

Hugh L. Carey Battery Park City Authority
Meeting of the Investment Committee
200 Liberty Street, 24th Floor
New York, New York 10281
January 28, 2026
12:30 p.m.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF THE DECEMBER 10, 2025 MINUTES
- III. INVESTMENT GUIDELINES AND REPORT
- IV. SUPPLEMENTAL INVESTMENT REPORT 12/31/2025
- V. MOTION TO ADJOURN



Battery Park City Authority

INVESTMENT GUIDELINES & REPORT

FISCAL YEAR ENDED

OCTOBER 31, 2025

January 2026

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APPENDIX A: OPERATING CONTROLS

APPENDIX B: INVESTMENT REPORT, FISCAL YEAR ENDED OCTOBER 31, 2025

APPENDIX C: BPCA FISCAL YEAR 2025 – A YEAR IN REVIEW

APPENDIX D: REVIEW OF INVESTMENT PERFORMANCE, QUARTER ENDED OCTOBER 31, 2025

1. OVERVIEW OF INVESTMENT GUIDELINES

1.1. Definitions

“Authority” means the Battery Park City Authority, a corporate municipal instrumentality of the State of New York, established pursuant to the Act.

“Act” shall mean the Battery Park City Authority Act, Title 12 of Article 8 of the Public Authorities Law, constituting Chapter 43-a of the Consolidated Laws of the State of New York, as added by Chapter 343 of the Laws of 1968, as amended.

“Board” means the Members of the Battery Park City Authority Board of Directors.

“Investment Funds” means monies and financial resources available for investment by the Authority.

“Investment Securities” means any or all investment obligations.

“Rating Agencies” means Standard & Poor’s Corporation, Moody’s Investor Service, and Fitch Ratings.

“State” means the State of New York.

1.2. Purpose and Scope

The purpose of these guidelines (“Guidelines” or “Investment Guidelines”) is to establish the parameters, responsibilities, and controls for the investment and management of Investment Funds. These Guidelines have been adopted by, and can be changed only by, the Board.

These Guidelines will govern the investment and reinvestment of Investment Funds and the sale and liquidation of Investment Securities, as well as the monitoring, maintenance, accounting, reporting, and internal controls by and of the Authority with respect to such investment and reinvestment of Investment Funds and sale and liquidation of Investment Securities.

The guidance set forth herein is to be strictly followed by all those responsible for any aspect of the management or administration of Investment Funds.

1.3 Compliance

Section 2925 (6) of the State Public Authorities Law requires the Authority to annually prepare and approve an investment report which describes the Authority’s Investment Guidelines and any amendments to the Guidelines, investment policies and procedures, the results of the annual independent audit, the Authority’s investment income and a list of the fees associated with those investments, as well as commissions or other charges paid to each investment banker, broker, agent, dealer and advisor. Such report is attached hereto as Appendix B: Investment Report FYE October 31, 2025

1.4. Roles and Responsibilities

It shall be the responsibility of the Chief Financial Officer to ensure that all investments and investment practices meet or exceed all statutes and guidelines governing the investment of public funds in New York and the guidelines established by the State Comptroller’s Office and the Governmental Accounting Standards Board (GASB). The Deputy Treasurer, acting on behalf of the Board as custodian of the Investment Policy, is responsible for ensuring that all aspects of the investment management program are

executed in a manner consistent with the Guidelines. A description of operating controls is attached as Appendix A to these Guidelines.

An investment committee (“Investment Committee”) will be appointed by the Board to develop and execute investment strategy for the Authority’s Investment Funds. If the Board is not fully constituted, the entire Board may meet in lieu of the Investment Committee. The Investment Committee may consult with a qualified investment advisor/manager while fulfilling its responsibilities.

The Authority’s external auditor will conduct an annual audit of the investment management activity to ensure compliance with the Investment Guidelines by Treasury and the external investment manager, if any. The findings of the audit shall be formally documented and submitted annually to the Chief Financial Officer and the Board.

1.5. Standard of Prudence

The standard of prudence to be applied to the investment of the Authority’s Investment Funds shall be the “Prudent Person Rule” that states:

“Investments shall be made with the judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.”

Authorized Authority officials and employees involved in the investment process who (i) act in accordance with the laws of the State, these Guidelines, and any other written procedures pertaining to the administration and management of the Investment Funds, and (ii) exercise the proper due diligence, shall be relieved of personal responsibility for an individual security’s credit risk or market price changes, provided that any negative deviations are reported in a timely fashion to the Chief Financial Officer or another authorized official and that reasonable and prudent action is taken to control and prevent any further adverse developments.

1.6. Conflict of Interest

Authority Officers and employees involved in the investment process (“Investment Officials”) shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Investment Officials shall not:

1. accept any money, loan, gift, favor, service, or business or professional opportunity that could influence them in the performance of their official duties;
2. accept any business or professional opportunity when they know there is a reasonable likelihood that the opportunity is being afforded to influence them in the performance of their official duties;
3. enter any personal investment transactions with the same individual with whom business is conducted on behalf of the Authority; or,
4. disclose or use confidential information that is not generally available to the public for their own or another person’s financial benefit.

1.7. Review, Amendments, Updates and Revisions

The Deputy Treasurer and the Chief Financial Officer will review the Guidelines on an annual basis, or as

required, to ensure continued effectiveness of the Investment Guidelines. The Guidelines shall be submitted to the Board annually for review and approval. Modifications to the Investment Guidelines may be required as business needs and requirements change. Any amendments must be reviewed and approved by the Chief Financial Officer and submitted to the Board for final approval. After any modifications to the Investment Guidelines, revised Guidelines must be distributed to Authority personnel on the approved distribution list as well as any external investment advisor/manager and financial institutions.

1.8 Diversity – MBE/WBE Participation

It is the Authority's standard practice to reach out to MBE/WBE brokers/dealers to provide them opportunities to trade for Investment Securities. The Authority required that thirty percent (30%) of annual costs under the 2020 investment advisory services agreement be allocated to a certified MBE/WBE firm.

1.9 Oversight – Investment Committee

An Investment Committee was established to formalize oversight of the Authority's investment portfolio with the charter below. If the Board is not fully constituted, the entire Board may meet in lieu of the Investment Committee.

BATTERY PARK CITY AUTHORITY INVESTMENT COMMITTEE CHARTER

PURPOSE & FORMATION

Pursuant to Article IV, Section 3 of the Authority's bylaws (the "Bylaws"), the purpose of the Investment Committee is to assist the Board in fulfilling its oversight responsibilities by establishing the Authority's investment policies and overseeing its investments.

COMPOSITION

Pursuant to Article IV, Section 3 of the Bylaws, the Investment Committee shall consist of at least three (3) members who shall be appointed by the Chairperson of the Board of Directors ("Board Chair"), one of whom shall be appointed as Chairperson of the committee ("Investment Committee Chair"). The Board Chair shall be an additional non-voting member of the Investment Committee, provided that if there shall be any vacancy or vacancies in the whole number of the Members as prescribed by law, the Chair may serve as a voting member of the Investment Committee. Each member of the Investment Committee shall be an "independent member," as defined in Public Authorities Law § 2825(2). Members of the Investment Committee shall possess the necessary skills to understand the duties and functions of the Investment Committee and shall be familiar with general investment policies and best practices.

DUTIES OF THE INVESTMENT COMMITTEE

The Investment Committee's duties and responsibilities are set forth in the Bylaws. Whenever the Investment Committee acts, it exercises its independent judgment on an informed basis that the action is in the best interests of BPCA. In doing so, the Investment Committee may rely to a significant extent on information and advice provided by management and independent advisors.

The Investment Committee has the authority, including but not limited, to:

- Approve the investment and risk limits for the investment portfolio.

- Review the investment policies for the Authority, including, where applicable, asset classes, liquidity, the use of debt, and risk management.
- Approve the annual investment program.
- Authorize investments and ratify investments made by delegated authorities.
- Review the investment performance of BPCA's accounts and funds, including benchmarks and attribution.
- Review the organization and staffing of the investment management advisory function.
- Review the quality of the investment services provided to the Authority, such as a) overseeing the business and investment strategy, b) evaluating investment performance benchmarks and attribution, and c) reviewing costs, pricing, and profitability.

MEETINGS

The Investment Committee shall meet four (4) times a year or more frequently, as may be necessary and appropriate to carry out its responsibilities. The Investment Committee may ask members of management or others to attend the meetings and provide pertinent information as appropriate. Meetings may be in person or by video conference, if necessary.

In addition, the Investment Committee:

- Shall act only on the affirmative vote of a majority of the members present at a meeting.
- Is expected to maintain free and open communication with management and the Board.
- Shall have authority to retain independent legal, accounting, or other advisors if determined appropriate, in its sole judgment, provided such consultants are approved by the full Board.
- Submit the minutes of all Investment Committee meetings to the Board and regularly report to the Board on Investment Committee matters, actions taken and issues discussed at its meetings.
- Review and reassess the adequacy of this Charter annually and propose to the Board any changes.
- The Investment Committee shall evaluate its performance annually and report its conclusions to the Board.

2. INVESTMENT MANAGEMENT OBJECTIVES

2.1. Investment Objectives

The Authority's Investment Funds shall be managed to accomplish the following hierarchy of objectives:

1. **Legality** – The Authority shall comply with all investment guidelines required for public authorities in the State with regards to general investment practices and the management of public funds.
2. **Safety** – Next to legality, safety of principal is the foremost objective of the investment program. Investments of the Authority shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.

3. **Liquidity** – The portfolio shall be managed in such a manner that assures that funds are available as needed to meet those immediate and/or future operating requirements of the Authority, including but not limited to payroll, accounts payable, capital projects, debt service and any other payments.
4. **Return** – The Authority’s portfolio shall be managed in such a fashion as to maximize the return on all investments (up to the “arbitrage allowance” in bond funds) within the context and parameters set forth by the investment objectives stated above.

2.2. Authorized Investment Securities

The investment of Authority funds is limited by the law creating the Authority to “obligations of the State or of the United States of America or obligations the principal of and interest on which are guaranteed by the State or the United States of America” or any other obligations in which the Comptroller of the State of New York (the “Comptroller”) is authorized to invest pursuant to Section 98 (Investment of state funds) of the State Finance Law. As effective on November 20, 2015, the Act allows any monies of the Authority, including the proceeds of bonds or notes, not required for immediate use, at the discretion of the Authority to be invested in obligations of the State, the U.S. Government and its agencies, or in any other obligations in which the Comptroller is authorized to invest pursuant to Section 98 of the State Finance Law. The 2003 General Bond Resolution and the 2009 and 2013 Revenue Bond Resolutions allow all investments alternatives included in the Act, as follows:

1. Bonds and notes of the United States.
2. Bonds and notes of this State.
 - 2-a. General obligation bonds and notes of any state other than this State, provided that such bonds and notes receive the highest rating of at least one independent rating agency designated by the Comptroller.
3. Obligations for the payment of which the faith and credit of the United States or of this State are pledged.
 - 3-a. Notes, bonds, debentures, mortgages and other evidences of indebtedness of the United States Postal Service; the federal national mortgage association; federal home loan mortgage corporation; student loan marketing association; federal farm credit system or any other United States government sponsored agency, provided that at the time of the investment such agency or its obligations are rated and the agency receives, or its obligations receive, the highest rating of all independent rating agencies that rate such agency or its obligations, provided, however, that no more than five hundred million dollars may be invested in the obligations of any one agency.
4. Judgments or awards of the court of claims of this State.
5. Stocks, bonds, or notes of any county, town, city, village, fire district or school district of this State issued pursuant to law.
6. Mortgage bonds or any obligations for the payment of money, no matter how designated, secured by another instrument representing a lien on specific real property or a leasehold thereof, heretofore or hereafter and at the time of the assignment thereof to the Comptroller insured by the federal housing administrator or any of his successors in office and guaranteed by the United States under the provisions of the national housing act, as amended or supplemented. Any such mortgage bonds or obligations as aforesaid in which the Comptroller has invested or shall have invested pursuant to

this subdivision shall be serviced by the Comptroller or in his discretion, by mortgagees, as such are defined by the national housing act, as amended or supplemented, duly appointed by him and subject to the inspection and supervision of some governmental agency. The Comptroller may receive and hold such debentures and certificates or other obligations as are issued in payment of such insurance or guarantee.

7. Bonds and notes of the Savings and Loan Bank of the State of New York.
8. Bonds or notes of any housing authority of this State duly issued pursuant to law.
9. Bonds or notes of any regulating district of this State duly issued pursuant to law.
10. Bonds or notes of any drainage improvement district of this State duly issued pursuant to law.
11. Bonds or notes of the authorities or commissions set forth below when issued pursuant to law:
 - a. Port of New York Authority.
 - b. Niagara Frontier Authority.
 - c. Triborough bridge and tunnel authority.
 - d. Thousand Islands Bridge Authority.
 - e. New York State Bridge Authority.
 - f. New York City Tunnel Authority.
 - g. Lake Champlain Bridge Commission.
 - h. Lower Hudson Regional Market Authority.
 - i. Albany Regional Market Authority.
 - j. *Repealed.*
 - k. American Museum of Natural History Planetarium Authority.
 - l. Industrial Exhibit Authority.
 - m. Buffalo Sewer Authority.
 - n. Whiteface Mountain Authority. (see footnote 2, Repealed)
 - o. Pelham-Portchester Parkway Authority.
 - p. Jones Beach State Parkway Authority.
 - q. Bethpage Park Authority.
 - r. Dormitory Authority.
 - s. Central New York Regional Market Authority.
 - t. Erie County Water Authority.
 - u. Suffolk County Water Authority.
 - v. New York State Thruway Authority.
 - w. Genesee Valley Regional Market Authority.
 - x. Onondaga county water authority.
 - y. Power Authority of the state of New York.
 - z. Ogdensburg Bridge and Port Authority.
 - aa. East Hudson Parkway Authority.
 - bb. Niagara Frontier Port Authority.
 - cc. Northwestern New York Water Authority.
 - dd. Metropolitan Commuter Transportation Authority (now Metro. Transp. Auth.).
 - ee. Niagara Frontier Transportation Authority.
 - ff. New York State Pure Waters Authority.
 - gg. Rochester-Genesee Regional Transportation Authority.
 - hh. Capital District Transportation Authority.
 - ii. Central New York Regional Transportation Authority.

12. Obligations of the International Bank for Reconstruction and Development duly issued pursuant to law.
13. Obligations of the Inter-American Development Bank duly issued pursuant to law.
 - 13-a. Obligations of the Asian Development Bank duly issued pursuant to law.
 - 13-b. Obligations of the African Development Bank duly issued pursuant to law.
 - 13-c. Obligations of the International Finance Corporation duly issued pursuant to law.
14. Collateral trust notes issued by a trust company, all the capital stock of which is owned by not less than twenty savings banks of the State of New York.
15. Bonds and notes issued for any of the corporate purposes of the New York State housing finance agency.
16. Bonds and notes issued for any of the corporate purposes of the New York State medical care facilities finance agency.
17. Bonds and notes issued for any of the corporate purposes of the New York State project finance agency.
18. Bonds and notes issued for any of the corporate purposes of the municipal assistance corporation for New York City.
19. Obligations of any corporation organized under the laws of any state in the United States maturing within two hundred seventy days provided that such obligations receive the highest rating of two independent rating services designated by the Comptroller and that the issuer of such obligations has maintained such ratings on similar obligations during the preceding six months provided, however, that the issuer of such obligations need not have received such rating during the prior six month period if such issuer has received the highest rating of two independent rating services designated by the Comptroller and is the successor or wholly owned subsidiary of an issuer that has maintained such ratings on similar obligations during the preceding six month period or if the issuer is the product of a merger of two or more issuers, one of which has maintained such ratings on similar obligations during the preceding six month period, provided, however, that no more than five hundred million dollars may be invested in such obligations of any one corporation.
20. Bankers' acceptances maturing within ninety days which are eligible for purchase in the open market by federal reserve banks and which have been accepted by a bank or trust company, which is organized under the laws of the United States or of any state thereof and which is a member of the federal reserve system and whose short-term obligations meet the criteria outlined in subdivision eighteen of this section. Provided, however, that no more than five hundred million dollars may be invested in such bankers' acceptance of any one bank or trust company.
21. No-load money market mutual funds registered under the Securities Act of 1933, as amended, and operated in accordance with Rule 2a-7 of the Investment Company Act of 1940, as amended, provided that such funds are limited to investments in obligations issued or guaranteed by the United States of America or in obligations of agencies or instrumentalities of the United States of America where the payment of principal and interest are guaranteed by the United States of America (including contracts for the sale and repurchase of any such obligations), and are rated in

the highest rating category by at least one nationally recognized statistical rating organization, provided, however, that no more than two hundred fifty million dollars may be invested in such funds.

The State Comptroller, whenever he deems it for the best interest of any of such funds, may dispose of any of the securities therein or investments therefor, in making other investments authorized by law, and she may exchange any such securities for those held in any other of such funds, and the Comptroller may take such action as may be necessary to obtain the benefits of the insurance provided for in the national housing act, and may draw her warrant upon the treasurer for the amount required for such investments and exchanges.

Notwithstanding the provisions of any other general or special law, the State Comptroller shall not invest the moneys of any fund in any security or securities except as above described, provided, however, that: a) the State Comptroller may, in order to maximize the rate of return on investments, invest the moneys belonging to the New York interest on lawyer account fund in notes, securities and deposits of banking institutions which accept IOLA accounts, and b) the provisions of this section shall not limit the types of investments that may be made with moneys belonging to the volunteer ambulance service award fund established by section two hundred nineteen-h of the general municipal law.

2.3. Authorized Investments of Project Operating Funds – Additional Bond Issuers

The Authority has two classifications of Funds: Pledged Funds and Project Operating Funds. Pledged Funds, subject to the 2003 General Bond Resolution, may only be invested in securities specifically listed in Section 98 of the State Finance Law, as listed in Section 2.2 above. Project Operating Funds, those that are not pledged to bond holders, are also limited to Section 98 of the State Finance Law but may include bond issuers of the State whose authorizing statute specifically provides that bodies of the State are authorized to legally invest in the stated bond issuers' securities. The additional bond issuers ("Additional Bond Issuers"), while not specifically listed in Section 98 of the State Finance Law, and therefore are not eligible for investments of the Pledged Fund, but do qualify for investments of the Project Operating Fund, are as follows:

1. New York City Transitional Finance Authority.
2. New York Municipal Water Finance Authority.
3. New York City Housing Development Corporation.
4. New York State Urban Development Corporation.
5. Nassau County Interim Finance Authority.

2.4. Portfolio Diversification

The Authority's Investment Funds shall be structured to diversify investments to reduce the risk of loss resulting from over-concentration of assets in a specific maturity, a specific issuer, or a specific type of security. The maximum percentage of the aggregate portfolio of Investment Funds, based on book value at the time of purchase, permitted in each eligible security is as follows:

US Treasuries.....	100%
Federal Agencies.....	100% (\$250 million max per issuer)
Commercial Paper.....	Lesser of 5% or \$250 million per issuer
Bankers' Acceptances.....	Lesser of 5% or \$250 million per issuer
Money Market Funds.....	Lesser of 25% or \$250 million
Municipal Bonds.....	20%

In addition, the Authority requires:

- a) Minimum “A” credit rating for all municipal securities permitted by the Policy (NY State, other states, and issues of local NY governments).
- b) Maximum allocation of no greater than 10% per issuer, or such lower limit as specified above.

2.5. Investment Maturity

Maintenance of adequate liquidity to meet the cash flow needs of the Authority is essential. Accordingly, the portfolio will be structured in a manner that ensures sufficient cash is available to meet anticipated liquidity needs. Selection of investment maturities must be consistent with the cash requirements of the Authority to avoid the forced sale of securities prior to maturity.

Investments shall have a stated maturity or weighted average life of not more than ten (10) years unless specifically approved by the Investment Committee.

2.6. Environmental, Social, and Governance Investment Principles

The Authority’s investment philosophy is anchored in the following core principle, which is fundamental and constant. Assets controlled by the Authority must be managed in accordance with this principle, regardless of the ebbs and flows likely to arise due to markets, politics and personalities.

The primary principle guiding the Authority’s investments is the consideration of financial impact(s) on current and future requirements of the Authority. This manifests itself through investment practices that generate the greatest possible return, subject to an appropriate amount of risk, to support the Authority’s mission of planning and sustaining a balanced community of commercial, residential, retail, and park space on the lower west side of Manhattan.

Within the context of this primary principle, the Authority must consider a holistic view of risk that accounts for various factors which could modify a return/risk objective. These include:

- Maintaining appropriate levels of liquidity for the Authority’s operational needs;
- Mitigating downside financial risks;
- Understanding and appropriately managing reputational risk or legal liability; and,
- Protecting Authority assets from external pressures.

The Authority, as well as the Office of the New York State Comptroller, supports the practice of incorporating environmental, social, and governance (“ESG”) factors with other conventional financial analytical tools when evaluating investment opportunities as these factors not only support the Authority’s mission but they may help identify potential opportunities and risks which conventional tools miss. The Authority encourages its investment managers to include ESG factors in their analytical processes. The Authority prohibits investment in companies that are heavily reliant on fossil fuels. However, ESG considerations are only one factor in analyses and should not be used as exclusionary screens to eliminate specific entities or sectors from consideration. Relevant ESG factors will vary by industry and should be applied appropriately to help assess both risk and return.

3. OPERATING PARAMETERS & CONTROLS

3.1. Authorized Officers and Employees

Investment decisions on behalf of the Authority shall be made by the Chief Financial Officer, or by the Deputy Treasurer or the external investment manager, under the supervision of the Chief Financial Officer. Investment transactions shall be implemented by the Chief Financial Officer, or by the Deputy Treasurer, or the professional investment and advisory management firm on the Investment Committee, under the supervision of the Chief Financial Officer.

3.2. Competitive Selection

For each transaction, a minimum of three quotes shall be obtained and documented from Dealers and/or Banks, except in the purchase of government securities at their initial auction or upon initial offering, and the most favorable quote accepted.

3.3. Compliance Audit

An annual independent audit of all investments will be performed by the external auditors. The Authority's financial statements with respect to investments, which are required to be prepared in conformance with generally accepted accounting principles for governments ("GAAP"), shall contain all of the note disclosures on deposits with financial institutions and investments required by the Governmental Accounting Standards Board Statements No. 3 "Deposits with Financial Institutions, Investments (including Repurchase Agreements), and Reverse Repurchase Agreements", dated April 1986. The Annual Investment Audit shall:

- Determine whether: the Authority complies with its own investment policies; investment assets are adequately safeguarded; adequate accounts and records are maintained which accurately reflect all transactions and report on the disposition of the Authority's assets; and a system of adequate internal controls is maintained.
- Determine whether the Authority has complied with applicable laws, regulations and these Investment Guidelines.
- Be designed to the extent practical to satisfy both the common interest of the Authority and the public officials accountable to others.

The results of the Annual Investment Audit shall be set forth in a report (the "Annual Investment Audit Report") which shall include, without limitation:

- A description of the scope and objectives of the audit;
- A statement that the audit was made in accordance with generally accepted government auditing standards;
- A statement of negative assurance on items tested;
- A description of any material weakness found in the internal controls;
- A description of any non-compliance with the Authority's own investment policies as well as applicable laws;
- Regulations and the Comptroller's Investment Guidelines;
- A statement on any other material deficiency or reportable condition as defined by *Governmental Auditing Standards* identified during the audit not covered above; and
- Recommendations, if any, with respect to amendment of these Guidelines.

Investment practices and controls will be subject to review and testing by internal auditors on a surprise

basis at the discretion of the VP of Administration (who is also the Internal Controls Officer), President, CEO and/or the Board.

3.4. Written Contracts and Confirmations

A written confirmation shall be required for each investment transaction. However, the Authority shall not be required to enter a formal written contract provided that the Authority's oral instructions to its broker, dealer, agent, investment manager/advisor, or custodian with respect to such transactions are confirmed in writing at the earliest practicable moment.

3.5. Safekeeping and Custody

All investment securities purchased by the Authority or held as collateral on deposits or investments shall be held by a third-party custodian who may not otherwise be a counterparty to the investment transaction.

All securities shall be held in the name of the Authority and will be free and clear of any lien.

All investment transactions will be conducted on a delivery-vs.-payment basis. Payment for investments shall be made only upon receipt by the custodian of the physical security, or in the case of securities in book-entry form, when credited for the custodian's account, which shall be segregated for the Authority's sole use. The custodian shall issue a safekeeping receipt to the Authority listing the specific instrument, rate, maturity, and other pertinent information. On a monthly basis, the custodian will also provide reports that list all securities held for the Authority, the book value of holdings and the market value as of month-end.

The custodian may act on oral instructions from the CFO, Deputy Treasurer or investment advisor under the direction of the CFO. Such instructions are to be confirmed in writing immediately by an authorized signatory of the Authority.

Representatives of the custodian responsible for, or in any manner involved with, the safekeeping and custody process of the Authority shall be bonded in such a fashion as to protect the Authority from losses from malfeasance and misfeasance. If required by the Chief Financial Officer, appropriate Authority Officials may also be bonded in such a fashion.

3.6. Internal Controls

An operating procedures manual were developed to control all Authority investment activity. The manual is consistent with these Guidelines, shall be approved by the Chief Financial Officer, and shall include the following:

- the establishment and maintenance of a system of internal controls;
- methods for adding, changing or deleting information contained in the investment record, including a description of the document to be created and verification tests to be conducted;
- a data base or record incorporating descriptions and amounts of investments, transaction dates, interest rates, maturities, bond ratings, market prices and related information necessary to manage the portfolio; and,
- requirements for periodic reporting and a satisfactory level of accountability.

3.7. Notification Concerning Violations of Investment Guidelines

If these Investment Guidelines are violated, the Chief Financial Officer shall be informed immediately and

advised of any corrective action that should be taken, as well as the implication of such action.

4. QUALIFIED FINANCIAL INSTITUTIONS

4.1. Qualifications for Brokers, Dealers and Agents

The Authority's investment manager's Director of Treasury Operations and/or the Authority's Investment Manager shall maintain a list of broker/dealers that are approved for investment purposes ("Qualified Institutions"). Only firms meeting the following requirements will be eligible to serve as Qualified Institutions:

- "primary" dealers and regional dealers that qualify under Securities and Exchange Commission Rule 15C3-1 (uniform net capital rule);
- registered as a dealer under the Securities Exchange Act of 1934;
- member in good standing of the Financial Industry Regulatory Authority (FINRA);
- registered to sell securities in the State; and,
- the firm and assigned broker have been engaged in the business of effecting transactions in U.S. Government and agency obligations for at least five (5) consecutive years.

When selecting trading partners, the Authority will also consider the firm's quality, size, and reliability, the Authority's prior experience with the firm, the firm's level of expertise and prior experience with respect to the contemplated transactions.

4.2. Qualifications for Investment Advisors/Managers

For rendering investment management/advisory services to the Authority, the Authority may qualify any bank or trust company organized under the laws of any state of the United States of America, any national banking association, and any partnership, corporation, or person which is:

- Authorized to do business in the State as an investment manager/advisor; and
- Registered with the Securities & Exchange Commission under the Investment Advisor Act of 1940 or exempt from registration.

The Authority shall also consider the firm's capitalization, quality, size and reliability, the Authority's prior experience with the firm, the firm's level of expertise and prior experience with respect to the contemplated engagement.

4.3. Qualifications for Custodial Banks

To be eligible to hold Investment Securities purchased by the Authority or collateral securing its investments, a custodial bank shall be a member of the Federal Reserve Bank or maintain accounts with member banks to accomplish book-entry transfer of Investment Securities to the credit of the Authority. The custodian should not be the same party that is selling the Investment Securities. To be eligible to perform custodial services, the Chief Financial Officer must affirmatively find that the proposed custodial bank is financially sound. This shall be determined by review of the financial statements and credit ratings of the proposed custodial bank.

4.4. Ongoing Disclosure

All brokers, dealers and other financial institutions described in sections 4.1, 4.2, and 4.3 shall be provided with current copies of the Authority's Investment Guidelines. A current audited financial statement is

required to be on file for each financial institution and broker/dealer with which the Authority has investment transactions.

4.5. Affirmative Action

Article 15-A of the Executive Law and 9 NYCRR Part 4.21 regarding affirmative action shall apply with respect to the Authority's investment activities. The Authority shall seek to utilize minority and women-owned financial firms in the conduct of the Authority's investment activities. Management reporting is required by the Authority to track compliance with policy guidelines, assess the performance of the portfolio and to inform appropriate management personnel.

5. REPORTING

5.1. Management Reporting

To manage the Investment Funds effectively and to provide Authority management with useful information, it is necessary for the Treasury Department to report reliable and timely information regarding the investment transactions that take place.

A Quarterly Management Report on the investment management program shall be prepared and presented to the CFO and the Authority's Board. The Quarterly Management Report shall include:

- An indication of all new investments;
- A portfolio inventory;
- Credit quality of each holding;
- Duration (or average maturity) of each fund;
- Mark-to-market valuations on investments and collateral; and
- A breakdown of the portfolio by counterparty.

An Annual Investment Report shall be submitted to the Authority's Board and filed with the State Division of the Budget, State Comptroller, State Senate Finance Committee, and State Assembly Ways and Means Committee. The Annual Investment Report shall include the following:

- The investment guidelines in compliance with Section 2925(3) of the Public Authorities Law and any amendments since last reported;
- An explanation of the investment guidelines and amendments;
- The results of the Annual Independent Audit (described in Section 3.3.);
- Investment income record of the Authority; and
- A list of the total fees, commissions or other charges paid to each investment banker, broker, agent, dealer and manager/advisor rendering investment associated services to the Authority since the date of the last investment report.

After approval of the report, it will be submitted or posted to the:

- State Division of the Budget,
- State Department of Audit and Control,
- State Comptroller,
- Chairmen and Ranking Minority Members of the Senate Finance Committee and Assembly Ways and Means Committee.
- State Public Authorities Information Reporting System (PARIS),
- Authority's website.

5.2. Performance Reporting

To ensure the effectiveness of the Authority's investment strategy, it is important to measure the performance of the portfolio. The performance measurement process can be broken into four categories:

- Investment benchmark – The Authority will continuously measure its performance against a benchmark having an average maturity comparable to the portfolios.
- Performance measurement – Each quarter the Authority must measure the performance of its investment portfolio versus its benchmark. By continuously measuring results against this standard benchmark, the Authority can determine a pattern of over/under performance.
- Identify sources of over/under performance – The Performance Reports distributed to the CFO must include information on the source of over/under performance.
- Disseminate results – Results shall be distributed to the CFO and the Board in a timely manner.

APPENDIX A – OPERATING CONTROLS

Distribution of the Investment Guidelines

The guidelines and all subsequent amendments, revisions and updates shall be distributed to Authority personnel per the approval of the Chief Financial Officer.

During the period in which the Authority retains an investment manager, the investment manager must also receive the investment guidelines and all amendments, updates, or revisions to insure compliance with the most current guidelines.

Exhibit –Investment Guidelines Distribution Matrix

Distribution List	Frequency
Board of Directors	As Necessary
Chief Financial Officer (“CFO”)	As Necessary
Controller	As Necessary
Deputy Treasurer	As Necessary

Roles and Responsibilities in Executing the Investment Guidelines

The roles and responsibilities for investment management at the Authority rest primarily with the Finance Department although other departments have important roles. The matrix below defines the roles and responsibilities of all parties involved in the execution of the Investment Guidelines.

Exhibit –Policy Roles & Responsibility Matrix

Roles	Responsibility	Frequency
Board of Directors	<ul style="list-style-type: none">• Final Approval of the guidelines• Approval of exceptions to the guidelines (e.g. new investment types)• Approval of revisions to the guidelines	<ul style="list-style-type: none">• Annual• As necessary• As necessary
Chief Financial Officer (“CFO”)	<ul style="list-style-type: none">• Approval of the guidelines• Approval of investment strategy• Approval of performance measurements• Approval of minor exceptions to the guidelines (i.e. amounts, maturities)	<ul style="list-style-type: none">• Annual• Annual• Ongoing• As necessary
Deputy Treasurer	<ul style="list-style-type: none">• Serve as custodian of the guidelines• Develop investment strategy• Review investment strategy• Establish performance measurements• Distribution of guidelines and amendments• Annual review of guidelines• Oversight of investment activity• Invest funds as provided for in the guidelines• Review Fund transfers prior to CFO approval• Keep abreast of developments in the markets• Review performance information	<ul style="list-style-type: none">• Ongoing• Annual• Ongoing• Ongoing• As necessary• Annual• Ongoing• Ongoing• Ongoing• Ongoing• Monthly

	<ul style="list-style-type: none"> Management reporting 	<ul style="list-style-type: none"> Daily, Weekly Monthly
Treasury / Revenue Accountant	Initiate Fund transfer approvals Collect performance information, as needed Distribute performance information, as needed	Ongoing Quarterly Quarterly
Senior Accountant	Verify and reconcile of market values and collateral Maintain records of investments	Monthly Ongoing
Treasury / Revenue Accountant	<ul style="list-style-type: none"> Prepare Investment Instruction Letter Verify Fund transfers 	<ul style="list-style-type: none"> Ongoing Ongoing
Investment Manager	<ul style="list-style-type: none"> Develop investment strategy Review investment strategy Invest funds as provided for in the guidelines Reporting investment portfolio 	<ul style="list-style-type: none"> Annual Ongoing Ongoing Daily, Weekly Quarterly

Segregation of Duties

The Authority requires adequate segregation of duties to prevent possible fraud, operational errors, misappropriation of funds, unauthorized trades, concealment of trades, and manipulation of accounting records. Personnel involved in risk monitoring activities should be segregated from risk taking (i.e. executing transactions).

Exhibit – Segregation of Duties Matrix

Activity to be Performed	Segregation Level
Trade Execution	Individuals who are authorized to execute transactions should not confirm and settle the trades or conduct account reconciliation activities.
Trade Confirmation	Individuals who conduct confirmations should not execute transactions.
Settlement – Disbursing and Receiving Funds	Individuals who handle cash settlement on the trades should not execute the trades. Cash settlement shall be transacted by any one of the authorized Authority signatories who did not participate in the trade execution. Only one signature is required due to the nature of the transaction, i.e., transfer of assets (including transfers in excess of \$25,000).
Account Reconciliation	Account reconciliation activities must be segregated from trade execution activities.

Management Reporting

Exhibit – Summary of Management Reporting

Report	Contents	Audience	Frequency
Management Report	Investment portfolio, mark-to- market valuations, collateral, counterparty breakdown	CFO, Board	Quarterly
Annual Investment Report	Investment Guidelines, explanation of Investment Guidelines & amendments, annual investment audit, annual investment income, total fees and commissions paid	CFO, Board (File with Division of the Budget, State Comptroller, State Finance Committee, Assembly Ways and Means Committee)	Annually

Exhibit – Summary of Treasury Performance Reporting

Report	Contents	Audience	Frequency
Performance Report	Investment performance vs. benchmark variance analysis	CFO, Board	Quarterly

Operating Procedures

Operating procedures for the administration of the Authority's investment program should include the following:

- Each disbursement of funds (and corresponding receipt of Investment Securities) or delivery of Investment Securities (and corresponding receipt of funds) shall be based upon proper written authorization. If the authorization is initially given orally, there shall be written or telegraphic confirmation from an authorized signatory of the Authority to the custodian;
- The process of initiating, reviewing and approving requests to buy and sell Investment Securities shall be documented and retained for audit purposes. Dealer limits should be established and reviewed regularly;
- Custodians must have prior authorization from the Authority to deliver obligations and collateral. All transactions must be confirmed in writing to the Authority. Delivery of obligations sold shall only be made upon receipt of funds;
- Custodial banks shall be required to report whenever activity has occurred in the Authority's custodial account;
- There shall be at least monthly verification and reconciliation of both the principal amount and the market values of all investments and collateral. Appropriate listings shall be obtained from the custodian and compared against the Authority's records;
- A record of investments shall be maintained. The records shall identify the Investment Security, the fund for which held, the place where kept, date of disposition and amount realized, and the

- market value and custodian of collateral;
- The establishment and maintenance of a system of internal controls;
- Methods for adding, changing or deleting information contained in the investment record, including a description of the documents to be created and verification tests to be conducted;
- A database of records incorporating descriptions and amounts of investments, transaction dates, interest rates, maturities, bond ratings, market prices, and related information necessary to manage the portfolio; and
- Requirements for periodic reporting and a satisfactory level of accountability.

The procedures below describe in more detail the methods employed by the investment officers (Treasurer and Deputy Treasurer) to formulate and initiate investment transactions and include the records and documentation used in processing an investment from the time of its initiation to the recording and reconciliation on the Authority's accounting records.

1. The Treasurer, Deputy Treasurer or Investment Advisor maintains a schedule of all current investments and updates schedule on a timely (daily) basis as securities mature and/or new investments are initiated. A calendar of investment maturities is maintained and updated as chronological reminder (tickler file) or maturities.
2. All investments are initiated by the Investment Advisor via:
 - a. specific written investment instruction sent to the Trustee; or
 - b. verbal investment instructions followed up by written confirmation.
3. The Deputy Treasurer or Investment Advisor will initiate the investments by reviewing the investment schedule and calendar on a weekly basis to determine investments to be made over the following week based on Investment Guidelines and weekly working group meetings. All investments are available to review online on a real time (next day) basis.

The Treasurer, Deputy Treasurer and Investment Advisor considers many factors in forming investment decisions, such as:

- a. existing bond resolution requirements and conditions;
- b. other existing agreements affecting investments/cash flow (i.e. Settlement Agreement; Agreement and Consent dated September 22, 1988, as amended, Agreement for Certain Payments, Lease Agreements etc.);
- c. BPCA cash flow requirements and Investment Guidelines and Policies;
- d. current and future market conditions (i.e. interest rates);
- e. New York State Comptroller's Guidelines; and,
- f. published market surveys, consultant reports, etc., relating to securities available, interest rates and investment strategies.

4. Copies of the bank trade confirmation letters sent to the Trustee Bank are digitally filed in the Treasury folder
5. All investments are available to the President and others for review and discussed at Investment Committee meetings. A copy of the Investment Instructions Letter is retained in the Treasury folder and a copy is maintained in the bank reconciliation files

Documentation for securities purchased including the information as to brokers solicited for quotes shall be retained and filed by the Authority, the Trustee, and Investment Advisor. Corporate funds which are not invested are collateralized or insured by FDIC. Reconciliation of monthly Trustee statements are performed. This includes reconciliation of investment transactions, investment income, and portfolio holdings. Corresponding journal entries are subsequently posted to the Authority's general ledger. The BPCA Controller or Deputy Controller initials and dates these reconciliations when reviewed to signify timely approval and completion.

6. Quarterly investment schedules are reviewed by the Investment Committee and made available to the Board. Investment schedules are audited by the Authority's public accountants at year end. The auditors request and receive confirmation of our cash and security holdings as of fiscal year end. In addition, the Authority's Internal Audit department periodically audits investments.

The procedures will be subjected to regular audits by internal and external auditors as required. Procedures are to be revised and updated on an annual basis and referenced in the Investment Policy and Procedure Statement, approved by the Members, in accordance with Section 2925(6) of the Public Authorities Law.

APPENDIX B

INVESTMENT REPORT – FISCAL YEAR ENDED OCTOBER 31, 2025

Investments and Deposits

The Authority carries all investments at fair value. Inherent risks that could affect the Authority's ability to provide services and meet its obligations as they become due are reported in accordance with U.S. GAAP. The Authority's permitted investments include: (i) 100% U.S. government guaranteed securities (U.S. Treasury notes, bonds, strips, T-bills, Ginnie Mae securities); (ii) notes, bonds, debentures, and mortgages of U.S. government-sponsored agencies provided that its obligations receive the highest credit rating at the time of purchase from all rating agencies that rate the obligation;

(iii) obligations of any corporation organized under the laws of any state in the United States maturing within 270 days provided that such obligations receive the highest rating of two independent rating services (commercial paper); (iv) municipal bonds issued by the State of New York, its counties, towns and cities and New York authorities; and (v) the general obligations of any state provided that such obligations receive the highest rating by at least one rating agency. The Organization maintains its cash in bank accounts that are fully collateralized or backed by the Federal Deposit Insurance Corporation ("FDIC") or letters of credit. All investments held in funds and accounts established in accordance with bond resolutions are held as trust assets by the trustee banks in the Authority's name.

Total investments held by the Authority at October 31, 2025 and 2024, included within the statements of net position (deficit) as investments, corporate designated, escrowed and OPEB funds, bond resolution funds (see note 8) and residential lease required fund accounts, were as follows:

	October 31, 2025			October 31, 2024		
			Weighted average maturity (years) (a)			Weighted average maturity (years) (a)
	Cost	Fair value		Cost	Fair value	
U.S. Treasury securities:						
Treasury Bills	\$ 534,094,651	536,979,490	0.15	\$ 588,230,741	592,652,999	0.12
Treasury Bonds	65,796,860	64,620,555	2.71	99,376,142	96,359,487	2.09
Total						
U.S. Treasury securities	599,891,511	601,600,045		687,606,883	689,012,486	
Federal agency mortgage backed securities	391,764	374,732	2.94	585,411	553,319	2.62
Municipal bonds	1,075,000	1,071,860	1.32	2,290,000	2,254,050	1.20
Supra National Agency	2,578,221	2,514,505	0.92	6,634,740	6,441,962	0.90
Total	603,936,496	605,561,142	0.43	697,117,034	698,261,817	0.41
Cash and cash equivalents	66,094,224	66,094,224		67,911,421	67,911,421	
Total						
investments	\$ 670,030,720	671,655,366		\$ 765,028,455	766,173,238	

(a) Portfolio weighted average effective duration

As of October 31, 2025 and 2024, restricted assets included cash and cash equivalents and investments with less than 91-day maturities amounting to \$239,055,426 and \$315,711,581, respectively.

The Authority's investment objectives for the portfolio are legal compliance, safety of principal, to meet liquidity requirements and to maximize legally allowable return.

Interest rate risk is the probability of loss on investments from future changes in interest rates, which can adversely affect their fair value. Duration is a measure of a debt investment's exposure to fair value changes arising from changes in interest rates. It uses the present value of cash flows, weighted for those cash flows as a percentage of the investment's full price. Effective duration takes into account the change in cash flow expectations of securities with embedded options such as callable bonds and mortgage-backed securities. The interest rate risk of the Authority's portfolio is measured according to effective duration.

Investments of amounts in funds and accounts established under the 2003 General Bond Resolution, and the 2013, 2019 and 2023 Revenue Bond Resolutions are presently restricted to obligations of the State, U.S. government and its agencies, or in any other obligations in which the Comptroller of the State of New York is authorized to invest pursuant to Section 98 of the State Finance Law.

Corporate-designated and escrowed funds represent funds designated by the Authority's Board of Directors for specific purposes such as operating budget reserves and OPEB.

Residential lease required funds represent funds held by the Authority in accordance with its residential leases. These funds are largely comprised of residential buildings lease security and deposits held by the Authority.

Fees

There were no fees, commissions or other charges paid to investment bankers, brokers, agents, or dealers for rendering investment related services to the Authority during the fiscal year and all investments are competitively bid. Consultant fees in the amount of approximately \$350,000 were paid to PFM Asset Management LLC ("PFMAM" during the current fiscal year for professional money management advice to the Authority's Investment Committee. PFMAM utilizes a MWBE firm, Ramirez Asset Management, as a subcontractor to manage a portion of the investment portfolio and they are paid 30% of the contract value for these services.

APPENDIX C

BPCA FY2025: A Year in Review

Annual Summary

The year November 2024 – October 2025 was marked by heightened uncertainty as markets navigated the impact of new policy initiatives and tariff volatility. Early strength in consumer spending and a resilient labor market supported growth, but confidence weakened midyear as trade tensions escalated. Inflation remained stubbornly above the Fed's 2% target, with core CPI holding near 3%, reflecting sticky services prices and emerging tariff-related pressures. GDP growth slowed in the first half before rebounding strongly in the second, driven by inventory adjustments and steady business investment. Labor market conditions softened, with hiring slowing and unemployment edging higher, though layoffs remained contained. The Federal Reserve maintained rates early in the year but shifted toward easing as growth risks mounted, prompting a decline in short-term yields. The Treasury curve steepened before normalizing, and markets ended the year on firmer footing as trade negotiations improved and financial conditions eased.

Summary of Bond Market and Authority Portfolio Strategy

First Quarter: November 1, 2024 – January 31, 2025

Market Summary

The first quarter was characterized by an increase in yields and volatility as investors digested the potential impact of the new administration's policy proposals. Areas of focus included taxes, tariffs, immigration, and deregulation, which the market generally expected to potentially result in more growth, larger budget deficits, and higher inflation.

U.S. real gross domestic product (GDP) growth continued its upward trajectory in Q3, with final estimates showing growth of 3.1%. Personal consumption remained exceptionally strong and grew at the fastest pace in 18 months. The labor market continued to move into balance as layoffs remained contained and the pace of job creation remained steady. The U.S. labor market continued to show strength with 511,000 jobs added in Q4 compared to 477,000 in Q3. Additionally, the unemployment rate ended the quarter at 4.1%, which is 0.4% higher than the calendar year low of 3.7%, but still near historic lows. This trend continued to support the consumer and fuel economic growth. Inflation moved sideways during the quarter, and as a result the Federal Reserve (Fed) viewed the risks to its dual mandate – stable prices and full employment – as being “roughly in balance.”

Both fiscal and monetary expectations steepened the Treasury curve, with the yield on the 2-, 5-, and 10-year Treasuries ending the quarter at 4.20%, 4.33%, and 4.54%. This represents increases of 3, 17, and 25 bps, respectively. The 3-month Treasury, heavily influenced by the Fed, moved 26 bps lower, ending the quarter at 4.29%.

Portfolio Strategy Recap

- Long-Term portfolios experienced positive returns during the quarter, while performing on pace with the benchmark.
- Short-Term portfolios experienced positive returns, with the Pledged Revenue Fund performing in line with the benchmark and the Project Operating Fund underperforming by 2 bps.

Second Quarter: February 1, 2025 – April 30, 2025

Market Summary

The second quarter saw continued uncertainty and worsened consumer sentiment due to the volatile rollout of the new administration's policies. Pro-growth fiscal policies proposed on the campaign trail including tax cuts and deregulation have yet to be realized, leaving rapidly changing tariff policy to weigh on growth prospects. Escalating trade tensions from tariffs have increased the probability of a U.S. economic recession in 2025.

U.S. Real GDP remained strong in Q4, with final estimates showing growth of 2.4%. Personal consumption remained strong as well and grew at the fastest pace in years. The implementation of expansive tariff policy serves as a headwind moving forward, with many Wall Street firms forecasting lower growth and higher inflation for the balance of the year. U.S. inflation readings remained 'sticky' during Q1 and did not show meaningful progress towards the Fed's 2% target. Goods inflation, which had been a detractor from inflation, increased at the beginning of the year and will continue to be a headwind given the expected impact of tariffs on goods prices. Core CPI, which excludes the volatile food and energy components, remained above 3% and ended the quarter at 3.1% annualized YoY while headline CPI sits at 2.8%.

The yield on the 2-, 5-, and 10-year Treasuries ended the quarter at 3.61%, 3.73%, and 4.16%. This represents a decline of 59 bps, 60 bps, and 38 bps, respectively. The 3-month Treasury was unchanged given no rate cuts from the Fed.

Portfolio Strategy Recap

- Long-Term portfolios experienced positive returns during the quarter, though underperformed the respective benchmark.
- Short-Term portfolios experienced positive returns for the quarter, with all portfolios outperforming their relevant benchmarks.

Third Quarter: May 1, 2025 – July 31, 2025

Market Summary

The third quarter was characterized by growing uncertainty as markets reacted to the volatile rollout of tariffs that were larger than expected. Markets reacted negatively during the first two weeks of the quarter and experienced the largest declines since the onset of the COVID pandemic. The rest of the quarter was marked by equity and bond markets recovering to pre-tariff levels on constructive trade negotiations and stable economic data. Inflation remained relatively benign but was expected to increase in the second half of the year as tariff-related cost pressures begin to emerge. The timing, extent, and duration of these pressures are unknown.

Real GDP turned negative in Q1 2025 mainly on the one-off effect of the trade deficit expanding to the highest level on record as businesses increased imports in advance of tariffs. Strong inventories and higher fixed investment served as a bit of an offset, and a decline in the trade deficit is expected to reverse and support future growth. However, consumer spending slowed notably, which may foreshadow decreased spending and investment due to declining confidence going forward. The labor market remained healthy though early signs of cooling are emerging, such as rising initial jobless claims. Continuing claims have also increased, and a slower hiring rate may mean any acceleration in layoffs could result in unemployed workers remaining without a job for longer. U.S. inflation moved marginally closer to the Fed's 2% target, but tariff-driven price pressures may emerge as excess inventories built up before tariffs are depleted. Fed Chair Powell said that he expects tariffs to impact inflation, but the size, duration, and time of tariff effects are highly uncertain. The year-over-year change in the consumer price index (CPI) stood at 2.4% while core CPI, which

excludes the volatile food and energy components, moved marginally lower but rounded to an unchanged 2.8%.

The U.S. Treasury yield curve steepened over the quarter. The 3-month Treasury was relatively unchanged given no rate cuts from the Fed while 2- and 5-year Treasuries fell by 15-16 bps to 3.72% and 3.80%, respectively. In addition, the 2-year traded over a wide 60 basis point range during the quarter, highlighting the elevated volatility. The 10-year Treasury increased by 2 bps to 4.23%.

Portfolio Strategy Recap

- Long-Term portfolios experienced positive returns during the quarter, while outperforming the benchmark.
- Short-Term portfolios experienced positive returns for the quarter, with all portfolios outperforming their relevant benchmarks.

Fourth Quarter: August 1, 2025 – October 31, 2025

Market Summary

The fourth quarter saw a gradual easing of uncertainty as markets digested the lingering effects of a complex tariff rollout. While the effective tariff rate remains elevated, the avoidance of worst-case trade outcomes helped stabilize investor sentiment. Equity and bond markets rebounded, supported by steady consumer spending and business investment. U.S. inflation accelerated modestly during the third quarter as certain goods categories began to reflect tariff-related cost pressures and services inflation remained sticky. Headline CPI rose to 2.9% year-over-year, and core CPI (ex-food and energy) edged up to 3.1%.

Real GDP rebounded to 3.8% in the second quarter, driven by a reversal of the trade and inventory dynamics that weighed on Q1 growth. Despite labor market softness, consumer spending proved resilient, largely supported by continued spending from higher-income households. Business investment also remained strong. The labor market continued to cool with new net job creation nearing zero and the unemployment rate ticked up to 4.3%. Despite these signs of slowing, layoffs remained low, suggesting employers are adopting a “no hire, no fire” approach.

The U.S. Treasury yield curve steepened further in Q3, led by a decline in short-term yields. Maturities less than one year fell 30-40 bps as markets reflected new Fed rate-cutting expectations. Yields on 3-month, 2-year, and 10-year U.S. Treasuries ended the month at 3.81%, 3.57%, and 4.08% representing decreases of -12 bps, -3 bps, and -7 bps, respectively. Falling Treasury yields continue to push mortgage rates lower, and they reached a three-year low of 6.31% at the end of October.

Portfolio Strategy Recap

- Long-Term portfolios yielded positive returns for the quarter, while underperforming the benchmark by 12 bps.
- Short-Term portfolios experienced positive returns for the quarter, with all portfolios outperforming their relevant benchmarks.

Portfolio Performance Update

Portfolios delivered positive absolute returns for the year, with short-term strategies consistently outperforming their respective benchmarks. Longer-term portfolios also posted gains but experienced

mixed relative performance, outperforming in two quarters and modestly underperforming in others. In the Long-Term strategy, the BPCA Other Post-Employment Benefits returned 5.65%, though underperformed the benchmark by 3 bps. Since Inception, the Other Post-Employment Benefits portfolio's total annualized return is 2.49%, outperforming its benchmark by 24 bps. In the Short-Term strategy, portfolios saw positive performance and outperformed the benchmark. The Pledged Revenue Fund returned 4.43% for the year while the Project Operating Fund returned 4.67%. Each portfolio outperformed the benchmark by 8 and 32 bps, respectively. Since Inception, each portfolio has returned an annualized rate of 1.74% and 1.75% respectively, outpacing their benchmark by 6 and 7 bps, respectively.

	Past Quarter	Past 12 Months	Past 3-Years	Since Inception
Long-Term Strategy:				
BPCA Other Post-Employment Benefits <i>BM: BAML 1-10 Year US Treasury Note Index</i>	1.84% 1.96%	5.65% 5.68%	4.79% 4.65%	2.49% 2.25%
Short-Term Strategy:				
2003 Pledged Revenue 2003 Project Operating Fund <i>BM: BAML 3 Month US Treasury Bill Index</i>	1.12% 1.35%	4.43% 4.67%	4.84% 4.94%	1.74% 1.75%
	1.08%	4.35%	4.83%	1.68%

Notes:

1. Bank of America/Merrill Lynch (BAML) indices provided by Bloomberg Financial Markets. The total returns shown for periods longer than a year are the annualized returns for the stated period.
2. Performance of the highlighted portfolios was impacted in the 2nd and 3rd calendar quarters of 2019 by a temporary suspension of investment strategy in order to provide liquidity for the 2019 bond financing.
3. Since inception performance for all portfolios other than 'BPCA Other Post Employment Benefits' and 'BPCPC Other Post Employment Benefits' is calculated from January 31, 2006 to present
4. For the 'Reserve Fund' the B-AML 1-5 Year Treasury Index became the performance benchmark on July 31, 2013. For prior periods, the B-AML 1-10 Year Treasury Index was utilized.
5. Since inception performance for the 'BPCA Other Post Employment Benefits' is calculated from January 31, 2008 to present.
6. Since inception performance for the 'BPCPC Other Post Employment Benefits' is calculated from February 12, 2010 to present.

Hugh L. Carey Battery Park City Authority

Review of Investment Performance

For the Quarter Ended October 31, 2025

Agenda

I. Executive Summary

II. Summary of Aggregate Portfolio

III. Total Return Performance Attributes

IV. Market Commentary

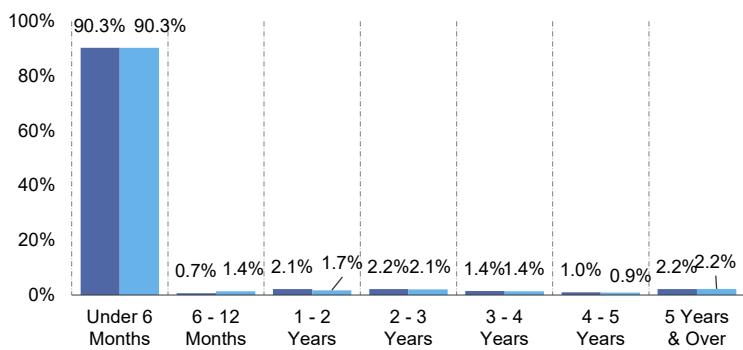
I. Executive Summary

Aggregate Portfolio Composition and Credit Quality

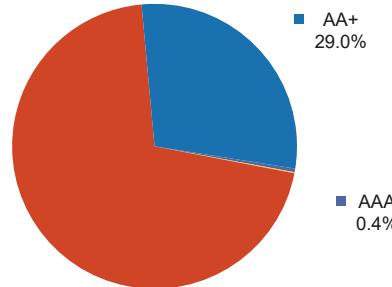
Security Type ¹	October 31, 2025	% of Portfolio	Effective Duration	July 31, 2025	% of Portfolio	Effective Duration	QoQ Change (% of portfolio)
U.S. Treasuries Federal Agencies and Instrumentalities (non-MBS)	\$602,162,308	89.6%	0.39	\$634,164,859	99.2%	0.34	(9.6%)
	\$2,518,293	0.4%	0.87	\$2,491,825	0.4%	1.04	(0.0%)
	\$0	0.0%	0.00	\$0	0.0%	0.00	-
	\$1,087,325	0.2%	1.27	\$1,074,036	0.2%	1.43	(0.0%)
	\$378,248	0.1%	2.92	\$385,359	0.1%	2.83	(0.0%)
	\$65,890,929	9.8%	0.00	\$1,200,559	0.2%	0.00	9.6%
Total	\$672,037,103	100.0%	0.40	\$639,316,637	100.0%	0.35	

**Maturity Distribution
As of October 31, 2025**

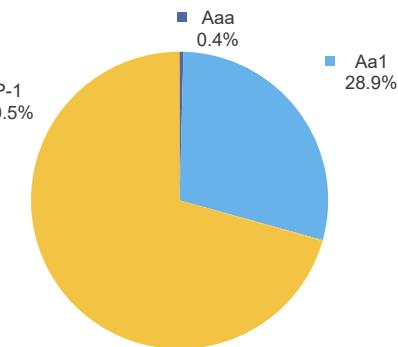
■ October 31, 2025 ■ July 31, 2025



**Credit Quality Distribution (S&P)
as of October 31, 2025**



**Credit Quality Distribution (Moody's)
as of October 31, 2025**



Notes:

1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

Performance Overview – Total Return Strategies – October 31, 2025

	Past Quarter	Past 12 Months	Past 3-Years	Since Inception
Long-Term Strategy:				
BPCA Other Post-Employment Benefits	1.84%	5.65%	4.79%	2.49%
<i>BM: BAML 1-10 Year US Treasury Note Index</i>	1.96%	5.68%	4.65%	2.25%
Short-Term Strategy:				
2003 Pledged Revenue	1.12%	4.43%	4.84%	1.74%
2003 Project Operating Fund	1.35%	4.67%	4.94%	1.75%
<i>BM: BAML 3 Month US Treasury Bill Index</i>	1.08%	4.35%	4.83%	1.68%

Notes:

1. Bank of America/Merrill Lynch (BAML) indices provided by Bloomberg Financial Markets. The total returns shown for periods longer than a year are the annualized returns for the stated period.
2. Since inception performance for the Short-Term Strategy portfolios is calculated from January 31, 2006 to present.
3. For the 'Reserve Fund,' the BAML 1-5 Year Treasury Index became the performance benchmark on July 31, 2013. For prior periods, the BAML 1-10 Year Treasury Index was utilized.
4. Since inception performance for the 'BPCA Other Post Employment Benefits' is calculated from January 31, 2008 to present.
5. BPCPC Other Post Employment Benefits holdings were transferred and consolidated with BPCA Other Post Employment Benefits holdings on December 23, 2021

Portfolio Recap – Market Drivers

Economy

- ▶ The Consumer Price Index (CPI) came in below expectations, rising 3.0% year-over-year. Tariff passthroughs remain modest, though certain import-reliant categories are showing some inflationary pressures. The White House said the October CPI report will not likely be released, adding complexity to the Fed's decision-making process.
- ▶ The September and October jobs reports have not been released due to the shutdown. Available private-sector data along with new layoff announcements continue to show a cooling labor market.

U.S. Treasury Yields

- ▶ Yields on 3-month, 2-year, and 10-year U.S. Treasuries ended the month at 3.81%, 3.57%, and 4.08% representing decreases of -12 bps, -3 bps, and -7 bps, respectively. Falling Treasury yields continue to push mortgage rates lower, and they reached a three-year low of 6.31% at the end of October.
- ▶ Lower yields in October drove positive returns across fixed income indices. The ICE BofA 3-month, 2-year, and 10-year U.S. Treasury indices returned +0.35%, +0.31%, and +0.78%, respectively..

Federal Reserve

- ▶ The Federal Reserve (Fed) cut the target range for the federal funds rate at the second consecutive meeting to a three-year low of 3.75% to 4.00%.
- ▶ Despite the lack of official economic data due to the government shutdown, Powell stated that available data suggest the outlook for employment and inflation remains unchanged since the last meeting. However, he emphasized another rate cut in December is “far from” a foregone conclusion.

Investment Policy Issuer Guidelines

Compliance Issuer Check						
Issuer	Actual (%)	Actual (\$) ³	IPS Limit	S&P Rating	Moody's Rating	Check
U.S. Treasury	89.60%	602,162,308	100%	AA+	Aa1	OK
Cash	9.80%	65,890,929	NA	AAAm	AAAm	OK
International Bank of Recon and Development	0.12%	789,897	\$250,000,000	AAA	Aaa	OK
African Development Bank	0.11%	766,437	\$250,000,000	AAA	Aaa	OK
New York City	0.11%	765,069	10%	AA	Aa2	OK
International American Development Bank	0.08%	562,094	\$250,000,000	AAA	Aaa	OK
Asian Development Bank	0.06%	399,865	\$250,000,000	AAA	Aaa	OK
NY State Dorm Authority	0.05%	322,256	10%	NR	NR	OK
Small Business Administration	0.04%	257,833	100%	NR	NR	OK
Fannie Mae	0.01%	79,157	\$250,000,000	AA+	Aa1	OK
Freddie Mac	0.00%	26,877	\$250,000,000	AA+	Aa1	OK
Ginnie Mae	0.00%	14,382	100%	AA+	Aa1	OK

- ▶ Cash balance due to approximately \$60 million in debt service due on November 1st.

Notes:

1. For informational/analytical purposes only and is not provided for compliance assurance. Subject to interpretation as derived from our interpretation of your Investment Policy as provided
2. BPCA's investment guidelines do not detail sector limits for commercial paper, supranationals, or Government MBS.
3. Commercial paper issuer limits are subject to the lesser of 5% or \$250 million per issuer.
4. Actual (\$) include market value plus accrued interest.
5. Bolded Issuers are new additions to the portfolio.

Change in Value – Total Return Accounts

Account Name	Beginning Period Value ¹	(+/-)	Net Transfers ²	(+/-)	Change in Value	=	Ending Period Value ¹
Longer Term Investment Strategy							
BPCPC Operating Reserve Contingency	\$14,977,479		\$11,250		\$195,153		\$15,183,882
Insurance Fund	\$6,459,792		\$0		\$88,992		\$6,548,784
Operating Budget Reserve	\$31,160,420		\$2,000,000		\$408,471		\$33,568,890
BPCA Other Post-Employment Benefits	\$44,081,474		\$0		\$813,040		\$44,894,514
Subtotal	\$96,679,164		\$2,011,250		\$1,505,656		\$100,196,070
Shorter Term Investment Strategy							
2003 Pledged Revenue	\$172,914,563		\$46,036,788		\$2,146,392		\$221,097,743
2003 Project Operating Fund	\$16,234,851		(\$150,000)		\$112,157		\$16,197,008
Subtotal	\$189,149,414		\$45,886,788		\$2,258,549		\$237,294,751
Total	\$285,828,578		\$47,898,038		\$3,764,205		\$337,490,821

- ▶ **Operating Reserve Contingency, Operating Budget Reserve, and Insurance Fund:** in November, these portfolios have been transitioned to total return strategies and benchmarked to the 0-5 year Treasury index
- ▶ **Operating Fund:** disbursements related to Authority's operating expenses. Disbursements were offset by inflows from revenue funds
- ▶ **Pledged and Unpledged Funds:** various transfers to corporate portfolios from Pledged and Unpledged Funds offset by revenue collection (details for Unpledged are found on next page)

Notes:

1. Beginning Period Value is as July 31, 2025 and Ending Period Value is as of October 31, 2025. Beginning Period Value and Ending Period Value equal market values of portfolio holdings plus accrued interest and cash.
2. Net Transfers are the total cash flows in and out of each account that occurred during the quarter.

Change in Value – Other BPCA Accounts

Account Name	Beginning Period Value ¹	(+/-)	Net Transfers ²	(+/-)	Change in Value	=	Ending Period Value ¹
PFM Asset Management Accounts							
Corporate Funds	\$4,183,780		\$0		45,611		\$4,229,391
2000 Arbitrage Rebate	\$959,963		\$0		10,731		\$970,694
Unpledged Revenue	\$16,106,811		\$4,163,270		236,074		\$20,506,155
2003 Residual Fund	\$2,726,906		\$0		29,888		\$2,756,794
Joint Purpose Fund	\$1,289,329		\$0		14,074		\$1,303,403
Special Fund	\$227,081		\$0		2,538		\$229,620
BPCA2013ACDE Proj Cost Sub AC	\$5,417,167		(\$747,322)		53,206		\$4,723,052
BPCA 2019A Comm Ctr SB Proj	\$0		\$0		-		\$0
BPCA 2019A Sustainable Proj	\$15,386,251		(\$547,228)		164,925		\$15,003,948
BPCA 2019BDE Project	\$6,328,277		(\$230,937)		67,819		\$6,165,159
BPCA 2023A Sustainable Project	\$123,102,431		(\$30,608,960)		1,154,349		\$93,647,820
BPCA Lease Refinancing Fee	\$2,516,133		\$0		27,692		\$2,543,826
BPCA 2023A Revolver	\$589,204		\$6,670,175		61,398		\$7,320,777
BPCA 2025A Revolver	\$0		\$17,000		79		\$17,079
BPCA Joint Purpose Fund NYS	\$5,086,878		\$0		55,535		\$5,142,413
Subtotal	\$183,920,213		(\$21,284,002)		1,923,920		\$164,560,131

- ▶ **Corporate Funds (Working Capital):** in November, this portfolio was been transitioned to a total return strategy and benchmarked to the 0-5 year Treasury index
- ▶ **2013ACDE, 2019A Sustainable, 2019BDE, 2023 Sustainable Project Funds:** various capital expenditures
- ▶ **Pledged and Unpledged Funds:** various transfers to corporate portfolios from Pledged and Unpledged Funds offset by revenue collection

Notes:

1. Beginning Period Value is as of July 31, 2025 and Ending Period Value is as of October 31, 2025. Beginning Period Value and Ending Period Value equal market values of portfolio holdings plus accrued interest and cash.
2. Net Transfers are the total cash flows in and out of each account that occurred during the quarter.

Change in Value – Other BPCA Accounts

Account Name	Beginning Period Value ¹	(+/-)	Net Transfers ²	(+/-)	Change in Value	=	Ending Period Value ¹
Ramirez Asset Management Accounts							
2003 Debt Service Junior Payments	10,332,541		(1,154,273)		106,314		9,284,582
2003 Debt Service Senior Payments	107,876,420		-		1,155,545		109,031,965
BPCA 2023B PROJECT	11,198,448		-		122,731		11,321,179
BPCA 2023C SUSTAINABLE TAXABLE PROJ	6,745,459		(241,720)		72,566		6,576,305
Subtotal	\$136,152,867		(\$1,395,993)		\$1,457,156		\$136,214,030

- ▶ **2003 Junior Debt Service:** Monthly interest payments on floating rate debt
- ▶ **2003 Senior Debt Service:** Semi-annual interest payments (May 1st and November 1st) on fixed rate debt. The Senior Debt Service Account cash balance was higher at quarter-end in advance of the semi-annual disbursement on the first business day of November.
- ▶ **2023C Sustainable Taxable Project:** Expenditures
- ▶ These portfolios will be benchmarked to the 3-month Treasury Bill index.

Notes:

1. Beginning Period Value is as of July 31, 2025 and Ending Period Value is as of October 31, 2025. Beginning Period Value and Ending Period Value equal market values of portfolio holdings plus accrued interest and cash.
2. Net Transfers are the total cash flows in and out of each account that occurred during the quarter.

Change in Value – Other BPCA Accounts

Account Name	Beginning Period Value ¹	(+/-)	Net Transfers ²	(+/-)	Change in Value	=	Ending Period Value ¹
Ramirez Asset Management Accounts							
Liberty Terr Mariners Cove-K	348,187		-		3,719		351,906
Liberty House Mariners J	284,831		-		3,041		287,871
Rector Park L	39,587		-		413		40,000
Hudson View W Towers G	200,532		-		2,140		202,672
Hudson Towers E/F	243,878		-		2,606		246,484
Hudson View Towers C	215,270		-		2,299		217,569
Liberty Ct Mariners Cove B	711,174		-		7,607		718,781
Millenium	4,293,913		-		45,972		4,339,884
Liberty Battery Place Assoc 4	512,752		-		5,488		518,241
South Cove Assoc 11	465,647		-		4,980		470,627
Soundings Rector Park A	249,173		-		2,659		251,832
The Regatta Site 10	568,543		-		6,082		574,624
BPCA Millenium Tower Security Fund 2A	3,585,752		-		38,386		3,624,138
BPCA S 16/17 Riverhouse Security Fund	7,618,972		-		81,582		7,700,554
BPCA Visionaire Security Fund	4,639,639		-		49,680		4,689,319
BPCA Pier A Security Deposit Account	-		-		-		-
BPCA One Rector Park Security Fund	1,138,593		-		12,184		1,150,777
BPCA Rector Square Security Fund Site D	262,148		-		2,797		264,945
BPCA WFC Tower C Retail Rent Escrow	295,577		-		3,157		298,735
BPCA River & Warren Sec Fund - Site 19A	7,017,031		-		75,129		7,092,160
BPCA North Cove Marina Security Fund	60,607		-		646		61,253
BPCA TRANSACTION PYMT SEC DEPOSIT	546,353		-		5,309		551,662
BPCA PIER A RESERVE	116,824		-		1,264		118,088
BPCA 2019C PIER A SB PROJ	-		-		-		-
Subtotal	\$33,414,979		\$0		\$357,141		\$33,772,121
Grand Total, representing subtotals from pages 9, 10, & 11	\$353,488,059		(\$22,679,995)		\$3,738,218		\$334,546,281

Notes:

1. Beginning Period Value is as of July 31, 2025 and Ending Period Value is as of October 31, 2025. Beginning Period Value and Ending Period Value equal market values of portfolio holdings plus accrued interest and cash.
2. Net Transfers are the total cash flows in and out of each account that occurred during the quarter.

II. Summary of Aggregate Portfolio

Aggregate Portfolio Issuer Breakdown

Security Type	October 31, 2025	% of Portfolio	July 31, 2025	% of Portfolio	QoQ % Change
United States Treasury²					
U.S. Treasury	\$602,162,308	89.6%	\$634,164,859	99.2%	(9.6%)
Ginnie Mae	\$14,382	0.0%	\$18,410	0.0%	(0.0%)
Small Business Administration	\$257,833	0.0%	\$252,296	0.0%	(0.0%)
Federal Agencies and Instrumentalities^{2,3}					
Freddie Mac	\$26,877	0.0%	\$26,786	0.0%	(0.0%)
Fannie Mae	\$79,157	0.0%	\$87,866	0.0%	(0.0%)
International Bank of Recon and Development	\$789,897	0.1%	\$776,825	0.1%	(0.0%)
International American Development Bank	\$562,094	0.1%	\$557,694	0.1%	(0.0%)
Asian Development Bank	\$399,865	0.1%	\$396,907	0.1%	(0.0%)
African Development Bank	\$766,437	0.1%	\$760,400	0.1%	(0.0%)
Municipal Issuers²					
New York City	\$765,069	0.1%	\$752,517	0.1%	(0.0%)
NY State Dorm Authority	\$322,256	0.0%	\$321,519	0.1%	(0.0%)
Cash					
Cash	\$65,890,929	9.8%	\$1,200,559	0.2%	9.6%
TOTAL	\$672,037,103	100.0%	\$639,316,637	100.0%	

Notes:

1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Pursuant to the Authority's Investment Policy, investments in obligations other than those backed by the full faith and credit of the U.S. Government are limited to the following: (1) Federal Agencies - \$250 million per issuer, (2) Commercial Paper - the lesser of 5% or \$250 million per issuer, (3) Bankers' Acceptances - the lesser of 5% or \$250 million per issuer and (4) Municipal Bonds - 10%.
3. Federal Agencies and Instrumentalities includes Mortgage-Backed Securities.

Portfolio Value – Total Return Accounts

	October 31, 2025			July 31, 2025			
	Total Market Value ¹	Effective Duration	% of Total Portfolio	Total Market Value ¹	Effective Duration	% of Total Portfolio	QoQ % Change
Longer Term Investment Strategy							
BPCA Other Post-Employment Benefits	\$44,894,514	2.91	6.7%	\$44,081,474	2.92	6.9%	-0.2%
BPCPC Other Post-Employment Benefits	\$0	0.00	0.0%	\$0	0.00	0.0%	0.0%
Subtotal Longer Term Investment Strategy	\$44,894,514	2.91	6.7%	\$44,081,474	2.92	6.9%	-0.2%
Short Term Investment Strategy							
2003 Pledged Revenue	\$221,097,743	0.09	32.9%	\$172,914,563	0.13	27.0%	5.9%
2003 Project Operating Fund	\$16,197,008	0.00	2.4%	\$16,234,851	0.00	2.5%	-0.1%
Subtotal Short Term Investment Strategy	\$237,294,751	0.08	35.3%	\$189,149,414	0.12	29.6%	5.7%
Subtotal of Total Return Accounts	\$282,189,265	0.53	42.0%	\$233,230,888	0.65	36.5%	5.5%

Notes:

1. "Total Market Value" includes accrued interest and cash balances held at the bank.

Portfolio Value – Other BPCA Accounts

PFM Asset Management Accounts	October 31, 2025			July 31, 2025				QoQ % Change
	Total Market Value	Effective Duration	% of Total Portfolio	Market Value ¹	Effective Duration	% of Total Portfolio		
BPCPC Operating Reserve Contingency	\$15,183,882	0.77	2.3%	\$14,977,479	0.79	2.3%		-0.1%
Insurance Fund	\$6,548,784	1.07	1.0%	\$6,459,792	1.11	1.0%		0.0%
Operating Budget Reserve	\$33,568,890	0.96	5.0%	\$31,160,420	0.85	4.9%		0.1%
Corporate Funds	\$4,229,391	0.06	0.6%	\$4,183,780	0.00	0.7%		(0.0%)
2000 Arbitrage Rebate	\$970,694	0.15	0.1%	\$959,963	0.08	0.2%		(0.0%)
Unpledged Revenue	\$20,506,155	0.01	3.1%	\$16,106,811	0.01	2.5%		0.5%
2003 Residual Fund	\$2,756,794	0.01	0.4%	\$2,726,906	0.00	0.4%		(0.0%)
Joint Purpose Fund	\$1,303,403	0.01	0.2%	\$1,289,329	0.01	0.2%		(0.0%)
Special Fund	\$229,620	0.15	0.0%	\$227,081	0.08	0.0%		(0.0%)
BPCPC Operating Reserve	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA Goldman Sachs Liberty Contribution Fund	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA Series 2009A Project Costs	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA Series 2009B Project Costs	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA Pier A Construction Escrow	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA Insurance Advance	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA2013ACDE COI SUB AC	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA2013B COI SUB AC	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA2013ACDE PROJ COST SUB AC	\$4,723,052	0.02	0.7%	\$5,417,167	0.00	0.8%		(0.1%)
BPCA2013B PROJ COSTS SUB AC	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA PIER A RESERVE FUND	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA SUBORDINATED PAYMENT ACCOUNT	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA 2019A Comm Ctr SB Proj	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA 2019A Sustainable Proj	\$15,003,948	0.02	2.2%	\$15,386,251	0.00	2.4%		(0.2%)
BPCA 2019ABCDE COI	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA 2019BDE Project	\$6,165,159	0.02	0.9%	\$6,328,277	0.00	1.0%		(0.1%)
BPCA 2019C Pier A SB Proj	\$0	0.00	0.0%	\$0	0.00	0.0%		-
BPCA LEASE REFINANCING FEE	\$2,543,410	0.00	0.4%	\$2,515,636	0.00	0.4%		(0.0%)
BPCA 2023A SUSTAINABLE PROJECT	\$93,648,235	0.00	13.9%	\$123,102,928	0.00	19.3%		(5.3%)
BPCA JOINT PURPOSE FUND NYS	\$5,142,413	0.00	0.8%	\$5,086,878	0.00	0.8%		(0.0%)
BPCA 2023A Revolver	\$7,320,777	0.00	1.1%	\$589,204	0.00	0.1%		1.0%
BPCA 2025A Revolver	\$17,079	0.00	0.0%	\$0	0.00	0.0%		0.0%
Subtotal PFM Asset Management Accounts	\$219,861,687	0.24	32.7%	\$236,517,903	0.19	37.0%		-4.3%

Notes:

1. "Total Market Value" includes accrued interest and cash balances held at the bank.

Portfolio Value – Other BPCA Accounts

RAM Managed Accounts	October 31, 2025			July 31, 2025			QoQ % Change
	Total Market Value	Effective Duration	% of Total Portfolio	Market Value ¹	Effective Duration	% of Total Portfolio	
Liberty Terr Mariners Cove-K	\$351,906	0.49	0.1%	\$348,187	0.25	0.1%	(0.0%)
Liberty House Mariners J	\$287,871	0.49	0.0%	\$284,831	0.25	0.0%	(0.0%)
Rector Park L	\$40,000	0.49	0.0%	\$39,587	0.25	0.0%	(0.0%)
Hudson View W Towers G	\$202,672	0.49	0.0%	\$200,532	0.25	0.0%	(0.0%)
Hudson Towers E/F	\$246,038	0.49	0.0%	\$243,878	0.25	0.0%	(0.0%)
Hudson View Towers C	\$218,015	0.49	0.0%	\$215,270	0.25	0.0%	(0.0%)
Liberty Ct Mariners Cove B	\$718,781	0.49	0.1%	\$711,174	0.25	0.1%	(0.0%)
Millenium	\$4,339,884	0.49	0.6%	\$4,293,913	0.25	0.7%	(0.0%)
Liberty Battery Place Assoc 4	\$518,241	0.49	0.1%	\$512,752	0.25	0.1%	(0.0%)
South Cove Assoc 11	\$470,627	0.49	0.1%	\$465,647	0.25	0.1%	(0.0%)
Soundings Rector Park A	\$251,832	0.49	0.0%	\$249,173	0.25	0.0%	(0.0%)
The Regatta Site 10	\$574,624	0.49	0.1%	\$568,543	0.25	0.1%	(0.0%)
2003 Debt Service Junior Payments	\$9,284,582	0.20	1.4%	\$10,332,541	0.24	1.6%	(0.2%)
2003 Debt Service Senior Payments	\$109,031,965	0.23	16.2%	\$107,876,420	0.07	16.9%	(0.6%)
BPCA Millenium Tower Security Fund 2A	\$3,624,138	0.49	0.5%	\$3,585,752	0.25	0.6%	(0.0%)
BPCA S 16/17 Riverhouse Security Fund	\$7,700,554	0.49	1.1%	\$7,618,972	0.25	1.2%	(0.0%)
BPCA Visionaire Security Fund	\$4,689,319	0.49	0.7%	\$4,639,639	0.25	0.7%	(0.0%)
BPCA One Rector Park Security Fund	\$1,150,777	0.49	0.2%	\$1,138,593	0.25	0.2%	(0.0%)
BPCA Rector Square Security Fund Site D	\$264,945	0.49	0.0%	\$262,148	0.25	0.0%	(0.0%)
BPCA WFC TOWER C RETAIL RENT ESCROW	\$298,735	0.49	0.0%	\$295,577	0.25	0.0%	(0.0%)
BPCA RIVER & WARREN SEC FUND - SITE 19A	\$7,092,160	0.49	1.1%	\$7,017,031	0.25	1.1%	(0.0%)
BPCA NORTH COVE MARINA SECURITY FUND	\$61,253	0.49	0.0%	\$60,607	0.25	0.0%	(0.0%)
BPCA 19C Pier A	\$0	0.00	0.0%	\$0	0.00	0.0%	-
BPCA Pier A Reserve Fund	\$118,845	0.00	0.0%	\$117,169	0.00	0.0%	(0.0%)
BPCA 2023B Pier A	\$11,321,758	0.00	1.7%	\$11,198,141	0.00	1.8%	(0.1%)
BPCA 2023C Sustainable Taxable - Pie	\$6,574,969	0.00	1.0%	\$6,745,420	0.00	1.1%	(0.1%)
BPCA Transaction Pymt Sec Deposit	\$551,662	0.00	0.1%	\$546,353	0.00	0.1%	(0.0%)
Subtotal of RAM Managed Accounts	\$169,986,151	0.25	25.3%	\$169,567,846	0.11	0.27	-1.2%
Subtotal of Other BPCA Accounts	\$389,847,838	0.56	58.0%	\$406,085,749	0.38	63.5%	-5.5%
GRAND TOTAL	\$672,037,103	0.55	100.0%	\$639,316,637	0.48	100.0%	

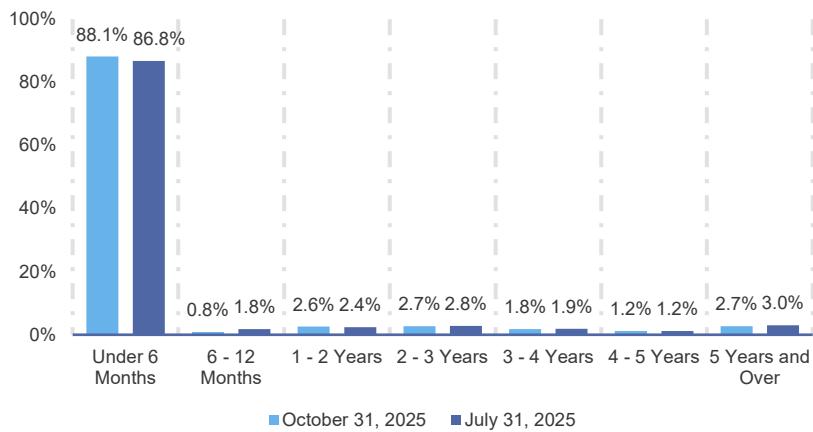
Notes:

1. "Total Market Value" includes accrued interest and cash balances held at the bank.
2. Highlighted funds are managed by Ramirez Asset Management ("RAM"). Market values for these funds are provided by RAM.

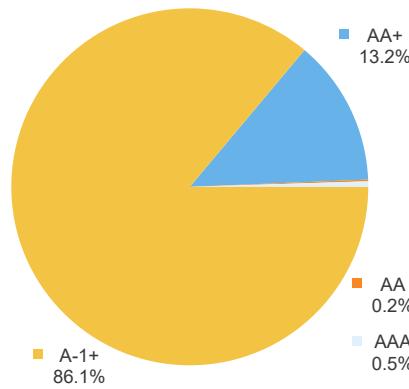
Aggregate Portfolio Summary: PFM Asset Management

Security Type ¹	October 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	July 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$492,360,134	98.1%	80.5%	0.41	\$465,720,729	99.1%	73.0%	0.42	(1.1%)
	Commercial Paper	\$2,518,293	0.5%	0.4%	0.87	\$2,491,825	0.5%	0.4%	1.04	(0.0%)
	Municipals	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Government MBS ²	\$1,087,325	0.2%	0.2%	1.27	\$1,074,036	0.2%	0.2%	1.43	(0.0%)
	Cash	\$372,543	0.1%	0.1%	2.94	\$378,597	0.1%	0.1%	2.86	(0.0%)
	Totals	\$502,050,952	100%	82.1%	0.42	\$469,748,791	100.0%	73.6%	0.43	1.1%

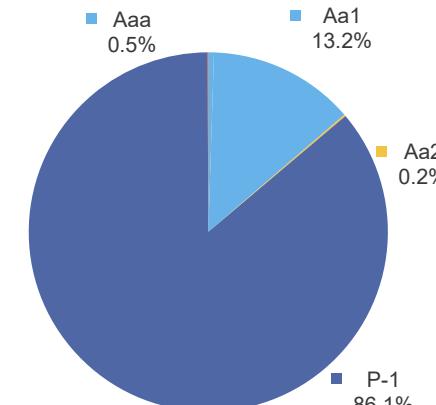
Maturity Distribution as of October 31, 2025



Credit Quality (S&P) as of October 31, 2025



Credit Quality (Moody's) as of October 31, 2025



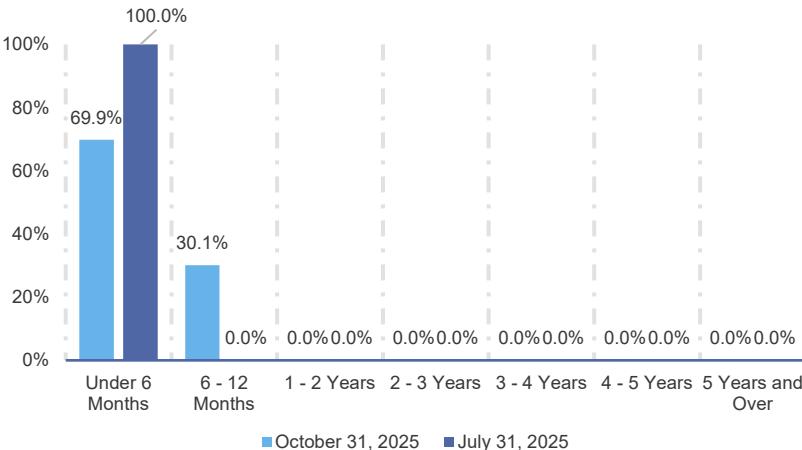
Notes:

- Market Value includes accrued interest but does not include cash balances held at the bank.
- Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

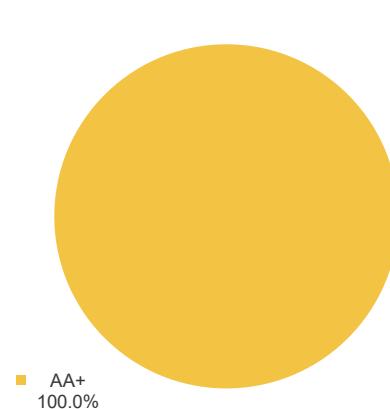
Aggregate Portfolio Summary: Ramirez Asset Management

Security Type ¹	October 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	July 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$109,802,174	64.6%	16.5%	0.31	\$168,444,130	99.3%	26.4%	0.13	(34.7%)
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Government MBS ²	\$5,705	0.0%	0.0%	1.13	\$6,762	0.0%	0.0%	1.12	(0.0%)
	Cash	\$60,178,272	35.4%	9.0%	0.00	\$1,116,955	0.7%	0.2%	0.00	34.7%
	Totals	\$169,986,151	100%	25.5%	0.31	\$169,567,846	100.0%	26.5%	0.13	

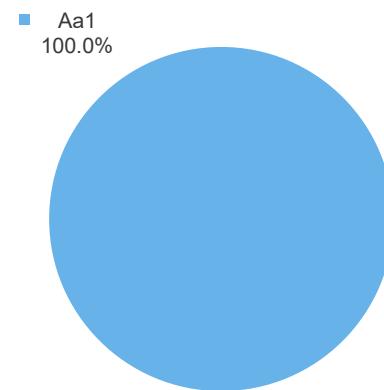
**Maturity Distribution
as of October 31, 2025**



**Credit Quality (S&P)
as of October 31, 2025**



**Credit Quality (Moody's)
as of October 31, 2025**



Notes:

1. Market Value includes accrued interest but does not include cash balances held at the bank.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

Portfolio Earnings – PFMAM-Managed Accounts

Portfolio Earnings <i>Quarter-Ended October 31, 2025</i>		
	Market Value Basis³	Accrual (Amortized Cost) Basis
Beginning Value - July 2025	1 \$469,278,209.45	\$471,498,649.27
Net Purchases (Sales)	\$20,899,550	\$20,899,550
Change in Value	\$4,095,254.14	\$3,140,172.81
Ending Value - October 2025	1 \$494,273,013.65	\$495,538,372.14
Net Income ²	\$394,468.75	\$394,468.75
Portfolio Earnings	\$4,489,722.89	\$3,534,641.56

Notes:

1. Beginning and ending Values exclude accrued income and cash balances at the bank.
2. Interest earned includes coupon income paid, change in beginning and ending accruals, and purchased/sold accrued interest.
3. A negative change in market value does not mean a realized loss. Losses are not realized until security/securities are sold.

Portfolio Earnings – Ramirez-Managed Accounts

Portfolio Earnings
Quarter-Ended October 31, 2025

	Market Value Basis ^{1, 4}	Accrual (Amortized Cost) Basis ²
Beginning Value - July 2025	\$168,450,853.19	\$165,992,400.35
Net Purchases (Sales)	(\$60,437,392)	(\$60,437,392)
Change in Value	\$1,637,260.73	\$3,663,995.29
Ending Value - October 2025	\$109,650,722.03	\$109,219,003.75
Net Income ³	\$171,727.95	\$171,727.95
Portfolio Earnings	\$1,808,988.68	\$3,835,723.24

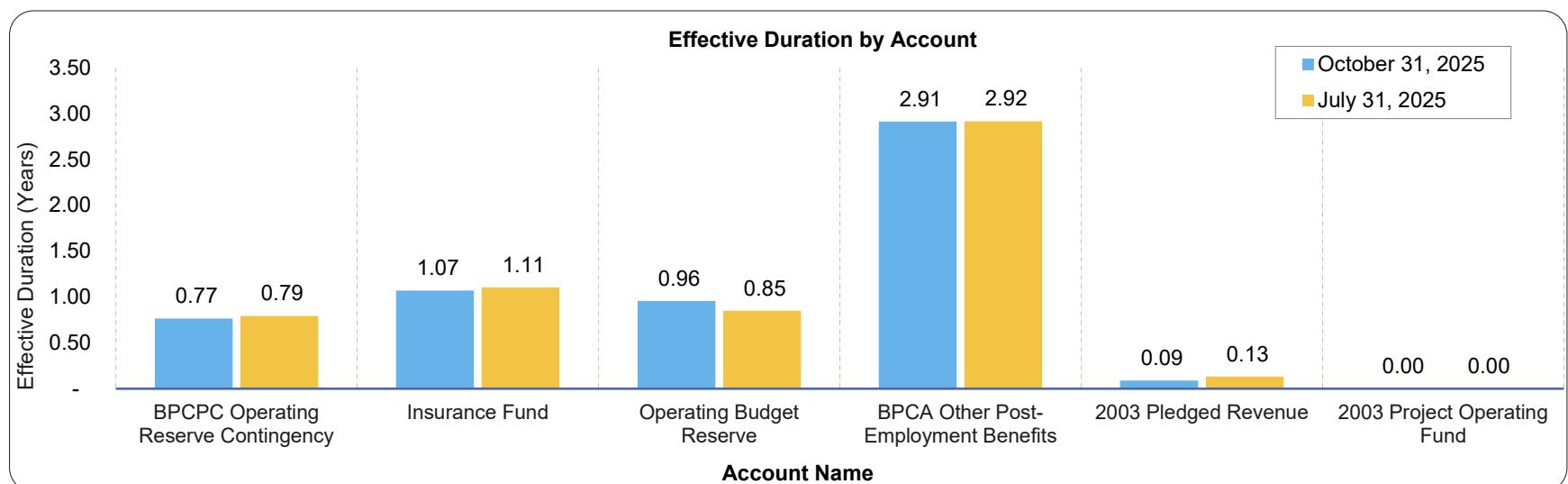
Notes:

1. Underlying data for Market Value Basis supplied by Advent APX, values exclude accrued income and cash balances at the bank.
2. Accrual (Amortized Cost) Basis data provided by custodian, BNY-Mellon.
3. Net Income includes coupon income paid, change in beginning and ending accruals, and purchased/sold accrued interest.
4. A negative change in market value does not mean a realized loss. Losses are not realized until security/securities are sold.

III. Total Return Performance Attributes

Total Return Portfolio Attributes

	Effective Duration (in years)		Yield To Maturity - At Market		Yield To Maturity - On Cost	
	October 31, 2025	July 31, 2025	October 31, 2025	July 31, 2025	October 31, 2025	July 31, 2025
Longer Term Investment Strategy						
BPCPC Operating Reserve Contingency	0.77	0.79	3.92%	4.20%	2.89%	3.03%
Insurance Fund	1.07	1.11	3.92%	4.26%	2.75%	2.89%
Operating Budget Reserve	0.96	0.85	3.91%	4.31%	3.00%	3.12%
BPCA Other Post-Employment Benefits	2.91	2.92	3.78%	4.04%	2.95%	2.92%
Short Term Investment Strategy						
2003 Pledged Revenue	0.09	0.13	4.06%	4.26%	3.95%	4.16%
2003 Project Operating Fund	0.00	0.00	4.18%	4.33%	3.80%	4.24%

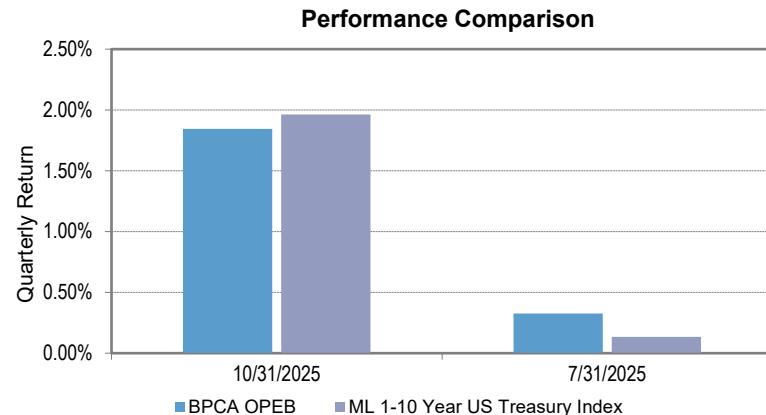


BPCPC Other Post Employment Benefits holdings were transferred and consolidated with BPCA Other Post Employment Benefits holdings on December 23, 2021

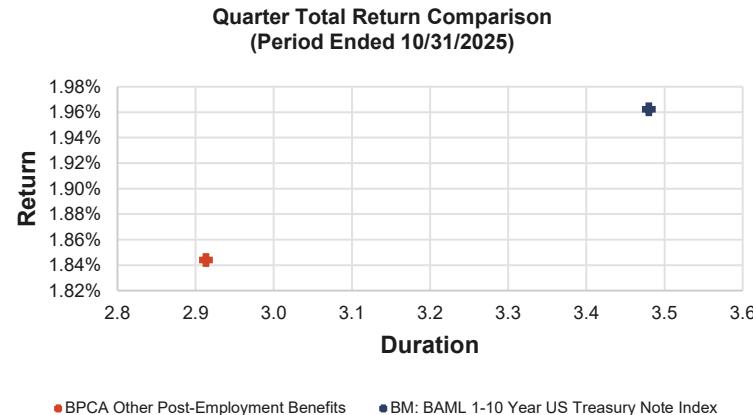
Portfolios Managed with a Longer-Term Investment Strategy

Other Post-Employment Benefits Performance

Total Return ^{1,2,4,5}	October 31, 2025	Annualized Quarter	Annualized Since Inception ⁵
BPCA Other Post-Employment Benefits	1.84%	7.52%	2.49%
BM: BAML 1-10 Year US Treasury Note Index	1.96%	8.01%	2.25%



Effective Duration (in years) ³	October 31, 2025	July 31, 2025
BPCA Other Post-Employment Benefits	2.91	2.92
BM: BAML 1-10 Year US Treasury Note Index	3.48	3.47



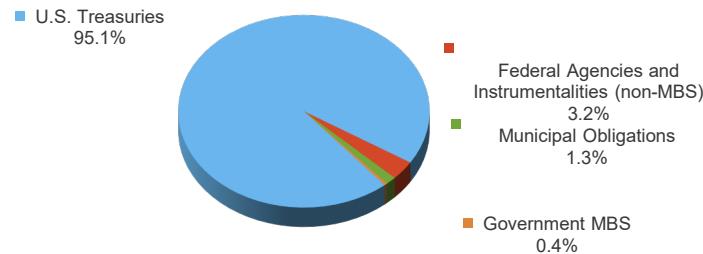
Notes:

1. Performance on trade-date basis, gross-of-fees in accordance with the CFA Institute's Global Investment Performance Standards.
2. 2003 Reserve Fund, Operating Budget Reserve, Insurance Fund, and the Operating Reserve Contingency Funds temporarily suspended their investment strategies from June 2019 to December 2019 due to 2019 bond funding.
3. Bank of America/Merrill Lynch (BAML) indices provided by Bloomberg Financial Markets. The total returns shown for periods longer than a year are the annualized returns for the stated period.
4. Duration is the change in the value of a security that will result from a 1% change in interest rates, stated in years.
5. Periodic performance numbers are presented both as the periodic return and on an annualized basis. The annualized return assumes the periodic return is compounded at the same rate and is presented for reference only. The actual annual return will be the result of chaining the most recent four quarterly returns.
6. Since inception performance for all portfolios other than 'BPCA Other Post Employment Benefits' and 'BPCPC Other Post Employment Benefits' is calculated from January 31, 2006 to present. For the 'Reserve Fund,' the inception of the BAML 1-5 Year Treasury Index as the performance benchmark is July 31, 2013. For prior periods, the BAML 1-10 Year Treasury Index was utilized. Since inception performance for the 'BPCA Other Post Employment Benefits' is calculated from January 31, 2008 to present. Since inception performance for the 'BPCPC Other Post Employment Benefits' is calculated from February 12, 2010 to present.
7. BPCPC Other Post Employment Benefits holdings were transferred and consolidated with BPCA Other Post Employment Benefits holdings on December 23, 2021

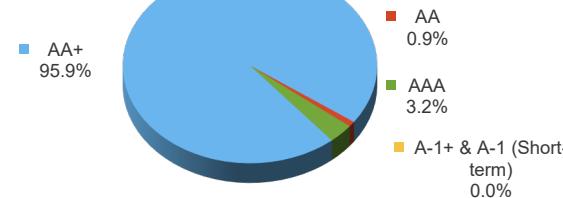
BPCA OPEB Portfolio

Security Type ¹	October 31, 2025	% of Portfolio	July 31, 2025	% of Portfolio	QoQ % Change
U.S. Treasuries	\$42,674,037	95.1%	\$41,883,231	95.0%	0.0%
Federal Agencies and Instrumentalities (non-MBS)	\$1,443,854	3.2%	\$1,429,111	3.2%	(0.0%)
Commercial Paper	\$0	0.0%	\$0	0.0%	0.0%
Municipal Obligations	\$605,918	1.3%	\$598,789	1.4%	(0.0%)
Government MBS	\$169,389	0.4%	\$169,522	0.4%	(0.0%)
Cash	\$1,316	0.0%	\$821	0.0%	0.0%
Totals	\$44,894,514	100.0%	\$44,081,474	100.0%	

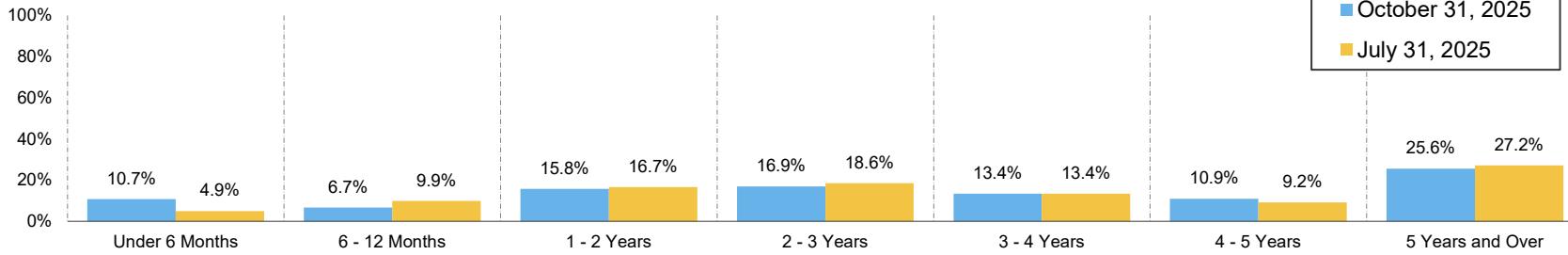
Portfolio Composition as of 10/31/25



Credit Quality Distribution as of 10/31/25



BPCA OPEB Maturity Distribution



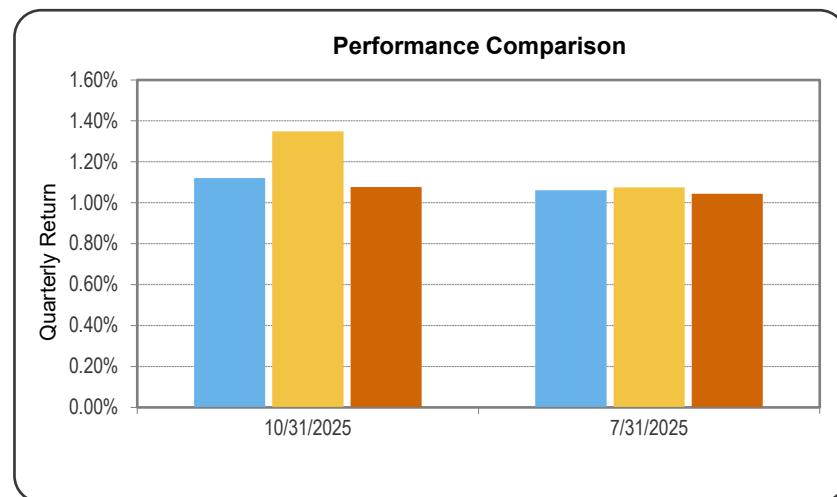
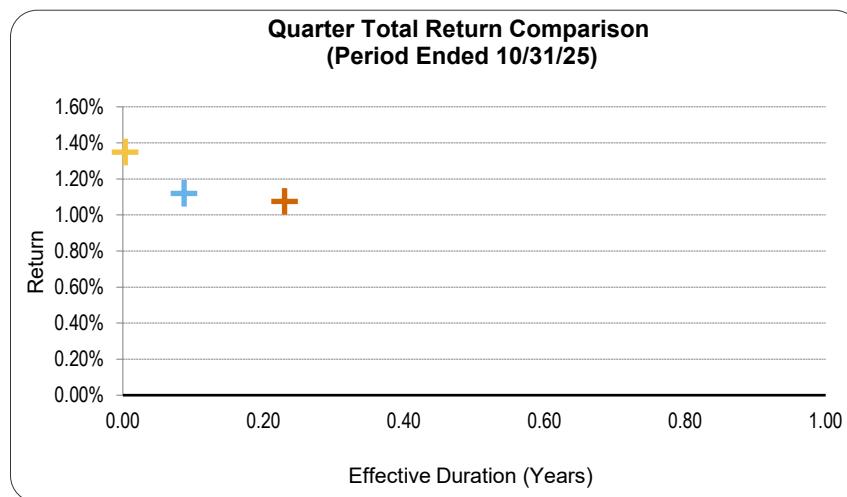
Notes:

1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.
3. NR holdings are not rated by S&P, but rated by Moody's and are in compliance with BPCA's investment policy.
4. BPCPC Other Post Employment Benefits holdings were transferred and consolidated with BPCA Other Post Employment Benefits holdings on December 23, 2021.

Portfolios Managed with a Shorter-Term Investment Strategy

Shorter-Term Investment Strategy

Total Return ^{1,2,4,5}	October 31, 2025	Annualized Since Inception ⁵
2003 Pledged Revenue	1.12%	1.74%
2003 Project Operating Fund	1.35%	1.75%
BM: BAML 3 Month US Treasury Bill Index	1.08%	1.68%
Effective Duration (in years) ³	October 31, 2025	July 31, 2025
2003 Pledged Revenue	0.09	0.13
2003 Project Operating Fund	0.00	0.00
BM: BAML 3-Month US Treasury Bill Index	0.23	0.24



Notes:

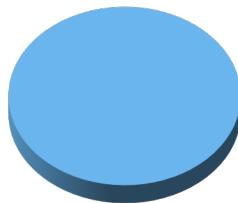
1. Performance on trade-date basis, gross-of-fees in accordance with the CFA Institute's Global Investment Performance Standards.
2. Bank of America/Merrill Lynch (BAML) indices provided by Bloomberg Financial Markets. The total returns shown for periods longer than a year are the annualized returns for the stated period.
3. Duration is the change in the value of a security that will result from a 1% change in interest rates, stated in years.
4. Periodic performance numbers are presented both as the periodic return and on an annualized basis. The annualized return assumes the periodic return is compounded at the same rate and is presented for reference only. The actual annual return will be the result of chaining the most recent four quarterly returns.
5. Since inception performance is calculated from January 31, 2006 to present.

2003 Pledged Revenue

Security Type ¹	October 31, 2025	% of Portfolio	July 31, 2025	% of Portfolio	QoQ % Change
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$221,097,148	100.0%	\$172,849,008	100.0%
		\$0	0.0%	\$0	0.0%
	Commercial Paper	\$0	0.0%	\$0	0.0%
	Municipal Obligations	\$0	0.0%	\$0	0.0%
	Government MBS	\$0	0.0%	\$0	0.0%
	Cash	\$595	0.0%	\$65,555	0.0% (0.0%)
Totals		\$221,097,743	100.0%	\$172,914,563	100.0%

Portfolio Composition as of 10/31/25

■ U.S. Treasuries
100.0%

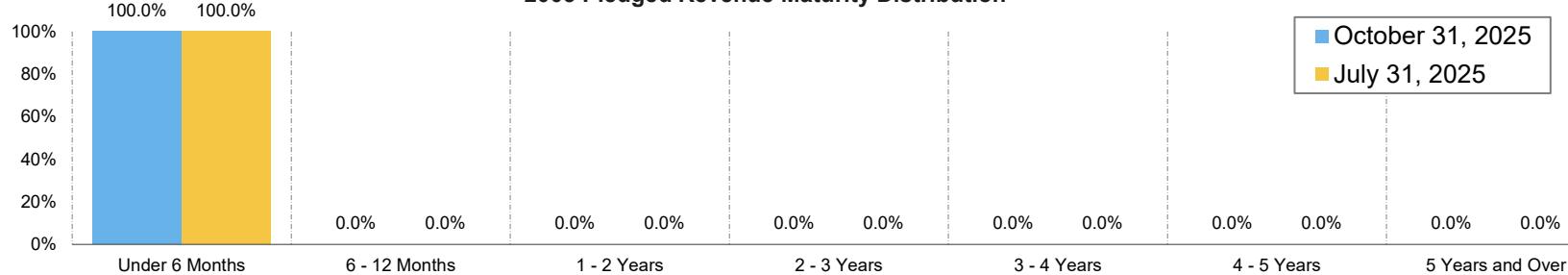


Credit Quality Distribution as of 10/31/25

■ A-1+ & A-1 (Short-term)
100.0%



2003 Pledged Revenue Maturity Distribution



Notes:

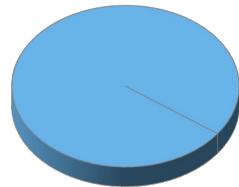
1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

2003 Project Operating Fund Portfolio

Security Type ¹	October 31, 2025	% of Portfolio	July 31, 2025	% of Portfolio	QoQ % Change
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$16,196,864	100.0%	\$16,234,260	100.0%
	Commercial Paper	\$0	0.0%	\$0	0.0%
	Municipal Obligations	\$0	0.0%	\$0	0.0%
	Government MBS	\$0	0.0%	\$0	0.0%
	Cash	\$144	0.0%	\$591	0.0% (0.0%)
	Totals	\$16,197,008	100.0%	\$16,234,851	100.0%

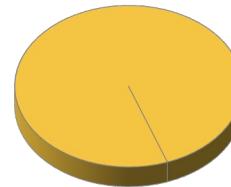
**Portfolio Composition
as of 10/31/25**

■ U.S. Treasuries
100%

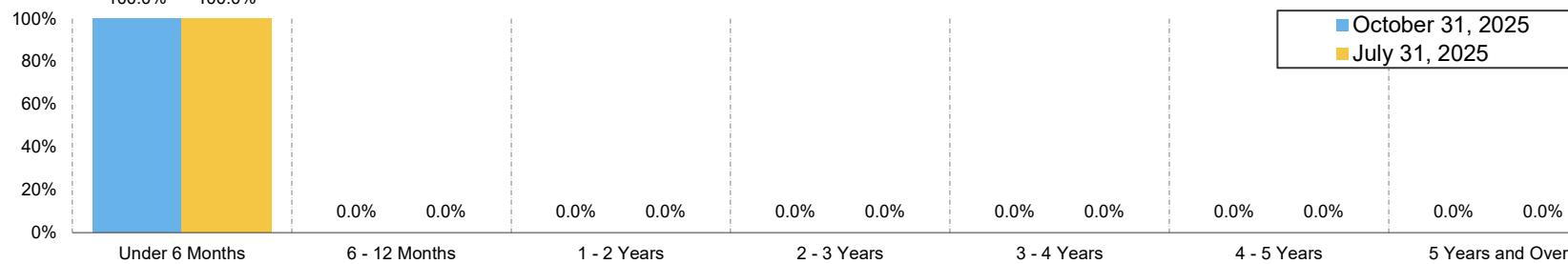


**Credit Quality Distribution
as of 10/31/25**

■ A-1+ & A-1
(Short-term)
100.0%



2003 Project Operating Fund Portfolio Maturity Distribution



Notes:

1. End of quarter trade-date market values of portfolio holdings, including accrued interest.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

IV. Market Commentary

Summary

- The third quarter of 2025 saw a gradual easing of uncertainty as markets digested the lingering effects of a complex tariff rollout. While the effective tariff rate remains elevated, the avoidance of worst-case trade outcomes helped stabilize investor sentiment. Equity and bond markets rebounded, supported by steady consumer spending and business investment.
- The labor market continued to soften as job creation surprised to the downside in July and August. The unemployment rate rose during the quarter but remained below its 30-year average.
- Rising goods prices and sticky services costs continued to keep core inflation well above the Federal Reserve's (Fed) 2% target. Certain import-reliant goods showed signs of modest tariff passthroughs.
- In September, the Fed delivered its first rate cut of 2025, lowering the federal funds target range to 4.00% to 4.25%. Fed Chair Jerome Powell described it as a "risk management cut" reflecting growing concerns over the labor market. The median forecast from the Fed's September "dot plot" showed an additional 50 basis points (bps) of rate cuts this year, 25 bps more than its June projections.

Economic Snapshot

- U.S. inflation accelerated modestly during the third quarter as certain goods categories began to reflect tariff-related cost pressures and services inflation remained sticky. Headline CPI rose to 2.9% year-over-year, and core CPI (ex-food and energy) edged up to 3.1%. Fed Chair Powell noted tariffs have begun to push up goods prices though these effects are expected to be short-lived.
- U.S. real gross domestic product (GDP) rebounded to 3.8% in the second quarter, driven by a reversal of the trade and inventory dynamics that weighed on Q1 growth. Despite labor market softness, consumer spending proved resilient, largely supported by continued spending from higher-income households. Business investment also remained strong.
- The labor market continued to cool with new net job creation nearing zero and the unemployment rate ticked up to 4.3%. Despite these signs of slowing, layoffs remained low, suggesting employers are adopting a "no hire, no fire" approach.

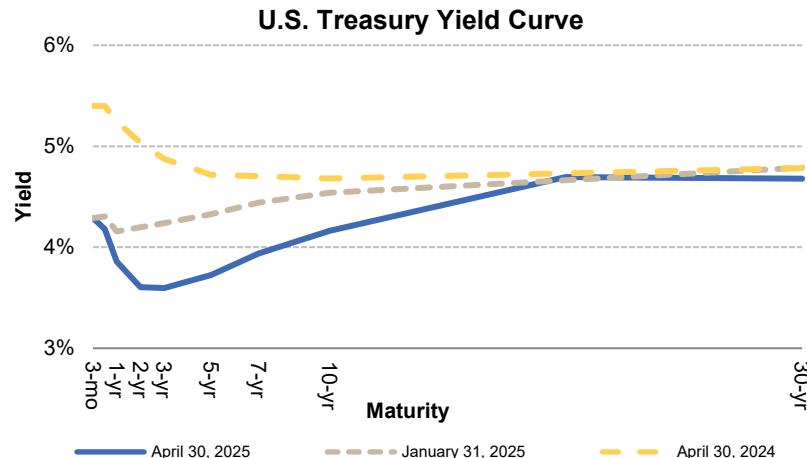
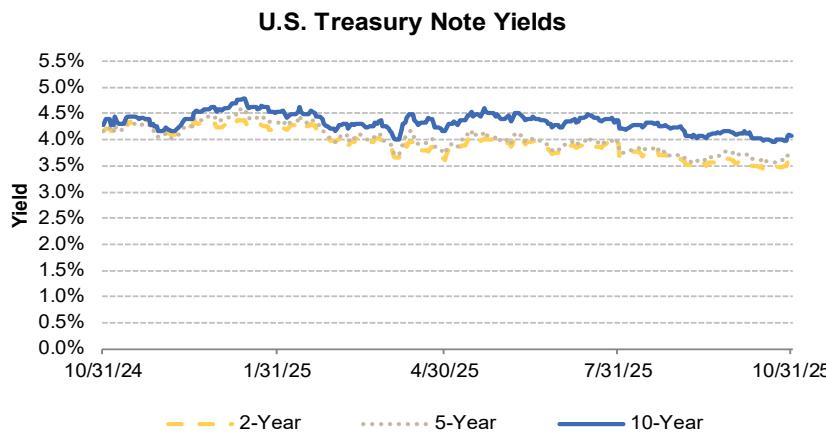
Interest Rates

- The U.S. Treasury yield curve steepened further in Q3, led by a decline in short-term yields. Maturities less than one year fell 30-40 bps as markets reflected new Fed rate-cutting expectations. Longer-dated maturity yields from three to 30 years also fell but to a lesser extent after concerns over fiscal deficits and tariff-related inflation eased slightly.
- The 3-month U.S. Treasury ended the quarter at 3.94%, over 35 bps lower. The 2- and 5-year Treasuries fell by 11 and 6 bps to 3.61% and 3.74% respectively. The 10- and 30-year U.S. Treasury fell by 8 and 4 bps to 4.15% and 4.73% respectively. Bond volatility has continued to fall significantly from April highs and has now reached the lowest levels in three years.
- As a result of lower yields over the quarter, bond indexes generated positive total returns for the quarter. The ICE BofA 3-month, 2-, 5-, and 10-year U.S. Treasury indices returned 1.08%, 1.01%, 1.17%, and 1.81% for the quarter, respectively.

Sector Performance

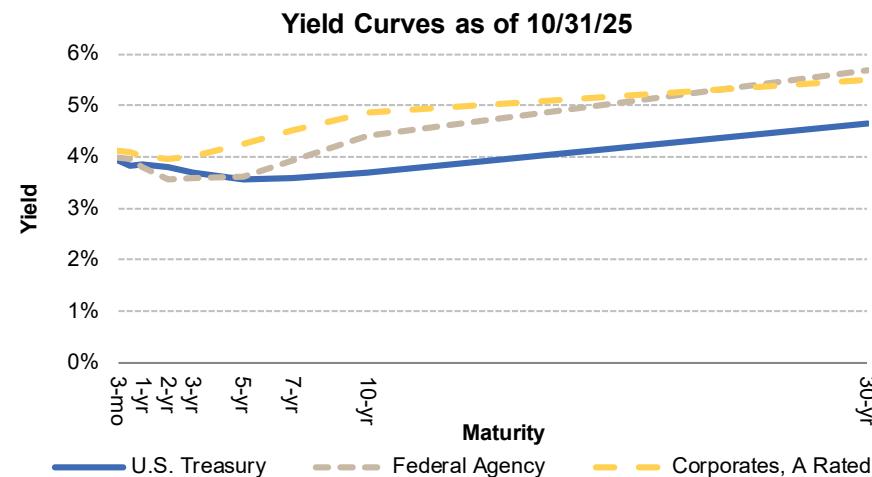
- Excess returns were strong across investment grade sectors as April's spread widening fully reversed on positive trade news and resilient economic data.
- Federal agency and supranational spreads remained low and traded in a narrow range throughout Q3. Excess returns remained muted in part due to limited issuance, which is a trend we expect to continue.
- Investment-grade (IG) corporate bonds generated strong excess returns as spreads narrowed to multi-year lows across most maturities. Lower-quality and longer-duration bonds led performance, supported by strong investor demand.
- Asset-backed securities (ABS) spreads tightened but remain modestly elevated versus 12-month lows. While excess returns were positive, they lagged those of IG corporates. Auto loan collateral modestly outperformed credit card-backed securities.
- Agency-backed mortgage-backed securities (MBS) delivered solid performance with positive excess returns across the board. Longer-duration MBS stood out as a top-performing IG sector in Q3. Agency-backed commercial MBS (CMBS) also posted positive excess returns for the quarter.
- Short-term credit (commercial paper and negotiable bank CDs) yields declined as Treasury issuance surged and the Fed cut rates. Short-end yield spreads widened over the quarter and demand remained strong as investors viewed the sector as a hedge against future rate cuts.

Interest Rate Overview



U.S. Treasury Yields

Maturity	Oct '25	Jul '25	Change over Quarter	Oct '24	Change over Year
3-month	3.82%	4.34%	(0.52%)	4.55%	(0.73%)
1-year	3.69%	4.10%	(0.41%)	4.27%	(0.58%)
2-year	3.58%	3.96%	(0.38%)	4.17%	(0.59%)
5-year	3.69%	3.97%	(0.28%)	4.16%	(0.47%)
10-year	4.08%	4.38%	(0.30%)	4.29%	(0.21%)
30-year	4.65%	4.90%	(0.25%)	4.48%	0.17%



Labor Market	Latest	Jul '25	Oct '24	
Unemployment Rate	Aug'25	4.3%	4.2%	4.1%
Change In Non-Farm Payrolls	Aug'25	22,000	79,000	44,000
Average Hourly Earnings (YoY)	Aug'25	3.7%	3.9%	4.1%
Personal Income (YoY)	Aug'25	5.1%	4.9%	5.5%
Initial Jobless Claims (week)	10/17/25	232,000	219,000	218,000
Growth				
Real GDP (QoQ SAAR)	2025Q2	3.8%	-0.6% ¹	3.6% ²
GDP Personal Consumption (QoQ SAAR)	2025Q2	2.5%	0.6% ¹	3.9% ²
Retail Sales (YoY)	Aug'25	5.0%	4.1%	3.1%
ISM Manufacturing Survey (month)	Oct'25	48.7	48.0	46.9
Existing Home Sales SAAR (month)	Sep'25	4.06 mil.	4.01 mil.	4.03 mil.
Inflation / Prices				
Personal Consumption Expenditures (YoY)	Aug'25	2.7%	2.6%	2.5%
Consumer Price Index (YoY)	Sep'25	3.0%	2.7%	2.6%
Consumer Price Index Core (YoY)	Sep'25	3.0%	3.1%	3.3%
Crude Oil Futures (WTI, per barrel)	Oct 31	\$60.98	\$69.26	\$69.26
Gold Futures (oz.)	Oct 31	\$3,997	\$3,293	\$2,749

1. Data as of July 2025

2. Data as of October 2024

Note: YoY = year over year, QoQ = quarter over quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil

ICE BofAML Index Returns

October 31, 2025	Duration	Yield	3 Month	1 Year	3 Years
1-3 Year Indices					
U.S. Treasury	1.82	3.63%	1.51%	4.84%	4.49%
Federal Agency	1.50	3.67%	1.38%	4.67%	4.67%
U.S. Corporates, A-AAA rated	1.82	4.12%	1.64%	5.53%	5.64%
Agency MBS (0 to 3 years)	1.56	4.71%	1.60%	5.43%	5.09%
Taxable Municipals	1.68	3.87%	1.75%	5.66%	5.36%
1-5 Year Indices					
U.S. Treasury	2.52	3.64%	1.67%	5.29%	4.62%
Federal Agency	2.20	3.69%	1.53%	5.09%	4.80%
U.S. Corporates, A-AAA rated	2.63	4.18%	1.84%	6.21%	6.22%
Agency MBS (0 to 5 years)	2.26	4.70%	2.01%	6.73%	5.73%
Taxable Municipals	2.55	3.96%	1.94%	5.97%	5.55%
Master Indices (Maturities 1 Year or Greater)					
U.S. Treasury	6.13	3.93%	2.60%	5.15%	4.23%
Federal Agency	3.42	3.82%	2.01%	5.53%	5.08%
U.S. Corporates, A-AAA rated	6.76	4.66%	2.93%	6.45%	7.08%
Agency MBS (0 to 30 years)	5.34	4.71%	3.67%	7.22%	5.81%
Taxable Municipals	8.91	4.96%	3.93%	6.17%	7.18%

Disclaimer

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**APPROVAL OF THE INVESTMENT GUIDELINES & REPORT FOR THE FISCAL YEAR
ENDED OCTOBER 31, 2025**

BE IT RESOLVED, that the Investment Guidelines & Report of the Hugh L. Carey Battery Park City Authority (the “Authority”) for the fiscal year ended October 31, 2025 in the form presented to this meeting, be, and hereby is approved; and be it further

RESOLVED, that the Chief Financial Officer and Treasurer of the Authority be, and hereby is, directed to file said Investment Guidelines and Report with the: (1) NYS Division of the Budget: (2) NYS Department of Audit and Control; the Chairman and ranking Minority Members of the (3) New York State Senate Finance Committee; and (4) New York State Assembly Ways and Means Committee, as required by Section 2925 of the Public Authorities Law, Public Authorities Accountability Act of 2005 and the New York State Comptroller’s Regulation 2 NYCRR (Part 203); and be it further

RESOLVED, that Investment Guidelines & Report be posted on the NY State Public Authorities Reporting Information System (PARIS) and the Authority’s website; and be it further

RESOLVED, that the Assistant Corporate Secretary of the Authority be, and hereby is, directed to file said Investment Guidelines & Report with the minutes of this meeting; and be it further

RESOLVED, that any and all actions taken by any officer of the Authority in connection with the preparation of such policies and procedures are hereby ratified, confirmed and approved.

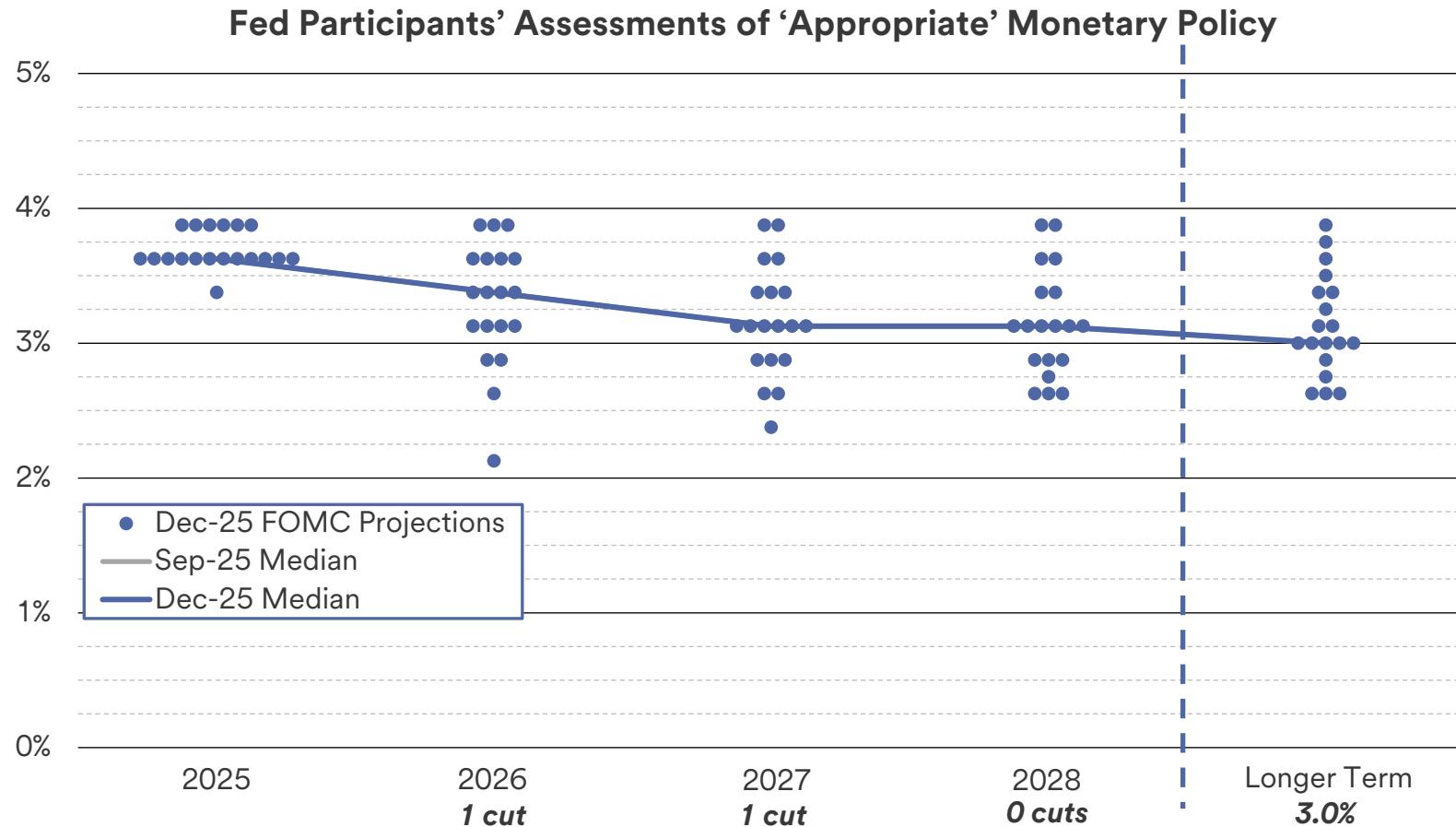
Hugh L. Carey Battery Park City Authority

Review of Investment Performance

Updated for the Month Ended December 31, 2025

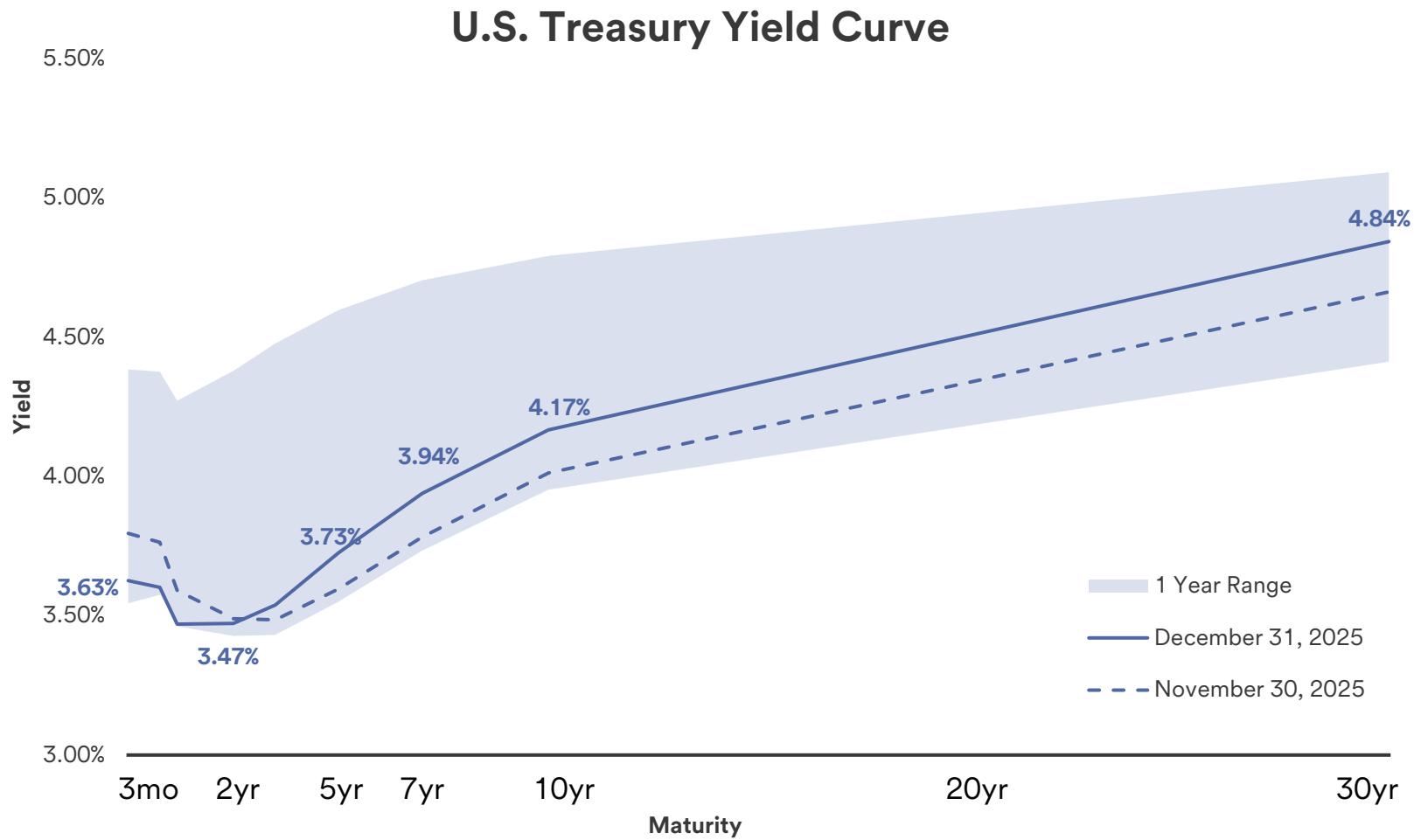
Market Update

The Latest Fed “Dot Plot”



Source: Federal Reserve; Bloomberg Finance L.P.. Individual dots represent each Fed members' judgement of the midpoint of the appropriate target range for the federal funds rate at each year-end. As of December 2025.

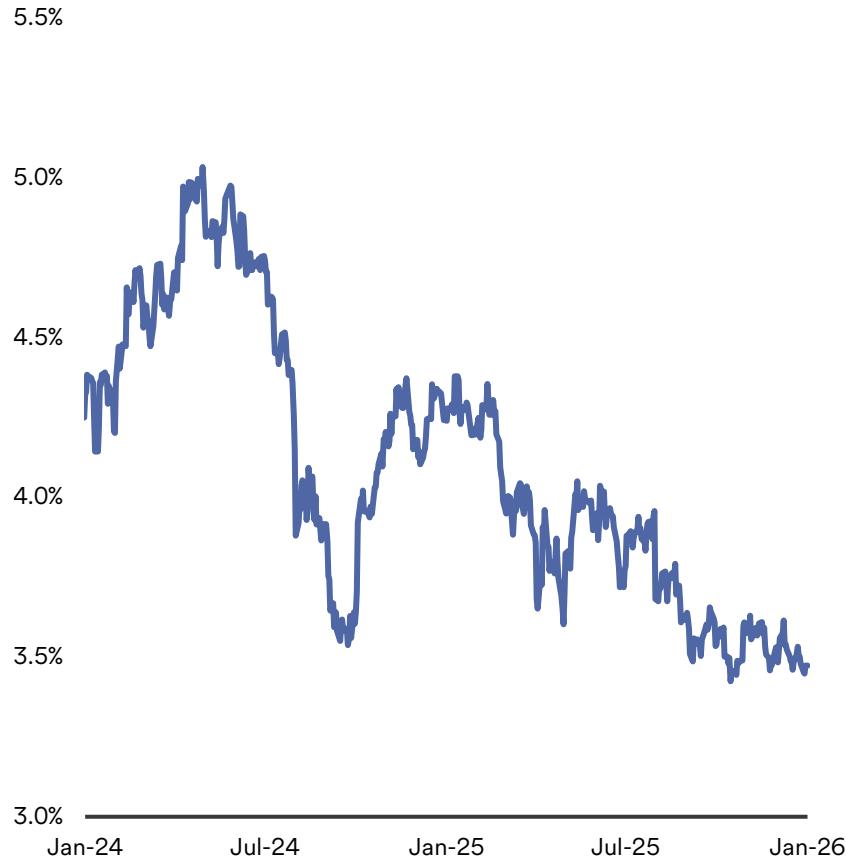
Treasury Curve



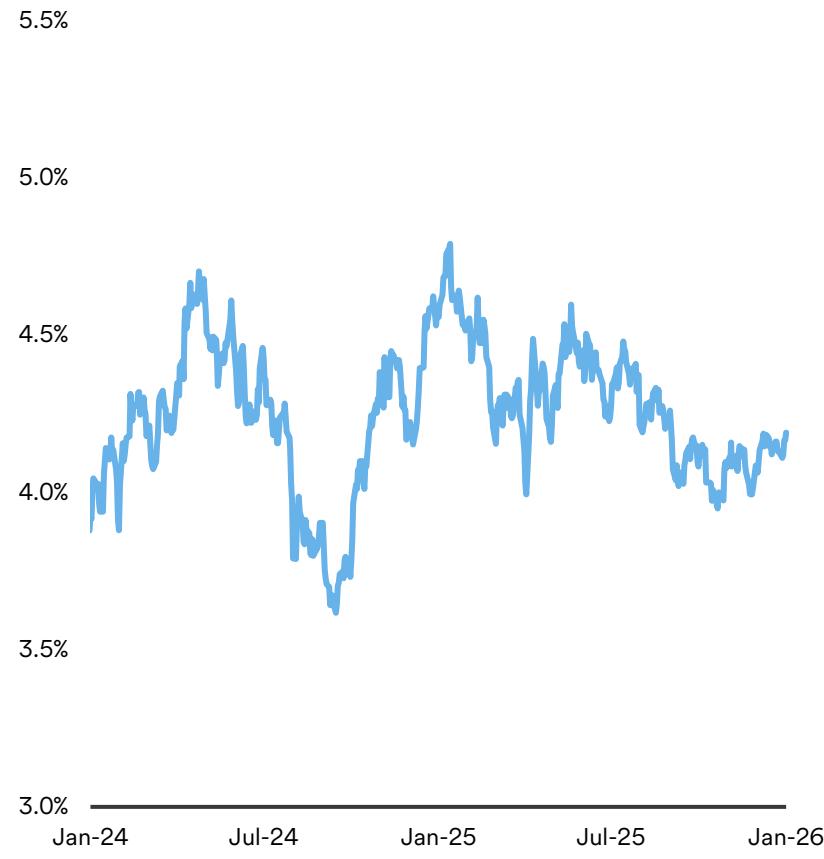
Source: Bloomberg Finance L.P., as of 12/31/2025.

Treasury Yields

2-Year Treasury Yield

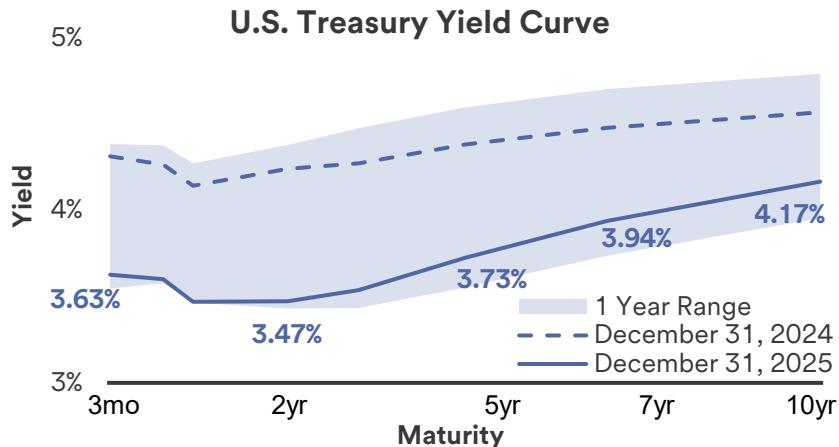


10-Year Treasury Yield

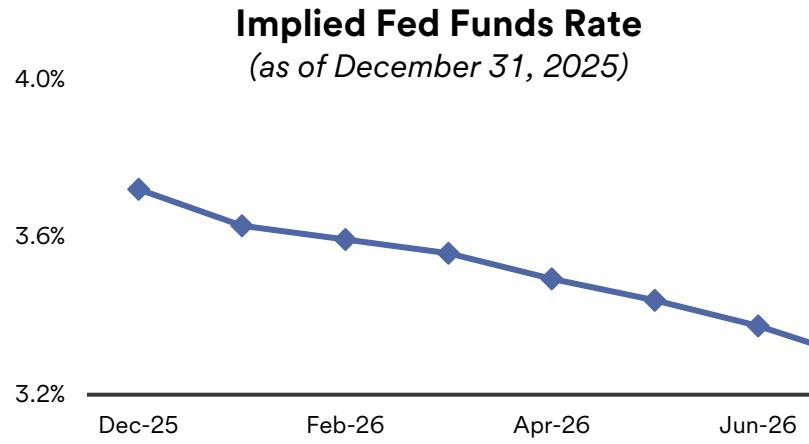
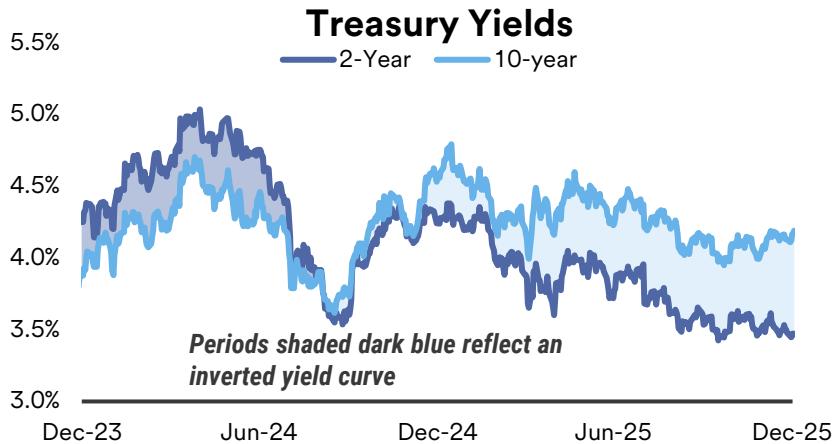


Source: Bloomberg Finance L.P., as of 1/2/2025.

Current Market Environment



Maturity	Treasury	AA Corporate	A Corporate	BBB Corporate
3-Month	3.63%	3.82%	3.91%	4.08%
2-Year	3.47%	3.68%	3.84%	4.11%
3-Year	3.54%	3.77%	3.95%	4.23%
5-Year	3.73%	4.06%	4.23%	4.54%
10-Year	4.17%	4.69%	4.90%	5.19%



BofA Fixed-Income Index Returns

December 31, 2025	Effective Duration	Yield	YTD	1 Month	3 Month	1 Year	3 Years	5 Years
3 Month Indices								
U.S. Treasury	0.22	3.60%	4.18%	0.35%	0.97%	4.18%	4.81%	3.17%
1-5 Year Indices								
U.S. Treasury	2.53	3.56%	5.74%	0.19%	1.12%	5.74%	4.48%	1.34%
Agency	2.24	3.62%	5.37%	0.22%	1.08%	5.37%	4.67%	1.51%
Corp A-AAA	2.58	4.11%	6.61%	0.25%	1.19%	6.61%	5.76%	2.09%
MBS (15 Years)	3.49	4.08%	7.79%	0.35%	1.46%	7.79%	5.06%	0.97%
Municipals	2.48	5.49%	0.58%	0.61%	0.58%	4.68%	0.14%	1.81%
1-10 Year Indices								
U.S. Treasury	3.55	3.67%	6.39%	(0.02%)	1.09%	6.39%	4.36%	0.65%
Agency	2.63	3.68%	5.97%	0.15%	1.11%	5.97%	4.72%	1.14%
Corp A-AAA	3.96	4.32%	7.65%	0.07%	1.19%	7.65%	6.13%	1.47%
Municipals	4.06	2.87%	4.95%	0.27%	0.76%	4.95%	3.57%	1.26%
Master Indices (Maturities 1 Year and Greater)								
U.S. Treasury	6.09	3.94%	6.19%	(0.51%)	0.74%	6.19%	3.49%	(1.16%)
Agency	3.37	3.78%	6.08%	(0.01%)	1.08%	6.08%	4.71%	0.83%
Corp A-AAA	6.69	4.68%	7.53%	(0.41%)	0.75%	7.53%	5.64%	(0.31%)
MBS (0 to 30 Years)	5.43	4.72%	8.33%	0.09%	1.58%	8.33%	4.84%	0.06%
Municipals	7.39	3.51%	3.92%	0.12%	1.45%	3.92%	3.98%	0.81%

Source: ICE BofA Indices. Returns greater than one year are annualized.

BPCA Aggregate Holdings

Aggregate Portfolio Summary: Q1 FY 24-25

PFM Asset Management

Security Type ¹	January 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	October 31, 2024	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$686,477,962	98.8%	86.1%	0.32	\$596,993,123	98.5%	85.4%	0.38	0.3%
		\$5,391,712	0.8%	0.7%	0.75	\$6,454,836	1.1%	0.9%	0.86	(0.3%)
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$2,282,597	0.3%	0.3%	0.91	\$2,272,106	0.4%	0.3%	1.16	(0.0%)
	Government MBS ²	\$508,452	0.1%	0.1%	2.47	\$547,791	0.1%	0.1%	2.60	(0.0%)
	Cash	\$172,906	0.0%	0.0%	0.00	\$78,696	0.0%	0.0%	0.00	0.0%
Totals		\$694,833,629	100%	87.1%	0.33	\$606,346,552	100.0%	86.8%	0.39	

Ramirez Asset Management

Security Type ¹	January 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	October 31, 2024	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$102,865,132	99.0%	12.9%	0.23	\$92,384,300	57.7%	12.1%	0.00	41.3%
		\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Government MBS ²	\$8,779	0.0%	0.0%	1.21	\$10,149	0.0%	0.0%	0.00	0.0%
	Cash	\$1,016,620	1.0%	0.1%	0.00	\$67,720,164	42.3%	8.8%	0.00	(41.3%)
Totals		\$103,890,531	100%	13.0%	0.23	\$160,114,613	100.0%	20.9%	0.00	

Notes:

1. Market Value includes accrued interest but does not include cash balances held at the bank.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

Aggregate Portfolio Summary: Q2 FY 24-25

PFM Asset Management

Security Type ¹	April 30, 2025	% of Advisor	% of Total Portfolio	Effective Duration	January 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$573,165,684	99.3%	78.5%	0.38	\$686,477,962	98.8%	86.1%	0.32	0.5%
	\$2,480,814	0.4%	0.3%	1.40	\$5,391,712	0.8%	0.7%	0.75	(0.3%)	
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$1,081,386	0.2%	0.1%	1.78	\$2,282,597	0.3%	0.3%	0.91	(0.1%)
	Government MBS ²	\$419,013	0.1%	0.1%	3.01	\$508,452	0.1%	0.1%	2.47	(0.0%)
	Cash	\$41,784	0.0%	0.0%	0.00	\$172,906	0.0%	0.0%	0.00	(0.0%)
Totals	\$577,188,682	100%	79.0%	0.39	\$694,833,629	100.0%	87.1%	0.33		

Ramirez Asset Management

Security Type ¹	April 30, 2025	% of Advisor	% of Total Portfolio	Effective Duration	January 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$153,282,100	79.8%	19.9%	0.19	\$102,865,132	99.0%	12.9%	0.23	(19.2%)
	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-	
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Government MBS ²	\$7,739	0.0%	0.0%	1.19	\$8,779	0.0%	0.0%	1.21	(0.0%)
	Cash	\$38,691,109	20.2%	5.0%	0.00	\$1,016,620	1.0%	0.1%	0.00	19.2%
Totals	\$191,980,948	100%	25.0%	0.19	\$103,890,531	100.0%	13.0%	0.23		

Notes:

1. Market Value includes accrued interest but does not include cash balances held at the bank.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

Aggregate Portfolio Summary: Q3 FY 24-25

PFM Asset Management

Security Type ¹	July 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	April 30, 2025	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$465,720,729	99.1%	73.0%	0.42	\$573,165,684	99.3%	78.5%	0.38	(0.2%)
	\$2,491,825	0.5%	0.4%	1.04	\$2,480,814	0.4%	0.3%	1.40	0.1%	
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$1,074,036	0.2%	0.2%	1.43	\$1,081,386	0.2%	0.1%	1.78	0.0%
	Government MBS ²	\$378,597	0.1%	0.1%	2.86	\$419,013	0.1%	0.1%	3.01	0.0%
	Cash	\$83,604	0.0%	0.0%	0.00	\$41,784	0.0%	0.0%	0.00	0.0%
Totals	\$469,748,791	100%	73.6%	0.43	\$577,188,682	100.0%	79.0%	0.39		

Ramirez Asset Management

Security Type ¹	July 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	April 30, 2025	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$168,444,130	99.3%	26.4%	0.13	\$153,282,100	79.8%	19.9%	0.18	19.5%
	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-	
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Government MBS ²	\$6,762	0.0%	0.0%	1.12	\$7,739	0.0%	0.0%	1.20	(0.0%)
	Cash	\$1,116,955	0.7%	0.2%	0.00	\$38,691,109	20.2%	5.0%	0.00	(19.5%)
Totals	\$169,567,846	100%	26.5%	0.13	\$191,980,948	100.0%	25.0%	0.18		

Notes:

1. Market Value includes accrued interest but does not include cash balances held at the bank.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

Aggregate Portfolio Summary: Q4 FY 24-25

PFM Asset Management

Security Type ¹	October 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	July 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$492,360,134	98.1%	80.5%	0.41	\$465,720,729	99.1%	73.0%	0.42	(1.1%)
	\$2,518,293	0.5%	0.4%	0.87	\$2,491,825	0.5%	0.4%	1.04	(0.0%)	
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$1,087,325	0.2%	0.2%	1.27	\$1,074,036	0.2%	0.2%	1.43	(0.0%)
	Government MBS ²	\$372,543	0.1%	0.1%	2.94	\$378,597	0.1%	0.1%	2.86	(0.0%)
	Cash	\$5,712,657	1.1%	0.9%	0.00	\$83,604	0.0%	0.0%	0.00	1.1%
Totals	\$502,050,952	100%	82.1%	0.42	\$469,748,791	100.0%	73.6%	0.43		

Ramirez Asset Management

Security Type ¹	October 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	July 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$109,802,174	64.6%	16.5%	0.31	\$168,444,130	99.3%	26.4%	0.13	(34.7%)
	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-	
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Government MBS ²	\$5,705	0.0%	0.0%	1.13	\$6,762	0.0%	0.0%	1.12	(0.0%)
	Cash	\$60,178,272	35.4%	9.0%	0.00	\$1,116,955	0.7%	0.2%	0.00	34.7%
Totals	\$169,986,151	100%	25.5%	0.31	\$169,567,846	100.0%	26.5%	0.13		

Notes:

1. Market Value includes accrued interest but does not include cash balances held at the bank.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

FY 25-26 Holdings

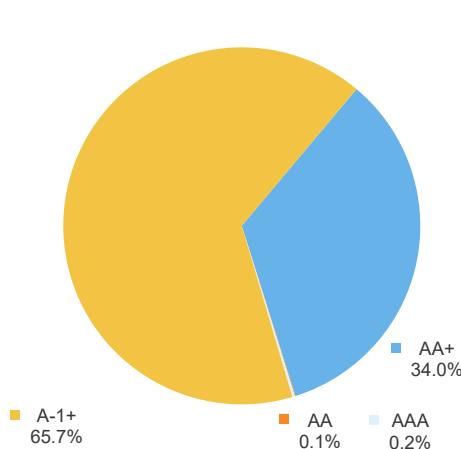
Aggregate Portfolio Summary: PFM Asset Management

Security Type ¹	December 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	October 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$1,071,771,879	99.5%	90.3%	0.61	\$492,360,134	98.1%	80.5%	0.41	1.4%
		\$2,533,777	0.2%	0.2%	0.72	\$2,518,293	0.5%	0.4%	0.87	(0.3%)
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$1,081,060	0.1%	0.1%	1.12	\$1,087,325	0.2%	0.2%	1.27	(0.1%)
	Government MBS ²	\$337,545	0.0%	0.0%	2.93	\$372,543	0.1%	0.1%	2.94	(0.0%)
Cash		\$1,947,582	0.2%	0.2%	0.00	\$5,712,657	1.1%	0.9%	0.00	(1.0%)
Totals		\$1,077,671,842	100%	90.8%	0.61	\$502,050,952	100.0%	82.1%	0.42	

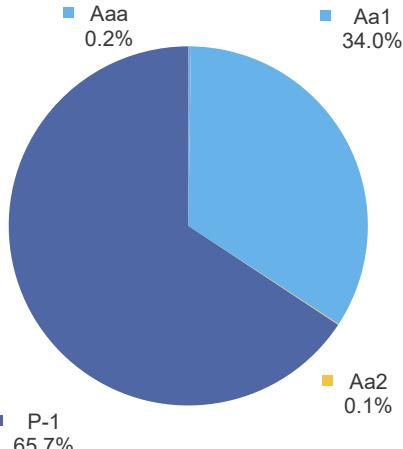
Maturity Distribution as of December 31, 2025



Credit Quality (S&P) as of December 31, 2025



Credit Quality (Moody's) as of December 31, 2025



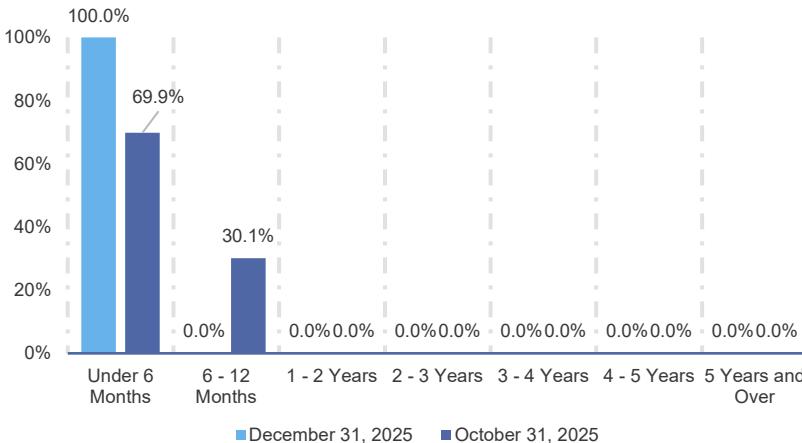
Notes:

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2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

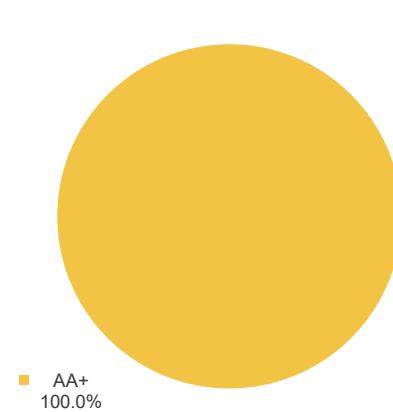
Aggregate Portfolio Summary: Ramirez Asset Management

Security Type ¹	December 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	October 31, 2025	% of Advisor	% of Total Portfolio	Effective Duration	QoQ Change (% of Advisor)	
Federal Agencies and Instrumentalities (non-MBS)	U.S. Treasuries	\$109,563,017	98.5%	9.2%	0.23	\$109,802,174	64.6%	16.5%	0.31	33.9%
		\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Commercial Paper	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Municipals	\$0	0.0%	0.0%	0.00	\$0	0.0%	0.0%	0.00	-
	Government MBS ²	\$5,189	0.0%	0.0%	1.09	\$5,705	0.0%	0.0%	1.13	0.0%
	Cash	\$1,662,683	1.5%	0.1%	0.00	\$60,178,272	35.4%	9.0%	0.00	(33.9%)
Totals	\$111,230,889	100%	9.4%	0.23	\$169,986,151	100.0%	25.5%	0.31		

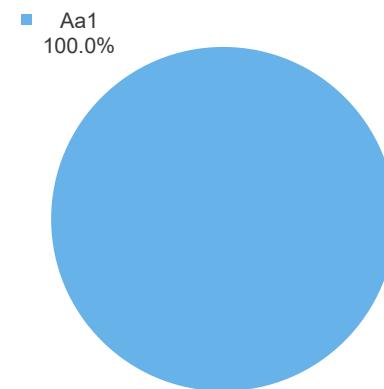
**Maturity Distribution
as of December 31, 2025**



**Credit Quality (S&P)
as of December 31, 2025**



**Credit Quality (Moody's)
as of December 31, 2025**



Notes:

1. Market Value includes accrued interest but does not include cash balances held at the bank.
2. Government MBS includes Freddie Mac, Fannie Mae, Ginnie Mae, and Small Business Administration MBS.

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