

Objective

To provide investors with stable cash distributions, payable monthly, low volatility and a focus on capital preservation.

Return Profile

Average annualized return

6.43%

Fund Overview

Real Estate Private Debt Firm with 45+ years experience and \$20B in AUA. We specialize in building commercial focused mortgage portfolios.

Investment Terms

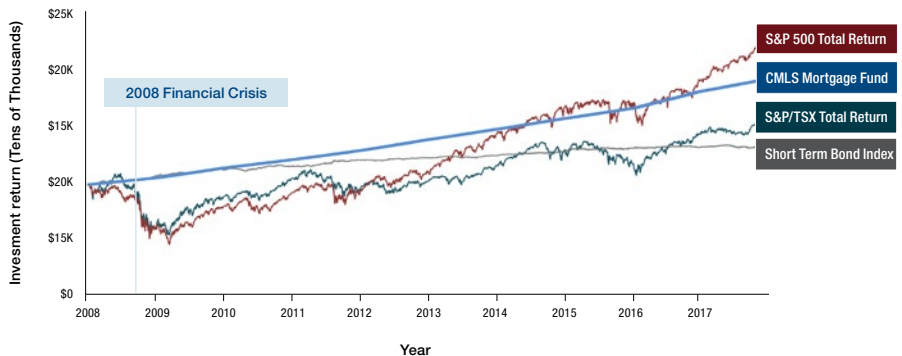
Fund Type: Mutual Fund Trust
Registered as: IFM (Investment Fund Manager)
Fund Status: Offering Memorandum
Inception Date: April 20th, 2018
Fund AUM: \$30 Million
Firm AUM: \$230 Million
Firm AUA: \$20 Billion
Asset Manager: CMLS Asset Management
Valuations: Monthly
Management Fee: 1%
MER: Capped at 1.40%
Performance Fee: None
Fundserv Code: CLS

*Refer to Offering Memorandum for full details

Why Invest

- 10+ year track record of 5-7% returns
- Little to no exposure to Land Construction deals as they increase risk
- Strategic asset allocation between commercial and residential mortgages
- Real estate values could compress 39% on average before the Fund may incur a loss
- We own the debt – we do not take on any equity in the transaction
- Low correlation with traditional asset classes
- 260 specialists supporting our infrastructure
- Transparency of fees
- CMLS has 7 major offices in Canada

Performance Results - Growth of \$10,000 Investment (since inception)

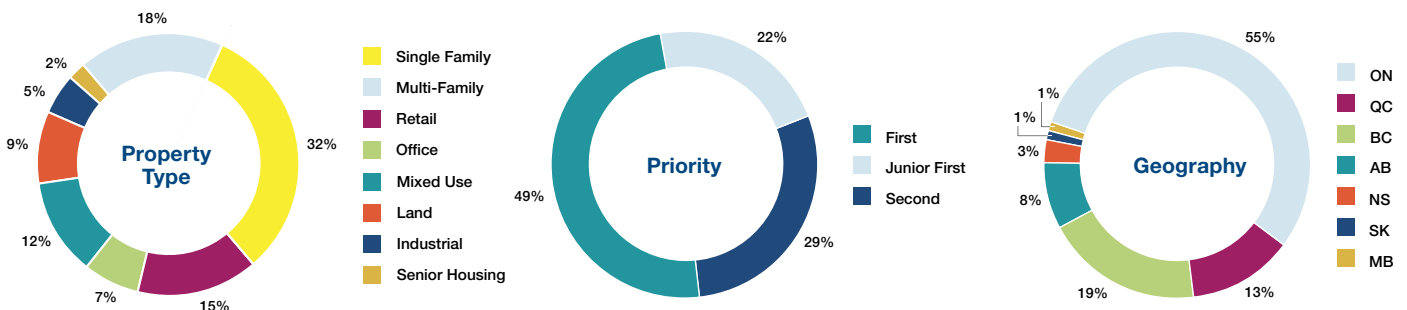


Annual Returns

% RETURNS	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 YTD
MORTGAGE FUND	5.74%	8.24%	6.18%	6.53%	7.34%	6.42%	6.31%	5.60%	5.87%	6.05%	3.92%
S&P/TSX TR	-34.17%	37.46%	17.61%	-8.71%	7.19%	12.99%	10.55%	-8.32%	21.08%	9.10%	1.36%

As of September 30, 2018

Portfolio Details



Opportunities in Real Estate Debt

The 2008 financial crisis was the catalyst for banks to implement stringent lending practices. Since then, there has been increased growth into real estate private debt as small to mid cap companies look to alternative lending solutions in order to grow their business.

CMLS clients benefit by the manager lending to high quality borrowers at a higher premium. We can enhance returns by investing in less competitive/inefficient markets. Protect Income by focusing on quality borrowers and stable underlying collateral. Reduce risk by investing in a broad selection of mortgages and reduce interest rate risk by investing in short duration mortgages.

Investment Policy Snapshot

Asset Sub-class: Commercial and Residential Mortgages
Concentration Limits: 10% to Any Entity
Max Loan Size: 10% of Fund Assets
Target Duration: 1-3 years
Target Loan to Value: 65%
Target Fund Leverage: 0%
Land Construction: 0-10%

How to Invest

Securities Offered	Class A, B, and F units
Fundserv Code	CLS
Minimum Investment	\$25,000
Minimum Increments	\$5,000 (excluding DRIP)
Eligibility	OM / Accredited Investors / Minimum Investment only
Registered Status	RRSP, TFSA, RRIF, RESP, RDSP eligible
Redemption	Redeem monthly with a minimum of 15 days notice before the last business day of the month. If redeemed in YR 1, there is a 1% penalty (50 bps of which goes back into the fund.) Redemption of \$1M plus require 30 days notice
Distribution	Monthly on 21st of each month
Distribution Reinvestment	Available through a Distribution Reinvestment Plan
Management Fees	1.00% (Class F); 1.25% (Class A) - 25 bps trailing commission 1.45% (Class B) - 45 bps trailing commission No Performance Fees 50% of the Origination fees go back to fund and unitholders
Closing Schedule	Monthly Closing - 1st of the month Trades accepted on the first day of every month

Investment Guidelines

We have a flexible strategy with a bias towards cash-flowing commercial mortgages.

Commercial Mortgages

50-100%

Single Family Mortgages

0-50%

Weighted Average
Loan-to-Value

61%

Weighted Average
Term to Maturity (Years)

1.58

Number
of Loans

34

Commercial Portfolio

Average Borrower Net Worth

\$123M

Commercial Mortgages

1,435

Average Debt Service

1.0x

Residential Portfolio

Average Borrower Credit Score

782

Weighted Years to Maturity

0.49

Focused on Major Markets in
the GTA and GVA

100%

Performance herein is by the Manager, its principals, employees and affiliates. Past performances and portfolio mix of the Manager and its personnel are not indicative of future results or portfolio mix of the Fund. An investment in Offered Securities is considered high risk and appropriate for those who qualify as Accredited Investors only and who can absorb a significant loss. Unless otherwise indicated, all information herein is as of September 30, 2018. Historical performance shown is net of fees in class I units. Redeem monthly with a minimum of 15 days notice before the last business day of the month. Subject to available cash.