



Investment Committee

Item number 4b – Open session

Subject: Receive Real Estate Consultant - Semi-Annual Performance Report, Period Ending March 31, 2026

Presenter(s): Robert Charles Lesser & Co. Fund Advisors (RFA)

Item type: Information

Date and time: September 23, 2026 – 10 minutes

Attachment(s): Attachment 1 – RFA’s Q1 2026 Semi-Annual Performance Summary for the Real Estate Program

Attachment 2 – RFA’s Q1 2026 Semi-Annual Performance Report for the Real Estate Program

PowerPoint presentation(s): RFA’s Q1 2026 Semi-Annual Real Estate Program Summary Review

Item purpose

This item is required and governed under the reporting guidelines of the CalSTRS Real Estate Investment Policy and is a crucial part of the Investment Committee’s annual work plan. The report is critical to the monitoring and oversight responsibility of the Investment Committee.

Recommendation

Staff recommends that, upon the verbal report from the Robert Charles Lesser & Co. Fund Advisors (RFA), the Investment Committee receive the report for the record.

Executive summary

Due to the specialized nature of this asset class, the Investment Committee has retained a specialty consultant, the RFA, who prepared a summary and written report (Attachments 1 & 2), and a PowerPoint presentation. While the report includes one-year returns, the Investment Committee is encouraged to focus on the ten, five, and three-year results, given the long-term nature of the asset class.

- RFA will present a verbal report highlighting key issues across the CalSTRS Real Estate Portfolio.

- The portfolio data in the report is prepared by State Street Bank’s Alternative Investment Solutions Group with input from RFA; it is customizable to meet the Investment Committee’s needs.
- RFA will use this opportunity to alert the Committee of any areas of concern, needed policy revisions, or issues that warrant further review.

Background

On a semi-annual basis, the Real Estate Consultant reviews the performance report for the CalSTRS Real Estate Portfolio. Due to the nature of the investments and timing of appraisals and partnership reporting, this report is lagged and therefore covers periods ending March 31, 2026. The semi-annual reporting packet has been condensed to align with the investment reporting guidelines approved in June 2016.

Board Policy linkage: [CalSTRS Real Estate Investment Policy](#)
