

Foundry Partners, LLC

510 First Ave. N. #409
Minneapolis, Minnesota 55403

Style: US Large Cap Value
Sub-Style: Traditional Value
Firm AUM: \$3.4 billion
Firm Strategy AUM: \$43.8 million

Year Founded: 2012
GIMA Status: Approved
Firm Ownership: Rosemont Partners, LLC
Professional-Staff: 25

PRODUCT OVERVIEW

The philosophy of Foundry Partners, LLC's (Foundry) all cap value strategy is that persistence of earnings growth is rare, yet investors tend to extrapolate recent earnings growth rates. Accordingly, the stocks of recently successful companies are often over-priced and the stocks of recently unsuccessful companies are often under-priced. Foundry's all cap value equity strategy invests in stocks that are statistically cheap, undervalued relative to their long term earnings power, and, have positive catalysts. Candidates for inclusion to portfolios typically exhibit characteristics such as low price/earnings ratios, low price/book ratios, low price/sales ratios and above average dividend yields. Foundry uses a research-intensive bottom-up approach to stock selection. Foundry's investment process may, at times, result in portfolios that will be over/underweighted in particular sectors/industries versus the S&P 500 Index.

TARGET PORTFOLIO CHARACTERISTICS

Number of stock holdings:	80 to 140
Average dividend yield:	Similar to the S&P 500
P/E ratio:	Below the S&P 500
Cash level over market cycle:	0 to 10%
Risk (standard deviation):	Above the S&P 500
Average turnover rate:	25 to 45%
Use ADRs:	0 to 10%
Capitalization:	Mega, Large, Medium and Small companies

PORTFOLIO'S EQUITY SECTOR WEIGHTINGS *

	-----06/18-----	12/17	
Sector	Foundry	Index***	Foundry
Energy	12.00	10.83	10.70
Materials	5.04	4.13	2.85
Industrials	7.16	8.16	8.11
Consumer Discretionary	6.75	8.58	6.17
Consumer Staples	3.20	6.92	5.78
Health Care	12.22	13.14	12.15
Financials	25.89	23.65	27.47
Information Technology	8.38	9.94	9.87
Telecomm Services	6.50	3.39	4.80
Utilities	5.02	5.72	6.11
Real Estate/REITs	4.02	5.45	2.56
Cash/Cash Equivalents	3.82	0.00	3.43

PORTFOLIO STATISTICS

	-----06/18-----	12/17	
	Foundry	Index***	Foundry
Number of stock holdings	107	2,093	112
Wtd avg dividend yield	2.9%	2.5%	2.5%
Wtd avg P/E ratio ¹	17.23x	18.70x	20.38x
Wtd avg portfolio beta	—	—	—
Mega capitalization ⁺	0.0%	36.5%	0.0%
Large capitalization ⁺	0.0%	41.7%	0.0%
Medium capitalization ⁺	0.0%	16.6%	0.0%
Small capitalization ⁺	0.0%	4.4%	0.0%
Micro capitalization ⁺	0.0%	0.6%	0.0%

PORTFOLIO'S TOP FIVE EQUITY HOLDINGS

	%
Citigroup	4.3
JPMorgan Chase	4.1
Verizon	3.8
BP	3.8
Chevron	3.4

% PROCESS BASED ON

0	Asset allocation - cash vs. stock
20	Industry or sector weighting
80	Stock Selection

MANAGER'S INVESTMENT STRATEGY

- ☐ Top-down / portfolio structures based on economic trends
☒ Bottom-up / portfolio structure based on individual securities

¹The P/E used here is calculated by the harmonic mean.

⁺Total may not equal 100% due to rounding.

^{***}Index : Russell 3000 VI

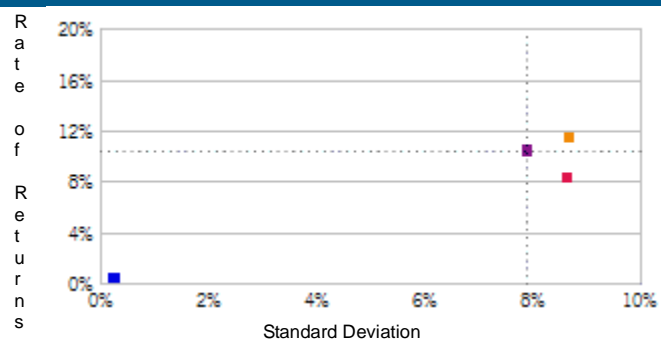
MANAGER'S INVESTMENT PROCESS	RISK CONSIDERATIONS	PORTFOLIO'S ALLOCATION HISTORY (%) *				
<ul style="list-style-type: none">• Utilize valuation disciplines including normalized return approach to identify undervalued equities throughout the capitalization spectrum (>\$300 million market cap)• Focus portfolio weightings wherever under-valuation is concentrated regardless of capitalization• Invest in stocks that 1) are statistically cheap (low ratio of price to earnings, cash flow, dividend, book value and sales), 2) are undervalued relative to their earning power and long term earnings growth prospects, adjusted for risk, and 3) have a positive catalyst	<p>Equity securities prices may fluctuate in response to specific situations for each company, industry, market conditions and general economic environment. Companies paying dividends can reduce or cut payouts at any time. Strategies that invest a large percentage of assets in only one industry sector (or in only a few sectors) are more vulnerable to price fluctuation than portfolios that diversify among a broad range of sectors. Investing in securities entails risks, including: When investing in value securities, the market may not necessarily have the same value assessment as the manager, and, therefore, the performance of the securities may decline. Value investing involves the risk that the market may not recognize that securities are undervalued and they may not appreciate as anticipated. Growth investing does not guarantee a profit or eliminate risk. The stocks of these companies can have relatively high valuations. Because of these high valuations, an investment in a growth stock can be more risky than an investment in a company with more modest growth expectations. Value investing does not guarantee a profit or eliminate risk. Not all companies whose stocks are considered to be value stocks are able to turn their business around or successfully employ corrective strategies which would result in stock prices that do not rise as initially expected.</p>					
			06/18	03/18	12/17	09/17
		U.S. Stocks	85	86	87	0
		Non-U.S. Stocks	6	0	5	0
		ADRs	6	0	4	0
		ADRs/Non-U.S. Stocks	0	10	9	0
		Cash/Cash Equivalents	4	4	4	0

¹The P/E used here is calculated by the harmonic mean.

⁺Total may not equal 100% due to rounding.

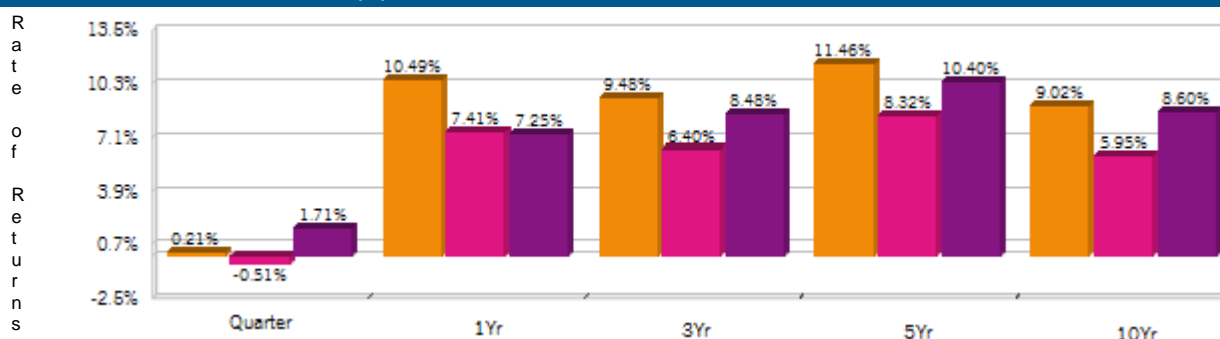
^{***}Index : Russell 3000 VI

RISK/RETURN ANALYSIS - 5 YEARS ENDING 06/30/18



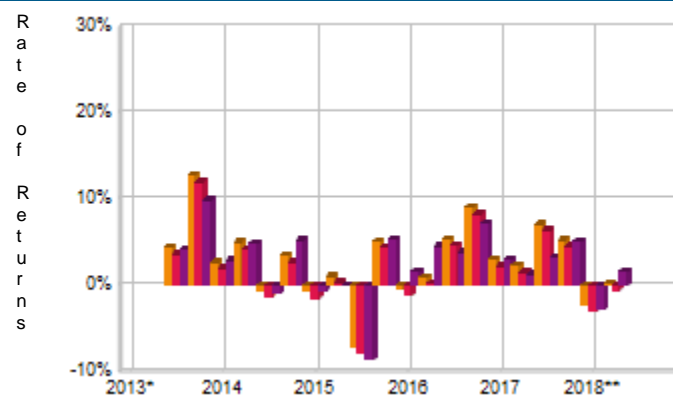
	STD	ROR
Foundry (Gross)	8.69	11.46
Foundry (Net)	8.65	8.32
Russell 3000 VI	7.91	10.40
90-Day T-Bills	0.26	0.39

AVERAGE ANNUAL TOTAL RETURN (%) - PERIODS ENDING 06/30/18



INVESTMENT RESULTS	Annual Rates of Return (%)										10 Year - Ending 06/30/18	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Annual	Std. Dev.
Foundry (Gross)	-38.84	28.25	16.69	-3.69	14.89	38.62	11.01	-2.12	15.50	18.91	9.02	18.22
Foundry (Net)	-40.80	24.80	13.49	-6.35	11.65	34.85	7.82	-4.88	12.20	15.56	5.95	18.19
Russell 3000 VI	-36.25	19.76	16.23	-0.10	17.54	32.69	12.68	-4.13	18.40	13.19	8.60	17.18

RISK VOLATILITY (%)



*07/01/13-12/31/13

**01/01/18-06/30/18

	Number Of	Up Qtrs.	Down Qtrs.
Foundry (Gross)		15	5
Foundry (Net)		14	6
Russell 3000 VI		16	4

PORTFOLIO'S QUARTERLY RETURNS (%)

	Quarter1		Quarter2		Quarter3		Quarter4	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
2008	-8.97	-9.69	-4.98	-5.70	-7.77	-8.49	-23.33	-24.05
2009	-12.81	-13.53	19.88	19.16	18.84	18.12	3.25	2.53
2010	7.42	6.70	-13.49	-14.21	10.93	10.22	13.20	12.48
2011	5.99	5.27	-1.81	-2.53	-18.23	-18.84	13.19	12.47
2012	12.40	11.64	-5.67	-6.36	6.44	5.68	1.80	1.07
2013	10.18	9.43	6.84	6.10	4.38	3.67	12.81	12.04
2014	2.75	1.98	4.99	4.23	-0.52	-1.25	3.45	2.72
2015	-0.72	-1.48	1.06	0.34	-7.25	-7.91	5.19	4.48
2016	-0.44	-1.20	0.93	0.22	5.39	4.66	9.06	8.27
2017	3.02	2.28	2.29	1.56	7.17	6.41	5.29	4.54
2018	-2.28	-2.96	0.21	-0.51				

Related

Select UMA

PORTFOLIO'S RISK STATISTICS - ENDING 06/30/18 ^{1 2}	PERIODS	
	3 Year	5 Year
Standard Deviation	9.00%	8.69%
Standard Deviation of Primary Benchmark	8.47%	7.91%
Sharpe Ratio	0.98	1.27
Sharpe Ratio of Primary Benchmark	0.93	1.26
Alpha	1.34%	0.95%
Beta	0.95	1.01
Downside Risk	2.69%	2.22%
R-Squared	0.81	0.85
Tracking Error	3.96%	3.42%
Information Ratio	0.25	0.31

PORTFOLIO DIVERSIFICATION - R²(INCEPTION THROUGH 12/14)+

Foundry vs. Russell 3000 VI	R ² 0.96
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+Statistics are calculated using gross of fee performance only.

1. Statistics are calculated using gross of fee performance only.
2. Russell 3000 VI was used as the primary benchmark and the 90-Day T-Bills Index as the risk-free benchmark.

See important notes and disclosures pages for a discussion of the sources of the performance data used to calculate the performance results and related analyses shown above.

Past performance is no guarantee of future results. This profile is not complete without the pages, which contain important notes, including disclosures about the composite, index descriptions and a glossary of terms. Information shown is as of June 30, 2018, unless otherwise noted. All data are subject to change.

IMPORTANT NOTES AND DISCLOSURES

COMPOSITE DISCLOSURES

Past performance is no guarantee of future results. Actual individual account results may differ from the performance shown in this profile. There is no guarantee that this investment strategy will work under all market conditions. Do not use this profile as the sole basis for your investment decisions.

Performance results in this profile are calculated assuming reinvestment of dividends and income. Returns for more than one year are annualized and based on quarterly data. Returns for periods of less than a calendar year show the total return for the period and are not annualized.

Sources of Performance Results and Other Data: The performance data and certain other information for this strategy (including the data on page 1 of this profile) reflect the investment manager's results in managing Morgan Stanley program accounts, or the investment manager's results in managing accounts and investment products, in the same or a substantially similar investment discipline. (For periods through June 2012, the Fiduciary Services program operated through two channels - Morgan Stanley channel and the Smith Barney channel - and any performance and other data relating to Fiduciary Services accounts shown here for these periods is calculated using accounts in only one of the these channels.) This information for the investment manager is presented solely to provide information about accounts that were managed according to investment objectives and strategies the same or substantially similar to the corresponding investment discipline in the Select UMA program. Although the Fiduciary Services and Select UMA programs are both Morgan Stanley managed account programs, the performance results and other features of similar investment disciplines in the two programs may differ due to investment and operational differences. For example, the individual investment disciplines in the Select UMA accounts may contain fewer securities, which would lead to a more concentrated portfolio. The automatic rebalancing, wash sale loss and tax-harvesting features of the Select UMA program, which are not available in Fiduciary Services, also could cause differences in performance. Accordingly, the performance of the accounts in the Fiduciary Services program is not, and may differ significantly from, the performance of the accounts in the Select UMA program and should not be considered indicative of or a substitute for Select UMA performance. Similarly, performance results of the investment manager's composites may differ from those of Select UMA accounts managed in the same or a substantially similar investment discipline.

Related Performance:

Foundry Partners, LLC's (Foundry) all cap value equity performance prior to 7/31/2005 represents a composite of all cap value institutional accounts. The composite consisted of 6 accounts with a market value of \$437.2 million as of 7/31/2005. From 8/1/2005 to 9/30/2006, the performance represents a composite of fully discretionary, fee-paying separately managed (wrap) accounts greater than \$100,000 and institutional accounts greater than \$2 million, including those accounts no longer with the firm. The composite was asset-weighted and consisted of 694 accounts with a market value of \$601.3 million as of 9/30/2006.

Morgan Stanley Performance:

Gross Performance: Foundry's gross results do not reflect a deduction of any investment advisory fees or program fees, charged by Foundry or Morgan Stanley, but are net of commissions charged on securities transactions.

Net Performance for all Periods: Net performance results reflect a deduction of 0.7175% quarterly. This consists of three components: 0.625% maximum quarterly MS Advisory Fee and 0.0175% maximum quarterly Program Overlay Fee (which, together cover the services provided by Morgan Stanley), plus 0.075% quarterly SMA Manager Fees (being the fee currently charged by Foundry to new clients for managing their assets in the Select UMA program). The SMA Manager Fees may differ from manager to manager, and managers may change their fee to new clients from time to time. If you select this manager for your account, check the SMA Manager Fees specified in the written client agreement, in case these have changed since you received this profile. Historical net fees reflect the Advisory Fee Schedule as of March 31, 2014.

Morgan Stanley program fees are usually deducted quarterly, and have a compounding effect on performance. The Morgan Stanley program fee, which differs among programs and clients, is described in the applicable Morgan Stanley ADV brochure, which is available at www.morganstanley.com/ADV or on request from your Financial Advisor or Private Wealth Advisor.

Document approval date February 2013.

Focus List, Approved List, and Watch Status:

Global Investment Manager Analysis ("GIMA") uses two methods to evaluate investment products in applicable advisory programs. In general, strategies that have passed a more thorough evaluation may be placed on the "Focus List", while strategies that have passed through a different and less comprehensive evaluation process may be placed on the "Approved List". Sometimes an investment product may be evaluated using the Focus List process but then placed on the Approved List instead of the Focus List.

Investment products may move from the Focus List to the Approved List, or vice versa. GIMA may also determine that an investment product no longer meets the criteria under either evaluation process and will no longer be recommended in investment advisory programs (in which case the investment product is given a "Not Approved" status).

GIMA has a "Watch" policy and may describe a Focus List or Approved List investment product as being on "Watch" if GIMA identifies specific areas that (a) merit further evaluation by GIMA and (b) may, but are not certain to, result in the investment product becoming "Not Approved". The Watch period depends on the length of time needed for GIMA to conduct its evaluation and for the investment manager to address any concerns. GIMA may, but is not obligated to, note the Watch status in this report with a "W" or "Watch" on the cover page.

For more information on the Focus List, Approved List, and Watch processes, please see the applicable Morgan Stanley ADV brochure (www.ms.com/adv). Your Financial Advisor or Private Wealth Advisor can provide on request a copy of a paper entitled "GIMA: At A Glance".

ADDITIONAL DISCLOSURES

The information about a representative account is for illustrative purposes only. Actual account holdings, performance and other data will vary depending on the size of an account, cash flows within an account, and restrictions on an account. Holdings are subject to change daily. The information in this profile is not a recommendation to buy, hold or sell securities.

Actual portfolio statistics may vary from target portfolio characteristics.

The investment manager may use the same or substantially similar investment strategies, and may hold similar portfolios of investments, in other portfolios or products it manages (including mutual funds). These may be available at Morgan Stanley or elsewhere, and may cost an investor more or less than this strategy in Morgan Stanley's Select UMA program.

The portfolio may, at times, invest in exchange-traded funds (ETFs), which are a form of equity security in seeking to maintain continued full exposure to the broad equity market.

Morgan Stanley investment advisory programs may require a minimum asset level and, depending on your specific investment objectives and financial position, may not be suitable for you. Investment advisory program accounts are opened pursuant to a written client agreement.

The investment manager acts independently of, and is not an affiliate of, Morgan Stanley Smith Barney LLC.

Diversification does not guarantee a profit or protect against a loss.

No obligation to notify

Morgan Stanley has no obligation to notify you when information in this profile changes.

Sources of information

Material in this profile has been obtained from sources that we believe to be reliable, but we do not guarantee its accuracy, completeness or timeliness. Third party data providers make no warranties or representations relating to the accuracy, completeness or timeliness of the data they provide and are not liable for any damages relating to this data.

No tax advice

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Not an ERISA fiduciary

Morgan Stanley is not acting as a fiduciary under either the Employee Retirement Income Security Act of 1974, as amended, or under section 4975 of the Internal Revenue Code of 1986, as amended, in providing the information in this profile.

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INDEX DESCRIPTIONS

90-Day T-Bills

The 90-Day Treasury Bill is a short-term obligation issued by the United States government. T-bills are purchased at a discount to the full face value, and the investor receives the full value when they mature. The difference of discount is the interest earned. T-bills are issued in denominations of \$10,000 auction and \$1,000 increments thereafter.

Russell 3000 VI

The Russell 3000 Value Index is representative of those Russell 3000 Index companies with lower price-to-book ratios and lower forecasted growth values. The stocks in this index are also members of either the Russell 1000 Value Index or the Russell 2000 Value Index.

S&P 500

The S&P 500 Total Return has been widely regarded as the best single gauge of the large cap U.S. equities market since the index was first published in 1957. The index has over \$5.58 trillion benchmarked, with index assets comprising approximately \$1.31 trillion of this total. The index includes 500 leading companies in leading industries of the U.S. economy, capturing 75% coverage of U.S. equities. This index includes dividend reinvestment.

Indices are unmanaged and have no expenses. You cannot invest directly in an index.

GLOSSARY OF TERMS

Alpha is a mathematical estimate of risk-adjusted return expected from a portfolio above and beyond the benchmark return at any point in time.

American Depositary Receipts (ADRs) are receipts for shares of a foreign-based corporation held in the vault of a U.S. bank.

Average Portfolio Beta is a measure of the sensitivity of a benchmark or portfolio's rates of return to changes against a market return. The market return is the S&P 500 Index. It is the coefficient measuring a stock or a portfolio's relative volatility.

Beta is a measure of the sensitivity of a portfolio's rates of return to changes in the market return. It is the coefficient measuring a stock or a portfolio's relative volatility.

Bottom-Up Stock Selection Emphasis primarily on individual stock selection. Considerations of economic and industry factors are of secondary importance in the investment decision-making process.

Capitalization is defined as the following: Mega (Above \$100 billion), Large (\$12 to \$100 billion), Medium (\$2.5 - \$12 billion), Small (\$.50 - \$2.5 billion) and Micro (below \$.50 billion).

Dividend a portion of a company's profit paid to common and preferred shareholders.

Downside Risk is a measure of the risk associated with achieving a specific target return. This statistic separates portfolio volatility into downside risk and upside uncertainty. The downside considers all returns below the target return, while the upside considers all returns equal to or above the target return.

Duration is a measure of price sensitivity expressed in years.

High Grade Corporate Bonds corporate bonds from issuers with credit ratings of AA or AAA.

Information Ratio is a measure of the investment manager's skill to add active value against a given benchmark relative to how stable that active return has been. Essentially, the information ratio explains how significant a manager's alpha is. Therefore, the higher the information ratio, the more significant the alpha.

Investment Grade Bonds are those rated by Standard & Poor's AAA (highest rated), AA, A or BBB (or equivalent rating by other rating agencies or, in the case of securities not rated, by the investment manager).

Price/Book Ratio (P/B) weighted average of the stocks' price divided by book value per share. Book value per share is defined as common equity, including intangibles, divided by shares outstanding times the adjustment factor.

Price/Cash Flow Ratio a ratio used to compare a company's market value to its cash flow. It is calculated by dividing the company's market cap by the company' operating cash flow in the most recent fiscal year (or the most recent four fiscal quarters); or, equivalently, divide the per-share stock price by the per-share operating cash flow.

Price/Earnings Ratio (P/E Ratio) shows the multiple of earnings at which a stock sells. Determined by dividing current stock price by current earnings per share (adjusted for stock splits). Earnings per share for the P/E ratio are determined by dividing earnings for past 12 months by the number of common shares outstanding. The P/E ratio shown here is calculated by the harmonic mean.

Price/Sales Ratio determined by dividing current stock price by revenue per share (adjusted for stock splits). Revenue per share for the P/S ratio is determined by dividing revenue for past 12 months by number of shares outstanding.

R2 (R-Squared)/Portfolio Diversification indicates the proportion of a security's total variance that is benchmark-related or is explained by variations in the benchmark.

Sharpe Ratio measures the efficiency, or excess return per unit of volatility, of a manager's returns. It evaluates managers' performance on a volatility-adjusted basis.

Standard Deviation is a statistical measure of historical variability or spread of returns around a mathematical average return that was produced by the investment manager over a given measurement period. The higher the standard deviation, the greater the variability in the investment manager's returns relative to its average return.

Top-Down/Economic Analysis Emphasis primarily on macroeconomic trends as opposed to bottom-up stock selection.

Tracking Error represents the standard deviation of the difference between the performance of the investment strategy and the benchmark. This provides a historical measure of the variability of the investment strategy's returns relative to its benchmark.

U.S. Treasury Bonds a marketable, fixed interest U.S. government debt security with a maturity of more than 10 years. Treasury bonds make interest payments semi-annually and the income that holders receive is only taxed at the federal level.

Volatility a measure of risk based on the standard deviation of the asset return. Volatility is a variable that appears in option pricing formulas, where it denotes the volatility of the underlying asset return from now to the expiration of the option. There are volatility indexes. Such as a scale of 1-9; a higher rating means higher risk.