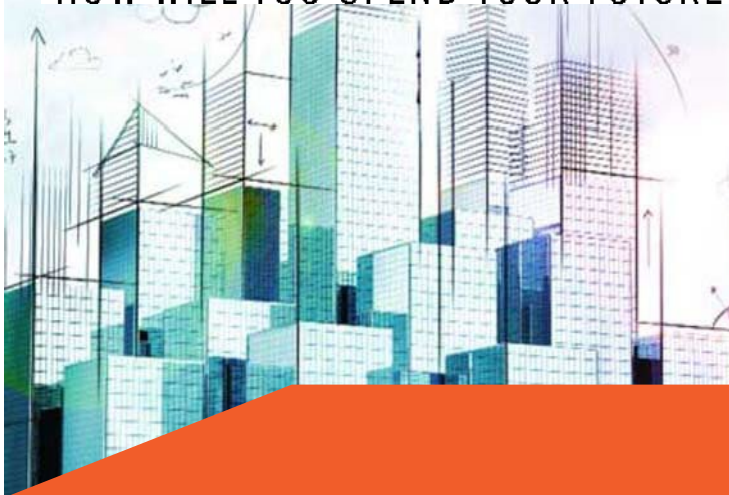


# CALSTRS<sup>®</sup>

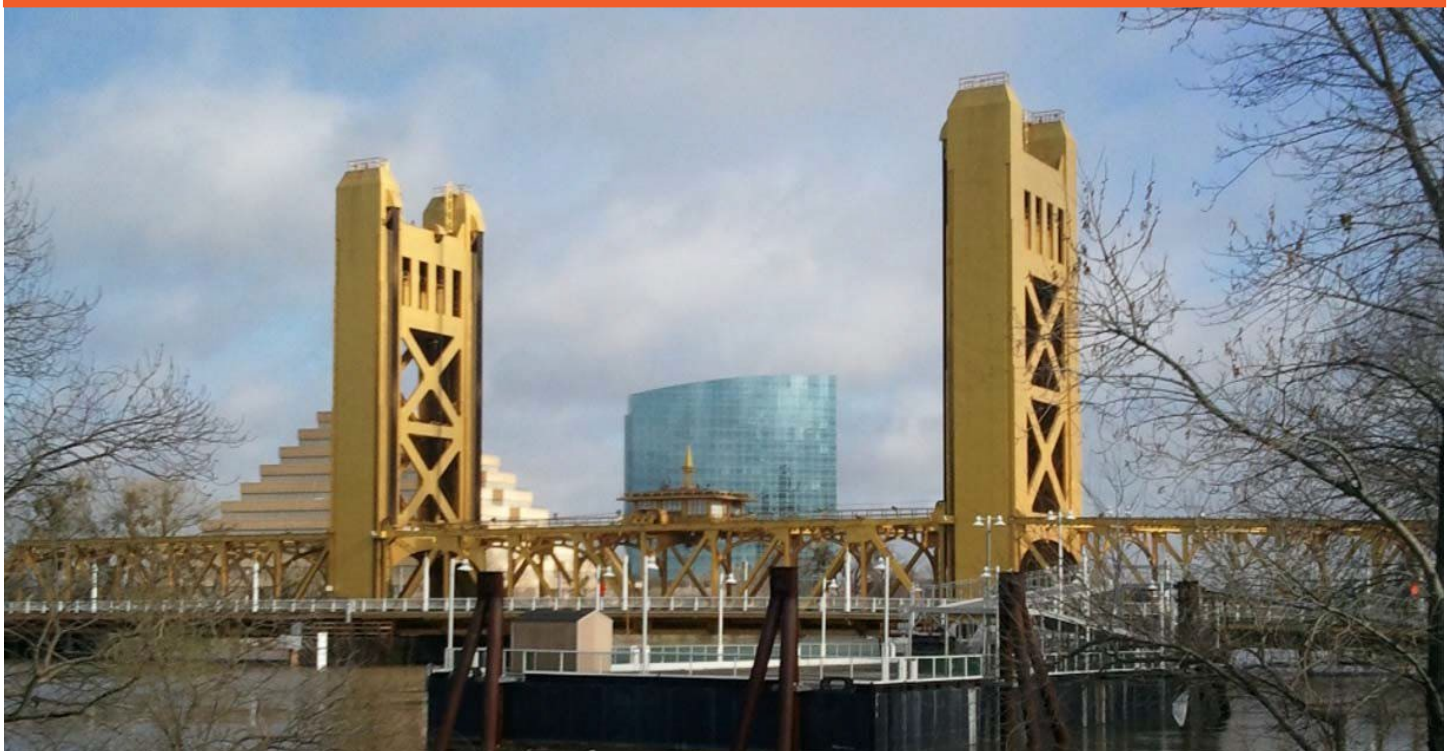
HOW WILL YOU SPEND YOUR FUTURE?



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## 2023 ANCILLARY INVESTMENT PROGRAM ANNUAL REPORT

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# 2023 Home Loan Program Annual Portfolio Report

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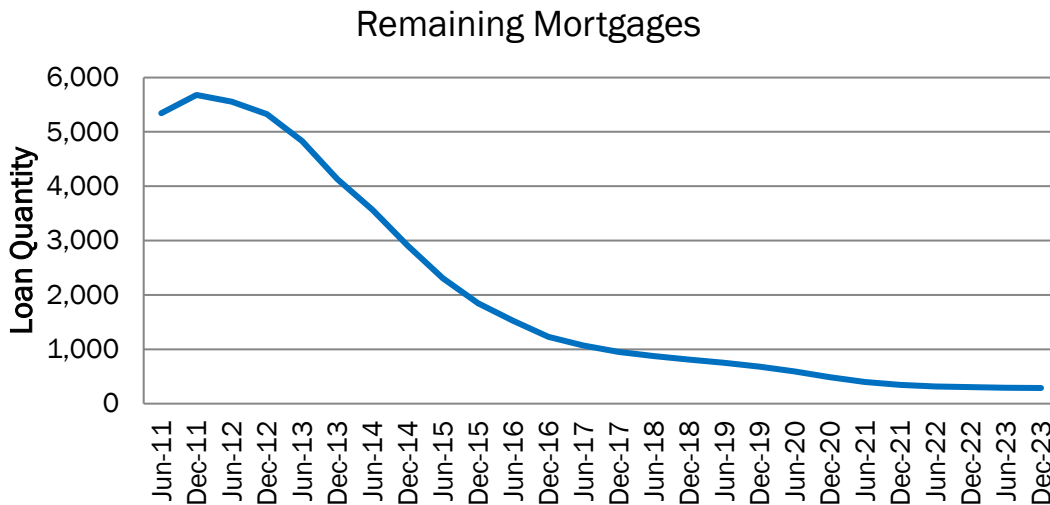
# CalSTRS Home Loan Program 2023 Annual Report

## Program Background

The California State Teachers' Retirement System Home Loan Program (HLP) was originally created as a result of legislation in 1984. It was designed to add member value by providing CalSTRS members with access to homeownership in California via a market rate mortgage loan, while concurrently meeting CalSTRS investment goals by generating a mortgage asset. The HLP started with conventional 15 and 30 year fixed-rate products but evolved over the years in response to the needs of our members. This evolution resulted in the development of low-down payment products such as the 95/5 and 80/17 Programs that support the practical homeownership ambitions of our members. In the fall of 2011, new mortgage originations were suspended due to the strategic decision by the program's master servicing agent and program administrator to exit the correspondent lending business nationwide.

## Recent Developments

With mortgage origination activity indefinitely suspended, the focus remains on servicing the existing portfolio of whole loans. Home price appreciation and low mortgage interest rates continued to drive payoff activity. The number of mortgages in the portfolio fell by approximately 5 percent during the calendar year (from 302 loans at the beginning of the year to 288 mortgages as of Dec 31, 2023).



## Portfolio Performance

As of December 31, 2023, the net asset value of mortgage assets retained in the CalSTRS Home Loan Program portfolio was \$17 million.

	1 Year	3 Year	5 Year
Home Loan Program Portfolio	7.396%	6.339%	5.992%
Debt Opportunity Policy Benchmark	5.902%	-3.05%	1.32%

*\*As of December 31, 2023. Source: State Street*

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# 2023 Securities Lending Program Annual Portfolio Report

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# CalSTRS Securities Lending Program 2023 Annual Report

## Required Skills for Program Management

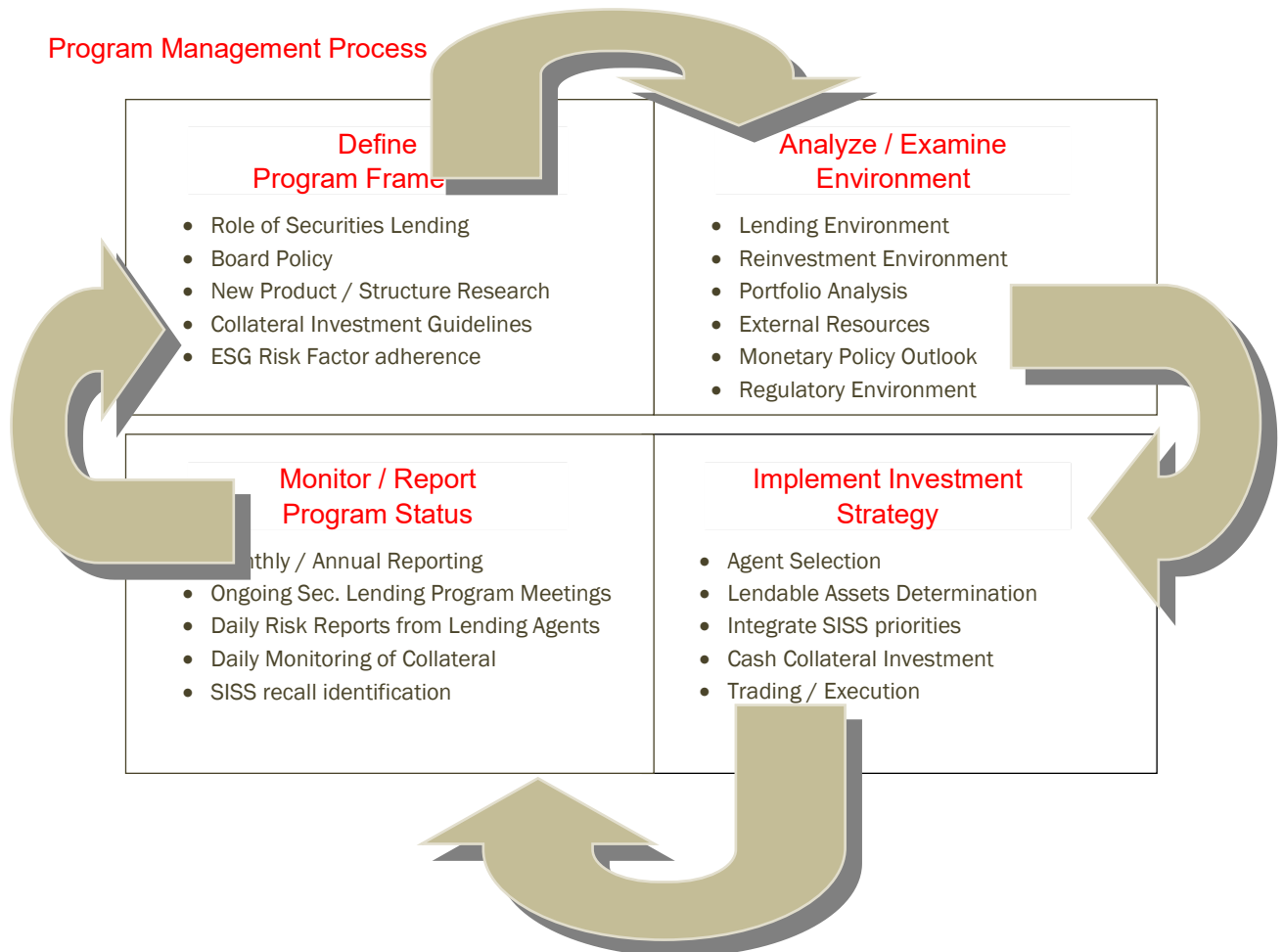
- Knowledge of asset/liability management methods
- Awareness of factors that influence the fixed income/equity finance markets
- Understanding of trading techniques associated with short-term fixed income assets

## Director's Summary

The Securities Lending Program (Program) performed well during 2023, earning \$99.6 million. The Program has averaged \$92.2 million in earnings over the past 10 calendar years. Program earnings continue to be a steady source of incremental income, generating over \$2.1 billion for the System since its inception in 1988, adding on average, over four basis points (bps) annually to the total Portfolio.

Securities Lending is an agreement between a lender (CalSTRS) and a borrower to transfer ownership of a security temporarily, in exchange for collateral, in order to earn incremental income on long-term holdings. Borrowers include broker/dealers, market makers, and hedge funds that are looking to provide liquidity. The California State Teachers' Retirement System (CalSTRS, System, Fund) Securities Lending Program (Program), which was established in 1988, represents the System's first non-core investment program. It was designed to enable the Fund to use its existing asset base and investment expertise to generate a steady source of incremental income, adding over four bps to the entire Fund on a regular basis over the long-term. While this income is not risk-free, processes have been put into place to help mitigate the risks associated with securities lending. In addition, Program staff work closely with the Sustainable Investment and Stewardship Strategies (SISS) team to develop processes that support proxy voting as a priority within our organization.

## Program Management Process

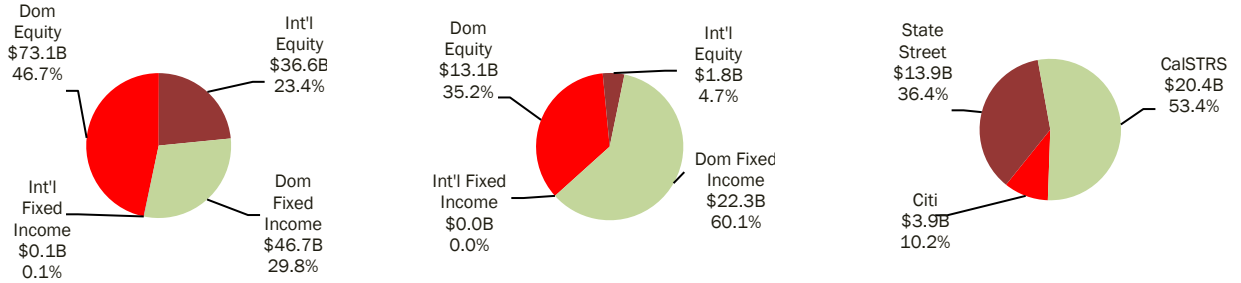


## Program Summary

CalSTRS Lendable Assets  
by Asset Class  
\$156.5 billion  
December 31, 2023

CalSTRS Loans  
by Asset Class  
\$37.2 billion  
December 31, 2023

CalSTRS Collateral  
by Participant  
\$38.2 billion  
December 31, 2023



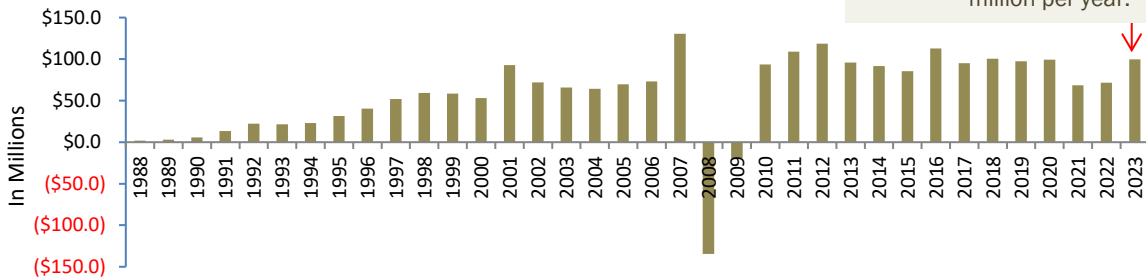
CalSTRS has a strategy of using multiple lending agents and asset managers, in order to benefit from diversification.

## Performance Results

CalSTRS Securities Lending Program earnings (in millions) as of December 31, 2023

\$2.1 billion (\$6.6 billion, compounded annually\*) since inception (1988)

2023 earnings were \$99.6 million.  
Over a rolling 10-year period,  
Program earnings averaged \$92.2  
million per year.



\*Compounded annually using total fund return.

Although Securities Lending is not one of the core functions within the Fixed Income Unit, it has been viewed as a valuable source of steady incremental income to the entire Fund. The Program has earned on average over four basis points (4.2) annually, since inception.

## Contributing Factors:

Two factors contribute to the net income of the Program:

- The negotiated lending terms at the outset of the loan, and
- The return generated from the management of the cash taken as collateral for the loan

Two factors that have positively affected recent earnings:

- Increased intrinsic lending opportunities and spreads, and
- Improved cash reinvestment spreads year over year.

2023 Cash Collateral Portfolios Annual Returns	CalSTRS	State Street	Citigroup
	5.55%	5.54%	5.42%

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# 2023 State Lands Program Annual Portfolio Report

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## CalSTRS State Lands 2023 Annual Portfolio Report

### Required Skills for Program Management

- Knowledge of activities of the State Lands Commission (SLC)
- Ongoing Engagement with SLC Staff

### Director's Summary

The School Land Bank Fund (SLBF) transferred \$7.52 million in net revenue to CalSTRS fund for fiscal year 2022-23. Revenues increased 2% year over year and expenses were in line with the previous year.

### Program Overview

The California State Lands Commission manages approximately 458,843 acres of school lands held in fee ownership by the State of California and the reserved mineral interests on approximately 790,000 acres of school lands where the surface estate has been sold. These interests are what remain of the 5.5 million acres granted by Congress in 1853. Most of the original school lands were sold by the State during the first 130 years of statehood. Management of the Commission's School Lands Program is divided between the Mineral Resources Management Division (MRMD) and the Land Management Division (LMD). The MRMD is responsible for geothermal, solid minerals, and oil and gas leasing on school lands and for geothermal resource development, mining activities, and oil and gas development. The LMD is responsible for managing surface activities on school lands.

School lands were placed into a statutory trust in 1984 when the Legislature enacted the School Land Bank Act (Act) and created the School Land Bank Fund. The Commission is the trustee of the Fund. Sections 8700 through 8716 of the Public Resources Code establish management guidelines for school lands. The Act states that school lands and attendant interests are to be proactively managed and enhanced to provide an economic base in support of public schools. The Act further requires the Commission to take all action necessary to fully develop school lands, indemnity interests, and attendant mineral interests into a permanent and productive resource base. Public Resources Code § 8701 contains findings and declarations that emphasize developing school lands into a permanent and productive resource base and underscore that all transactions, including exchanges, sales, and acquisitions, should be implemented for revenue generating purposes.

The California State Lands Commission staff is developing a plan to invest in California real estate with the capital from the School Land Bank Fund. The goal of the investment plan is to acquire new revenue generating properties for the Fund. The commission has contracted an external firm to develop an investment strategy for the Fund. The external advisor has submitted a report intended to help staff identify, evaluate, and compare land investment options in California. CalSTRS Real Estate staff has engaged with the School Lands to explore collaboration consistent with the shared mission of School Lands and CalSTRS.

## Renewable Energy

In February 2023, the Commission authorized its second solar project on school lands. Once constructed, the project is expected to produce up to 20 megawatts of renewable electrical energy and up to 160 megawatt-hours of battery energy storage on 160 acres in Kern County



**Beacon Point Solar Panel Array in Barstow, California. Photo courtesy of Los Angeles Department of Water and Power/photographer Chris Corsmeier**

The California State Lands Commission staff expects more interest in the long-term leasing of school lands for renewable energy projects in the coming years. Projects may involve using wind as an energy source and may require the installation and operation of wind turbines to generate electricity. Other renewable energy projects proposed on school lands involve solar technology.

## Performance Results

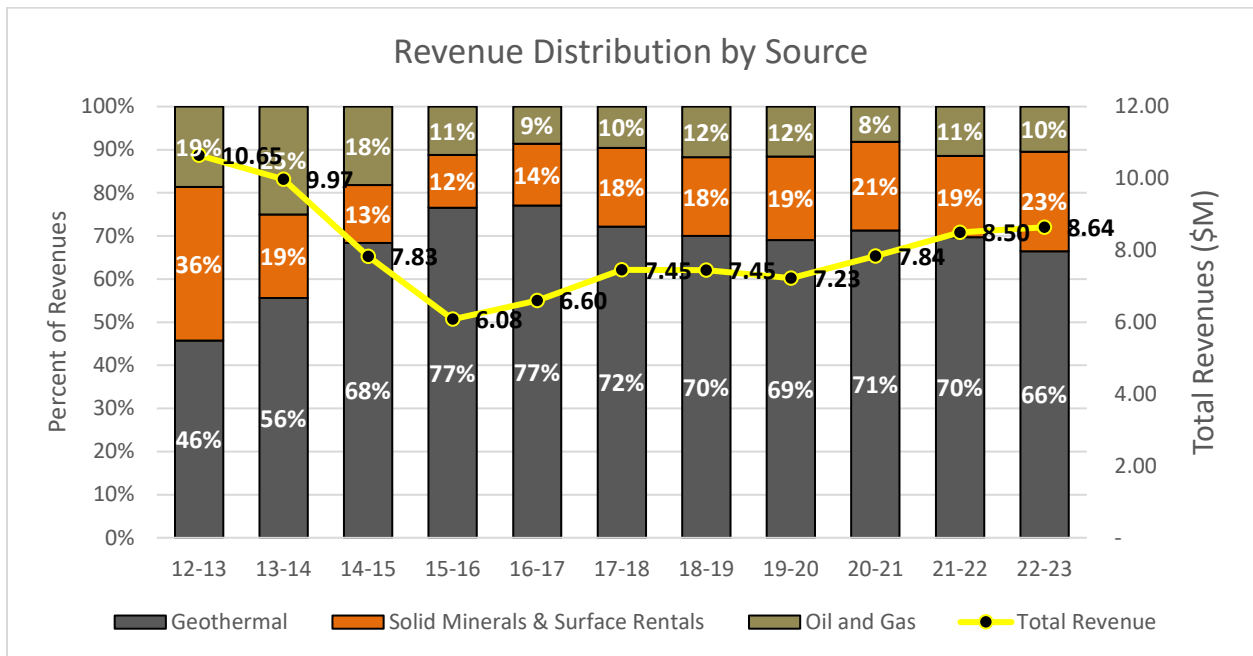
In fiscal year 2022–23, school lands generated gross revenues of \$8.64 million for CalSTRS, an 2% increase year-over-year. Gross revenue to CalSTRS from geothermal, which is 66% of total revenue, totaled \$5,742,258, generated entirely from the Geysers leases held by Calpine Corporation.

The Geysers (pictured below), is the largest geothermal field in the world, has operated commercially for over a half-century. The field generates about 639 megawatts of electricity annually from roughly 28,000,000 pounds of steam, which is enough to supply electricity for more than 600,000 homes a year. The State's 31 percent share equates to 198 megawatts of electricity annually. Geothermal leasing and subsequent exploration and development for geothermal resources help achieve California's goal of increasing electrical generation from renewable sources.



Calpine's Socrates Unit 18 power plant at The Geysers. Photo by John Grice, courtesy of the Calpine Corporation.

### Revenue Distribution by Source





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Sacramento, CA 95851-0275