

Alitis Private Mortgage Fund

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

Fund Assets

\$74,417,045

Details

Unit Price \$10.5869
Launch Date Jan 15, 2014
Fund Code ALI401 Class E

Fees

Management Fee 1.10%
Performance Fee 17.5% over a hurdle rate of 6.0%
Administrative Costs 0.23%

Investing in the Fund

Frequency Monthly
Minimum Initial Investment \$5,000

Distribution Details

Net income quarterly/Capital gains annually

Yield (12 month trailing) 6.8%

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
2014	\$0.47	\$0.00
2015	\$0.67	\$0.01
2016	\$0.62	\$0.01
2017	\$0.68	\$0.05
2018	\$0.61	\$0.02
2019	\$0.64	\$0.02
2020	\$0.60	\$0.02

Illustrative Purposes Only

Class E units are a close proxy for Class F units and demonstrates performance prior to the inception of Class F units in 2018.

Class E Units

Target Return 6% - 7%¹

May 31, 2021

Annualized Returns

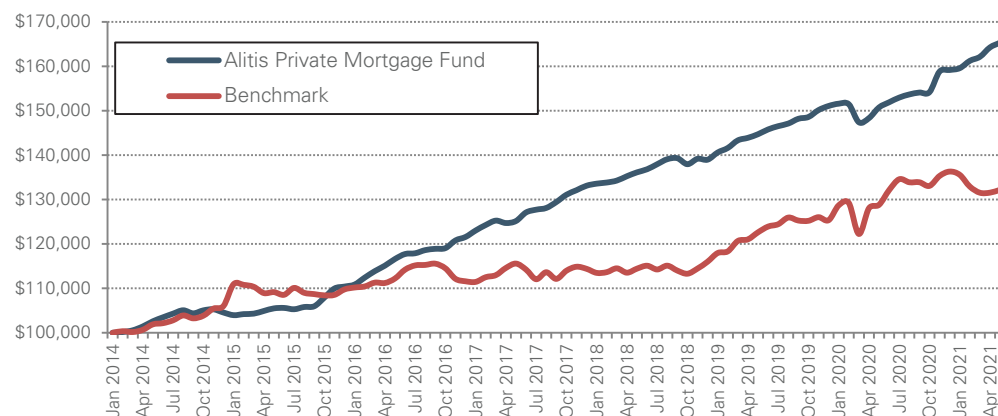
	1 Month	3 Months	6 Months	1 Year	3 Years	5 Years	10 Years	Since Inception
Alitis Private Mortgage Fund	0.65%	2.54%	4.10%	9.68%	6.69%	7.23%		7.10%
Benchmark*	0.49%	-0.55%	-2.31%	2.62%	4.92%	3.33%		3.88%

*100% FTSE TMX All Corporate Bond

Monthly Returns

	2014	2015	2016	2017	2018	2019	2020	2021
January		-0.57%	0.41%	1.19%	0.35%	1.16%	0.34%	0.26%
February	0.16%	0.23%	1.40%	1.01%	0.19%	0.72%	-0.08%	1.04%
March	0.39%	0.10%	1.30%	0.79%	0.33%	1.21%	-2.68%	0.56%
April	0.86%	0.58%	1.08%	-0.43%	0.73%	0.40%	0.63%	1.31%
May	1.15%	0.55%	1.31%	0.37%	0.65%	0.57%	1.62%	0.65%
June	0.87%	0.09%	0.96%	1.54%	0.51%	0.74%	0.77%	
July	0.80%	-0.28%	0.15%	0.49%	0.83%	0.51%	0.69%	
August	0.73%	0.48%	0.60%	0.30%	0.82%	0.40%	0.46%	
September	-0.66%	0.16%	0.24%	1.04%	0.16%	0.73%	0.28%	
October	0.65%	1.84%	0.13%	1.27%	-0.97%	0.27%	0.05%	
November	0.22%	1.90%	1.46%	0.78%	0.89%	1.05%	3.01%	
December	-0.69%	0.40%	0.65%	0.77%	-0.14%	0.62%	0.22%	
Total	4.55%	5.60%	10.12%	9.49%	4.40%	8.70%	5.36%	3.87%

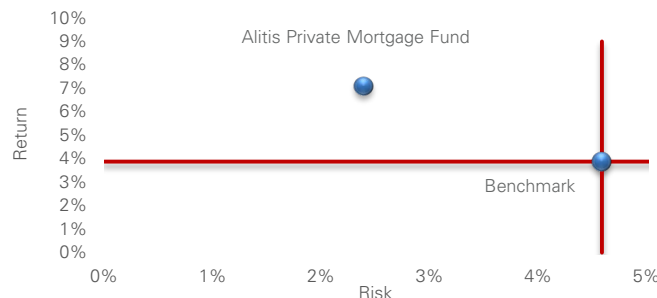
Growth of \$100,000



Risk/Returns

Best/Worst Returns

Best Monthly Return	3.01%
% Positive Months	90%
Worst Monthly Return	-2.68%
Worst Drawdown	-2.76%
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%	3.23%	2.87%	2.58%	2.44%	2.39%
Benchmark	4.54%	6.47%	5.58%	5.25%	4.95%	4.59%

Alitis Private Mortgage Fund

Top 10 Holdings

	% of Fund
Timbercreek Real Estate Finance US	11.3%
Ryan Mortgage Income Fund	11.0%
Kingsett Senior Mortgage Fund	10.2%
Cambridge MIC	9.1%
Romspen Mortgage Investment Fund	9.0%
KV Mortgage Fund	8.1%
Antrim Balanced Mortgage Fund	7.0%
MCAN Mortgage Corporation	6.6%
Timbercreek Financial Corporation	5.4%
Neighbourhood Holdings LP	4.7%
	<hr/> 82.4%

Fund Analysis

Number of Mortgages	8945
Average Term to Maturity	0.96
Average Loan-to-Value	60.8%
Leverage Employed	47.1%
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
Registered Plans 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

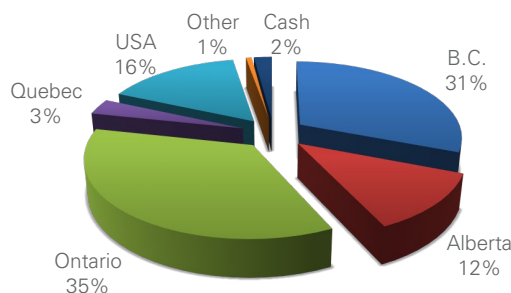
Class A	ALI404
Class F	ALI403

Class E Units

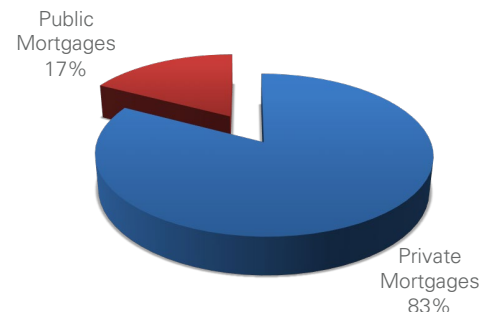
May 31, 2021

Mortgage Holdings

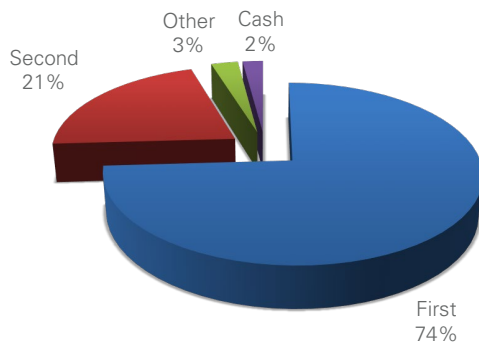
Regional Breakdown



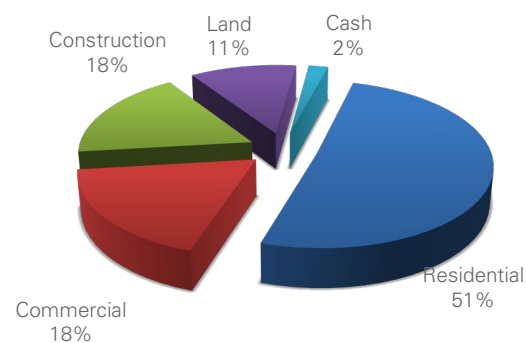
Investment Type



Mortgage Type



Sector/Exposure



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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.

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

E Class units are NOT available for sale through third-party channels and have been used for illustrative purposes only. Please refer to offering documents and F-class Fact Sheet for more details.

1. Target returns are determined through a number of methods that are designed and intended to maintain the desired returns within the specified risk tolerance set for the fund. These methods vary. The fund manager has concluded that within the current environment displayed target returns are reasonable to expect over time, however, returns are not guaranteed. Talk with an Alitis representative to learn more about what determines the rate of return earned by the fund.

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

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