELEDYNE TECH ORD	42,244	46,830
DANAHER ORD	31,407	57,828
LOWE'S COMPANIES ORD	49,362	56,337
AMERICAN WATER WORKS ORD	46,018	51,476
AMERICAN INTERNATIONAL GROUP ORD	55,457	54,703
VERIZON COMMUNICATIONS ORD	55,331	58,114
Subtotal - Aristotle	1,541,830	2,208,775
Total Domestic Common Stock	3,568,979	4,877,905

Marianas Public Land Trust
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Schedule of Investments – Park Fund, continued

International Common Stock	Cost	Fair Value
MERCK KGAA DARMSTADT GERMANY SPO ADR	\$ 20,546	\$ 17,704
RELX ADR REP ORD	9,673	17,892
FUJIFILM HOLDINGS ADR	23,324	25,784
NICE ADR REP 1 ORD	20,679	14,762
KBC GROUP NV UNSPONSORED BELGIUM ADR	14,278	12,434
ICON ORD	17,504	20,112
SONY GROUP ADR REP ORD	16,548	15,451
CGI ORD	16,203	20,233
TOKYO ELECTRON ADR	14,197	17,680
CHUBB ORD	10,085	16,150
TRANE TECHNOLOGIES ORD	8,963	19,437
D IETEREN GROUP UNSPONSORED ADR	18,320	23,737
ICICI BANK ADR REP 2 ORD	8,716	12,836
HEADHUNTER GROUP ADR	5,904	1,634
GLENCORE ADR	17,914	17,670
SCHLUMBERGER ORD	12,781	11,872
CDN NATURAL RESOURCE ORD	17,663	20,789
SANDVIK A B SPONSORED SWEDEN ADR	8,828	14,236
RECRUIT HOLDING 5 UNSPON ADR REP ORD	8,641	18,257
DEUTSCHE TELEKOM ADR	16,883	24,976
ASTRAZENECA ADR REP 0.5 ORD	12,371	14,803
BROOKFIELD CL A ORD	18,799	22,483
GRUPO AEROPORTUARIO ADR REP 10 B ORD	12,940	12,181
ROLLS ROYCE HOLDINGS ADR	13,827	49,638
HALEON ADR REP 2 ORD	19,406	22,218
TFI INTERNATIONAL ORD	8,389	10,951
UBS GROUP N ORD	17,325	26,675
SCHNEIDER ELECTRIC SE UNSPONSORE ADR	9,864	14,762
LONDON STK EXCHANGE GROUP UNSPON ADR	13,334	17,410
ADIDAS ADR	13,600	18,187
RECORDATI IND CHM E FA 4 ADR RP ORD	15,659	18,145
NU HOLDINGS CL A ORD	8,691	15,152
3I GROUP ADR	7,764	13,521
MUENCHENER RE GROUP ADR	16,468	20,411
CELESTICA ORD	14,716	15,847
PT BANK MANDIRI PERSERO TBK UNSP ADR	17,503	17,198
JSC KASPI GLOBAL SPON ADS REP ORD	17,829	15,899
PUIG BRANDS CL B ADR	17,048	13,916
SANEAMEN SAO PAU ADR REP 1 ORD	18,091	19,848
JAPAN EXCHANGE GROUP 1 ADR REP 1 ORD	16,575	19,682
TOKIO MARINE HOLDINGS ADR REP 1 ORD	17,721	20,114
TEVA PHARMA IND ADR REP 1 ORD	16,101	16,218
Subtotal - WCM International VA	611,671	758,905
MITSUBISHI UFJ FNCL GRP ADS REP ORD	39,620	50,157
MEDTRONIC ORD	32,874	37,544
SONY GROUP ADR REP ORD	45,136	62,674
ALCON ORD	12,340	22,015
ALCON ORD	26,519	36,125
MICHELIN COMPAGNIE GENERALE DES ADR	45,025	53,266
TotalEnergies SE	54,182	51,954
Subtotal - Aristotle	255,696	313,735
Total International Common Stock	867,367	1,072,640

Marianas Public Land Trust
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Schedule of Investments – Park Fund, continued

Mutual Fund	Cost	Fair Value
PIA HIGH YLD MACS	\$ 13,292	\$ 13,937
Subtotal - Mutual Fund	13,292	13,937
Total Mutual Fund	13,292	13,937
Total Equities	4,449,638	5,964,482
Fixed Income Securities		
Corporate Bonds		
CARPENTER TECHNOLOGY CORP @ 7.625%, due 03/15/2030	20,000	20,941
GRIFFON CORP @ 5.750%, due 03/01/2028	26,500	24,685
ALLEGHENY LUDLUM LLC @ 6.950%, due 12/15/2025	10,406	10,186
VICI PROPERTIES 2 LP @ 4.500%, due 01/15/2028	23,331	21,670
SCOTTS MIRACLE-GRO CO @ 4.000%, due 04/01/2031	12,537	13,742
MERCER INTERNATIONAL INC @ 5.125%, due 02/01/2029	19,523	18,770
BURFORD CAPITAL GLOBAL FINANCE LLC @ 9.250%, due 07/01/2031	16,873	18,294
TMS INTERNATIONAL CORP @ 6.250%, due 04/15/2029	16,575	19,045
GRAFTECH GLOBAL ENTERPRISES INC @ 9.875%, due 12/15/2028	16,724	13,617
URBAN ONE INC @ 7.375%, due 02/01/2028	16,909	13,716
MATIV HOLDINGS INC @ 6.875%, due 10/01/2026	17,550	19,991
WELLTEC INTERNATIONAL APS @ 8.250%, due 10/15/2026	15,233	15,364
VECTOR GROUP LTD @ 5.750%, due 02/01/2029	16,578	19,256
VISTAJET MALTA FINANCE PLC @ 6.375%, due 02/01/2030	19,922	21,480
WINDSOR HOLDINGS III LLC @ 8.500%, due 06/15/2030	17,865	19,254
SUNCOKE ENERGY INC @ 4.875%, due 06/30/2029	16,900	18,134
GLOBAL PARTNERS LP @ 7.000%, due 08/01/2027	16,501	17,115
FERRELLGAS LP @ 5.875%, due 04/01/2029	16,750	18,716
IRIS HOLDINGS INC @ 8.750%, due 02/15/2026	18,845	18,644
TKC HOLDINGS INC @ 6.875%, due 05/15/2028	17,750	19,759
SIMMONS FOODS INC @ 4.625%, due 03/01/2029	20,188	23,719
CALDERYS FINANCING LLC @ 11.250%, due 06/01/2028	17,340	18,275
SOLARIS MIDSTREAM HOLDINGS LLC @ 7.625%, due 04/01/2026	17,505	18,136
MODIVCARE ESCROW ISSUER INC @ 5.000%, due 10/01/2029	16,934	14,322
MARTIN MIDSTREAM PARTNERS LP @ 11.500%, due 02/15/2028	16,405	18,717
SK INVICTUS INTERMEDIATE II SARL @ 5.000%, due 10/30/2029	15,900	19,200
GPD COMPANIES INC @ 10.125%, due 04/01/2026	16,694	16,650
RAILWORKS HOLDINGS LP @ 8.250%, due 11/15/2028	17,718	19,653
ECO MATERIAL TECHNOLOGIES INC @ 7.875%, due 01/31/2027	17,325	18,184
FIRST STUDENT BIDCO INC @ 4.000%, due 07/31/2029	17,560	19,703
ITT HOLDINGS LLC @ 6.500%, due 08/01/2029	17,150	18,947
PITNEY BOWES INC @ 6.875%, due 03/15/2027	17,538	22,860
UNIVISION COMMUNICATIONS INC @ 4.500%, due 05/01/2029	17,425	17,866
BRAND INDUSTRIAL SERVICES INC @ 10.375%, due 08/01/2030	17,213	18,204
RAIN CARBON INC @ 12.250%, due 09/01/2029	17,404	18,362
VT TOPCO INC @ 8.500%, due 08/15/2030	17,128	18,138
RAND PARENT LLC @ 8.500%, due 02/15/2030	17,338	19,377
VERDE PURCHASER LLC @ 10.500%, due 11/30/2030	17,000	18,449
VENTURE GLOBAL LNG INC @ 8.125%, due 06/01/2028	16,788	17,723
ION TRADING TECHNOLOGIES SARL @ 5.750%, due 05/15/2028	17,050	18,691
SUMMIT MIDSTREAM HOLDINGS LLC @ 9.500%, due 10/15/2026	16,915	17,378

Marianas Public Land Trust
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Schedule of Investments – Park Fund, continued

Fixed Income Securities, continued

Corporate Bonds, continued

	Cost	Fair Value
LABL INC @ 9.500%, due 11/01/2028	\$ 17,640	\$ 18,599
NGL ENERGY OPERATING LLC @ 8.375%, due 02/15/2032	18,000	18,550
KEHE DISTRIBUTORS LLC @ 9.000%, due 02/15/2029	18,135	18,718
CONSENSUS CLOUD SOLUTIONS INC @ 6.500%, due 10/15/2028	17,800	19,995
COMPASS MINERALS INTERNATIONAL INC @ 6.750%, due 12/01/2027	18,835	19,904
ROCKET SOFTWARE INC @ 9.000%, due 11/28/2028	10,075	10,436
ALTA EQUIPMENT GROUP INC @ 9.000%, due 06/01/2029	18,596	17,014
BLH ESCROW 1 LLC @ 11.000%, due 01/31/2030	18,335	16,151
ALGOMA STEEL INC @ 9.125%, due 04/15/2029	17,640	18,477
XEROX HOLDINGS CORP @ 8.875%, due 11/30/2029	18,468	18,574
GLATFELTER CORP @ 4.750%, due 11/15/2029	18,161	18,863
RR DONNELLEY & SONS CO @ 9.500%, due 08/01/2029	18,881	19,162

Subtotal - Pacific Income

926,356	969,376
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JPMORGAN CHASE & CO @ 2.739%, due 10/15/2030	31,102	32,424
BANK OF AMERICA CORP @ 3.974%, due 02/07/2030	23,684	24,565
WALT DISNEY CO @ 3.800%, due 03/22/2030	33,808	34,434
CITIGROUP INC @ 4.412%, due 03/31/2031	28,682	29,792
COMCAST CORP @ 3.400%, due 04/01/2030	32,736	33,578
AMAZON.COM INC @ 3.600%, due 04/13/2032	33,305	33,823
FLORIDA POWER & LIGHT CO @ 5.000%, due 08/01/2034	44,982	46,890

Subtotal - Garcia Hamilton

228,299	235,506
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Total Corporate Bonds

1,154,655	1,204,882
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Asset-backed Securities

FH SD8220 @ 3.000%, due 06/01/2052	112,714	115,303
FH SD8244 @ 4.000%, due 08/01/2052	118,110	120,654
FH SD8205 @ 2.500%, due 04/01/2052	98,812	101,134
FH SD8194 @ 2.500%, due 02/01/2052	113,970	116,863
FH RA5275 @ 2.500%, due 05/01/2051	65,962	70,747
FH SD8255 @ 3.500%, due 10/01/2052	136,902	139,254
FN MA4782 @ 3.500%, due 10/01/2052	99,691	101,738
FN MA4548 @ 2.500%, due 02/01/2052	107,533	109,538
FN MA4804 @ 4.000%, due 11/01/2052	129,395	131,551
FN FS1507 @ 3.000%, due 02/01/2052	122,414	125,045
FN MA4783 @ 4.000%, due 10/01/2052	75,652	77,255
FEDERAL NATIONAL MORTGAGE ASSOCIATION @ 1.500%, due 04/01/2052	107,809	118,035
FN MA4599 @ 3.000%, due 05/01/2052	92,924	94,449
FN CB0456 @ 2.500%, due 05/01/2051	174,252	177,610
FN BV5578 @ 3.000%, due 05/01/2052	137,298	139,797

Subtotal - Garcia Hamilton

1,693,438	1,738,973
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Total Asset-backed Securities

1,693,438	1,738,973
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Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund, continued

Government Bonds	<u>Cost</u>	<u>Fair Value</u>
UNITED STATES TREASURY @ 2.500%, due 05/15/2046	\$ 207,777	\$ 211,039
UNITED STATES TREASURY @ 3.750%, due 08/15/2041	113,419	115,692
UNITED STATES TREASURY @ 1.125%, due 02/15/2031	120,735	124,688
UNITED STATES TREASURY @ 2.500%, due 02/15/2045	101,841	103,181
UNITED STATES TREASURY @ 1.875%, due 02/15/2032	232,663	238,445
UNITED STATES TREASURY @ 3.500%, due 02/15/2033	254,873	260,384
UNITED STATES TREASURY @ 1.250%, due 08/15/2031	298,477	303,177
UNITED STATES TREASURY @ 4.000%, due 02/15/2034	111,583	111,891
Subtotal - Garcia Hamilton	<u>1,441,368</u>	<u>1,468,497</u>
Total Government Bonds	<u>1,441,368</u>	<u>1,468,497</u>
Total Fixed Income Securities	<u>4,289,461</u>	<u>4,412,352</u>
Total Investments at Fair Value	<u>\$ 8,739,099</u>	<u>\$ 10,376,834</u>
Investments at NAV	<u>Cost</u>	<u>NAV</u>
Private Equity		
ICAPITAL BTAS LP	\$ 381,253	\$ 423,960
Subtotal - Blackstone	<u>381,253</u>	<u>423,960</u>
ICAPTIAL BTAS LP VIII	215,744	212,622
Subtotal - BTAS VIII	<u>215,744</u>	<u>212,622</u>
Total Private Equity	<u>596,997</u>	<u>636,582</u>
Real Estate Investment Trust		
EQUINIX REIT ORD	66,590	83,437
PROLOGIS REIT	104,580	108,348
WELLTOWER ORD	55,845	84,628
EQUITY RESIDENTIAL REIT ORD	46,415	45,793
SIMON PROP GRP REIT ORD	35,417	51,382
KIMCO REALTY REIT ORD	16,806	18,390
PUBLIC STORAGE REIT ORD	53,264	64,041
EXTRA SPACE STORAGE REIT ORD	23,030	27,749
AVALONBAY COMMUNITIES REIT ORD	40,218	51,808
EASTGROUP PROPERTIES REIT ORD	17,245	19,056
EQUITY LIFESTYLE PROP REIT ORD	13,814	15,124
BRIXMOR PROPERTY GROUP REIT ORD	25,786	31,900
AMERICAN HOMES 4 RENT CL A REIT ORD	16,106	17,314
DIGITAL REALTY REIT ORD	37,947	47,093
INVITATION HOMES ORD	15,840	16,043
BXP ORD	23,982	29,448
MID AMERICA APT COMMUNITI REIT ORD	11,186	12,394
FIRST INDUSTRIAL REALTY TRUST ORD	9,939	10,916

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Investments – Park Fund, continued

Investments at NAV, continued

Real Estate Investment Trust, continued

	Cost	NAV
INVENTRUST PROPERTIES ORD	\$ 10,677	\$ 11,830
SUN COMMUNITIES REIT ORD	8,932	9,461
ALEXANDRIA REAL ESTATE EQ REIT ORD	16,365	16,506
VENTAS REIT ORD	12,319	15,968
VORNADO REALTY REIT ORD	6,779	10,126
RYMAN HOSPITALITY PROP REIT ORD	18,715	19,625
OMEGA HEALTHCARE REIT ORD	6,285	6,878
AMERICOLD REALTY ORD	7,692	7,633
HEALTHPEAK PROPERTIES ORD	17,159	17,473
IRON MOUNTAIN ORD	24,782	24,954
BROOKDALE SENIOR LIVING ORD	6,958	7,028
MARRIOTT INTERNATIONAL CL A ORD	8,949	8,950
VERIS RESIDENTIAL ORD	7,853	7,858
Subtotal - Adelante	<u>767,475</u>	<u>899,154</u>
AMERICAN TOWER REIT	24,855	29,070
Subtotal - Atalanta	<u>24,855</u>	<u>29,070</u>
AMERICAN TOWER REIT	33,509	37,739
Subtotal - Aristotle	<u>33,509</u>	<u>37,739</u>
BLACKSTONE REAL ESTATE INCOME TRUST, INC.	1,137,967	1,089,865
Subtotal - Blackstone	<u>1,137,967</u>	<u>1,089,865</u>
Total Real Estate investment Trust	<u>1,963,806</u>	<u>2,055,828</u>
Total Investments at NAV	<u>\$ 2,560,803</u>	<u>\$ 2,692,410</u>

Marianas Public Land Trust
(A Component Unit of the Commonwealth of the Northern Mariana Islands)

Schedule of Administrative Expenses Compared to Budget

Year ended September 30, 2024

	Budget	Actual	Variance Favorable (Unfavorable)
Salaries and benefits	\$ 294,033	\$ 287,208	\$ 6,825
Miscellaneous expense	290,399	183,461	106,938
Money manager fees	492,492	185,188	307,304
Consultancy fees	145,427	144,356	1,071
Professional fees	44,000	80,376	(36,376)
Office supplies	78,136	74,445	3,691
Contract services	71,760	69,100	2,660
Loan administration fees	66,117	66,117	-
Trustees' expenses	15,300	45,500	(30,200)
Audit	20,000	21,520	(1,520)
Depreciation	13,438	12,678	760
Rent and utilities	11,801	11,618	183
Repairs and maintenance	-	2,856	(2,856)
Total	<u>\$ 1,542,903</u>	<u>\$ 1,184,423</u>	<u>\$ 358,480</u>

Marianas Public Land Trust
Report on Compliance and Internal Control
Year ended September 30, 2024

Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Board of Trustees
Marianas Public Land Trust

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the of Marianas Public Land Trust (the Trust), which comprise the statement of net position as of September 30, 2024 and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended, and the related notes, (collectively referred to as the “financial statements”), and have issued our report thereon dated November 20, 2025.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Trust’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Trust’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Trust’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

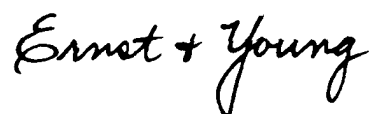
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Trust's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control over compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

The logo for Ernst & Young, featuring the company name in a stylized, handwritten-style script.

November 20, 2025