

The accompanying financial statements have been prepared by the management of Encasa Financial Inc. as the manager (the "Manager") of the Social Housing Investment Funds (the "Funds") and approved by the Board of Directors of Encasa Financial Inc. The management is responsible for the information and representations contained in these financial statements. The Board of Directors is responsible for reviewing and approving the financial statements and overseeing management's performance of its financial reporting responsibilities.

Encasa Financial Inc. maintains appropriate processes to ensure that relevant and reliable financial information is produced. The financial statements have been prepared in compliance with International Financial Reporting Standards ("IFRS") and include certain amounts that are based on estimates and judgments. The significant accounting policies which management believes are appropriate for the Funds are described in Note 3 to the financial statements.



Thom Armstrong
Chair, Board of Directors
Encasa Financial Inc.



Derek Ballantyne
CEO
Encasa Financial Inc.

August 29, 2019

Unaudited Interim Financial Statements

The accompanying interim financial statements have not been reviewed by the external auditors of the Funds. The external auditors will be auditing the annual financial statements of the Funds in accordance with Canadian generally accepted auditing standards.

SCHEDULE OF INVESTMENT PORTFOLIO (unaudited)
SOCIAL HOUSING CANADIAN SHORT-TERM BOND FUND

June 30, 2019

Number of shares/units	Investments owned	Average cost	Fair value	% of net asset value
CANADIAN CORPORATE BONDS				
2,400,000	Bank of Montreal 2.85% 06MAR24	\$ 2,432,784	\$ 2,454,000	0.96
4,100,000	Bank of Montreal 3.34% 08DEC25	4,127,671	4,164,903	1.64
741,774	Bankers Hall LP 4.377% 20NOV23	747,849	764,591	0.30
1,870,000	Bell Canada 4.70% 11SEP23	1,997,580	2,036,729	0.80
605,000	Bell Canada Inc. 2.75% 29JAN25	603,760	612,532	0.24
1,250,000	Brookfield Property Finance ULC 4.346% 03JUL23	1,248,612	1,298,788	0.51
2,240,000	Brookfield Renewable Energy Partners ULC 5.14% 13OCT20	2,377,549	2,321,021	0.91
2,640,000	Bruce Power LP 2.844% 23JUN21	2,660,039	2,676,379	1.05
2,750,000	Canadian Imperial Bank of Commerce 2.90% 14SEP21	2,802,085	2,807,585	1.10
1,090,000	Canadian Imperial Bank of Commerce 3.29% 15JAN24	1,089,847	1,133,753	0.45
3,000,000	Canadian Imperial Bank of Commerce 3.45% 04APR28	2,960,763	3,085,470	1.21
2,250,000	Capital Desjardins Inc. 5.187% 05MAY20	2,324,835	2,307,555	0.91
2,250,000	Central 1 Credit Union 2.60% 07NOV22	2,182,725	2,263,298	0.89
1,000,000	Choice Properties Real Estate Investment Trust 3.196% 07MAR23	980,460	1,024,270	0.40
1,750,000	Coast Capital Savings Credit Union 5% 03MAY28	1,768,288	1,837,518	0.72
1,700,000	Dollarama Inc. 3.55% 06NOV23	1,722,740	1,768,816	0.70
2,475,000	Eagle Credit Card Trust 2.631% 17OCT22	2,424,714	2,515,887	0.99
1,565,000	Enbridge Pipelines Inc. 3.79% 17AUG23	1,679,949	1,656,928	0.65
1,750,000	Federation des Caisses Desjardins du Quebec 2.394% 25AUG22	1,704,938	1,771,963	0.70
2,000,000	First Capital Realty Inc. 3.95% 05DEC22	2,022,840	2,084,580	0.82
1,432,000	Genworth MI Canada Inc. 5.68% 15JUN20	1,485,958	1,475,533	0.58
2,250,000	Heathrow Funding Ltd. 3% 17JUN23	2,248,583	2,286,585	0.90
2,010,000	HSBC Bank Canada 3.245% 15SEP23	2,068,893	2,091,988	0.82
750,000	Hydro One Inc. 2.54% 05APR24	749,790	765,263	0.30
4,250,000	Manulife Financial Corp. 3.317% 09MAY28	4,240,137	4,381,920	1.72
2,282,545	MCAP RMBS Issuer Corp Mortgage Pass-Through Certificates Series 2018-2 2.75% 15MAY23	2,247,165	2,247,165	0.88
1,750,000	National Bank of Canada 3.183% 01FEB28	1,703,538	1,775,935	0.70
1,750,000	Reliance LP 4.075% 02AUG21	1,777,125	1,809,115	0.71
3,400,000	Royal Bank of Canada 2.352% 02JUL24	3,402,380	3,401,802	1.34
1,500,000	Royal Bank of Canada 3.31% 20JAN26	1,524,885	1,526,025	0.60
6,750,000	Royal Bank of Canada 3.45% 29SEP26	6,819,125	6,939,135	2.73
2,500,000	Shaw Communications Inc. 3.15% 19FEB21	2,520,358	2,539,725	1.00
2,500,000	Sun Life Capital Trust II 5.863% 31DEC08	2,589,000	2,543,100	1.00
2,500,000	Sun Life Financial Inc. 3.05% 19SEP28	2,479,225	2,569,425	1.01
1,200,000	TELUS Corp. 3.35% 15MAR23	1,198,704	1,244,112	0.49
4,075,000	The Bank of Nova Scotia 1.90% 02DEC21	3,939,779	4,070,721	1.60
2,250,000	The Bank of Nova Scotia 2.836% 03JUL29	2,250,000	2,249,190	0.88
1,750,000	The Bank of Nova Scotia 3.036% 18OCT24	1,754,200	1,754,568	0.69
1,750,000	The Toronto-Dominion Bank 2.496% 02DEC24	1,750,000	1,761,568	0.69
4,910,000	The Toronto-Dominion Bank 2.982% 30SEP25	4,897,474	4,958,167	1.95
4,000,000	The Toronto-Dominion Bank 3.589% 14SEP28	3,959,360	4,159,680	1.64
1,250,000	Toyota Credit Canada Inc. 2.64% 27MAR24	1,249,888	1,272,075	0.50
480,000	WTH Car Rental ULC 2.781% 22JUL24	480,000	480,000	0.19
		97,195,595	98,889,363	38.87

June 30, 2019

Number of shares/units	Investments owned	Average cost	Fair value	% of net asset value
CANADIAN FEDERAL BONDS				
42,150,000	Canada Housing Trust No 1 1.25% 15JUN21	\$ 41,210,534	\$ 41,851,157	16.45
20,175,000	Canada Housing Trust No 1 1.45% 15JUN20	20,124,369	20,120,528	7.91
17,800,000	Canada Housing Trust No 1 2.55% 15DEC23	18,487,802	18,471,238	7.26
5,125,000	Canada Post Corp. 4.08% 16JUL25	5,619,707	5,786,740	2.28
5,250,000	Canadian Government Bond 1% 01JUN27	5,089,875	5,077,433	2.00
5,000,000	Canadian Government Bond 1.50% 01JUN23	4,958,703	5,018,250	1.97
1,000,000	Canadian Treasury Bill 0% 31OCT19	994,350	994,485	0.39
1,129,539	Ontario School Boards Financing Corp. 5.80% 07NOV28	1,259,526	1,310,638	0.52
3,600,000	OPB Finance Trust 1.88% 24FEB22	3,526,760	3,608,028	1.42
		101,271,626	102,238,497	40.20
CANADIAN MORTGAGE-BACKED SECURITIES				
335,748	Canadian Mortgage Pools 1.20% 01FEB20	334,300	334,554	0.13
885,616	Canadian Mortgage Pools 1.27% 01JUL21	880,055	876,448	0.34
662,684	Canadian Mortgage Pools 1.55% 01JUN21	665,719	658,696	0.26
348,980	Canadian Mortgage Pools 1.75% 01AUG19	347,266	348,706	0.14
394,298	Canadian Mortgage Pools 1.90% 01NOV19	393,300	394,050	0.15
1,550,308	Canadian Mortgage Pools 2.39% 01MAY2023	1,535,719	1,575,681	0.62
		4,156,359	4,188,135	1.64
CANADIAN PROVINCIAL/MUNICIPAL BONDS				
1,800,000	Municipal Finance Authority of British Columbia 5.35% 02DEC24	2,034,180	2,111,760	0.83
4,000,000	Province of British Columbia Canada 8% 08SEP23	4,949,486	4,998,840	1.97
1,750,000	Province of Manitoba Canada 2.60% 02JUN27	1,765,015	1,810,130	0.71
9,500,000	Province of Ontario Canada 1.95% 27JAN23	9,491,337	9,576,570	3.77
12,500,000	Province of Ontario Canada 2.2775% 21AUG23	12,506,460	12,505,750	4.92
9,000,000	Province of Ontario Canada 2.65% 05FEB25	9,123,740	9,371,340	3.68
8,000,000	Province of Quebec Canada 2.25% 22FEB24	8,127,920	8,167,280	3.21
		47,998,138	48,541,670	19.09
TOTAL INVESTMENTS OWNED		250,621,718	253,857,665	99.80
NET INVESTMENTS OWNED		\$ 250,621,718	253,857,665	99.80
OTHER ASSETS, NET			479,804	0.20
NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS			\$ 254,337,469	100.00

Statements of Financial Position (unaudited)

(see note 2 in the generic notes)	June 30 2019	December 31 2018
ASSETS		
Investments at fair value (Cost \$250,621,718; 2018: \$233,113,401)	\$ 253,857,665	\$ 234,434,226
Cash	742,980	608,921
Due from investment dealers	5,897,595	–
Subscriptions receivable	158,256	305,442
Dividends receivable, interest accrued and other assets	1,220,910	1,338,686
TOTAL ASSETS	261,877,406	236,687,275
LIABILITIES		
Due to investment dealers	6,945,974	–
Redemptions payable	399,283	–
Accounts payable and accrued expenses	194,680	191,622
TOTAL LIABILITIES EXCLUDING NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS	7,539,937	191,622
NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS	\$ 254,337,469	\$ 236,495,653
NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS PER SERIES		
SERIES A	\$ 247,063,765	\$ 229,382,671
SERIES B	7,273,704	7,112,982
NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS	\$ 254,337,469	\$ 236,495,653
NUMBER OF REDEEMABLE UNITS OUTSTANDING		
SERIES A	24,290,533	22,941,697
SERIES B	731,709	735,119
NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS PER UNIT		
SERIES A	\$ 10.17	\$ 10.00
SERIES B	\$ 9.94	\$ 9.68

Statements of Comprehensive Income (unaudited)

For the periods ended June 30 (see note 2 in the generic notes)	2019	2018
INCOME (see note 3 in the generic notes)		
Interest for distribution purposes	\$ 3,204,236	\$ 3,105,083
Net realized gain (loss) on investments	2,508,021	(2,310,257)
Change in unrealized gain (loss) on investments	1,915,117	704,000
Net gain (loss) on foreign cash balances	–	(3,000)
Other income	1,125	–
TOTAL INCOME (LOSS)	7,628,499	1,495,826
EXPENSES		
Management fees	815,440	850,327
GST/HST	107,597	111,563
Audit fees	14,550	11,000
IRC fees	5,492	4,000
Legal fees	4,685	6,000
Filing fees	4,124	5,000
Expenses reimbursed by Manager	(3,187)	(3,000)
TOTAL EXPENSES	948,701	984,890
INCREASE (DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS		
	\$ 6,679,798	\$ 510,936
INCREASE (DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS PER SERIES		
SERIES A	\$ 6,478,048	\$ 496,530
SERIES B	201,750	14,406
	\$ 6,679,798	\$ 510,936
INCREASE (DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS PER UNIT		
SERIES A	\$ 0.28	\$ 0.02
SERIES B	\$ 0.28	\$ 0.02

Statements of Cash Flow *(unaudited)*

For the periods ended June 30 (see note 2 in the generic notes)	2019	2018
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Increase (decrease) in net assets		
attributable to holders of redeemable units	\$ 6,679,798	\$ 510,936
Adjustments for non-cash items		
Net realized loss (gain) on investments	(2,508,021)	2,310,257
Change in unrealized loss (gain) on investments	(1,915,117)	(704,000)
Change in non-cash balances		
(Increase) decrease in accrued receivables	117,776	(139,539)
Increase (decrease) in accrued payables	3,058	(11,508)
Proceeds from sale of investments	227,732,616	369,438,331
Purchase of investments	(241,684,538)	(367,674,200)
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES	(11,574,428)	3,730,277
FINANCING ACTIVITIES		
Proceeds from issue of redeemable units	22,280,989	9,110,624
Cash paid on redemption of redeemable units	(10,572,502)	(12,909,982)
CASH PROVIDED BY (USED IN)		
FINANCING ACTIVITIES	11,708,487	(3,799,358)
Increase (decrease) in cash during the period	134,059	(69,081)
Cash, beginning of period	608,921	288,780
CASH, END OF PERIOD	\$ 742,980	\$ 219,699
SUPPLEMENTAL INFORMATION*		
Interest received	\$ 3,322,012	\$ 2,910,000

* Included as a part of cash flows from operating activities.

Statements of Changes in Net Assets Attributable to Holders of Redeemable Units (unaudited)

For the periods ended June 30 (see note 2 in the generic notes)	Series A		Series B		Total	
	2019	2018	2019	2018	2019	2018
NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS, BEGINNING OF PERIOD	\$ 229,382,671	\$ 245,885,078	\$ 7,112,982	\$ 8,057,685	\$ 236,495,653	\$ 253,942,763
INCREASE (DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS	6,478,048	496,700	201,750	14,406	6,679,798	511,106
Proceeds from redeemable units issued	22,054,831	8,882,296	78,972	162,847	22,133,803	9,045,143
Reinvestment of distributions to unitholders	2,536,189	2,096,790	7,587	67,051	2,543,776	2,163,841
Redemption of redeemable units	(10,851,785)	(12,950,631)	(120,000)	(79,351)	(10,971,785)	(13,029,982)
DISTRIBUTIONS TO UNITHOLDERS	(2,536,189)	(2,096,790)	(7,587)	(67,051)	(2,543,776)	(2,163,841)
NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS, END OF PERIOD	\$ 247,063,765	\$ 242,313,443	\$ 7,273,704	\$ 8,155,587	\$ 254,337,469	\$ 250,469,030

June 30, 2019

General Information

(see note 1 in the generic notes)

The investment objective of the Fund is to obtain a relatively high level of current interest income consistent with preserving capital and maintaining liquidity by investing primarily in Canadian short-term debt instruments. The Fund invests primarily in securities of companies that conduct themselves in a socially responsible manner.

Financial Instrument Risk and Capital Management

(see note 5 in the generic notes)

The following tables present the Fund's direct risks.

Credit Risk (%)

The table below summarizes the Fund's credit risk exposure grouped by credit ratings as at:

Rating	June 30 2019	December 31 2018
AAA	45.3	46.2
AA	8.7	18.3
A	29.2	22.9
BBB	16.8	12.6
BB	–	–
Unrated*	–	–
Total	100.0	100.0

* Mortgages, which represent 0% (December 31, 2018 – 0%) of the unrated above, are all Canada Mortgage and Housing Corporation (CMHC) guaranteed mortgages, and therefore have the backing of an AAA rated issuer. As at June 30, 2019 and December 31, 2018, there were no mortgage payments in arrears for more than 90 days.

Concentration Risk (%)

The table below summarizes the Fund's investment portfolio (after consideration of derivative products, if any) as at:

Investment mix	June 30 2019	December 31 2018
Corporate Bonds	38.9	48.6
Federal Bonds	40.2	32.1
Provincial/Municipal Bonds	19.1	15.3
Mortgage-Backed Securities	1.6	3.1
Cash/Other	0.2	0.9
Total	100.0	100.0

Interest Rate Risk (%)

The table below summarizes the Fund's exposure to interest rate risk by remaining term to maturity as at:

Term to maturity	June 30 2019	December 31 2018
Less than 1 year	2.9	7.3
1 – 5 years	69.4	88.7
5 – 10 years	27.7	4.0
Total	100.0	100.0

Please see the generic notes at the back of the financial statements.

As at June 30, 2019, had prevailing interest rates risen or lowered by 1%, with all other factors kept constant, the Fund's net asset value may have decreased or increased, respectively, by approximately 2.9% (December 31, 2018 – 3.0%). In practice, actual results could differ from this sensitivity analysis and the difference could be material.

Fair Value Hierarchy (\$)

(see note 3 in the generic notes)

The following is a summary of the inputs used as of June 30, 2019 and December 31, 2018.

June 30, 2019	Level 1	Level 2	Level 3	Total
Fixed-income				
and debt securities	–	252,863,180	–	252,863,180
Short-term investments	–	994,485	–	994,485
	–	253,857,665	–	253,857,665

December 31, 2018	Level 1	Level 2	Level 3	Total
Fixed-income				
and debt securities	–	233,281,664	–	233,281,664
Short-term investments	–	1,152,562	–	1,152,562
	–	234,434,226	–	234,434,226

For the periods ended June 30, 2019 and December 31, 2018, there were no transfers of financial instruments between Level 1, Level 2 and Level 3.

Management Fees

Encasa Financial Inc. is the Manager of the Fund and manages the overall business and affairs of the Fund, including providing or arranging for administrative services and the sale of units of the Fund. Management fees are paid monthly in consideration for management, distribution, portfolio management and other services.

Management fees for each series are calculated at the following annual percentages, before GST/HST, of the daily net asset value of each series of the Fund.

Series A	0.80%
Series B	0.90%

The Manager may, in its discretion, charge a lower annual fee than indicated in the Fund's prospectus.

June 30, 2019

Investments by Related Parties
(\$ except unit amounts)

Encasa Financial Inc., or its shareholders, held the following investments in the Fund as at:

	June 30 2019	December 31 2018
Units held		
Series A	805,593	293,532
Series B	46,062	46,027
Value of all units	8,651,871	3,380,237

Taxes (\$)
(see note 6 in the generic notes)

The net non-capital and capital losses as at December 31, 2018 for the Fund were approximately:

Capital losses	5,719,607.02
Non-capital losses	–

Redeemable Units

There is no limitation on the number of units available for issue. Units are purchased and redeemed at the net asset value per unit.

For the periods ended June 30 (see note 2 in the generic notes)	2019	2018
Series A		
Redeemable units, beginning of period	22,941,697	24,440,064
Redeemable units issued	2,171,293	886,011
Redemption of redeemable units	(1,072,482)	(1,291,476)
Reinvestments of units	250,025	209,450
Redeemable units, end of period	24,290,533	24,244,050
Series B		
Redeemable units, beginning of period	735,119	827,780
Redeemable units issued	8,026	16,486
Redemption of redeemable units	(12,204)	(8,172)
Reinvestments of units	768	6,922
Redeemable units, end of period	731,709	843,016

1. The Funds

The Funds are open-ended mutual fund trusts established under the laws of the Province of Ontario and governed by a Master Trust Agreement. Encasa Financial Inc. (the “Manager”) is the Manager of the Funds and its head office is located at 119 Spadina Avenue, Suite 400, Toronto, Ontario. These financial statements were approved for issuance by the Board of Directors of Encasa Financial Inc. on August 29, 2019.

The Funds may issue an unlimited number of units in some or all of Series A and Series B.

Series A Units may be purchased by certain non-profit, tax-exempt, prescribed housing providers under the *Housing Services Act, 2011* (Ontario) and other tax-exempt housing related organizations in Ontario with the consent of the Manager.

Series B Units may be purchased by co-operative and non-profit organizations, and also by taxable corporations engaged in a social purpose in Canada with the consent of the Manager.

2. Financial Period

The information provided in these financial statements and notes thereto is as at June 30, 2019 and December 31, 2018, or as at June 30, 2019 and 2018, as applicable.

3. Summary of Significant Accounting Policies

These financial statements have been prepared in compliance with International Financial Reporting Standards (“IFRS”). The significant accounting policies of the Funds, which are investment entities, are as follows:

Adoption of New Accounting Standards

Effective January 1, 2018, the Funds adopted IFRS 9 Financial Instruments. The new standard requires financial instruments to be recognized initially at fair value and then to be classified as subsequently measured at amortized cost and fair value, with changes in fair value through profit and loss (“FVTPL”) or fair value through other comprehensive income (“FVOCI”) based on the entity’s business model for managing financial assets and the contractual cash flow characteristics of the financial assets. Assessment and decision on the business model approach used is an accounting judgment.

The adoption of IFRS 9 has been applied retrospectively without the use of hindsight and did not result in a change to the measurement of financial instruments, in either the

current or comparative year. The Funds’ financial assets and financial liabilities previously designated as FVTPL under IAS 39 Financial Instruments continue to be measured as FVTPL. Other financial assets and liabilities will continue to be measured at amortized cost. IFRS 9 also introduces a new expected credit loss impairment model. In addition, certain comparative figures in the Statements of Comprehensive Income have been revised to meet the disclosure requirements on initial application of IFRS 9.

Classification and Measurement of Financial Assets, Liabilities and Derivatives

Each of the Funds classifies its investment and derivatives portfolio based on the business model for managing the portfolio and the contractual cash flow characteristics. The investment portfolio of financial assets, liabilities and derivatives is managed and performance is evaluated on a fair value basis. The contractual cash flows of the Funds’ debt securities are solely principal and interest; however, these securities are neither held for the purpose of collecting contractual cash flows nor held both for collecting contractual cash flows and for sale. The collection of contractual cash flows is only incidental to achieving the Funds’ business model objectives. Consequently, all investments and derivative contracts are measured at FVTPL.

The Funds’ obligation for net assets attributable to holders of redeemable units represents a financial liability and is measured at the redemption amount, which approximates fair value as of the reporting date. All other financial assets and liabilities are measured at amortized cost.

Classification of Redeemable Units

The Funds have multiple features across the different series of the Funds. Consequently, the Funds’ outstanding redeemable units are classified as financial liabilities in accordance with the requirements of IAS 32 Financial Instruments.

Determination of Fair Value

The fair value of a financial instrument is the amount at which the financial instrument could be exchanged in an arm’s-length transaction between knowledgeable and willing parties under no compulsion to act. In determining fair value, a three-tier hierarchy based on inputs is used to value the Funds’ financial instruments. The hierarchy of inputs is summarized below:

Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities;

June 30, 2019

Level 2 – inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices), including broker quotes, vendor prices and vendor fair value factors; and

Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Changes in valuation methods may result in transfers into or out of an investment's assigned level.

The three-tier hierarchy of investments and derivatives is included in Notes to Financial Statements – Fund Specific Information.

Investments and derivatives are recorded at fair value, which is determined as follows:

Equities – Common shares and preferred shares are valued at the closing price recorded by the security exchange on which the security is principally traded. In circumstances where the closing price is not within the bid-ask spread, management will determine the points within the bid-ask spread that are most representative of the fair value.

Fixed-Income and Debt Securities – Bonds, mortgage-backed securities and debentures are valued at the closing price quoted by major dealers or independent pricing vendors in such securities.

NHA-approved mortgages are valued at an amount which produces a yield equivalent to the prevailing rate of return on mortgages of similar type and term.

Short-Term Investments – Short-term investments are valued at fair value, which is approximated at cost plus accrued interest.

Warrants – Warrants are valued using a recognized option pricing model, which includes factors such as the terms of the warrant, time value of money and volatility inputs that are significant to such valuation.

Forward Contracts – Forward contracts are valued at the gain or loss that would arise as a result of closing the position at the valuation date. Any unrealized gain or loss at the close of business on each valuation date is recorded as "Change in unrealized gain (loss) on investments" in the Statements of Comprehensive Income. The receivable/payable on forward contracts is recorded separately in the Statements of Financial Position. Realized gain (loss) on foreign exchange contracts is included in "Derivative income" in the Statements of Comprehensive Income.

Underlying Funds – Underlying funds that are mutual funds are valued at their respective NAV per unit from fund companies on the relevant valuation dates and underlying funds that are exchange-traded funds are valued at market close on the relevant valuation dates.

Fair Valuation of Investments – The Funds have procedures to determine the fair value of securities and other financial instruments for which market prices are not readily available or which may not be reliably priced. Under these fair valuation procedures, the Funds primarily employ a market-based approach, which may use related or comparable assets or liabilities, NAV per unit (for exchange-traded funds), recent transactions, market multiples, book values and other relevant information for the investment to determine its fair value. Management also has procedures in place to determine the fair value of foreign securities traded in countries outside of North America daily to avoid stale prices and to take into account, among other things, any significant events occurring after the close of a foreign market.

The Funds may also use an income-based valuation approach in which the anticipated future cash flows of the investment are discounted to calculate fair value. Discounts may also be applied due to the nature or duration of any restrictions on the disposition of the investments, but only if they arise as a feature of the instrument itself. Due to the inherent uncertainty of valuations of such investments, the fair values may differ significantly from the values that would have been used had an active market existed.

Cash

Cash is comprised of cash and deposits with banks and is recorded at fair value. The carrying amount of cash approximates its fair value because it is short-term in nature.

Foreign Exchange

The value of investments and other assets and liabilities in foreign currencies is translated into Canadian dollars at the noon rate of exchange on each valuation date. Gains/losses on foreign cash balances are included in "Net gain (loss) on foreign cash balances" in the Statements of Comprehensive Income. Purchases and sales of investments, income and expenses are translated at the rate of exchange prevailing on the respective dates of such transactions. Realized foreign exchange gains/losses on spot and forward currency contracts are included in "Derivative income" in the Statements of Comprehensive Income.

Functional Currency

The Funds have their subscriptions, redemptions and performance denominated in Canadian dollars and, consequently, the Canadian dollar is the functional currency for the Funds.

Valuation of Series

A different NAV is calculated for each series of units of a Fund. The NAV of a particular series of units is computed by calculating the value of the series' proportionate share of the assets and liabilities of the Fund common to all series less the liabilities of the Fund attributable only to that series. Expenses directly attributable to a series are charged to that series. Other expenses are allocated proportionately to each series based upon the relative NAV of each series. Expenses are accrued daily.

Investment Transactions

Investment transactions are accounted for as of the trade date. Transaction costs, such as brokerage commissions, incurred by the Funds are recorded in the Statements of Comprehensive Income for the period. The unrealized gain and loss on investments is the difference between fair value and average cost for the period. The basis of determining the cost of portfolio assets, and realized and unrealized gains and losses on investments, is average cost which does not include amortization of premiums or discounts on fixed income and debt securities with the exception of zero coupon bonds.

Income Recognition

"Dividends" are recognized on the ex-dividend date and "Interest for distribution purposes" is coupon interest recognized on an accrual basis and/or imputed interest on zero coupon bonds. "Income from investment trusts" includes income from underlying funds and other trusts. Any premiums paid or discounts received on the purchase of zero coupon bonds are amortized. Interest payments made by the Funds to counterparties on the payable leg of derivative contracts are recorded as "Interest expense" in the Statements of Comprehensive Income.

Expenses

Each series of units of a Fund is responsible for certain operating expenses, exclusive of the services included in the management fee, that relate specifically to that series and for its proportionate share of the operating expenses that are common to all series. These expenses include audit, taxes, legal and filing fees, mortgage service fees and transaction

costs, as applicable, and fees and expenses payable in connection with the Independent Review Committee ("IRC").

Increase (Decrease) in NAV Per Unit

Increase (decrease) in NAV per unit in the Statements of Comprehensive Income represents the increase (decrease) in net assets attributable to holders of redeemable units by series divided by the average units outstanding per series during the year.

4. Critical Accounting Judgments and Estimates

The preparation of financial statements requires the use of judgment in applying the Funds' accounting policies and making estimates and assumptions about the future. The following discusses the most significant accounting judgments and estimates that management has made in preparing the financial statements.

Fair Value Measurement of Securities Not Quoted in an Active Market

The Funds have established policies and control procedures that are intended to ensure these estimates are well controlled, independently reviewed and consistently applied from period to period. The estimates of the value of the Funds' assets and liabilities are believed to be appropriate as at the reporting date.

The Funds may hold financial instruments that are not quoted in active markets. Note 3 discusses the policies used by management for the estimates used in determining fair value.

5. Financial Instrument Risk and Capital Management

The Manager is responsible for managing each Fund's capital, which is its NAV and consists primarily of its financial instruments.

A Fund's investment activities expose it to a variety of financial risks. The Manager seeks to minimize potential adverse effects of these risks on a Fund's performance by employing professional, experienced portfolio sub-advisers, who engage in daily monitoring of the Fund's holdings and market events, diversifying its investment portfolio within the constraints of its investment objectives, and, in some cases, periodically hedging certain risk exposures through the use of derivatives. To assist in managing risks, the Manager also uses internal guidelines, maintains a governance structure that oversees each Fund's investment activities and monitors compliance with the Fund's investment strategies, internal guidelines and securities regulations.

Financial instrument risk, as applicable to a Fund, is disclosed in its Notes to Financial Statements – Fund Specific Information. These risks include a Fund's direct risks and pro rata exposure to the risks of underlying funds, as applicable.

Liquidity Risk

Liquidity risk is the possibility that investments in a Fund cannot be readily converted into cash when required. A Fund is exposed to daily cash redemptions of units. Liquidity risk is managed by investing the majority of a Fund's assets in investments that are traded in an active market and that can be readily disposed. In accordance with securities regulations, a Fund must maintain at least 90% of its assets in liquid investments. In addition, a Fund aims to retain sufficient cash and cash equivalent positions to maintain liquidity, and has the ability to borrow up to 5% of its NAV for the purpose of funding redemptions. All non-derivative financial liabilities, other than units, are due within 90 days.

Credit Risk

Credit risk is the risk that a loss could arise from a security issuer or counterparty not being able to meet its financial obligations. The carrying amount of investments and other assets represents the maximum credit risk exposure as disclosed in a Fund's Statements of Financial Position. The fair value of fixed-income and debt securities includes a consideration of the creditworthiness of the debt issuer. Credit risk exposure to over-the-counter derivative instruments is based on a Fund's unrealized gain on the contractual obligations with the counterparty. The portfolio sub-advisers monitor each Fund's credit exposure and counterparty ratings daily.

Concentration Risk

Concentration risk arises as a result of net financial instrument exposures to the same category, such as geographical region, asset type, industry sector or market segment. Financial instruments in the same category have similar characteristics and may be affected similarly by changes in economic or other conditions.

Interest Rate Risk

Interest rate risk is the risk that the fair value of a Fund's interest-bearing investments will fluctuate due to changes in market interest rates. The value of fixed-income and debt securities, such as bonds, debentures, mortgages or other

income-producing securities, is affected by interest rates. Generally, the value of these securities increases if interest rates fall and decreases if interest rates rise.

Currency Risk

Currency risk is the risk that the value of investments denominated in currencies, other than the functional currency of a Fund, will fluctuate due to changes in foreign exchange rates. The value of investments denominated in a currency other than the functional currency is affected by changes in the value of the functional currency in relation to the value of the currency in which the investment is denominated. When the value of the functional currency falls in relation to foreign currencies, then the value of the foreign investments rises. When the value of the functional currency rises, the value of the foreign investments falls.

Other Price Risk

Other price risk is the risk that the value of financial instruments will fluctuate as a result of changes in market prices (other than those arising from interest rate or currency risk), whether caused by factors specific to an individual investment, its issuer, or all factors affecting all instruments traded in a market or market segment.

6. Taxes

The Funds qualify as open-ended mutual fund trusts under the *Income Tax Act* (Canada). In general, the Funds are subject to income tax; however, no income tax is payable on net income and/or net realized capital gains which are distributed to unitholders. The Funds will distribute all net income and realized capital gains to unitholders such that the Funds are not subject to income tax. Since the Funds do not record income taxes, the tax benefit of capital and non-capital losses has not been reflected in the Statements of Financial Position as a deferred income tax asset. In addition, for mutual fund trusts, income taxes payable on net realized capital gains are refundable on a formula basis when units of the Funds are redeemed.

Capital losses are available to be carried forward indefinitely and applied against future capital gains. Non-capital losses may be carried forward to reduce future taxable income for up to 20 years.

7. Administrative and Other Related-Party Transactions

Portfolio Manager, Registrar and Fund Accounting Agent

Encasa Financial Inc. is the portfolio manager of the Funds. The Manager has appointed Addenda Capital Inc. as portfolio sub-adviser to the Manager in respect of the Social Housing Canadian Short-Term Bond Fund and Social Housing Canadian Bond Fund and Genus Capital Management Inc. as portfolio sub-adviser to the Manager in respect of the Social Housing Canadian Equity Fund. National Bank Financial Inc. is the registrar and fund accounting agent of the Funds.

Distributor

Worldsource Financial Management Inc. is the principal distributor of the Funds. The fees paid to Worldsource Financial Management Inc. are paid by Encasa Financial Inc. and not the Funds.

Trustee and Custodian

Natcan Trust Company is the trustee and custodian of the Funds. The fees paid to Natcan Trust Company are paid by Encasa Financial Inc. and not the Funds.

Brokers and Dealers

The Manager, through the sub-advisers, has developed criteria for brokers and to allocate brokerage on the basis of best execution in the particular circumstances of a trade and that trades allocated to related-party dealers be on competitive terms and conditions, including as to brokerage commissions.

8. Revision of Comparative Information

Beginning current reporting period, actual amounts will be presented on the financial statements and accompanying notes. Prior to current reporting period, amounts on the financial statements and accompanying notes may have included amounts that were rounded to ('000's'). This rounding has been removed from comparative amounts and actual amounts have been presented to concur with current period presentation.

Where applicable, certain comparative figures on the Statements of Comprehensive Income have been revised due to the implementation of IFRS 9. Certain amounts previously recorded as "Net gain (loss) on foreign currencies and other net assets," "Other derivatives" and "Net gain (loss) from futures contracts" are now recorded as "Derivative income." And certain amounts previously recorded as "Other income (loss)" are now recorded as "Income from investment trusts."