

Scotia Mortgage Income Fund

Annual Management Report of Fund Performance

For the year ended December 31, 2024

This annual management report of fund performance contains financial highlights but does not contain the complete annual financial statements of the investment fund. You can get a copy of the annual financial statements at your request, and at no cost, by calling toll-free 1-800-268-9269, by writing to us at 1832 Asset Management L.P., 40 Temperance Street, 16th Floor, Toronto, ON, M5H 0B4 or by visiting our website at www.scotiafunds.com or SEDAR+ at www.sedarplus.ca.

Securityholders may also contact us using one of these methods to request a copy of the investment fund's interim financial statements, proxy voting policies and procedures, proxy voting disclosure record or quarterly portfolio disclosure.

1832 Asset Management L.P. is the manager (the "Manager") of the fund. In this document, "we", "us", "our" and the "Manager" refer to 1832 Asset Management L.P. and the "Fund" refers to Scotia Mortgage Income Fund.

The term "net asset value" or "net asset value per unit" in this document refers to the net asset value determined in accordance with Part 14 of National Instrument 81-106 – Investment Fund Continuous Disclosure ("National Instrument 81-106"); while the term "net assets" or "net assets per unit" refers to total equity or net assets attributable to unitholders of the Fund as determined in accordance with IFRS Accounting Standards.

Caution Regarding Forward-Looking Statements

Certain portions of this report, including, but not limited to, "Recent Developments", may contain forward-looking statements about the Fund and the underlying funds, as applicable, including statements with respect to strategies, risks, expected performance events and conditions. Forward-looking statements include statements that are predictive in nature, that depend upon or refer to future events or conditions, or that include words such as "expects", "anticipates", "intends", "plans", "believes", "estimates", "projects" and similar forward-looking expressions or negative versions thereof.

In addition, any statement that may be made concerning future performance, strategies or prospects and possible future action by the Fund is also a forward-looking statement. Forward-looking statements are based on current expectations and projections about future general economic, political and relevant market factors, such as interest rates, foreign exchange rates, equity and capital markets, and the general business environment, in each case assuming no changes to applicable tax or other laws or government regulation. Expectations and projections about future events are inherently subject to, among other things, risks and uncertainties, some of which may be unforeseeable. Accordingly, current assumptions concerning future economic and other factors may prove to be incorrect at a future date.

Forward-looking statements are not guarantees of future performance and actual results or events could differ materially from those expressed or implied in any forward-looking statements made by the Fund. Any number of important factors could contribute to these digressions, including, but not limited to, general economic, political and market factors in North America and internationally, such as interest and foreign exchange rates, global equity and capital markets, business competition, technological change, changes in government relations, unexpected judicial or regulatory proceedings and catastrophic events. We stress that the above mentioned list of important factors is not exhaustive. Some of these risks, uncertainties and other factors are described in the Fund's simplified prospectus, under the heading "Risk Factors".

We encourage you to consider these and other factors carefully before making any investment decisions. Forward-looking statements should not be unduly relied upon. Further, you should be aware of the fact that the Fund has no specific intention of updating any forward-looking statements whether as a result of new information, future events or otherwise, prior to the release of the next management report of fund performance, and that the forward-looking statements speak only to the date of this management report of fund performance.

Investment Objective and Strategies

The Fund's investment objective is to provide regular interest income. It invests primarily in high-quality mortgages on residential properties in Canada.

The portfolio adviser uses interest rate and yield curve analysis to select individual investments and manage the Fund's average term to maturity. The mortgages purchased by the Fund are generally either:

- insured or guaranteed by Canadian federal or provincial governments or their agencies, or
- conventional first mortgages with loan-to-value ratios of no more than 80%, unless the excess is insured by an insurance company registered or licensed under federal or provincial legislation.

Scotiabank will buy from the Fund any mortgage that is in default if it was purchased from Scotia Mortgage Corporation. It will buy the mortgage at a price equal to the principal value plus any unpaid interest. That means the Fund doesn't assume the risk of default on these mortgages.

The Fund may invest up to 25% of its assets in fixed income securities issued by Canadian federal, provincial and municipal governments, and by corporations.

The Fund can invest up to 10% of its assets in foreign securities.

Risk

The risks associated with investing in the Fund are as described in the simplified prospectus. There were no material changes to the Fund over its last completed financial year that affected the overall level of risk of the Fund.

Results of Operations

For the year ended at December 31, 2024 (the “period”), the Series A units of the Fund generated a total return of 6.4%. Fund returns are reported net of all management fees and expenses for all series, unlike the returns of the Fund’s benchmark, which is based on the performance of an index that does not pay fees or incur expenses. Returns for other series of the Fund will be similar to Series A with any difference in performance being primarily due to different management fees, operating expenses and other expenses that are applicable to that particular series. Please see the “Past Performance” section for the performance of the Fund’s other series.

The Fund’s broad-based benchmark, the FTSE Canada Mortgage Market Index returned 8.6% during the same period. In accordance with National Instrument 81-106, we have included a comparison to this broad-based index to help you understand the Fund’s performance relative to the general performance of the market, but caution that the Fund’s mandate may be significantly different from the indices shown.

The Fund’s blended benchmark, 33% 5 Year FTSE Canada Mortgage Market Index, 33% 1 Year FTSE Canada Mortgage Market Index and 33% 3 Year FTSE Canada Mortgage Market Index returned 8.7% during the same period. We have included this comparison, which more closely reflects the market sectors and/or asset classes in which the Fund invests, to provide a more useful comparative to the performance of the Fund.

The Canadian bond market, as represented by the FTSE Canada Universe Bond Index, finished up 4.2% for the 12-month period ending December 31, 2024.

The 10-year Government of Canada yield peaked in April before dipping down to 2.87% in September and rising into the year-end to finish at 3.22% for the period. The Bank of Canada (BoC) became the first of the G7 countries to begin easing as they announced a 25 basis points (bps) cut in early June; this was the first rate cut by the BoC in four years and was followed by four more cuts during the year.

The one year posted Canadian mortgage rates decreased 10 basis points, while the three and five year posted rates increased 70 and 55 basis points respectively in the period.

The Fund underperformed its benchmark during the period, primarily due to management fees. The Fund’s average term to maturity decreased from 2.5 years to 1.9 years during the period. Twelve-month trailing distributions continue to increase. The relative impact of higher yielding mortgage assets was partially offset by the discounting of mortgage rates in the marketplace relative to the benchmark posted rate and by the 25-basis point default insurance premium paid to Scotia Mortgage Corp (SMC).

The Fund’s net asset value increased to \$1,417.4 million at December 31, 2024, from \$1,276.3 million at December 31, 2023. This change was composed of net sales of \$89.4 million, and investment performance of \$103.3 million and cash distributions of \$51.6 million. The investment performance of the Fund includes income and expenses which vary year over year. The Fund’s income and expenses changed compared to the previous year mainly as a result of fluctuations in average net assets, portfolio activity and changes in the Fund’s income earning investments.

Certain series of the Fund, as applicable, may make distributions at a rate determined by the Manager from time to time. If the aggregate amount of distributions in such series exceeds the portion of net income and net realized capital gains allocated to such series, the excess will constitute a return of capital. The Manager does not believe that the return of capital distributions made by such series of the Fund have a meaningful impact on the Fund’s ability to implement its investment strategy or to fulfill its investment objective.

Recent Developments

There have been no recent developments that have affected, or are likely to materially affect the Fund.

Related Party Transactions

The Manager is a wholly-owned subsidiary of The Bank of Nova Scotia (“Scotiabank”). Scotiabank also owns, directly or indirectly, 100% of Scotia Securities Inc., a mutual fund dealer, and Scotia Capital Inc. (which includes ScotiaMcLeod and Scotia iTRADE), an investment dealer.

The Manager, on behalf of the Fund, may enter into transactions or arrangements with other members of Scotiabank or certain other companies that are related or connected to the Manager (each a “related party”). All transactions between the Fund and the related parties are in the normal course of business and are carried out at arm’s length terms.

The purpose of this section is to provide a brief description of any transaction involving the Fund and a related party.

Management Fees

The Manager is responsible for the day-to-day management and operations of the Fund. Certain series of the Fund pay the Manager a management fee for its services as described in the “Management Fee” section later in this document. The management fee is an annualized rate based on the net asset value of each series of the Fund, accrued daily and paid monthly.

Fixed Administration Fees and Fund Costs

The Manager pays the operating expenses of the Fund, other than Fund Costs, in exchange for the payment by the Fund of a fixed rate administration fee (the “Fixed Administration Fee”) to the Manager with respect to each series of the Fund. The expenses charged to the Fund in respect of the Fixed Administration Fee are disclosed in the Fund’s financial statements. The Fixed Administration Fee is equal to a specified percentage of the net

asset value of a series, calculated and paid in the same manner as the management fees for the Fund. Further details about the Fixed Administration Fee can be found in the Fund's most recent simplified prospectus.

In addition, each series of the Fund is responsible for its proportionate share of certain operating expenses ("Fund Costs"). Further details about Fund Costs can be found in the Fund's most recent simplified prospectus.

The Manager, at its sole discretion, may waive or absorb a portion of a series' expenses. These waivers or absorptions may be terminated at any time without notice.

Mortgage Administration Fee

The Scotia Mortgage Corporation, a wholly owned subsidiary of Scotiabank, administers all the mortgages purchased by the Fund for an administration fee equal to an annualized rate of 0.15% of the outstanding principal balance of mortgages held. The fee is paid by the Fund.

Distribution Services

Certain registered dealers through which units of the Fund are distributed are related parties to the Fund and the Manager. The Manager may pay a trailing commission, which is negotiated with dealers, to dealers for their financial advisors in respect of the assets of their clients invested in securities of the Fund. The Manager, during the period, could also pay trailing commissions to dealers for securities purchased or held through discount brokerage accounts.

Other Fees

The Manager, or its affiliates, may earn fees and spreads in connection with various services provided to, or transactions with, the Fund, such as banking, custody, brokerage, foreign exchange or derivatives transactions. The Manager, or its affiliates, may earn a foreign exchange spread when unitholders switch between series of funds denominated in different currencies.

Independent Review Committee

The Manager has established an independent review committee (the "IRC") in accordance with National Instrument 81-107 – Independent Review Committee for Investment Funds ("NI 81-107") with a mandate to review and provide recommendations or approval, as required, on conflict of interest matters referred to it by the Manager on behalf of the Fund. The IRC is responsible for overseeing the Manager's decisions in situations where the Manager is faced with any present or perceived conflicts of interest, all in accordance with NI 81-107.

The IRC may also approve certain mergers between the Fund and other funds, and any change of the auditor of the Fund. Subject to any corporate and securities law requirements, no securityholder approval will be obtained in such circumstances, but you will be sent a written notice at least 60 days before the effective date of any

such transaction or change of auditor. In certain circumstances, securityholder approval may be required to approve certain mergers.

The IRC has five members, Stephen J. Griggs (Chair), Steven Donald, Heather A. T. Hunter, Cecilia Mo and Jennifer L. Witterick, each of whom is independent of the Manager.

The IRC prepares and files a report to the securityholders each fiscal year that describes the IRC and its activities for securityholders as well as contains a complete list of the standing instructions. These standing instructions enable the Manager to act in a particular conflict of interest matter on a continuing basis provided the Manager complies with its policies and procedures established to address that conflict of interest matter and reports periodically to the IRC on the matter. This report to the securityholders is available on the Manager's website or, at no cost, by contacting the Manager.

The compensation and other reasonable expenses of the IRC will be paid out of the assets of the Fund as well as out of the assets of the other investment funds for which the IRC may act as the independent review committee. Each member of the IRC receives an annual retainer of \$62,000 (\$77,000 for the Chair), plus expenses for each meeting. The fees and expenses, plus associated legal costs, are split equally among all of the funds managed by the Manager for which the IRC acts as the independent review committee. The main component of compensation is an annual retainer fee. Expenses of the IRC may include premiums for insurance coverage, travel expenses and reasonable out-of-pocket expenses.

The Manager, in respect of the Fund, received the following standing instructions from the IRC with respect to related party transactions:

- Paying brokerage commissions and spreads to a related party for effecting security transactions on an agency and principal basis on behalf of the Fund;
- Purchases or sales of securities of an issuer from or to another investment fund managed by the Manager;
- Investments in the securities of issuers for which a related underwriter acted as an underwriter during the distribution of such securities and the 60-day period following the completion of such distribution;
- Executing foreign exchange transactions with a related party on behalf of the Fund;
- Purchases of securities of a related party;
- Entering into over-the-counter derivatives on behalf of the Fund with a related party;
- Outsourcing products and services to related parties which can be charged to the Fund;
- Acquisition of prohibited securities as defined by securities regulations;
- Trading in mortgages with a related party;

- Entering into a designated broker agreement with a related party; and
- Entering into a prime broker agreement with a related party.

The Manager is required to advise the IRC of any breach of a condition of the standing instructions. The standing instructions require, among other things, that the investment decision in respect to a related party transaction: (a) is made by the Manager free from any influence by an entity related to the Manager and without

taking into account any consideration to any associate or affiliate of the Manager; (b) represents the business judgment of the Manager uninfluenced by considerations other than the best interests of the Fund; and (c) is made in compliance with the Manager's written policies and procedures. Transactions made by the Manager under the standing instructions are subsequently reviewed by the IRC to monitor compliance.

The Manager, in respect of the Fund, relied on IRC standing instructions regarding related party transactions during the period.

Financial Highlights

The following tables show selected key financial information about each series of the Fund and are intended to help you understand the Fund's financial performance for the periods indicated. The information on the following tables is based on prescribed regulations and as a result, is not expected to add across due to the increase (decrease) in net assets from operations being based on average units outstanding during the period and all other numbers being based on actual units outstanding at the relevant point in time. Footnotes for the tables are found at the end of the Financial Highlights section.

The Fund's Net Assets per Unit (\$)⁽¹⁾

For the period ended	Net Assets, beginning of period	Increase (decrease) from operations					Distributions					Net Assets, end of period ⁽¹⁾
		Total revenue	Total expenses	Realized gains (losses) for the period	Unrealized gains (losses) for the period	Total increase (decrease) from operations ⁽²⁾	From net investment income (excluding dividends)	From dividends	From capital gains	Return of capital	Total distributions ⁽³⁾	
Series A												
Dec 31, 2024	10.53	1.96	(0.16)	(0.03)	(1.10)	0.67	(0.40)	—	—	—	(0.40)	10.80
Dec 31, 2023	10.52	0.45	(0.16)	(0.01)	0.03	0.31	(0.29)	—	—	—	(0.29)	10.53
Dec 31, 2022	10.65	0.27	(0.16)	(0.01)	(0.13)	(0.03)	(0.10)	—	—	—	(0.10)	10.52
Dec 31, 2021	10.69	0.22	(0.16)	(0.01)	—	0.05	(0.08)	—	—	—	(0.08)	10.65
Dec 31, 2020	10.66	0.30	(0.16)	—	0.03	0.17	(0.15)	—	—	—	(0.15)	10.69
Series F												
Dec 31, 2024	10.51	0.56	(0.09)	(0.01)	0.27	0.73	(0.46)	—	—	—	(0.46)	10.78
Dec 31, 2023	10.50	0.44	(0.10)	(0.01)	0.01	0.34	(0.35)	—	—	—	(0.35)	10.51
Dec 31, 2022	10.63	0.27	(0.10)	(0.01)	(0.13)	0.03	(0.17)	—	—	—	(0.17)	10.50
Dec 31, 2021	10.67	0.21	(0.10)	—	—	0.11	(0.14)	—	—	—	(0.14)	10.63
Dec 31, 2020	10.64	0.29	(0.10)	—	0.02	0.21	(0.21)	—	—	—	(0.21)	10.67
Series I												
Dec 31, 2024	10.45	0.61	(0.03)	(0.01)	0.24	0.81	(0.53)	—	—	—	(0.53)	10.72
Dec 31, 2023	10.45	0.44	(0.03)	(0.01)	0.05	0.45	(0.42)	—	—	—	(0.42)	10.45
Dec 31, 2022	10.59	0.27	(0.03)	(0.01)	(0.13)	0.10	(0.24)	—	—	—	(0.24)	10.45
Dec 31, 2021	10.61	0.22	(0.03)	(0.01)	—	0.18	(0.20)	—	—	—	(0.20)	10.59
Dec 31, 2020	10.59	0.30	(0.03)	—	0.03	0.30	(0.27)	—	—	—	(0.27)	10.61
Series K												
Dec 31, 2024	9.89	0.25	(0.02)	—	0.53	0.76	(0.50)	—	—	—	(0.50)	10.15
Dec 31, 2023	9.88	0.42	(0.03)	(0.01)	0.02	0.40	(0.40)	—	—	—	(0.40)	9.89
Dec 31, 2022	10.02	0.26	(0.03)	(0.01)	(0.13)	0.09	(0.23)	—	—	—	(0.23)	9.88
Dec 31, 2021	10.05	0.21	(0.03)	(0.01)	(0.01)	0.16	(0.19)	—	—	—	(0.19)	10.02
Dec 31, 2020	10.02	0.28	(0.03)	—	0.03	0.28	(0.26)	—	—	—	(0.26)	10.05
Series M												
Dec 31, 2024	9.79	0.29	(0.03)	—	0.48	0.74	(0.49)	—	—	—	(0.49)	10.04
Dec 31, 2023	9.78	0.42	(0.03)	(0.01)	0.03	0.41	(0.39)	—	—	—	(0.39)	9.79
Dec 31, 2022	9.92	0.25	(0.03)	(0.01)	(0.13)	0.08	(0.22)	—	—	—	(0.22)	9.78
Dec 31, 2021	9.95	0.21	(0.03)	(0.01)	(0.01)	0.16	(0.18)	—	—	—	(0.18)	9.92
Dec 31, 2020	9.92	0.29	(0.03)	—	0.01	0.27	(0.25)	—	—	—	(0.25)	9.95

(1) This information is derived from the Fund's audited annual financial statements. The net assets per unit presented in the financial statements may differ from the net asset value per unit. An explanation of these differences can be found in note 2 of the Fund's financial statements. The net asset value per unit at the end of the period is disclosed in Ratios and Supplemental Data.

(2) Net assets per unit and distributions per unit are based on the actual number of units outstanding for the relevant series at the relevant time. The increase (decrease) in net assets from operations per unit is based on the weighted average number of units outstanding over the period.

(3) Distributions were paid in cash or reinvested in additional units of the Fund.

Ratios and Supplemental Data

As at	Total net asset value (in \$000s) ⁽¹⁾	Number of units outstanding ⁽¹⁾	Management expense ratio ("MER") (%) ⁽²⁾	MER before waivers or absorptions (%) ⁽²⁾	Trading expense ratio ("TER") (%) ⁽³⁾	Portfolio turnover rate (%) ⁽³⁾	Net asset value per unit (\$) ⁽¹⁾
Series A							
Dec 31, 2024	160,330	14,842,677	1.46	1.46	—	31.55	10.80
Dec 31, 2023	159,133	15,115,275	1.48	1.48	—	70.95	10.53
Dec 31, 2022	231,787	22,033,396	1.48	1.48	—	88.43	10.52
Dec 31, 2021	324,932	30,502,919	1.47	1.47	—	126.18	10.65
Dec 31, 2020	134,171	12,554,581	1.47	1.47	—	119.75	10.69
Series F							
Dec 31, 2024	26,874	2,492,388	0.82	0.82	—	31.55	10.78
Dec 31, 2023	21,432	2,040,538	0.94	0.94	—	70.95	10.50
Dec 31, 2022	83,020	7,908,640	0.91	0.93	—	88.43	10.50
Dec 31, 2021	207,666	19,528,781	0.91	0.91	—	126.18	10.63
Dec 31, 2020	37,969	3,559,858	0.91	0.91	—	119.75	10.67
Series I							
Dec 31, 2024	354,533	33,059,749	0.24	0.24	—	31.55	10.72
Dec 31, 2023	392,864	37,589,688	0.26	0.26	—	70.95	10.45
Dec 31, 2022	659,524	63,133,580	0.26	0.26	—	88.43	10.45
Dec 31, 2021	944,191	89,207,626	0.27	0.27	—	126.18	10.58
Dec 31, 2020	896,244	84,445,065	0.26	0.26	—	119.75	10.61
Series K							
Dec 31, 2024	192,607	18,984,059	0.25	0.25	—	31.55	10.15
Dec 31, 2023	32,742	3,311,428	0.26	0.26	—	70.95	9.89
Dec 31, 2022	28,525	2,886,369	0.26	0.26	—	88.43	9.88
Dec 31, 2021	23,303	2,325,318	0.26	0.26	—	126.18	10.02
Dec 31, 2020	26,322	2,619,233	0.25	0.25	—	119.75	10.05
Series M							
Dec 31, 2024	683,101	68,033,031	0.33	0.33	—	31.55	10.04
Dec 31, 2023	669,833	68,447,202	0.33	0.33	—	70.95	9.79
Dec 31, 2022	408,239	41,728,946	0.34	0.34	—	88.43	9.78
Dec 31, 2021	329,561	33,227,997	0.34	0.34	—	126.18	9.92
Dec 31, 2020	314,960	31,665,748	0.34	0.34	—	119.75	9.95

(1) This information is provided as at the period end of the years shown.

(2) The management expense ratio is based on the total expenses (including sales tax, and excluding commissions and other portfolio transaction costs) of each series of the Fund and a proportional share of underlying funds' expenses (mutual funds, ETFs and closed-end funds), where applicable, for the stated period and is expressed as an annualized percentage of daily average net asset value during the period.

(3) The trading expense ratio represents total commissions and other portfolio transaction costs, short borrowing costs and interest on leverage of the Fund and the underlying funds, where applicable, expressed as an annualized percentage of daily average net asset value of the Fund during the period.

(4) The Fund's portfolio turnover rate indicates how actively the Fund's portfolio advisor manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the period. The higher a fund's portfolio turnover rate in a period, the greater the trading costs payable by the fund in the period, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high turnover rate and the performance of a fund.

Management Fees

The management fee is an annualized rate based on the net asset value of each series of the Fund, accrued daily and paid monthly. The management fees cover the costs of managing the Fund, arranging for investment analysis, recommendations and investment decision making for the Fund, arranging for distribution of the Fund, marketing and promotion of the Fund and providing or arranging for other services.

The breakdown of services received in consideration of management fees for each series, as a percentage of the management fees, are as follows:

	Management fees (%)	Dealer compensation (%)	Other [†] (%)
Series A	1.10	41.1	58.9
Series F	0.60	—	100.0
Series I*	n/a	—	—
Series K*	n/a	—	—
Series M	0.07	—	100.0

* The management fee for this series is negotiated and paid directly by these unitholders and not by the Fund.

† Relates to all services provided by the Manager described above except dealer compensation.

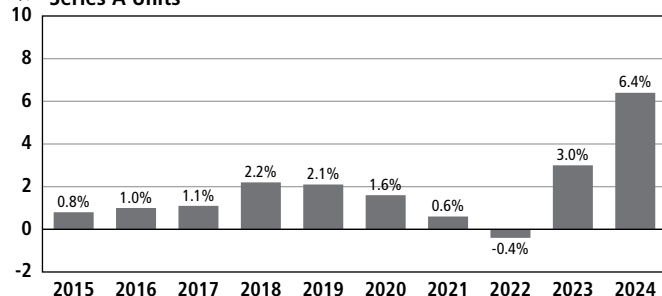
Past Performance

The following shows the past performance for each series and will not necessarily indicate how the Fund will perform in the future. The information shown assumes that all distributions made by each series of the Fund in the periods shown were reinvested in additional units of the relevant series. In addition, the information does not take into account sales, redemption, distribution or other optional charges that would have reduced returns or performance.

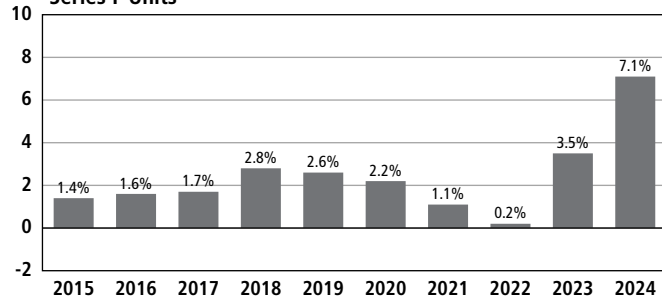
Year-by-Year Returns

The following charts show the performance for each series of the Fund and illustrate how performance has varied from year to year. The charts show, in percentage terms, how much an investment held on the first day of each calendar year would have increased or decreased by the last day of each calendar year for that series.

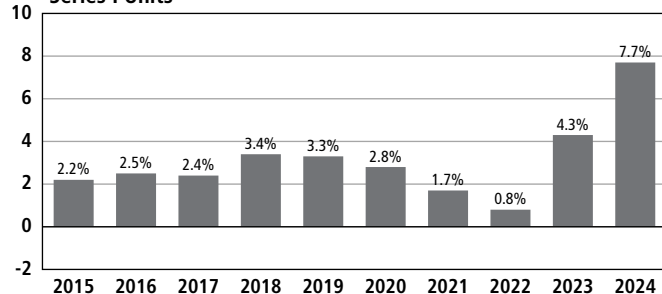
% Series A Units



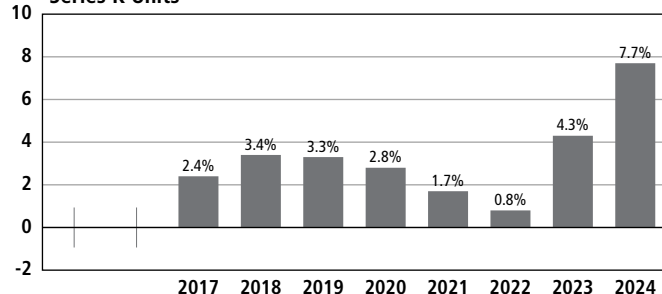
% Series F Units



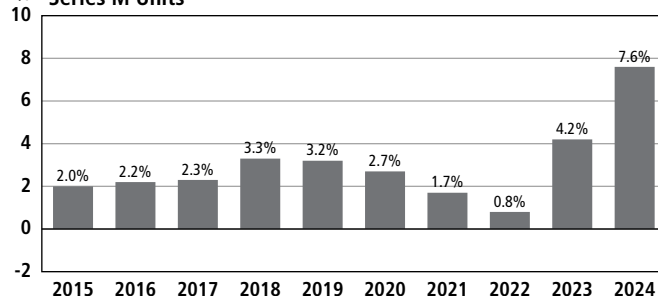
% Series I Units



% Series K Units



% Series M Units



Annual Compound Returns

The annual compound returns table below compares each series of the Fund's performance to one or more benchmarks. A benchmark is usually an index or a composite of more than one index. Fund returns are reported net of all management fees and expenses for all series, unlike the return of benchmarks which are based on the performance of an index that does not pay fees or incur expenses.

		One Year	Three Years	Five Years	Ten Years	Since Inception
Series A	%	6.4	3.0	2.2	1.8	—
Blended Benchmark*	%	8.7	4.2	4.4	4.0	—
FTSE Canada Mortgage Market Index	%	8.6	3.5	4.0	3.6	—
Series F	%	7.1	3.6	2.8	2.4	—
Blended Benchmark*	%	8.7	4.2	4.4	4.0	—
FTSE Canada Mortgage Market Index	%	8.6	3.5	4.0	3.6	—
Series I	%	7.7	4.2	3.5	3.1	—
Blended Benchmark*	%	8.7	4.2	4.4	4.0	—
FTSE Canada Mortgage Market Index	%	8.6	3.5	4.0	3.6	—
Series K	%	7.7	4.2	3.5	—	3.3
Blended Benchmark*	%	8.7	4.2	4.4	—	4.0
FTSE Canada Mortgage Market Index	%	8.6	3.5	4.0	—	3.6
Series M	%	7.6	4.2	3.4	3.0	—
Blended Benchmark*	%	8.7	4.2	4.4	4.0	—
FTSE Canada Mortgage Market Index	%	8.6	3.5	4.0	3.6	—

* The Blended Benchmark is composed of 33% of 5 Year FTSE Canada Mortgage Market Index, 33% of 1 Year FTSE Canada Mortgage Market Index and 33% of 3 Year FTSE Canada Mortgage Market Index.

Index Descriptions

5 Year FTSE Canada Mortgage Market Index – This index represents yields on a sample of mortgages from Canadian chartered banks. The index assumes a 5-year term before December 1980 and a 3-year term from December 1980, and an amortization period of 25 years.

1 Year FTSE Canada Mortgage Market Index – This index represents yields on a sample of mortgages from Canadian chartered banks. The index assumes a 5-year term before December 1980 and a 3-year term from December 1980, and an amortization period of 25 years.

3 Year FTSE Canada Mortgage Market Index – This index represents yields on a sample of mortgages from Canadian chartered banks. The index assumes a 5-year term before

December 1980 and a 3-year term from December 1980, and an amortization period of 25 years.

FTSE Canada Mortgage Market Index – This index represents yields on a sample of mortgages from Canadian chartered banks. The index assumes a 5-year term before December 1980 and a 3-year term from December 1980, and an amortization period of 25 years.

A discussion of the performance of the Fund as compared to its benchmark(s) is found in the Results of Operations section of this report.

Summary of Investment Portfolio

The Summary of Investment Portfolio may change due to ongoing portfolio transactions. A quarterly portfolio update is available to the investor at no cost by calling 1-800-268-9269, or by visiting www.scotiafunds.com, 60 days after quarter end, except for December 31, which is the calendar year end, when they are available after 90 days.

By Asset Type	Percentage of net asset value [†]
Conventional Mortgages	87.6
Cash and Short Term Instruments (Bank Overdraft)	12.0
Other Net Assets (Liabilities)	0.4

Top Holdings

Issuer*	Percentage of net asset value [†]
Mortgages of more than 1 years to 2 years	25.5
Mortgages of more than 2 years to 3 years	23.8
Mortgages of more than 6 months to 1 year	19.2
Mortgages of more than 3 years to 4 years	10.3
Mortgages of 6 months or less	7.2
Mortgages of more than 4 years to 5 years	1.6
Cash and Short Term Instruments (Bank Overdraft)	12.0

[†] This refers to transactional net asset value.

* Securities legislation requires the top 25 holdings of the Fund to be presented; however, the Fund currently has less than 25 holdings.