CELERNUS Absolute Growth Fund

CAGF | FundSERV: CIP100A

December 31, 2020

Investment Objectives:

1. Construct a diversified portfolio of absolute-return investments, with a focus on private equity real estate.
2. Achieve high single-digit/low double-digit annual returns over a market cycle.
3. Generate uncorrelated returns to those of bond and equity markets.

***18.84**

1-Year Return

Strong year without seeing any negative dips

Fund Details

Manager:
Celernus Investment Partners Inc.

Fund Status:
OM, Continuous Offering

Fund Structure:
Mutual Fund Trust

Inception Date: May 2012

AUM: $21,100,000

Minimum Investment: $25,000

Advisory fee: 0.85%

Performance fee: 20%

High water mark: Permanent

Subscriptions: Weekly

Redemptions: Weekly

Prime Broker:
National Bank Independent Network

Auditor: KPMG LLP

Administrator:
Convexus Managed Services Inc.

Legal Counsel: WeirFoulds LLP

Eligible Accounts:
RSP, RESP, RRIF, TFSA, Cash

Portfolio Manager:
Gord Martin, MBA
Managing Partner, Celernus

Contact Us
info@celernus.com
289-863-1333
1001 Champlain Avenue,
Suite 302
Burlington, Ontario
L7L 5Z4
www.celernus.com

01 How We've Performed

1 Mth	3 Mth	6 Mth	1 Yr	3 Yr	5 Yr	Inception
2.04%	2.16%	2.23%	18.84%	10.47%	5.92%	6.05%

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2020	0.10	16.02	0.05	0.03	0.00	0.02	0.02	0.03	0.02	0.03	0.09	2.04	**18.84%**
2019	1.52	0.03	0.14	0.11	0.08	0.07	0.18	0.12	0.08	0.04	0.09	2.89	**5.37%**
2018	2.73	2.30	1.50	0.33	0.39	1.09	0.67	0.05	1.05	1.51	2.05	4.99	**7.59%**
2017	1.46	0.53	4.72	0.70	1.61	0.08	0.80	0.06	0.45	1.58	2.06	0.63	**2.62%**
2016	8.08	1.06	5.43	0.22	0.24	0.94	1.67	1.36	0.31	1.80	0.27	2.28	**-3.65%**
2015	2.48	6.57	0.39	4.38	3.55	3.11	0.87	7.03	2.43	1.79	1.11	1.83	**-2.37%**
2014	2.54	3.31	1.39	1.81	1.06	0.92	1.69	3.46	2.08	1.56	2.95	0.61	**5.81%**
2013	3.17	0.02	3.52	1.24	3.42	0.40	3.50	3.50	4.57	1.84	1.97	1.91	**21.04%**
2012					0.22	0.32	0.46	0.27	0.48	0.33	0.11	1.00	**-0.24%**

02 Where We're Invested

Fund Strategy	Weight
Private Equity Real Estate	69%
Private Credit	12%
Mortgage-Backed Securities	11%
Cash	6%
Alternative Fixed Income	2%

- All investments are in private-market assets. **There are currently *no* publicly-traded equities**
- Diversifying by strategy with significant focus on **private equity real estate**
- Combining both income-generating and development holdings
- Private equity real estate investments are actively-managed by Celernus and its partners

03 The Past Year

So long to 2020, I think it is safe you won't be missed. The COVID pandemic has had devastating financial consequences for many individuals and sectors of the economy. However, due to high levels of fiscal and monetary stimulus, the broad economy has held up remarkably well.

As companies have begun releasing quarterly results in early 2021, a vast majority have beaten street estimates for both revenue and earnings. COVID has had its impact on CAGF as well. Specifically, it has created delays in the governmental processes required to approve zoning changes, receive site plan approvals, and issue building permits. The result is that all the development projects in the fund have experienced delays.

While this is somewhat frustrating, the good news is that in the fourth quarter we made significant strides forward. The two projects in Windsor, Ontario are ready to have the building permits issued and we expect to be underway towards the end of the first quarter. The two multi-res projects in Toronto are now on track to receive the required zoning modifications in the second and third quarters of 2021. As such, the next 18 to 24 months should see the completion of all four projects.

Given the current interest rates and economic environment, the ROI for these four projects should be substantial. The primary risks to our forecast are increased construction costs, increased interest rates, or a prolonged economic downturn.

2020 proved to be a strong year for the fund and we look forward to continued success in 2021 and beyond. Thank you for your ongoing support and trust. Please stay safe and have a great year.

Why Invest in CAGF?

Attractive Returns

- Private equity real estate allows investors to benefit from the purchase, development and sale of various types of real estate assets.
- Financially successful development projects typically generate double-digit annual returns.

Low Correlation to Public Market Index Returns

- Private equity real estate investing has low sensitivity-of-returns to both publicly-traded fixed income and equity markets.

Portfolio Advantages

- Incorporation of private equity real estate investing reduces reliance on the equity risk premium to drive portfolio returns. This serves to reduce the portion of portfolio volatility typically driven by equities.
- Price volatility is also lower than that of publicly traded securities because private mortgage investments are priced at value rather than marked-to-public-market.

About Celernus

Celernus Investment Partners manages investment funds for high-net-worth individuals and institutions with a focus on active management of private credit and real estate assets.

Our goal is to generate attractive returns, with low volatility, that exhibit minimal correlation to the returns of broad-based fixed income and equity indices.

Our funds include:

Celernus Mortgage and Income Trust CMIT | CIP200A/B

Celernus Pivot Private Credit Fund CPPCF | CIP600A

Celernus Absolute Growth Fund CAGF | CIP100A

Celernus Credit Opportunities Fund CCOF | CIP500A

DISCLAIMER

*Information about the Celernus Absolute Growth Fund (the "Fund") is not to be construed as a public offering of securities in any jurisdiction of Canada. This Fund presentation 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, or absence of historical performance in the case of a new fund, 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.