# Capital Market Assumptions Methodology Board Education Session

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## What are Capital Market Assumptions?

Capital Market Assumptions (CMAs) are beliefs about the future performance of available asset segments that incorporate theories, observations and experience.

#### Capital Market Assumptions: Asset Segment Components

- Each asset segment is characterized by estimated:
  - expected returns
  - expected volatility (variance, risk)
- The interaction between asset segments is characterized by estimated:
  - expected correlation between returns

#### What is the Capital Market Assumptions Time Horizon?

- A 10-year horizon is common for the asset side in Asset-Liability-Management
- This time horizon enables a long-term investor to:
  - earn an illiquidity premium in private asset classes
  - invest in opportunities that take longer to realize
  - hold positions during market dislocations
- A 20-year horizon is available, but is less common

## Building Portfolios with Capital Market Assumptions

- Utilize Mean Variance Optimization (MVO) to evaluate the CMAs to maximize desired return (mean) for any given level of undesired risk (variance)
- Incorporate allocation constraints into this process to ensure that:
  - pricing discipline is maintained at strategy implementation (maximum constraint on private assets)
  - portfolio has enough protection against drawdown risk (minimum constraint on bonds)
- MVO finds the portfolio with the highest return for any given level of variance or risk
- These portfolios compose the Efficient Frontier

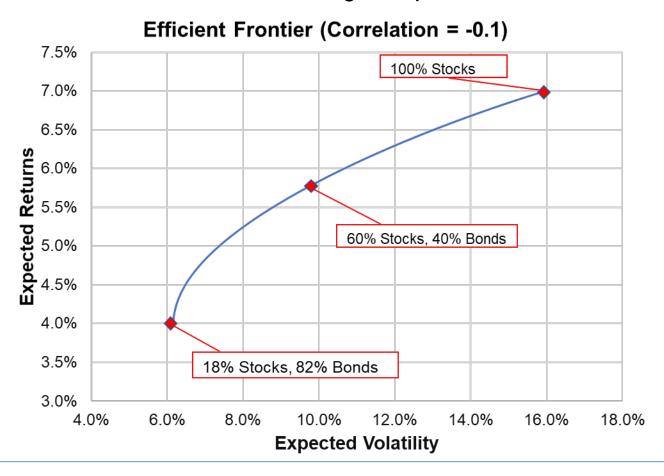
# The Efficient Frontier: A Two Asset Segment Example

Asset	Compound Return	Volatility
Stocks	7%	16%
Bonds	3%	7%

Correlation Matrix	Stocks	Bonds
Stocks	1.0	-0.1
Bonds	-0.1	1.0

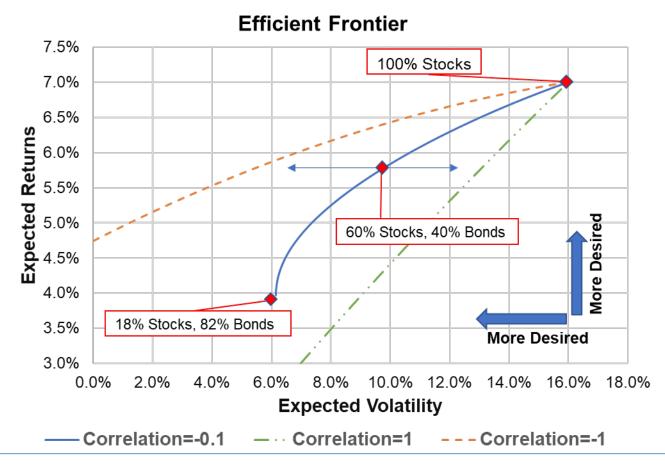
## Constructing the Efficient Frontier

Each portfolio on the efficient frontier has the highest possible return for that level of risk



#### The Efficient Frontier and the Effect of Correlation

The lower the correlation between the asset returns, the greater the diversification benefits



## Forecasting Uncertainty using Models & Assumptions

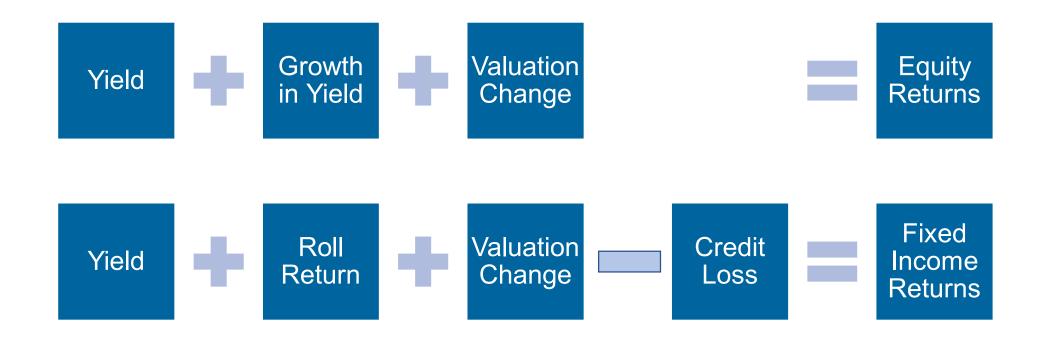
- Financial modeling:
  - provides investors a common analytical framework to share ideas
  - evaluates complex, real world investments with simplified mathematical constructs
- Simplification requires assumptions, such as:
  - asset returns are normally distributed
  - mean, variance, and correlations are constant and known
- To counterbalance assumptions:
  - set constraints to ensure market feasibility of the allocation and guard against drawdown
  - stress-test portfolios using Monte Carlo simulations and historical economic regimes

## **CMA Methodology**

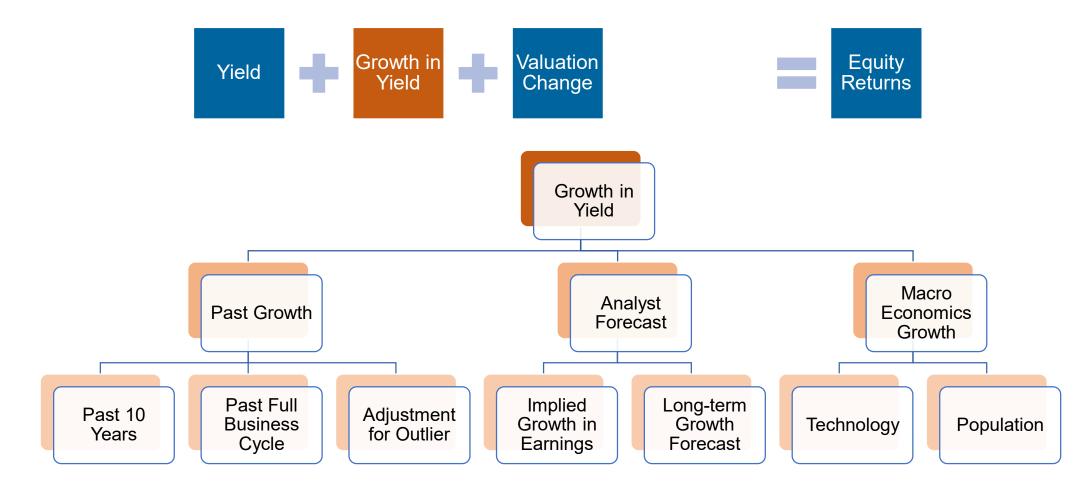
Establishing CMAs is a mix of art and science, as models only approximate reality.

- <u>Step 1</u>: Start with internal CMA models that a) reflect our internal knowledge and experience and b) incorporate cutting-edge practices and techniques from leading practitioners in the industry.
- <u>Step 2</u>: Add "humility" to the process by including CMA survey results of several asset managers and consultants, and understanding the drivers of significant differences.
- <u>Step 3</u>: Build consensus on asset segment CMAs with TLPMI/RSG, asset class experts, actuaries, and the Board Consultants to establish what we think the marketplace has to offer.

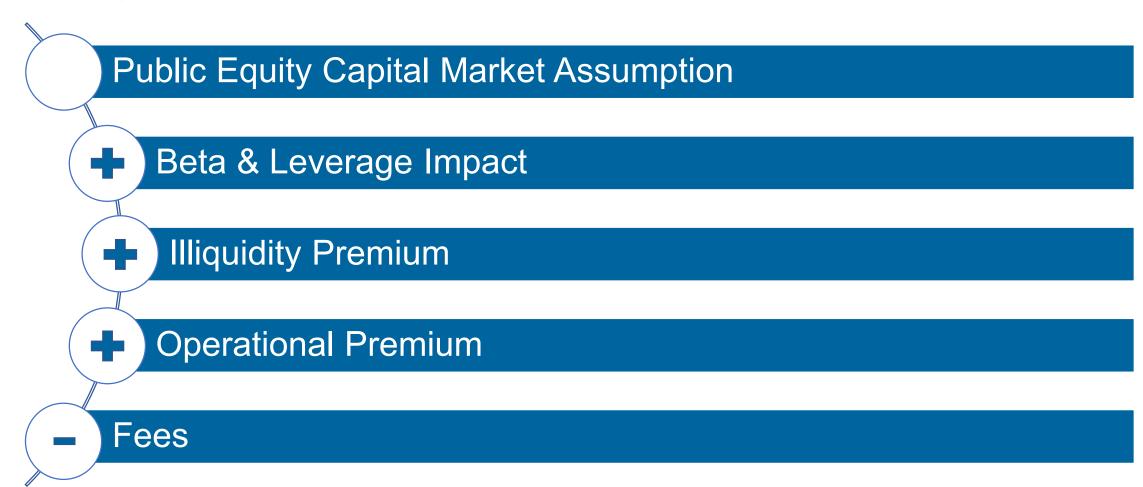
#### The Building Blocks of Expected Returns



## Building Blocks of Expected Returns: Public Equity Example



## Building Blocks of Expected Returns: Private Equity Example



#### Building Blocks of Expected Returns: Real Assets Example

- Capitalization Rate Capital Expenditure Growth in Net Operating Income Valuation Change Leverage Adjustment
- Fees

#### Expected Volatility and Expected Correlation Estimates

- Expected volatility (risk) estimates are primarily based on:
  - observed historical asset class behavior
  - understanding asset class responses to changes in economic factors

- Expected correlation estimates:
  - start with MSCI BarraOne model
  - incorporate beliefs on the future relationship between stocks-bonds given macroeconomic views and conditions

#### Shocks to the Estimates

- Macroeconomic shocks:
  - inflation (spikes or deflation)
  - interest rates / access to capital
  - growth rates (GDP, corporate earnings, etc.)
  - market levels ("popping of a bubble")
- Geopolitical shocks:
  - war / terrorism / national unrest / pandemics
  - can trigger macroeconomic shocks
- Unknown risks



#### Future Developments

The CMA methodology is an evolving process that includes new research and models. Possible future developments include:

- utilizing macroeconomic research to incorporate expectations for future economic growth, inflation, and real interest rates into asset segment CMAs
- utilizing fundamental and thematic research to incorporate expectations for earnings growth potential into asset segment CMAs
- continued enhancement in estimation techniques and statistical models