

# Mortgage

**Quick facts:** **Date fund available:** December 12, 2000  
**Date fund created:** April 30, 1989  
**Managed by:** The Canada Life Assurance Company

**Total fund value:** \$425,277,313  
**Portfolio turnover rate:** 12.76%

Guarantee option	MER (%) <sup>1</sup>	Minimum AMS fee (%) <sup>1</sup>	MER plus minimum AMS fee (%) <sup>1</sup>	NAV (\$) <sup>1</sup>	UOS <sup>1</sup>
75% maturity and 75% death benefit guarantee	1.13	0.50	1.63	453.74	3,020

<sup>1</sup> MER – Management expense ratio  
 NAV – Net asset value  
 AMS – Advisory and management services  
 UOS – Units outstanding

<sup>\*</sup> The advisory and management services fee is between 1.00% and 1.25% where the initial premium is between \$250,000 and \$499,999 and 0.50% to 1.25% where the initial premium is \$500,000 and over. The percentage shown in this table applies to plans with \$500,000 and over. **Minimum investment \$250,000**

## What does the fund invest in?

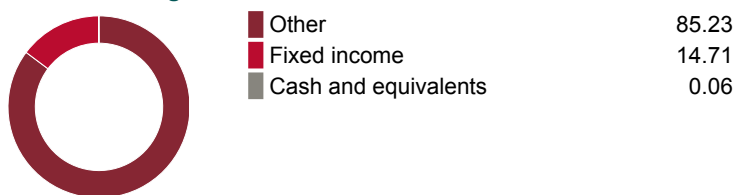
This segregated fund invests primarily in mortgages on Canadian residential and commercial properties.

### Top 10 investments

Investment	Assets %
Gov. of Canada, 2/27/2025	2.33
Gov. of Canada, 2%, 6/1/2032	2.17
Gov. of Canada, 0.5%, 12/1/2030	1.72
Gov. of Canada, 1.5%, 6/1/2031	1.71
Gov. of Canada, 1/30/2025	1.64
Georgia & Seymour Properties Limited Partnership, 3.4%, 7/22/2025	1.47
West Edmonton Mall Property Inc., 7.79%, 10/4/2027	1.27
Gov. of Canada, 1.5%, 12/1/2031	1.21
Gov. of Canada, 3/12/2025	0.93
Broadcast Centre Trust, 7.53%, 5/1/2027	0.26
<b>Total</b>	<b>14.71</b>

**Total investments:** **10**

### Investment segmentation



## Are there any guarantees?

This fund is being offered under an insurance contract. It comes with guarantees that may protect your investment if the markets go down. The MER includes the insurance cost for the guarantee. For details, please refer to the information folder and contract.

## Who is this fund for?

A person who is investing for the medium to longer term and seeking potential for interest income in their portfolio and is comfortable with low risk. Since the fund invests in mortgages its value is affected by changes in interest rates.

## How has the fund performed?

This section tells you how the fund has performed over the past 10 years. Returns are after the MER has been deducted.

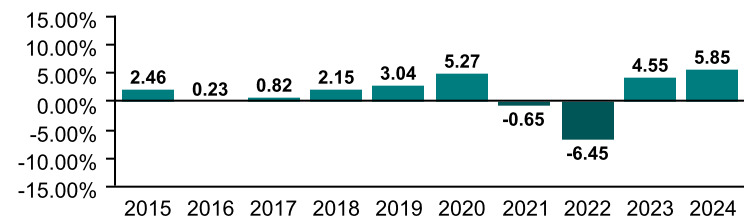
It's important to note that this doesn't tell you how the fund will perform in the future. Also, your actual return will depend on your personal tax situation.

### Average return

A person who invested \$1,000 in the fund on December 31, 2014 would have \$1,179.90 on December 31, 2024. This works out to an average of 1.67% a year.

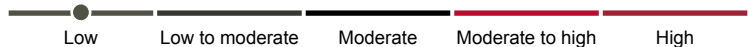
### Year-by-year returns (%)

This chart shows how the fund has performed in each of the past 10 years. In the past 10 years, the fund was up in value 8 years and down in value 2 years.



## How risky is it?

The risk rating for this fund is **Low**.



The value of your investments can go down. Please see the *Fund risks* section of the information folder for further details.

# Mortgage

## How much does it cost?

The following table shows the fees and expenses you could pay to invest in or redeem units of the fund.

### 1. Sales charges

Sales charge option	What you pay	How it works
Managed-money program	There is no fee to invest or redeem units.	<ul style="list-style-type: none"> <li>You and your financial security advisor agree on an advisory and management services fee of between 1.00% and 1.25% where the initial premium is between \$250,000 to \$499,999 and 0.50% to 1.25% where the initial premium is \$500,000 and over.</li> <li>The fee is deducted from your plan monthly based on the value of your plan.</li> <li>You can exchange to units of other funds under the contract at any time.</li> </ul>

### 2. Ongoing expenses

The MER includes the management fee and operating expenses of the fund. The MER includes the insurance cost for the guarantee. You do not pay these expenses directly. They affect you because they reduce the return you get on your investment. For details about how the guarantee works, see your insurance contract.

Guarantee option	MER (Annual rate as a % of the fund's value)*
75% maturity and 75% death benefit guarantee	1.13

Advisory and management services fee is not included in the MER.

### Trailing commission

Canada Life pays the negotiated advisory and management services fee of up to 2% of the value of your investments for the services and advice provided to you for as long as you hold the fund.

### 3. Other fees

You may have to pay other fees when you redeem or exchange units of the fund.

Fee	What you pay
Short-term trading fee	Up to 2% of the value of units you redeem or exchange within 90 days of investing in the fund.

## What if I change my mind?

You can change your mind and cancel the investment fund contract, the initial pre-authorized chequing premium or any lump-sum premium you apply to the policy by telling us in writing within two business days of the earlier of the date you received confirmation of the transaction or five business days after it is mailed to you.

Your cancellation request has to be in writing, which can include email or letter. The amount returned will be the lesser of the amount of the premium being cancelled or the value of the applicable units acquired on the day we process your request. The amount returned only applies to the specific transaction and will include a refund of any sales charges or other fees you paid.

### For more information

The *Fund Facts* may not contain all the information you need. Please read the contract and the information folder or you may contact us at:

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