

## FUND FACTS

### TRUST OBJECTIVE\*

To provide investors with stable cash distributions, payable quarterly, with a focus on capital preservation.

### HIGHLIGHTS

Annualized Return 6.65%  
(Series F 2023)

Distributions Paid Quarterly

### INVESTMENT FUND MANAGER

Caplink Financial Corporation

## TRUST DETAILS\*

Fund Type	Mutual Fund Trust
Fund Status	Offering Memorandum
Inception Date	November 9, 2022
AUM	\$29.5 million (As of April 30, 2024)
Asset Manager	Caplink Financial Corporation
Registered Plan Status	RRSP, LIRA, TFSA, RRIF, SPRSP, etc.
Investment Minimum	\$10,000 (Series A & C) \$25,000 (Series F)
Purchases	Monthly
Redemptions	Monthly
Valuations	Monthly
Management Fee	1% on Gross Asset Value
Distributions	Paid Quarterly
Auditor	Kingston Ross Pasmak LLP

\*Refer to May 29, 2024 Offering Memorandum for full details.

### Caplink Financial Corporation

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## Caplink Mortgage Trust (CMT) Investment Strategy

To mitigate portfolio risk and enhance returns, CMT offers mortgage financing to Canadians buying or refinancing real estate in Canada, the U.S., and Mexico. The Fund generates strong returns by lending to prime borrowers at premium rates on properties in the U.S. and Mexico, and to near-prime borrowers in Canada who often cannot obtain financing through traditional banks. This creates a well-secured, geographically diverse loan portfolio, making CMT an attractive investment opportunity.

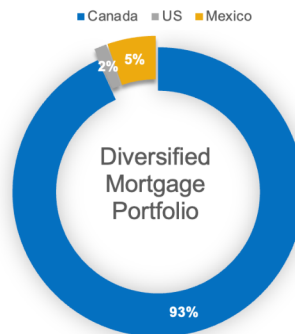
## Who Should Invest in CMT?

The Fund may be suitable for medium to long-term investors who want:

- an asset base investment generating 6 to 8% annual return
- a regular quarterly income stream
- to add to the fixed income portion of their investment portfolio

## CMT Mortgage Portfolio as of April 30, 2024

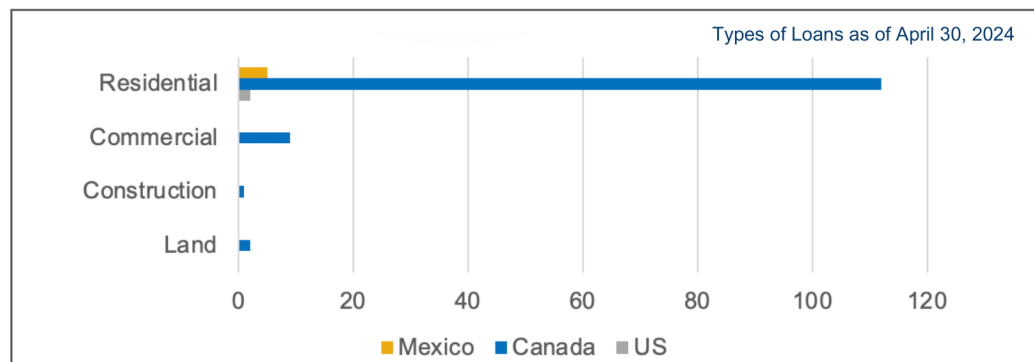
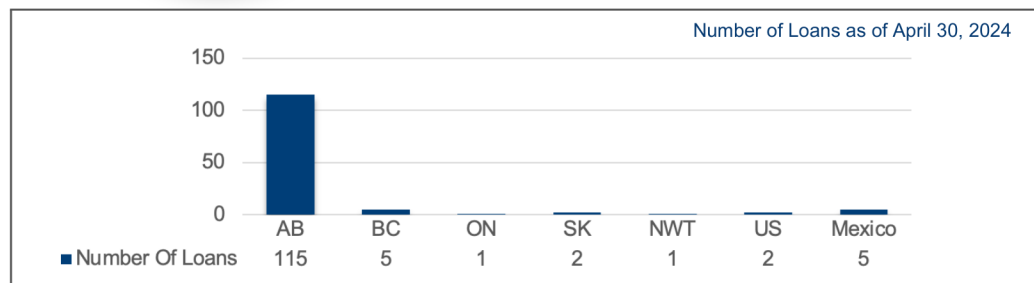
Total Mortgages Under Administration: **\$29,594,798**



First Mortgages: **\$27,539,014 (93.05%)**

Second Mortgages: **\$2,055,784 (6.95%)**

Loan Loss Provision: **\$244,189 (0.83%)**



**IMPORTANT INFORMATION:** This document does not constitute an offer or solicitation to sell or purchase units in Caplink Mortgage Trust ("CMT"). Investing in CMT Units involves risks. There is currently no secondary market that CMT Units can be sold through and there can be no assurance that any such market will develop. A return on an investment in CMT Units is not comparable to the return on an investment in a fixed-income security. CMT Units as described herein are offered on a private placement basis and are only available for purchase under an offering memorandum and in those jurisdictions and to those persons where, and to whom, they may be lawfully offered for sale. Please read the offering memorandum before investing. An investment in CMT is not guaranteed and past performance may not be repeated. There can be no assurance that income tax laws and the treatment of mutual fund trusts will not be changed in a manner that would adversely affect CMT.