



N NICOLA WEALTH MANAGEMENT

The Pool

NWM Primary Mortgage Fund principal objective is to provide a stable level of interest income while preserving capital by investing mainly in loans secured primarily by first mortgages on Canadian commercial property.

The Strategy

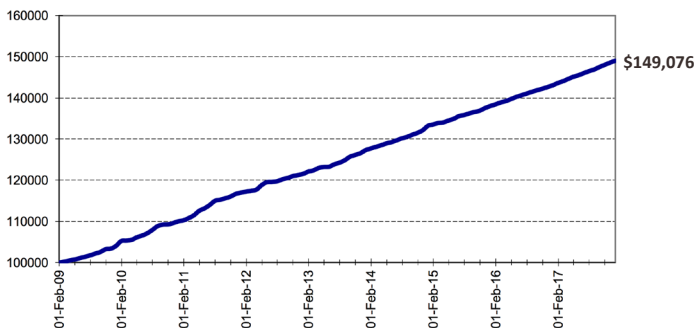
The fund's objective is to achieve a stable level of current income while also seeking to preserve capital. It primarily invests in Canadian-dollar denominated, predominantly first mortgage term loans secured by mortgages and/or other securities invested in loans secured by mortgages on Canadian real property. The fund may also invest in securitized products including mortgage-backed securities and CMBS issued investment grade bonds, cash/money market securities and other products deemed appropriate by the manager from time to time.

The Manager

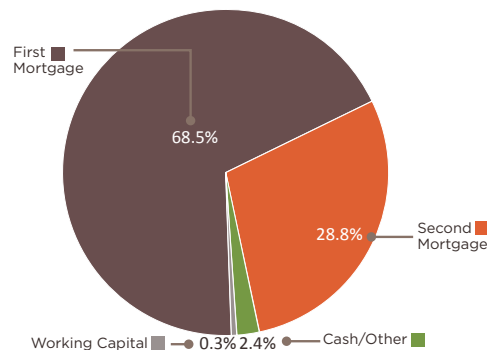
Nicola Wealth Management Ltd. (NWM), the "Fund Manager," is a wealth management and planning firm established in 1994. With a philosophy built on cash flow and diversification, our growing series of funds is managed by members of NWM's Portfolio Management Team.

PERFORMANCE (cumulative return)

\$100,000 INVESTED AT INCEPTION



Asset Type as of December 31, 2017



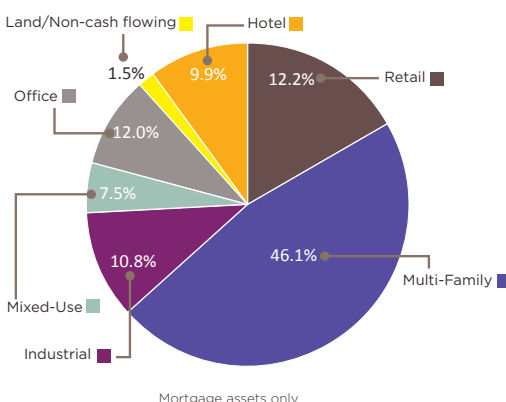
PERFORMANCE (monthly returns) As of JAN 31, 2018

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	TOTAL
2018	0.3%												0.3%
2017	0.3%	0.4%	0.3%	0.4%	0.4%	0.3%	0.3%	0.3%	0.3%	0.4%	0.4%	0.4%	4.1%
2016	0.4%	0.3%	0.3%	0.2%	0.4%	0.4%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	3.7%
2015	0.8%	0.3%	0.3%	0.1%	0.3%	0.3%	0.5%	0.2%	0.3%	0.3%	0.2%	0.5%	4.1%
2014	0.6%	0.3%	0.3%	0.3%	0.3%	0.2%	0.4%	0.4%	0.3%	0.4%	0.4%	0.5%	4.4%
2013	0.2%	0.5%	0.3%	0.5%	0.2%	0.1%	0.5%	0.3%	0.5%	0.7%	0.3%	0.3%	4.4%
2012	0.3%	0.2%	0.2%	0.2%	0.9%	0.6%	0.1%	0.1%	0.4%	0.3%	0.4%	0.2%	3.9%
2011	0.4%	0.2%	0.5%	0.6%	1.0%	0.5%	0.7%	0.9%	0.3%	0.3%	0.4%	0.5%	6.4%
2010	0.6%	1.1%	0.1%	0.2%	0.6%	0.4%	0.5%	0.8%	0.9%	0.3%	0.1%	0.3%	6.0%
2009			0.2%	0.3%	0.3%	0.3%	0.3%	0.3%	0.4%	0.4%	0.6%	0.1%	3.4%

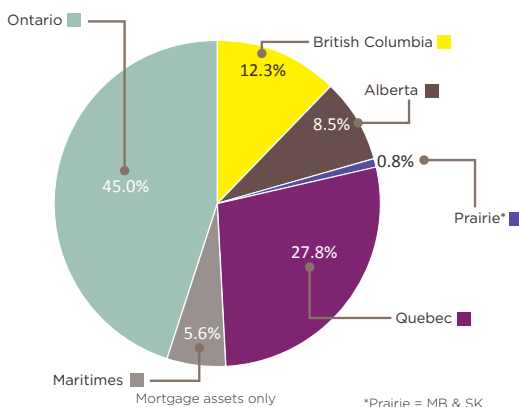
Total Assets (millions)	\$167.5
12-Month Trailing Cash Flow Distribution	4.5%
Returns for the period ENDING JAN 31, 2018	
1 month	0.3%
3 month	1.0%
6 month	2.1%
1 year	4.2%
2 year	3.9%
3 year	3.8%
4 year	4.0%
5 year	4.2%
6 year	4.1%
7 year	4.4%
8 year	4.6%
Since Inception*	4.6%

* February 13, 2009

Property Type as of December 31, 2017



Exposure by Province as of December 31, 2017



*Prairie = MB & SK

Disclosure

- Past performance is not indicative of future results.
- Returns are net of fund expenses.
- Please refer to the NWM Funds Offering Memorandum for additional details and important disclosure information.

NWM is registered as a Portfolio Manager, Exempt Market Dealer and Investment Fund Manager with the required provincial securities' commissions.