

CELERNUS MORTGAGE AND INCOME TRUST FUND (CMIT)

As at January 31, 2017

FUND OVERVIEW

The Celernus Mortgage and Income Trust Fund (CMIT) aims to provide investors consistent monthly income while simultaneously protecting capital, primarily through investments in mortgages with a loan to value measure that provides a desirable degree of security of capital. In addition to first and second mortgages, CMIT may also invest in other asset backed debt, government and corporate bonds and debentures, convertible debt, common equities, warrants, preferred shares, trust units, REITs, derivative instruments and other securities.

Manager

Celernus Investment Partners Inc.

AUM

40.0 million

Minimum investment

\$25,000

Advisory fee

0.85%

Performance fee

20% in excess of 4%

High water mark

Yes

Subscriptions

Weekly

Redemptions

Weekly

Prime Broker

National Bank Correspondent Network (NBCN)

Auditor

BDO Canada LLP

Administrator

Convexus Managed Services

Lawyer

WeirFoulds LLP

FundSERV code

C1P200A - No Load

C1P200B - Front End

Eligible accounts

RSP, RESP, RRIF, TFSA, cash

PORTFOLIO MANAGER

Gordon Martin, MBA *Managing Partner*

Gord brings twenty-one years of investment industry experience to his role as founder and Managing Partner of Celernus. Prior to founding Celernus Investment Partners, Gord spent over ten years with a major independent brokerage and asset management firm in numerous roles, including Portfolio Manager and ultimately Chief Operating Officer of the Retail Division. He has managed CMIT since its inception in May 2013.



COMPOUND RETURNS (%) (SERIES A)

| 1 month | 3 months | 6 months | 1 year | 3 years | 5 years | 10 years | Inception |
|---------|----------|----------|--------|---------|---------|----------|-----------|
| 0.46 | 1.65 | 3.47 | 6.87 | 7.13 | - | - | 6.88 |

MONTHLY RETURNS (%) (SERIES A)

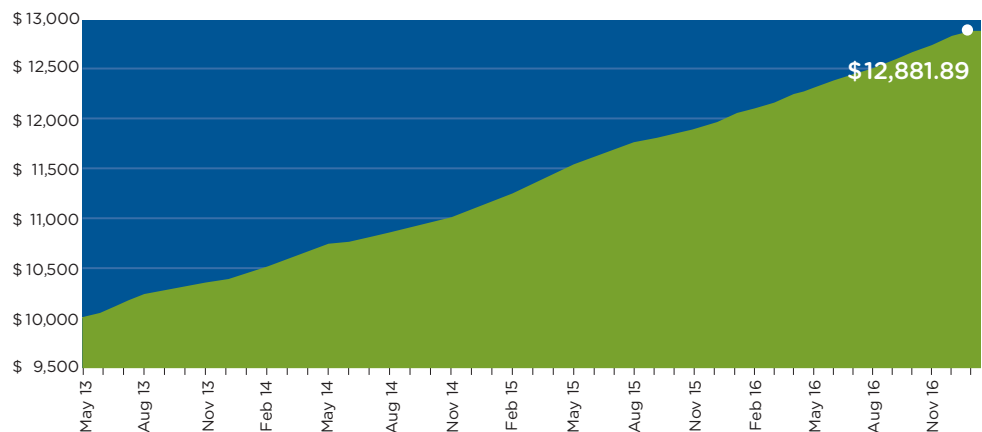
| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | YTD |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 2017 | 0.46 | - | - | - | - | - | - | - | - | - | - | - | 0.46 |
| 2016 | 0.59 | 0.48 | 0.50 | 0.53 | 0.49 | 0.68 | 0.51 | 0.51 | 0.63 | 0.64 | 0.55 | 0.63 | 6.96 |
| 2015 | 0.63 | 0.72 | 0.85 | 0.87 | 0.72 | 0.61 | 0.62 | 0.44 | 0.45 | 0.48 | 0.38 | 0.62 | 7.63 |
| 2014 | 0.71 | 0.52 | 0.54 | 0.52 | 0.86 | 0.32 | 0.56 | 0.64 | 0.57 | 0.49 | 0.59 | 0.53 | 7.07 |
| 2013 | - | - | - | - | 0.27 | 0.87 | 0.42 | 0.55 | 0.43 | 0.47 | 0.34 | 0.49 | 3.90 |

DISTRIBUTIONS (\$)

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | YTD |
|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 2017 | 0.040 | - | - | - | - | - | - | - | - | - | - | - | 0.040 |
| 2016 | 0.040 | 0.040 | 0.091 | 0.040 | 0.040 | 0.084 | 0.040 | 0.040 | 0.082 | 0.040 | 0.040 | 0.084 | 0.661 |
| 2015 | 0.040 | 0.040 | 0.134 | 0.040 | 0.040 | 0.140 | 0.040 | 0.040 | 0.073 | 0.040 | 0.040 | 0.210 | 0.877 |
| 2014 | 0.040 | 0.040 | 0.089 | 0.040 | 0.040 | 0.097 | 0.040 | 0.040 | 0.085 | 0.040 | 0.040 | 0.063 | 0.656 |
| 2013 | - | - | - | - | - | - | - | - | - | - | - | 0.257 | 0.257 |

HISTORICAL PERFORMANCE (%)

Current value of a \$10,000 investment.



DISCLAIMER: Information about the Celernus Mortgage and Income Trust Fund (the "Fund") is not to be construed as a public offering of securities in any jurisdiction of Canada. This Fund Fact sheet is for information purposes only and does not constitute an offer to sell or a solicitation to buy any securities referred to herein. The offering of units of the Fund is made pursuant to an Offering Memorandum and only to those investors in jurisdictions of Canada who meet certain eligibility or minimum purchase requirements. Important information about the Fund, including a statement of the Fund's fundamental investment objectives and risks, is contained in the Offering Memorandum, a copy of which may be obtained from Celernus Investment Partners Inc. or by contacting your advisor. Please read the Offering Memorandum carefully before investing. Unit values and investment returns will fluctuate. You are encouraged to speak with a tax advisor as any distributions paid as a result of capital gains realized by the Fund and income and dividends earned by the Fund are taxable in the year they are paid to you. The Funds are not guaranteed, their values change frequently and past performance may not be repeated. Past performance does not guarantee future results. Unit value and investment returns will fluctuate and there is no assurance that a fund can maintain a specific net asset value. All amounts herein are in Canadian dollars unless otherwise noted.