

Alitis Private Mortgage Fund

ALITIS
ASSET MANAGEMENT

Asset Manager

Alitis Investment Counsel Inc.

Objective

To generate a high level of income with relatively low volatility.

Investment Strategy

The underlying holdings will be primarily made up of MICs, REITs, and other pooled investments, and purpose-built limited partnerships containing mortgages sourced and managed by third-party managers. All foreign currency exposure will be hedged back to Canadian dollars as closely as possible using standard currency futures contracts. The Manager and the Portfolio Advisor seek to gain exposure to a diversified range of mortgage types, geographic regions and management expertise.

Assets

\$71,846,397

Details

Unit Price \$10.1265
Launch Date April 27, 2018
Fund Code ALI403 Class F

Fees

Management Fee 0.75%
Performance Fee 17.5% over a hurdle rate of 6.0%
Administrative Costs 0.28%

Investing in the Fund

Frequency Monthly
Minimum Initial Investment \$5,000

Distribution Details

Net income quarterly gains annually Capital
Yield (12 month trailing) 6.7%

Redemptions

Minimum Hold Period None
Frequency Monthly
Short-term Trading Fee 3% within 6 months
Redemption Requests 30 days notice

Historical Taxable Distributions

	Other Income	Capital Gains
2018	\$0.35	\$0.63
2019	\$0.01	\$0.03
2020	\$0.59	\$0.00

Class F Units

Target Return 6% - 7%

March 31, 2021

Annualized Returns

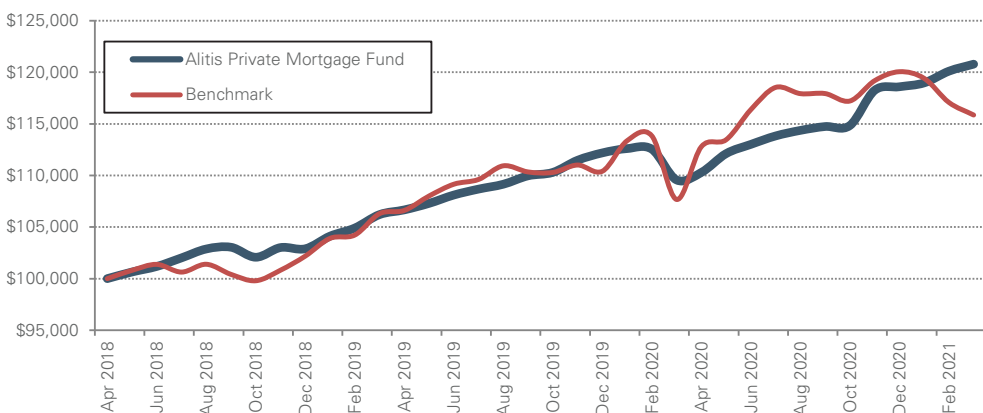
	1 Month	3 Months	6 Months	1 Year	3 Years	5 Years	Since Inception
Alitis Private Mortgage Fund	0.57%	1.85%	5.27%	10.24%			6.69%
Benchmark*	-1.04%	-3.50%	-1.76%	7.60%			5.18%

* 100% FTSE TMX All Corporate Bond

Monthly Returns

	2017	2018	2019	2020	2021
January			1.19%	0.37%	0.32%
February			0.75%	-0.05%	0.95%
March			1.24%	-2.65%	0.57%
April			0.43%	0.66%	
May		0.64%	0.59%	1.65%	
June		0.53%	0.76%	0.80%	
July		0.82%	0.53%	0.72%	
August		0.84%	0.43%	0.47%	
September		0.16%	0.75%	0.33%	
October		-0.94%	0.30%	0.09%	
November		0.92%	1.07%	2.97%	
December		-0.11%	0.64%	0.29%	
Total		2.89%	9.03%	5.71%	1.85%

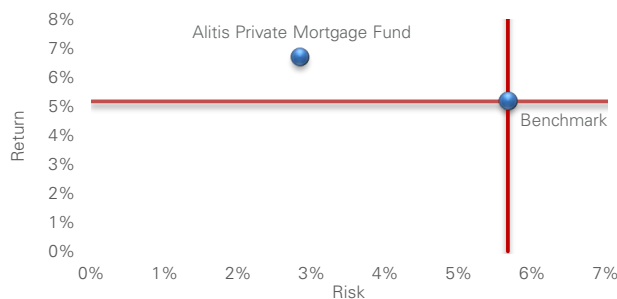
Growth of \$100,000



Risk/Returns

Best/Worst Returns

Best Monthly Return	2.97%
% Positive Months	89%
Worst Monthly Return	-2.65%
Worst Drawdown	-2.70%
Months to Recover	3



Standard Deviation - Annualized

	1 Year	2 Years	3 Years	4 Years	5 Years	Since Inception
Alitis Private Mortgage Fund	2.74%	3.13%				2.84%
Benchmark	6.39%	6.50%				5.67%

Alitis Private Mortgage Fund

Top 10 Holdings

	% of Fund
Timbercreek Real Estate Finance US	12.5%
Ryan Mortgage Income Fund	11.4%
Romspen Mortgage Investment Fund	9.6%
Cambridge MIC	9.4%
KV Mortgage Fund	8.4%
Kingsett Senior Mortgage Fund	7.9%
Antrim Balanced Mortgage Fund	7.3%
MCAN Mortgage Corporation	5.6%
Kingsett High Yield Fund LP	4.8%
Timbercreek Financial Corporation	4.8%
	<hr/>
	81.8%

Fund Analysis

Number of Mortgages	9025
Average Term to Maturity	0.99
Average Loan-to-Value	61.7%
Leverage Employed	45.1%
Currency Exposure	100% Canada

Legal Status

Fund Type	Open-ended trust
Fund Status	OM, Exempt Market, Continuous Offering
Available for Sale	BC, AB, SK, MB, ON, QC, NS, NB, PEI
RSP Eligible	Yes

Partnerships

Fund Administrator	SGGG Fund Services
Custodian	Credential Qtrade Securities
Trustee	BNY Trust Company of Canada
Auditor	KPMG
Legal Counsel	MLT Aikins

Fund Codes

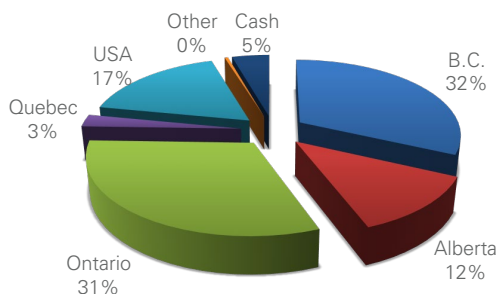
Class A	ALI404
Class F	ALI403

Class F Units

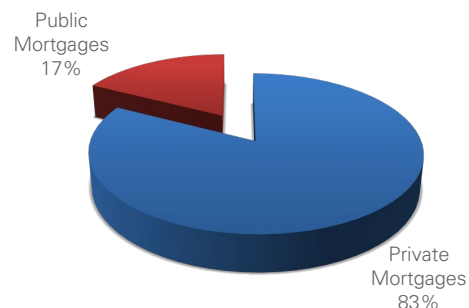
March 31, 2021

Mortgage Holdings

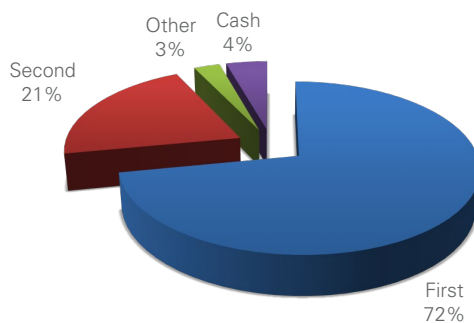
Regional Breakdown



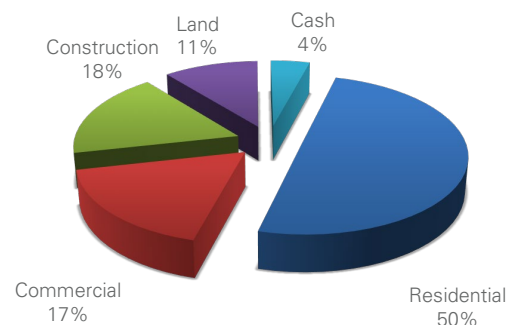
Investment Type



Mortgage Type



Sector/Exposure



Disclaimers, Disclosures and Notes

Alitis Asset Management is a division of Alitis Investment Counsel Inc.

This report is provided for informational purposes only and does not constitute an offer or solicitation to buy or sell any securities discussed herein to anyone in any jurisdiction where such offer or solicitation would be prohibited.

Unless otherwise noted, the indicated rates of return are the historical annual compounded returns for the period indicated, including changes in security value and the reinvestment of all distributions and do not take into account income taxes payable by any securityholder that would have reduced returns. The investments are not guaranteed; their values change frequently and past performance may not be repeated. Target returns are determined through a number of methods intended/designed to maintain the desired returns within the specified risk tolerance set for the pool/portfolio. These methods vary.

The information contained in this report has been drawn from sources believed to be reliable, but is not guaranteed to be accurate or complete. Alitis assumes no duty to update any information or opinion contained in this report. Neither Alitis nor any director, officer or employee of Alitis accepts any liability whatsoever for any errors or omissions in the information, analysis or opinions contained in this report, nor for any direct, indirect or consequential damages or losses arising from any use of this report or its contents.

Fund analysis and asset allocation represent the approximate exposure and asset mix of the underlying investments as of the date of this report.

Benchmark may change over time. Benchmark is currently: 100.00% FTSE TMX All Corporate Bond

© 2021 Alitis Investment Counsel Inc. All rights reserved. Unauthorized use, distribution, duplication or disclosure, in whole or in part, or in any form or manner, without the prior written permission of Alitis is prohibited by law.