

ALITIS

ASSET MANAGEMENT

Alitis Private Mortgage Fund

Asset Manager

Alitis Investment Counsel Inc.

Overview

A diversified portfolio of alternative investments with a focus on private residential and commercial mortgages

Fund Assets \$ 90,594,156

Inception Dates

Fund Jan. 15, 2014

Class Jan. 31, 2014

Unit Price \$ 9.6014

Fund Code ALI401 – Class E

Other Fund Codes

ALI400 Class D

ALI403 Class F

Fees

Management Fee 1.35%

Administrative Costs 0.25%

Distributions

Yield (12 month trailing) 8.25%

Frequency Monthly

Amount \$0.057 / unit ³

Historical Taxable Distributions

	Income ¹	Cap. Gains
2022	\$ 0.74	
2023	\$ 0.83	
2024	\$ 0.81	\$ 0.00

Performance - Annualized

1 Month	3 Month	6 Month	1 Year	2 Year	3 Year	4 Year	5 Year	10 Year	Since Inception
0.70%	-0.11%	1.27%	5.63%	5.36%	5.57%	5.81%	6.57%	6.98%	6.64%

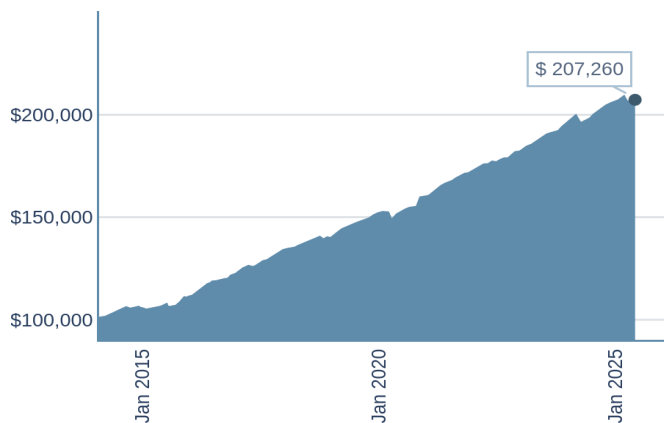
Standard Deviation - Annualized

1 Year	2 Year	3 Year	4 Year	5 Year	10 Year	Since Inception
2.24%	2.39%	2.04%	1.82%	2.05%	2.23%	2.21%

Monthly & Calendar Year Returns (%)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2025	0.48	0.63	-1.49	0.70	0.70								1.00%
2024	0.87	0.73	-1.82	0.52	0.35	0.62	0.97	1.00	0.56	0.53	0.54	0.27	5.24%
2023	0.73	0.66	0.44	0.69	0.50	0.60	0.94	0.28	0.33	0.28	1.04	0.91	7.66%
2022	0.41	0.99	0.45	0.08	0.67	-0.15	0.62	0.44	0.03	0.74	0.99	0.15	5.54%
2021	0.26	1.04	0.56	1.31	0.65	0.35	0.61	0.74	0.69	0.54	0.15	0.65	7.80%
2020	0.34	-0.08	-2.68	0.63	1.62	0.77	0.69	0.46	0.30	0.05	3.01	0.22	5.38%
2019	1.16	0.72	1.21	0.40	0.57	0.74	0.51	0.40	0.73	0.27	1.05	0.62	8.70%
2018	0.35	0.19	0.33	0.73	0.65	0.51	0.83	0.82	0.16	-0.97	0.89	-0.14	4.40%

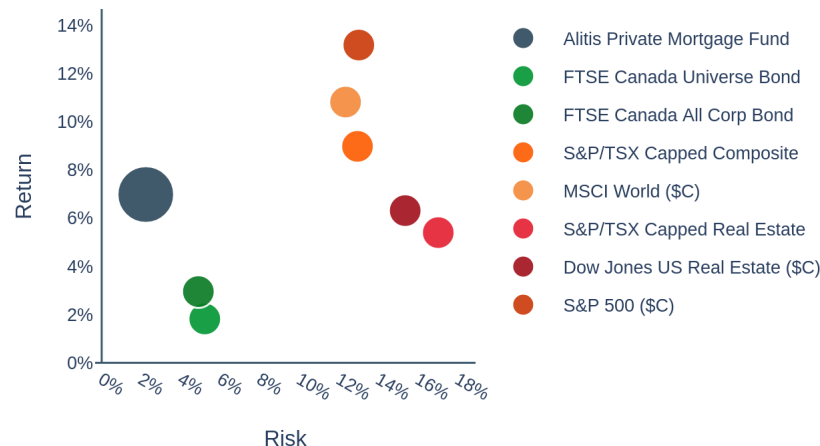
Growth of \$100,000 (Since Inception)



Risk Statistics

Max. Drawdown	-2.76%
Max. Drawdown Date	Mar 27, 2020
Days Peak to Trough	56 days
Days to Recovery	91 days
% Positive Months	91.2%
Avg. Positive Return	0.67%
Avg. Negative Return	-0.83%

Risk / Return Chart - Trailing 10 Years



Correlation

Index ²	1 yr	3 yr	5 yr
Cdn Stocks	0.41	0.31	0.46
US Stocks	0.55	0.39	0.41
Real Estate	0.39	0.35	0.47
Cdn Bonds	0.32	0.23	0.19

Fund Analysis

Number of Mortgages	9,350
Avg Term	0.98
Avg LTV	59.3%
Avg Underlying Leverage	44.9%
Currency	100% Canada

Investing in the Fund

RSP Eligible	Yes
Frequency	Monthly
Min. Initial Investment	\$ 5,000
Status	OM, Exempt Market, Continuous Offering
Available	BC, AB, SK, MB, ON, NS, NB, PEI, YT, NWT, NU

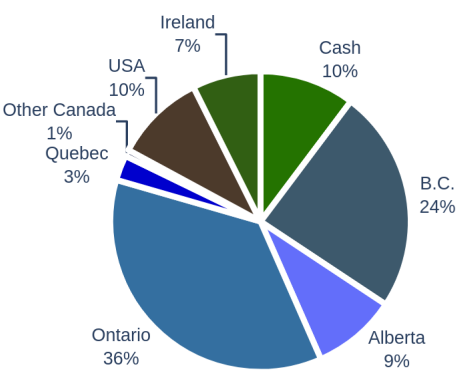
Redemptions

Min. Hold Period	None
Frequency	Monthly
Early Red. Charge	3% within 6 months
Redemption Requests	30 days notice

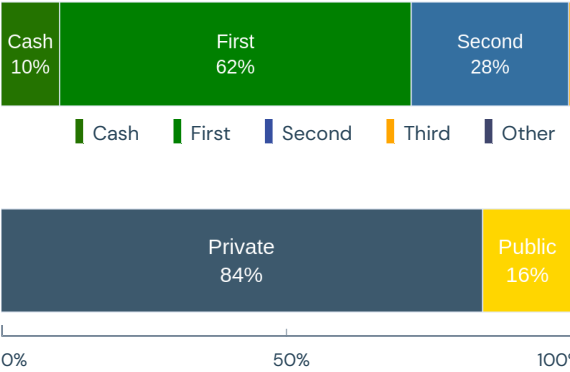
Partnerships

Fund Administrator	SGGG Fund Services
Primary Custodian	Aviso Financial
Trustee	Computershare
Auditor	KPMG

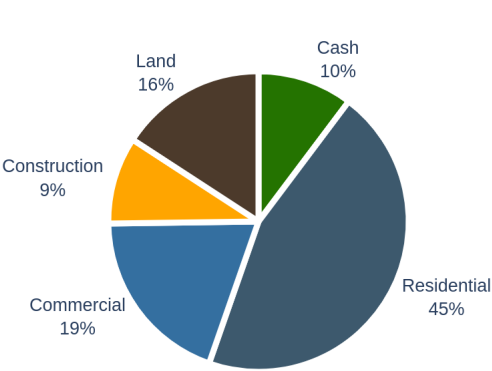
Regional Breakdown



Mortgage Type



Sector Exposure



Top 10 Holdings

Name	Percent
KingSett Senior Mortgage Fund LP	11.4%
KingSett High Yield Fund LP	9.6%
AMUR Capital Income Fund	9.0%
Cash (Canadian Dollars)	7.6%
Cambridge MIC	7.4%
Timbercreek Ireland Private Debt II	7.4%
Timbercreek Real Estate Finance US LP	6.9%
KV Mortgage Fund	6.6%
Neighbourhood Holdings Income Trust I	6.0%
Romspen Mortgage Investment Fund	5.1%
Total of Top 10 Holdings	77.0%

Disclaimers and Disclosures – Alitis Investment Counsel Inc. (“Alitis”)

¹ Income may be comprised of amounts of Other Income, Foreign Income and Eligible Dividend Income. Future distributions may be materially different from historical distributions.

² Indexes referred to in order of Cdn Stocks, US Stocks, Real Estate and Cdn Bonds are: S&P/TSX Capped Composite TR Index, S&P 500 TR Index (\$C), S&P/TSX Capped Real Estate TR Index, and FTSE Canada Universe Bond Index.

³ Distributions are paid at a fixed rate monthly, with annual top-up of income and annual distribution of capital gains. Distribution amounts are subject to change without notice.

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