



This document contains key information you should know about VPI Mortgage Pool (the "Fund"). You can find more details in the Fund's simplified prospectus. Ask your representative for a copy, contact Value Partners Investments Inc. at 1-866-323-4235 or info@vpinvestments.ca, or visit [www.valuepartnersinvestments.ca](http://www.valuepartnersinvestments.ca).

**Before you invest in any fund, consider how the fund would work with your other investments and your tolerance for risk.**

## Quick Facts

<b>Fund code:</b>	VPI406	<b>Fund manager:</b>	Value Partners Investments Inc.
<b>Date series started:</b>	July 5, 2017	<b>Portfolio manager:</b>	HSBC Global Asset Management (Canada) Limited
<b>Total value of the Fund on May 31, 2018:</b>	\$39.7 million	<b>Distributions:</b>	Income distributed monthly, capital gains distributed annually
<b>Management expense ratio (MER):</b>	N/A	<b>Minimum investment:</b>	For purchases through discretionary investment account with Value Partners Investments Inc.: None. For all other purchases: As determined by Value Partners Investments Inc.

## What does the Fund invest in?

The Fund seeks to earn a high level of income while protecting invested capital primarily through investments with exposure to residential first mortgages on property in Canada and other debt obligations. It invests in one or more underlying mutual funds and other debt obligations. To achieve this objective, the Fund intends to purchase Institutional Series units of the HSBC Mortgage Fund (the "Underlying Fund"). The Underlying Fund invests primarily in un-insured Canadian-dollar-denominated mortgages and may also invest in a portion of its assets in other debt obligations. Up to 30% of the Underlying Fund may be invested in foreign securities.

The charts below give you a snapshot of the Underlying Fund's investments on May 31, 2018. The Underlying Fund's investments will change.

### Top 10 investments (May 31, 2018)

1. Residential Mortgages	67.9%
2. Government of Canada RRB 12-01-21	0.8%
3. Province of Ontario 27-01-2023	0.7%
4. MCAP RMBS Issuer Corporation 04-15-19	0.5%
5. Aviva PLC 10-05-21	0.5%
6. CitiGroup Inc FRN 11-18-21	0.5%
7. Canada Housing Trust 15-12-22	0.4%
8. National Bank of Canada BD 06-01-18	0.4%
9. TMX Group Ltd. 10-03-23	0.4%
10. Alimentation Couche 11-01-22	0.4%

**Total percentage of top 10 investments** 72.5%

**Total number of investments** 167

### Investment mix (May 31, 2018)



## How risky is it?

The value of the Fund can go down as well as up. You could lose money.

One way to gauge risk is to look at how much a fund's returns change over time. This is called "volatility".

In general, funds with higher volatility will have returns that change more over time. They typically have a greater chance of losing money and may have a greater chance of higher returns. Funds with lower volatility tend to have returns that change less over time. They typically have lower returns and may have a lower chance of losing money.

## Risk rating

Value Partners Investments Inc. has rated the volatility of this Fund as **low**.

This rating is based on how much the Fund's returns have changed from year to year. It doesn't tell you how volatile the Fund will be in the future. The rating can change over time. A fund with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the Fund's returns, see "What are the Risks of Investing in this Pool?" section of the Fund's simplified prospectus.

## No guarantees

Like most mutual funds, this Fund doesn't have any guarantees. You may not get back the amount of money you invest.

## How has the Fund performed?

This section tells you how Series O units of the Fund have performed since inception. Returns are after expenses have been deducted. These expenses reduce the Fund's returns.

### Year-by-year returns

This information is not available because units of the fund have not been distributed for a full calendar year.

### Best and worst 3-month returns

This information is not available because units of the fund have not been distributed for a full calendar year.

### Average return

This information is not available because units of the fund have not been distributed for 12 consecutive months.

## Who is this Fund for?

### Investors who:

- Are looking for a short-term investment
- Are seeking to earn interest income
- Have a low tolerance for risk

## A word about tax

In general, you'll have to pay income tax on any money you make on a fund. How much tax you pay depends on the tax laws where you live and whether or not you hold the Fund in a registered plan such as a Registered Retirement Savings Plan or a Tax-Free Savings Account.

Keep in mind that if you hold your Fund in a non-registered account, fund distributions are included in your taxable income, whether you get them in cash or have them reinvested.

## How much does it cost?

The following tables show the fees and expenses you could pay to buy, own and sell Series O units of the Fund. The fees and expenses - including any trailing commissions - can vary among series of a fund and among funds. Higher commissions can influence representatives to recommend one investment over another. Ask about other funds and investments that may be suitable for you at a lower cost.

### 1. Sales charges

You pay no sales charge at the time you invest in Series O units of the Fund.

### 2. Fund expenses

You don't pay these expenses directly. They affect you because they reduce the Fund's returns. As of December 31, 2017, the Fund's expenses were 0.00% of its value. This equals \$0.00 for every \$1,000 invested.

	<b>Annual rate (as a % of the Fund's value)</b>
<b>Management expense ratio (MER)</b> This series of the Fund does not pay management fees or operating expenses. These fees and expenses are negotiated and paid directly by each Series O investor.	N/A
<b>Trading expense ratio (TER)</b> These are the Fund's trading costs.	0.00%
<b>Fund expenses</b>	<b>0.00%</b>

### More about the trailing commission

There is no trailing commission paid on Series O units.

### 3. Other fees

You may have to pay other fees when you buy, hold, sell or switch units of the Fund.

<b>Fee</b>	<b>What You Pay</b>
<b>Short-term trading fee</b>	2% of the value of units you sell or switch within 30 days of buying them. This fee goes to the Fund.
<b>Administrative fee</b>	\$30 if your cheque is returned because of insufficient funds.
<b>Advice and/or other services fee</b>	No management fee or operating expenses are payable by the fund in respect of Series O units. Investors in Series O units pay a negotiated fee directly to Value Partners Investments Inc., which will not exceed 1.00%.

## What if I change my mind?

Under securities law in some provinces and territories, you have the right to:

- withdraw from an agreement to buy mutual funds within two business days after you receive a simplified prospectus or Fund Facts document, or
- cancel your purchase within 48 hours after you receive confirmation of the purchase.

In some provinces and territories, you also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the simplified prospectus, annual information form, Fund Facts document or financial statements contain a misrepresentation. You must act within the time limit set by the securities law in your province or territory.

For more information, see the securities law of your province or territory or ask a lawyer.

## For more information

Contact Value Partners Investments Inc. or your representative for a copy of the Fund's simplified prospectus and other disclosure documents. These documents and the Fund Facts make up the Fund's legal documents.

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To learn more about investing in mutual funds, see the brochure **Understanding mutual funds**, which is available on the website of the Canadian Securities Administrators at [www.securities-administrators.ca](http://www.securities-administrators.ca).