COMMISSIONERS OF THE LAND OFFICE
REGULAR INVESTMENT COMMITTEE MEETING MINUTES
WEDNESDAY, AUGUST 12, 2026, AT 8:30 A.M.

29TH FLOOR CONFERENCE ROOM
STRATA TOWER at OKLAHOMA COMMONS
OKLAHOMA CITY, OKLAHOMA

The agenda was posted online on the Commissioners of the Land Office website and at the Commissioners of the Land Office physical location on August 7, 2026, before 4:00 p.m.

PRESENT

Bob Mareburger, Governor's appointee
Billy Swindell, State Auditor and Inspector's appointee
Kristin Stephens, Superintendent of Public Instruction's appointee

LAND OFFICE STAFF PRESENT

Dan Whitmarsh, Secretary
John Fischer, Assistant Secretary
Perry Tirrell, General Counsel
Matt Clarkson, Chief Financial Officer
Phillip Chandler, Assistant Director FSD
Edward Romero, Investment Accountant
Amy Heath, CRE Accountant
Andrea Bair, Assistant General Counsel/ Legislative Liaison
Sabrina Cabral, Executive Assistant/Recording Secretary

VISITORS

Jason Samansky, RVK
Jason Hinton, RVK

Matt Clarkson, CFO/Director called the meeting to order at 8:33 a.m. Then roll was called and it was confirmed that quorum present.

1. Request Approval of Minutes for Regular Meeting held May 13, 2026.

Matt Clarkson, CFO asked the Committee to approve the minutes for the regular meeting of the Commissioners of the Land Office Investment Committee held on May 13, 2026.

Committee Member Mareburger made a motion to approve the minutes from the May 13, 2026, meeting. Committee Member Stephens seconded the motion.

Gov. Appointee, Mareburger: Aye
St. Auditor Appointee, Swindell: Aye
St. Supt Appointee, Stephens: Aye

Motion Carried.

2. Request Approval of Minutes for Regular Meeting held June 10, 2026.

Matt Clarkson, CFO asked the Committee to approve the minutes for the regular meeting of the Commissioners of the Land Office Investment Committee held on June 10, 2026.

Committee Member Mareburger made a motion to approve the minutes from the June 10, 2026, meeting. Committee Member Stephens seconded the motion.

Gov. Appointee, Mareburger: Aye
St. Auditor Appointee, Swindell: Aye
St. Supt Appointee, Stephens: Aye

Motion Carried.

3. Presentation of RVK Portfolio Performance Reports (informational only)

RVK reviewed July's performance report and the broader macroeconomic environment. Forward yield projections remain healthy at about 4.25%, driven largely by three high-yield managers producing outsized income relative to their size. Inflation remains elevated due to higher oil prices, and while the Fed held rates steady, there is a meaningful probability of one or two rate hikes later in 2026. Despite macro uncertainties, equity markets have performed strongly year-to-date across U.S., international, and emerging markets, with value stocks significantly outperforming growth.

Portfolio assets reached a new high of roughly $3.3B, supported by strong performance in areas like MLPs and international equities. The fund continues to meet its dual mandate: long-term real growth and a stable ~4% annual distribution. Some managers, particularly in small cap value and high yield, have lagged recently, but the recommendation is to remain patient as these segments face temporary headwinds.

The portfolio is currently overweight growth due to market appreciation, and a rebalance toward income (especially fixed income and preferreds) will likely be recommended within about two months if valuations hold steady. Rebalancing decisions will consider yield enhancement, allocation targets, and valuation levels, while acknowledging that market timing is inherently risky. Overall, credit markets remain stable, labor data mixed but still healthy, and no major concerns were identified that would warrant immediate portfolio changes.

Informational only, no vote was taken.

4. **Presentation of Real Estate Investment Portfolio Quarterly Performance Reports, Quarter Ending June 30th, 2026 (informational only)**

The real estate investment portfolio closed the year with a 4.75% cash yield, and the most recent quarter delivered 3.54%, slightly below expectations due mainly to a one-time $200,000 tenant improvement (TI) at the Stiles property. Because TI expenses are now treated as expenses rather than capitalized, this created a temporary hit to returns. Out of 22 properties, only two showed negative year-over-year performance, Stiles (driven entirely by the noted TI expense) and the Lincoln tracts (currently vacant land awaiting monetization).

Most properties continue to perform within the 4.5%–5.5% long-term return range, though newer acquisitions are outperforming older legacy assets. Several properties are delivering strong returns of over 6.5% to 8%, including City Place, Yukon Industrial, BK Parking Garage, and others.

Compared to budget, the portfolio ended the year with approximately $400,000 over projections in distributions, largely due to leasing-related cost variances. However, once mid-year budget revisions for TI and commissions are considered, performance is effectively within 1% of budget, reflecting strong forecasting accuracy for a portfolio of this size.

Long-term cash-on-cash returns remain stable, with a slight leveling due to changes in TI and Capital Expense accounting plus the one-time TI expense. Property values have remained relatively flat since switching to active management in 2021, even though returns have trended upward due to strategic buying, selling, and rebalancing of assets.

Looking forward, priorities include monetizing the Lincoln tracts, exploring redevelopment opportunities for the 122nd & Western Avenue parcels, and pursuing a potential sale of the Brentwood garden office buildings via multi-tract auction as part of ongoing portfolio optimization. Retail acquisitions have performed well, reversing initial skepticism.

Informational only, no vote was taken.

5. **Consideration and Possible Action to Approve the Commissioners of the Land Office Annual Investment Plan**

Assistant Secretary Fischer stated per Statute the CLO must approve an Investment Plan annually by September 1. The current investment plan, which was most recently modified and approved in January, is being recommended as is. Some minor changes may be made in the future. He asked for the existing Investment Plan to be approved with no changes.

Committee Member Mareburger made a motion to recommend the Commission approve the proposed investment plan as presented; Committee Member Swindell seconded the motion.

Gov. Appointee, Mareburger: Aye
St. Auditor Appointee, Swindell: Aye
St. Supt Appointee, Stephens: Aye

Motion Carried.

6. Notice of Approval of Operational, Leasing Costs, Management Fees, and Capital Budgets for Management of Commercial Investment Property

Assistant Secretary Fischer shared with the Committee that this item was on the agenda and was presented at the June Committee meeting but due to the lack of quorum, the Committee could not vote on it. It was presented at the Commission meeting and approved without the Investment Committee recommendation.

Informational only, no vote was taken.

7. Consideration and Possible Action for Approval of Operating Expense Budget Revisions for Management of Commercial Investment Property

The Commercial Real Estate staff asked for an adjustment in the capital expense budget on the 201 building. Although the agenda item does state operating expense, this is a capital expense item. The budget that was approved was $160,7000 in Capital Expense. The additional amount requested was approximately $70,000. These funds are being requested to perform ADA modifications as part of the already planned access control project.

Committee Member Stephens made a motion recommend this revision to the capital expense budget for FY 2027 for the 201 Building; Committee Member Mareburger seconded the motion.

Gov. Appointee, Mareburger: Aye
St. Auditor Appointee, Swindell: Aye
St. Supt Appointee, Stephens: Aye

Motion Carried.

8. Consideration and Possible Action to Approve the Auction Sale of Investment Real Estate and Improvements

15024 W Highway 66, Yukon, OK is a single tenant industrial space. It became vacant about approximately 10 months ago. While showing the property, the property manager found somebody who was interested in purchasing the space. The CLO began the three-step process to sell the tract by auction. The Committee approved obtaining the appraisal and the appraisal amount. A public auction was held and there were three bidders

interested in the property. The property was appraised at $2.69 million and the high bid at auction was $3.4 million. The winning bidder was Action Safety and Supply.

Committee Member Mareburger made a motion to recommend the sale of this real estate tract be approved and a Quit Claim Deed issued to the successful bidder, Action Safety and Supply, upon the bidder fulfilling the terms of the purchase agreement; Committee Member Stephens seconded the motion.

Gov. Appointee, Mareburger:	Aye
St. Auditor Appointee, Swindell:	Aye
St. Supt Appointee, Stephens:	Aye

Motion Carried.

9. Guggenheim CMBS Portfolio Change Overview (informational only)

RVK is evaluating whether to broaden Guggenheim's fixed-income investment mandate beyond its current focus on mortgage-backed securities (MBS) and commercial mortgage-backed securities (CMBS). Guggenheim has expertise across additional fixed-income sectors, particularly collateralized loan obligations (CLOs) and asset-backed securities (ABS) but has been previously restricted from using them in this portfolio.

By expanding the guidelines, Guggenheim estimates a 20–30 basis point increase in yield, which could add roughly $750K–$1.2M in annual income. The proposed changes would reduce duration (interest-rate sensitivity), improve liquidity, and increase diversification, but would also introduce slightly higher credit risk, shifting average credit quality from AA to A.

RVK has validated Guggenheim's analysis, including back-tested performance, and believes the added risk is reasonable for the additional return. Other institutional investors already use these sectors, and Guggenheim is experienced in them. The committee will likely be asked to approve the guideline expansion in September or October, pending final review and leadership input. Overall, the assessment indicates that expanding into CLOs and ABS could improve returns without requiring broader restructuring of the fixed-income program.

Informational only, no vote was taken.

10. Overview of the US Small Cap Equity Market (informational only)

The RVK team presented an update on the small cap value equity sector and explained why they continue to recommend active management, specifically through the manager Silvercrest. Small-cap value has been a strong performer recently, returning about 43% over the past year, but performance has been unusually concentrated: only a small subset of highly speculative, high-beta stocks, often tied to crypto, AI-related data centers, or

satellite/space companies, drove most of the gains. These types of companies are generally ones that disciplined active managers avoid due to high leverage, weak fundamentals, or volatile business models.

Historically, small cap value has been a favorable area for active management, with about 78% of institutional-quality managers outperforming over long periods. However, in the past year only 29% outperformed because the market favored “low-quality” stocks, companies with low return on equity, negative cash flow, or speculative business models. This pattern has occurred in past cycles, typically lasting around 14–15 months, followed by periods where higher-quality stocks rebound and active managers regain advantage.

Silvercrest and RVK analyzed prior similar environments (such as post-dot-com, post-GFC, and post-COVID recoveries) and found that after these speculative phases, active management generally outperformed again over the following 12–18 months. Current signals, improving small cap earnings, better valuations for high-quality companies, and stabilizing interest rates, suggest a possible turning point, though the team plans to keep monitoring conditions closely.

The committee will continue to reevaluate the small cap mandate, but at this time sees value in staying active given historical trends, diversification benefits, and the probability of performance normalizing once speculative excess fades.

Informational only, no vote was taken.

11. Agency Updates (informational purposes only)

Matt Clarkson, CFO, gave an update on the CLO possibly having another record-breaking year of distributions to beneficiaries. In the month of May, the agency sent out $10.2 million to beneficiaries compared to $7.9 million in 2025 which is about a $2.3 million difference or 30% increase. Year to date CLO has distributed $143.3 million compared to $143 million in 2025 so we are $300,000 ahead of our pace from last year.

Informational only, no vote was taken.

12. New Business

No new business.

Adjourn

Meeting adjourned at 10:17 a.m.