



**Capitalize Albany Corporation**  
**Annual Investment Report**  
**For the Fiscal Year Ended December 31, 2025**

*Prepared in Accordance with Section 2925 of the Public Authorities Law*

## **GUIDELINES FOR INVESTMENTS CAPITALIZE ALBANY CORPORATION**

These guidelines detail the operative policy regarding the investing, monitoring and reporting of funds of the Capitalize Albany Corporation (“CAC”).

### 1) Purpose.

These investment guidelines (“Guidelines”) are intended to:

- a. Establish a system whereby current funds on hand, in excess of immediate and near-term needs, are invested to ensure that such investment assets are adequately safeguarded and collateralized.
- b. Ensure that such investments are adequately liquid to meet the operational needs of the CAC;
- c. Ensure that an adequate system of internal control is maintained; and
- d. Ensure that such investments produce a reasonable rate of return.

The primary objectives of this portfolio are: (1) preservation of capital, (2) liquidity, and (3) prudent growth of principal.

### 2) Authorization and Management.

The Board Members of the CAC have delegated the authorization to make day-to-day investment decisions to the President and/or Controller (“Authorized Persons”), subject to the direction from the Board and/or Finance and Investment Committee. Detailed reports of the corporation’s investments will be provided to the Finance and Investment Committee and the Committee will provide a summary of such report/required actions to the Board at the next scheduled meeting.

These Authorized Persons are to make certain that all CAC investment decisions/actions conform to:

- a. section 2925 of the Public Authorities Law; and
- b. these Guidelines.

The Authorized Persons are authorized to deposit all funds received by the CAC (in excess of those needed for on-going operations) consistent with these guidelines. Additionally, subject to Board/Finance and Investment Committee Approval, a professional investment advisor (“Advisor”) may be retained to assist the CAC’s implementation of these Guidelines and the CAC may grant the advisor discretion to execute transactions within the context of these Guidelines. The advisor will be expected to act as a fiduciary at all times in the best interest of the CAC.

### 3) Investment Strategy.

CAC's investment objectives will be achieved primarily with fixed-income investments and, to a lesser extent, with quality equity investments. However, there is no requirement that the portfolio contain equities.

Fixed-income securities in the combined portfolios will include cash equivalents, short- and intermediate-term fixed-income securities. The portfolio will be allocated to these categories based upon cash flow needs as determined by CAC.

Equity investments will be well diversified, high grade and readily marketable.

The investment return on the short-term fixed-income portion of the portfolio will be measured against short-term U.S. Treasury Bills. The investment return on the intermediate-term fixed-income portion of the portfolio will be measured against the Barclays Intermediate Government Credit Index. The investment return on the equity portion of the portfolio, when appropriate, will be measured against the S&P 500.

#### **Asset Allocation\***

<i>Asset Class</i>	<i>Min. Wt.</i>	<i>Max. Wt.</i>	<i>Representative Index</i>
Equities	0%	15%	S&P 500 and MSCI EAFE
<i>Domestic</i>	<i>85%</i>	<i>100%</i>	S&P 500
<i>International**</i>	<i>0%</i>	<i>15%</i>	MSCI EAFE
Fixed Income	80%	95%	BCS Int. Govt./Credit***
Cash or Equivalents	3%	25%	Treasury Bill

\* The Asset Allocation requirements contained above are only intended to apply to those funds directed by the Finance and Investment Committee to be placed with the Advisor. All other funds of the Corporation are to be placed in the "Cash or Equivalents" category.

\*\* Only broadly diversified Exchange Traded Funds will be used for investing in international equities.

\*\*\* Or other broad-based bond market benchmark agreed upon by CAC.

### 4) Types of Investments.

a. Cash or Equivalents. The following types of cash or fixed income investments are approved:

1. Deposits in Savings, Checking and/or Money Market Type accounts of banks doing business in New York that are collateralized or fully insured by the FDIC as to principal and expected interest.

b. Fixed Income. Subject to the conditions and restrictions contained in 4(b)(6) below, the following types of fixed income investments are approved:

1. Obligation of the U.S. Treasury, AAA-rated U.S. Government Agencies and obligations guaranteed by the U.S. Treasury or AAA-rated U.S. Government

agencies. There is no limit on these investments, except that no more than 15% of the fixed-income segment can be invested in Government guaranteed mortgage pass through securities.

2. Certificates of Deposit collateralized or fully insured by the Federal Deposit Insurance Corporation as to principal and expected interest.

3. Corporate debt obligations as follows:  
a. Commercial Paper; and  
b. Short-Term Notes or Corporate Bonds

Commercial paper must be rated at least A1/P1 with a maximum maturity of nine months. Corporate notes and bonds must be rated at least A1 by Moody's or A+ by Standard and Poor's, at the time of purchase. In the event of a downgrade, the Advisor will inform the Authorized Person and determine corrective action.

4. Tax-Exempt or Taxable Municipal Securities as follows:  
a. Municipal notes and bonds;  
b. Adjustable rate municipals; and  
c. Tax-Exempt commercial paper.

Municipal obligations must be rated at least "A" (or the equivalent) by a nationally recognized credit rating agency. Insured obligations must have an underlying rating of at least "A".

5. Any obligation that is not guaranteed by the U.S. Government or one of its agencies is limited to 10% of the portfolio.

6. The Following Conditions and Restrictions Apply to Fixed-Income Investments:

- a. No less than 25% of the portfolio will possess a final maturity of one year or less.
- b. The maximum weighted average maturity of the fixed-income securities (exclusive of the portion of the portfolio that matures within one year) may not exceed four years.
- c. No less than 50% of the fixed-income securities must be obligations of the U.S. Treasury or Government Agency.
- d. Fixed income securities with a maturity, expected average maturity, or reset period greater than 10 years are prohibited.
- e. Fixed income or interest rate futures are prohibited.
- f. Risky or volatile derivative securities as commonly defined by the financial industry are prohibited.
- g. Zero coupon Treasury bonds are permitted.
- h. CMO securities of any type are not permitted.
- i. Cash reserves should be invested in interest bearing securities or in an appropriate money market fund or saving/checking account. Since it is not a regular business practice for a written contract with respect to these types of

investments, no written contract is required. The operating practices herein shall govern.

- c. Equity. Equity investments are to be chosen from the New York Stock Exchange, American Stock Exchange, the regional exchanges, or the national over-the-counter market. The equity holdings of the Funds should be diversified. The maximum position in any security, except for mutual funds and/or exchange traded funds (ETFs), may not exceed 10% of the manager's total equity component at the time of purchase. No more than 30% of the market value of the equity portion of the portfolio should be in any one industry.
  - d. Collateral and Securitization. Other than those investments identified in 4(a)(1) and 4(b)(2), no collateralization or securitization of the investments are required.
  - e. Written Contracts. No written contracts are required for any of the approved CAC investments except for all normal and customary investment/account documents (e.g. account statements, etc.) which provide that CAC is the full and only owner of the respective investment.
- 5) Operating Procedures.
- a. Approvals. In the event that the CAC does not grant the advisor discretion to execute transactions within the context of these Guidelines, the Advisor will be consulted by the Authorized Persons prior to executing any investment transactions.
  - b. Collateral. The custodian of all collateral involved in any investment transaction must be either the CAC or third party custodian acceptable to the CAC. If at any time the required collateral does not equal the value of the investment, the CAC shall inform the third party custodian of additional collateral required. If additional collateral is not added immediately by the third party custodian involved, the CAC shall demand the return of the amount invested. Any custodian or trustee of securities in any transaction of which the CAC is a principal may not relinquish control over such securities without written consent of the CAC and the bank. Whenever investments require collateralization, such investments must be collateralized by direct obligations of the United States or New York State Government or obligations the principal and interest of which are guaranteed by the United States, one of its agencies or New York State Government.
  - c. Tracking and Accounting. CAC will account for investments in accordance with generally accepted accounting principles (GAAP) for all financial statements. CAC shall receive reports monthly from any custodian/bank holding CAC investments. The Controller will review such reports monthly and verify the principal amount and market values of all investments and collateral.

6) Guidelines Annual Review or Modifications.

- a. The CAC Finance and Investment Committee and Board will review these Guidelines at least annually and may by Board resolution modify these Guidelines at any time.

7) Reports and Audits.

- a. Quarterly reports of investment activity and portfolio reporting will be provided to the CAC's Finance & Investment Committee and a summary of each such quarterly report will be provided by the Committee to the Board. At least annually, and additionally as determined by the CAC Finance & Investment Committee, a report on the investment portfolio and activity will be provided to the Board. The portfolio reporting will include an estimate of fair value (market value) as obtained from the Bloomberg, financial correspondents or nationally published sources. Also included will be the characteristics of each investment, the net change in fair value since the prior month-end, with summary information for the entire portfolio.
- b. Any retained investment advisor will meet with the CAC Board at least annually to discuss the portfolio and any questions of the CAC Board.
- c. Annual Investment Audit. Each year, the CAC shall cause its independent auditors to conduct an audit (the "Annual Investment Audit") regarding the CAC's investments. The Annual Investment Audit shall determine whether CAC has:
  - i. complied with its own investment policies;
  - ii. maintained adequate accounts and records which accurately reflect all transactions and report on the disposition of the CAC's assets;
  - iii. maintains a system of adequate internal controls; and
  - iv. complied with applicable laws and regulations.
- d. Annual Investment Report. The CAC Controller shall prepare and submit an annual investment report to the Board within 90 days after the close of each fiscal year of the CAC. Upon Board approval, the report shall be filed with the City of Albany and entered/certified into the Public Authority Reporting Information System ("PARIS"). Such report shall include the following:
  - v. The Guidelines required by Section 2925(3);
  - vi. The results of the Annual Investment Audit described above;
  - vii. The investment income results of the CAC; and
  - viii. A list of the total fees, commissions or other charges paid for CAC investment associated services by the CAC since the date of the last investment report.

The Annual Investment Report shall be filed within ninety (90) days after the close of the CAC's fiscal year.

8) Criteria for Selection of Investment Banks or Firms and Brokers.

The following are criteria for the selection of Investment Banks or Firms and Brokers:

- a. Investment Banks or Firms and Brokers authorized to do business within New York State.
- b. Investment Banks or Firms and Brokers in business for over (5) five years.
- c. Investment Banks or Firms and Brokers that have demonstrated a proven record of returns, that meet or exceed the yield and total return generated from Treasury benchmarks.
- d. Investment Managers/Advisors must be registered with the Securities and Exchange Commission (SEC) while Investment Brokers/Dealers must be members in good standing with the Securities Investors Protection Corporation (SIPC) and the Financial Industry Regulatory Authority (FINRA).

## **Introduction:**

In accordance with Section 2925(6) of the Public Authorities Law, Capitalize Albany Corporation is required to prepare and certify an annual Investment Report. The enclosed Investment Report includes the following:

- ✓ Investment Guidelines;
- ✓ Changes to Investment Guidelines from the Prior Year;
- ✓ Investment Summary and Performance Results;
- ✓ Investment Fees Paid;
- ✓ Annual Certification; and
- ✓ Independent Audit Results.

## **Investment Guidelines:**

In accordance with Section 2925 of the Public Authorities Law, Capitalize Albany Corporation is required to adopt Investment Guidelines that establish the Corporation's policies and procedures for the investment, monitoring, and reporting of corporate funds. In addition, the Corporation is subject to the deposit and investment restrictions set forth in Sections 10 and 11 of the General Municipal Law.

The current Investment Guidelines were approved by the Board of Directors of Capitalize Albany Corporation on April 23, 2024, and are available on the Corporation's website. The Investment Guidelines are also included in the report below for reference. The Corporation's current Investment Policy Statement is attached hereto as Appendix A.

## **Changes to Investment Guidelines from the Prior Year:**

There have been no amendments to the Investment Guidelines since the last annual report.

# Investment Summary and Performance Results:



Capitalize Albany - All Accounts

As of 12/31/2025

## Performance Summary - Gross of Fees

	Ending Value	Quarter To Date		Last 12 Months		Last 3 Years		Last 5 Years		Since 9/23/2009	
		Return	Change in Value	Return	Change in Value	Return	Change in Value	Return	Change in Value	Return	Change in Value
<b>Capitalize Albany - All Accounts</b>	<b>10,008,049.61</b>	<b>0.7%</b>	<b>67,544.70</b>	<b>4.9%</b>	<b>434,445.76</b>	<b>5.5%<sup>1</sup></b>	<b>1,113,269.70</b>	<b>2.7%<sup>1</sup></b>	<b>927,220.48</b>	<b>2.8%<sup>1 2</sup></b>	<b>1,921,660.52</b>
BLOOMBERG BARCLAYS BOND FUND INDEX 1-3 GOVT/CREDIT		1.2%		5.3%		4.8%		2.0%		1.7% <sup>2</sup>	
S&P 500 TR		2.7%		17.9%		23.1%		14.5%		14.0% <sup>2</sup>	
MSCI ALL COUNTRIES WORLD(X-US)(USD)		4.7%		29.2%		14.4%		5.2%		3.6% <sup>2</sup>	
BLOOMBERG BARCLAYS AGGR BOND INDEX		1.1%		7.3%		4.7%		-0.4%		2.5% <sup>2</sup>	
BLOOMBERG BARCLAYS AGGR BOND INDEX INTRM GOV/CRED		1.2%		7.0%		5.1%		1.0%		2.5% <sup>2</sup>	
BLOOMBERG BARCLAYS AGGR BOND INDEX 1-3 YEAR GOVT		1.1%		5.2%		4.5%		1.8%		1.5% <sup>2</sup>	
US TREAS BILL ADJ FOR INTEREST		0.1%		0.1%		0.1%		-0.2%		0.4% <sup>2</sup>	
<b>Reserve</b>	<b>4,566,449.11</b>	<b>1.2%</b>	<b>50,104.72</b>	<b>6.9%</b>	<b>279,972.53</b>	<b>6.4%<sup>1</sup></b>	<b>734,470.01</b>	<b>3.0%<sup>1</sup></b>	<b>564,592.64</b>	<b>3.1%<sup>1 3</sup></b>	<b>1,541,484.01</b>
Cash & Money Markets	157,579.18	0.9%	1,974.97	4.1%	7,059.29	5.0% <sup>1</sup>	19,720.13	3.3% <sup>1</sup>	20,485.29	1.9% <sup>1 2</sup>	22,498.31
Fixed Income	4,065,732.86	1.1%	41,563.40	5.7%	212,094.34	4.9% <sup>1</sup>	524,156.44	2.0% <sup>1</sup>	364,166.90	2.0% <sup>1 2</sup>	948,314.04
U.S. Equities	317,068.40	2.6%	8,575.30	18.7%	66,777.56	21.2% <sup>1</sup>	217,349.63	13.2% <sup>1</sup>	232,275.04	14.0% <sup>1 2</sup>	691,261.98
Non-U.S. Equities	26,068.67	5.6%	1,483.07	34.0%	7,551.32	15.9% <sup>1 2</sup>	11,581.83	7.8% <sup>1 2</sup>	11,109.33	6.7% <sup>1 2</sup>	25,162.12
<b>Liquidity</b>	<b>1,773,516.50</b>	<b>1.0%</b>	<b>17,439.98</b>	<b>4.2%</b>	<b>71,056.23</b>	<b>4.8%<sup>1</sup></b>	<b>295,382.69</b>	<b>2.7%<sup>1</sup></b>	<b>279,210.84</b>	<b>2.4%<sup>1 2</sup></b>	<b>334,090.30</b>
Cash & Money Markets	117,447.35	1.3%	1,050.13	4.6%	4,401.27	5.9% <sup>1</sup>	16,674.72	3.9% <sup>1</sup>	17,379.81	10.6% <sup>1 2</sup>	20,003.87
Fixed Income	1,656,069.15	1.0%	16,609.98	4.2%	67,546.13	4.8% <sup>1</sup>	281,925.55	2.7% <sup>1</sup>	268,425.91	2.4% <sup>1 2</sup>	329,075.53
U.S. Equities	0.00	—	—	—	—	—	—	—	—	—	0.00
<b>Unrestricted Cash</b>	<b>320,504.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>3.6%<sup>2</sup></b>	<b>82,021.00</b>	<b>3.6%<sup>2</sup></b>	<b>82,021.00</b>	<b>3.6%<sup>2</sup></b>	<b>82,021.00</b>	<b>3.6%<sup>2</sup></b>	<b>82,021.00</b>
Cash & Money Markets	320,504.00	0.0%	0.00	3.6% <sup>2</sup>	82,021.00	3.6% <sup>2</sup>	82,021.00	3.6% <sup>2</sup>	82,021.00	3.6% <sup>2</sup>	82,021.00
Unclassified	0.00	—	—	—	0.00	—	0.00	—	0.00	—	0.00
<b>Restricted Cash</b>	<b>3,347,580.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.1%<sup>2</sup></b>	<b>1,396.00</b>	<b>0.1%<sup>2</sup></b>	<b>1,396.00</b>	<b>0.1%<sup>2</sup></b>	<b>1,396.00</b>	<b>0.1%<sup>2</sup></b>	<b>1,396.00</b>
Cash & Money Markets	3,347,580.00	0.0%	0.00	0.1% <sup>2</sup>	1,396.00	0.1% <sup>2</sup>	1,396.00	0.1% <sup>2</sup>	1,396.00	0.1% <sup>2</sup>	1,396.00
Unclassified	0.00	—	—	—	0.00	—	0.00	—	0.00	—	0.00

<sup>1</sup> Annualized return, <sup>2</sup> Not held for the entire period, <sup>3</sup> Level contains historical performance data

## Investment Fees Paid:

For the year ended December 31, 2025, total investment fees were \$14,401.

## Annual Certification:

I certify that the above information is accurate and complies with Section 2925 of the New York State Public Authorities Law.

/s/ Andrew Biggane  
 Director of Finance & Operations  
 March 17, 2026

## **Independent Audit Results:**

- ✓ Auditor: UHY LLP
- ✓ Opinion: Unmodified (Clean Opinion)
- ✓ No Material Weaknesses Identified
- ✓ No Instances of Noncompliance Reported

UHY LLP has audited the Corporation's compliance with the Investment Guidelines for Public Authorities. In their report dated March 17, 2026, UHY indicated that the Corporation complied, in all material respects, with these Investment Guidelines. UHY's audit opinion has been included on the following page for reference.



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH SECTION 2925(3)(F)  
OF THE NEW YORK STATE PUBLIC AUTHORITIES LAW**

To the Board of Directors  
Capitalize Albany Corporation

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the consolidated financial statements of Capitalize Albany Corporation, which comprise the consolidated statement of net position as of December 31, 2025, and the related consolidated statements of revenues, expenses and changes in net position, and cash flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated March 17, 2026.

In connection with our audit, nothing came to our attention that caused us to believe that Capitalize Albany Corporation failed to comply with Section 2925(3)(f) of the New York State Public Authorities Law regarding investment guidelines during the year ended December 31, 2025. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding Capitalize Albany Corporation's noncompliance with the above rules and regulations.

The purpose of this report is solely to describe the scope and results of our testing. This communication is not suitable for any other purpose.

*UHY* LLP

Albany, New York  
March 17, 2026