The Canada Life Assurance Company
FUND FACTS — Canada Life Segregated Funds Policy originally with London Life – preferred series 2
All information as at December 31, 2022

Mortgage

Quick facts:

Date fund available: May 14, 2012
Date fund created: July 31, 1969
Managed by: The Canada Life Assurance Company

Total fund value: $1,052,835,854
Portfolio turnover rate: 11.56%

Guarantee policy : Maturity / death benefit (%)	75 / 75			75 / 100			100 / 100		
Series	**MER (%) [1]**	**NAV ($) [1]**	**UOS [1]**	**MER (%) [1]**	**NAV ($) [1]**	**UOS [1]**	**MER (%) [1]**	**NAV ($) [1]**	**UOS [1]**
Preferred series 2: FEL option [1]	--	12.34	43,776	--	12.34	198,501	--	12.34	16,126

The preferred series 2 does not have a MER as all fees and expenses are paid directly by you. See the section *Ongoing expenses* below for further details. The cost of owning this fund is set out in your fee agreement - see the *Fees and expenses* section of the information folder for more details and discuss with your financial security advisor.

[1] FEL - Front-end load
MER - Management expense ratio
NAV - Net asset value
UOS - Units outstanding

Minimum investment
- Non-registered, RRSP and TFSA policies: $500 initial or pre-authorized chequing (PAC) of $25
- RRIF policies: $10,000 initial

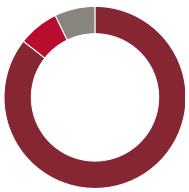
What does the fund invest in?

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

Top 10 investments

	Assets %
Gov. of Canada Treasury Bill, 3/2/2023	2.64
Gov. of Canada, 1/5/2023	2.37
Gov. of Canada, 2.25%, 6/1/2025	1.83
Canada Housing Trust No.1, 1.55%, 12/15/2026	1.83
Canada Housing Trust No.1, 2.1%, 9/15/2029	1.72
Gov. of Canada Treasury Bill, 3/30/2023	0.94
Canada Housing Trust No.1, 2.9%, 6/15/2024	0.93
ARI FCP Investments LP, 3.56%, 12/1/2023	0.72
Gov. of Canada, 1.5%, 6/1/2026	0.53
Gov. of Canada, 1/19/2023	0.47
Total	14.01
Total investments:	**11**

Investment segmentation



	Assets %
Other	85.59
Fixed income	7.23
Cash and equivalents	7.18

How has the fund performed?

This section tells you how the fund has performed over the past 10 years, prior to the deduction of fees for a policyowner who chose the 75/75 guarantee policy. This option does not deduct a MER but you pay fees that you agree to in your fee agreement directly. These fees reduce returns. See the *Ongoing expenses* section below for details.

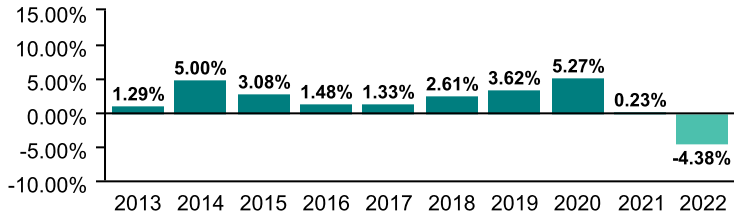
It's important to note that this doesn't tell you how the fund will perform in the future. Also, your actual return will depend on the guarantee policy you choose and your personal tax situation.

Average return

A person who invested $1,000 in the fund on December 31, 2012 would have $1,209.14 on December 31, 2022. This works out to an average of 1.92% 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 9 years and down in value 1 year.

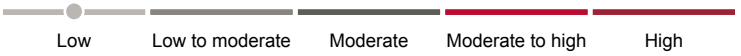


Are there any guarantees?

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

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.

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.

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
Preferred series 2 FEL option	Up to 2% of the amount you invest.	•You and your financial security advisor determine the rate. •The fee is deducted from the amount you invest. It is paid as a commission.

2. Ongoing expenses

Normally the MER includes the investment management fee, operating expenses and the cost for the guarantee. These fees are normally deducted from the fund. The preferred series 2 FEL option is only available if you pay fees by redeeming units from your policy. The preferred series 2 fee agreement shows the fees you pay. These fees reduce the return you get on your investment. The advisory and management service fee is negotiable and the fee ranges between 0.50% and 1.25%.

Available additional guarantee options are subject to the following fees. You have to pay for these as set out below. For details about how the guarantees work, please see the applicable section of your information folder and contract.

Guarantee policy	Death benefit guarantee reset option (%)	Maturity guarantee reset option (%)
Maturity / death benefit (%)	**Additional costs**	
75 / 75	n/a	n/a
75 / 100	0.11	n/a
100 / 100	0.11	0.05

Trailing commission

No trailing commission.

3. Other fees

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

Fee	What you pay
Short-term trading fee	Up to 2% of the value of units you redeem or switch within 90 days of investing in the fund.
Switch fee	You may make up to 12 free switches in each calendar year and after that you may be charged a fee.

What if I change my mind?

You can change your mind and cancel the segregated fund policy, 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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