

1832 Asset Management L.P.

Scotia Mortgage Income Fund - Series A

June 11, 2026

This document contains key information you should know about Scotia Mortgage Income Fund (the "Fund"). You can find more detailed information in the Fund's simplified prospectus. Ask your representative for a copy, contact 1832 Asset Management L.P. at 1-800-268-9269, fundinfo@scotiabank.com, or visit www.scotiafunds.com.

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

Quick Facts

Fund code(s):	BNS361	Fund Manager:	1832 Asset Management L.P.
Date series started:	November 5, 1992	Portfolio Manager:	1832 Asset Management L.P.
Total value of Fund on April 30, 2026:	\$1,647,658,182	Minimum investment:	\$500 initial, \$25 subsequent
Management expense ratio (MER):	1.46%		

What does the Fund invest in?

The Fund invests primarily in high quality mortgages on residential properties in Canada. 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. Up to 10% of the Fund's assets may be invested in foreign securities.

The charts below provide you with a snapshot of the Fund's investments on April 30, 2026. The Fund's investments will change.

Top 10 investments (April 30, 2026)

1. Mortgages of more than 1 years to 2 years	30.0%
2. Mortgages of more than 2 years to 3 years	24.5%
3. Mortgages of 6 months or less	11.3%
4. Cash and cash equivalents	10.6%
5. Mortgages of more than 4 years to 5 years	9.3%
6. Mortgages of more than 6 months to 1 year	9.1%
7. Mortgages of more than 3 years to 4 years	5.4%

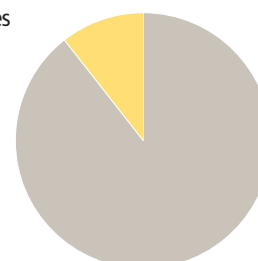
Total percentage of top 10 investments: 100.2%

Total number of investments: 6671*

* This number represents the total of all underlying mortgages of the fund.

Investment mix (April 30, 2026)

89.6%	Conventional Mortgages
10.6%	Cash and Cash Equivalents
-0.2%	Other Net Assets (Liabilities)



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

1832 Asset Management L.P. has rated this Fund's risk to be **low to medium**.

This rating considers 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.

Low	Low to Medium	Medium	Medium to High	High
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For more information about the risk rating and specific risks that can affect the Fund's returns, see the Risk section in the Fund's simplified prospectus.

No guarantees

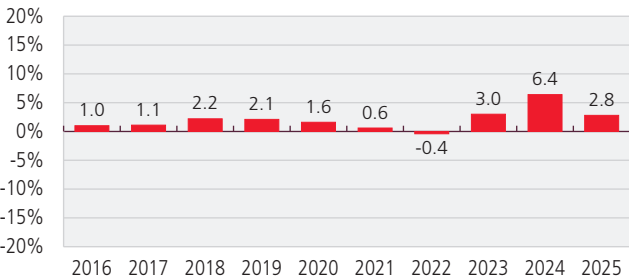
Like most mutual funds, this Fund doesn't have any guarantees. You may not get back the amount of money you invest.

How has the Fund performed?

This section tells you how the Series A units of the Fund have performed over the past 10 years. Returns are after expenses have been deducted. These expenses reduce the Fund's return.

Year-by-year returns

This chart shows how the Series A units of the Fund have performed in each of the past 10 calendar years. The Fund dropped in value in 1 of the 10 years. The range of returns and change from year to year can help you assess how risky the Fund has been in the past. It does not tell you how the Fund will perform in the future.



Best and worst 3-month returns

This table shows the best and worst returns for the Series A units of the Fund in a 3-month period over the past 10 years. The best and worst 3-month returns could be higher or lower in the future. Consider how much of a loss you could afford to take in a short period of time.

	Return	3 months ending	If you invested \$1,000 at the beginning of the period
Best return	2.4%	May 31, 2024	Your investment would rise to \$1,024
Worst return	-0.4%	October 31, 2022	Your investment would drop to \$996

Average return

A person who invested \$1,000 in Series A units of the Fund 10 years ago now has \$1,227. This works out to be an annual compound return of 2.1%

Who is this Fund for?

Investors who:

- want regular interest income
- invest for the medium to long term
- want regular monthly cash flows

A word about tax

In general, you'll have to pay income tax on any money you make on a fund. How much 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 A units of the Fund. The fees and expenses, including any commissions, can vary among series of the 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

Series A units of this Fund are classified as 'no-load', meaning you can buy, switch or sell units of the fund through certain dealers without paying a sales charge.

2. Fund expenses

You do not pay these expenses directly. They affect you because they reduce the returns of the Series A units of the Fund.

As of December 31, 2025, Series A units of the Fund's expenses were 1.46% of its value, which equals \$14.60 for every \$1,000 invested.

Expense type	Annual rate (as a % of the Fund's value)
Management expense ratio (MER) This is the total of the Series A units of the Fund's management fees (including the trailing commission), fixed administration fees, fund costs and the mortgage administration fee. 1832 Asset Management L.P. waived some of the expenses. If it had not done so, the MER would have been higher.	1.46%
Trading expense ratio (TER) These are the Fund's trading costs.	0.00%
Fund expenses	1.46%

More about the trailing commission

The trailing commission is an ongoing commission. It is paid for as long as you own the Fund. It is for the services and/or advice that your representative and their firm provide to you.

1832 Asset Management L.P. pays the trailing commission to your representative's firm. It is paid from the Fund's management fee and is based on the value of your investment.

- **No-load** 0% to 0.50% of the value of your investment each year. This equals \$0 to \$5.00 each year for every \$1,000 invested.

3. Other fees

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

Fee	What you pay
• Short-term trading fee	Using the NAV of the prior business day, 1% of the value of units you sell or switch within 30 days of buying them. This fee goes to the Fund.
• Registered plan fee	If you invest through a Registered Plan, a withdrawal fee and/or transfer fee may apply. Contact your broker or dealer to determine if any such fees are applicable.

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 units of the Fund within two business days after you receive a copy of the Fund's 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, 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 1832 Asset Management L.P. 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.