

# 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.

## Assets

\$74,417,045

## Details

Unit Price \$10.3293  
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  
Capital gains annually  
Yield (12 month trailing) 6.6%

## 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%<sup>1</sup>

May 31, 2021

## Annualized Returns

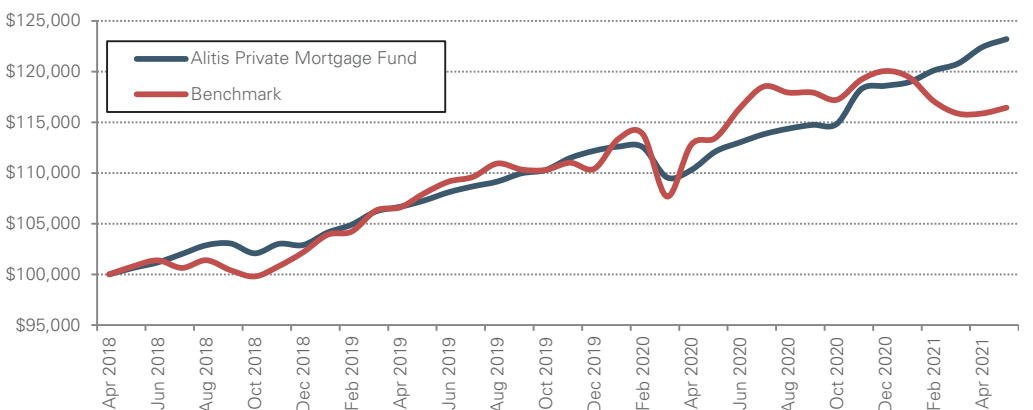
	1 Month	3 Months	6 Months	1 Year	3 Years	5 Years	Since Inception
Alitis Private Mortgage Fund	0.65%	2.58%	4.19%	9.89%			7.00%
Benchmark*	0.49%	-0.55%	-2.31%	2.62%			5.06%

\* 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%	1.34%
May		0.64%	0.59%	1.65%	0.65%
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%	
<b>Total</b>		<b>2.89%</b>	<b>9.03%</b>	<b>5.71%</b>	<b>3.89%</b>

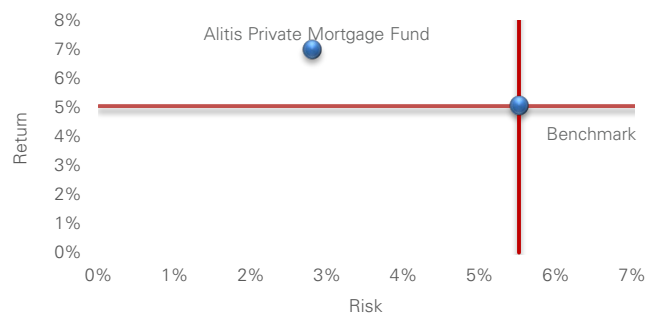
## Growth of \$100,000



## 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	2.65%	3.18%				2.80%
Benchmark	4.54%	6.47%				5.51%

# 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%
	<b>82.4%</b>

## 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
RSP Eligible	Yes

## Partnerships

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

## Fund Codes

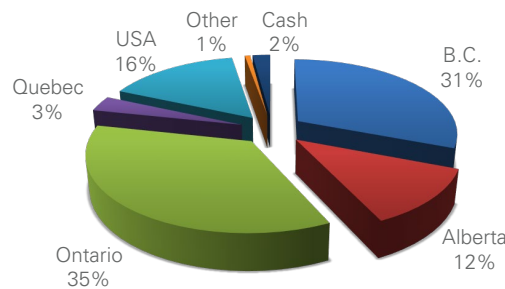
Class A	ALI404
Class F	ALI403

## Class F Units

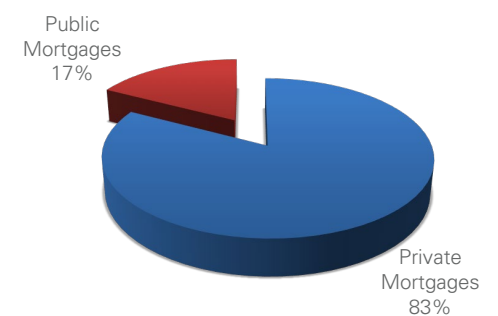
May 31, 2021

### Mortgage Holdings

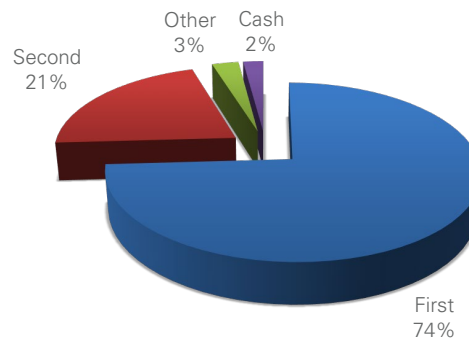
#### Regional Breakdown



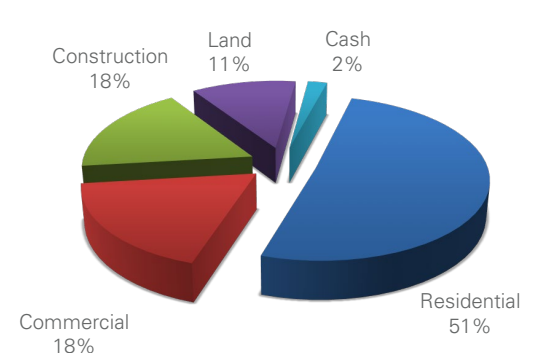
#### Investment Type



#### Mortgage Type



#### Sector/Exposure



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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.

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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