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The accompanying financial statements have been prepared by the management of Encasa Financial Inc. as the manager (the "Manager") of the Encasa Funds (the "Funds") and approved by the Board of Directors of Encasa Financial Inc. 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 IFRS Accounting Standards 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.



**Brian Marks**  
Chair, Board of Directors  
Encasa Financial Inc.



**Howie Wong**  
CEO  
Encasa Financial Inc.

March 26, 2025

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To the Unitholders and Trustee of:

**Encasa Canadian Short-Term Bond Fund**

**Encasa Canadian Bond Fund**

**Encasa Equity Fund**

(individually a "Fund")

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## Opinion

We have audited the financial statements of each Fund, which comprise:

- the statements of financial position as at December 31, 2024 and December 31, 2023
- the statements of comprehensive income (loss) for the years then ended
- the statements of changes in net assets attributable to holders of redeemable units for the years then ended
- the statements of cash flows for the years then ended
- and notes to the financial statements, including a summary of material accounting policy information

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements of each Fund present fairly, in all material respects, the financial position of each Fund as at December 31, 2024 and December 31, 2023, and its financial performance and its cash flows for the years then ended in accordance with IFRS Accounting Standards.

## Basis for Opinion

We conducted our audits in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our auditor's report.

We are independent of each Fund in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Other Information

Management is responsible for the other information of each Fund. Other information comprises:

- the information included in the Management Report of Fund Performance of each Fund filed with the relevant Canadian Securities Commissions.

Our opinion on the financial statements of each Fund does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of each Fund, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements of each Fund or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the Management Report of Fund Performance of each Fund filed with the relevant Canadian Securities Commissions as at the date of this auditor's report.

If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

## Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements of each Fund in accordance with IFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the ability of each Fund to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the applicable Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing each Fund's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole for each Fund are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements of each Fund.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

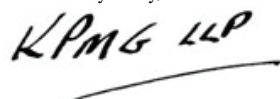
We also:

- Identify and assess the risks of material misstatement of the financial statements of each Fund, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of each Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on each Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause each Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of each Fund, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audits and significant audit findings, including any significant deficiencies in internal control that we identify during our audits.

Yours very truly,



Chartered Professional Accountants, Licensed Public Accountants

Toronto, Canada

March 26, 2025

# SCHEDULE OF INVESTMENT PORTFOLIO

## ENCASA CANADIAN BOND FUND

December 31, 2024

Number of shares/units	Investments owned		Average cost		Fair value	% of net asset value
<b>CANADIAN ASSET-BACKED SECURITIES</b>						
400,000	Eagle Credit Card Trust 4.916% 17JUN29	\$	400,000	\$	419,648	0.29
<b>CANADIAN CORPORATE BONDS</b>						
60,752	Access Justice Durham Ltd. 5.015% 31AUG39		66,796		63,380	0.04
161,672	Aeroports de Montreal 6.95% 16APR32		219,685		178,546	0.12
599,430	Alberta Powerline LP 4.065% 01MAR54		627,574		541,942	0.37
260,000	AltaLink LP 5.463% 11OCT55		260,000		300,146	0.20
950,000	Atco Ltd. 5.50% 01NOV78		972,856		973,758	0.66
360,000	Bank of Montreal 4.976% 03JUL34		360,000		372,496	0.25
290,000	Bank of Montreal 5.039% 29MAY28		301,530		302,876	0.21
400,000	Bell Telephone Co of Canada or Bell Canada 5.15% 24AUG34		398,584		417,280	0.28
800,000	Brookfield Finance II Inc. 5.431% 14DEC32		814,745		857,520	0.58
350,000	Brookfield Renewable Partners ULC 3.38% 15JAN30		349,920		342,731	0.23
500,000	Brookfield Renewable Partners ULC 4.25% 15JAN29		584,665		510,435	0.35
420,000	Brookfield Renewable Partners ULC 5.292% 28OCT33		419,975		448,127	0.31
485,000	Calgary Airport Authority 3.454% 07OCT41		497,926		427,237	0.29
1,122,000	Canadian Imperial Bank of Commerce 3.80% 10DEC30		1,120,126		1,121,282	0.76
170,000	Canadian Imperial Bank of Commerce 4.20% 07APR32		170,000		171,598	0.12
188,000	Canadian Imperial Bank of Commerce 4.90% 12JUN34		188,819		193,706	0.13
510,000	Canadian Imperial Bank of Commerce 5.30% 16JAN34		509,980		533,231	0.36
110,000	Canadian Imperial Bank of Commerce 5.35% 20APR33		111,153		114,753	0.08
470,000	Canadian National Railway Co. 4.40% 10MAY33		452,652		483,470	0.33
345,000	Capital Power Corp. 4.986% 23JAN26		389,039		349,361	0.24
750,000	CCL Industries Inc. 3.864% 13APR28		739,658		750,563	0.51
340,000	Central 1 Credit Union 1.323% 29JAN26		340,000		332,557	0.23
410,000	Central 1 Credit Union 4.648% 07FEB28		385,999		418,803	0.29
650,000	Central 1 Credit Union 5.877% 10NOV26		650,000		674,889	0.46
230,000	Choice Properties Real Estate Investment Trust 2.456% 30NOV26		230,000		226,249	0.15
470,000	Choice Properties Real Estate Investment Trust 5.03% 28FEB31		469,981		490,351	0.33
250,000	Coast Capital Savings Federal Credit Union 4.255% 21APR25		241,520		250,323	0.17
650,000	Connect Six GP 6.112% 30NOV46		712,764		733,239	0.50
752,130	Cordelio Amalco GP I 4.087% 30JUN34		752,130		734,244	0.50
260,000	CU Inc. 3.95% 23NOV48		225,108		237,741	0.16
49,736	Dufferin Wind Power Inc. 4.317% 30NOV33		49,853		48,663	0.03
300,000	ENMAX Corp. 4.695% 09OCT34		300,000		303,444	0.21
290,000	Federation des Caisses Desjardins du Quebec 3.804% 24SEP29		290,000		290,325	0.20
440,000	Federation des Caisses Desjardins du Quebec 5.035% 23AUG32		440,000		453,389	0.31
895,000	Federation des Caisses Desjardins du Quebec 5.20% 01OCT25		901,170		906,725	0.62
100,000	Federation des Caisses Desjardins du Quebec 5.279% 15MAY34		100,000		104,594	0.07
815,000	First Capital Realty Inc. 3.456% 22JAN27		817,475		811,267	0.55
350,000	FortisBC Energy Inc. 2.54% 13JUL50		324,960		245,490	0.17
110,000	Genworth MI Canada Inc. 2.955% 01MAR27		111,505		107,560	0.07
1,030,450	Grand Renewable Solar LP 3.926% 31JAN35		1,006,659		996,167	0.68
750,000	Granite REIT Holdings LP 3.062% 04JUN27		774,645		740,063	0.50
332,816	H2O Power LP 3.31% 30NOV29		332,816		326,359	0.22
435,000	HCN Canadian Holdings-1 LP 2.95% 15JAN27		434,526		428,323	0.29
480,000	Hydro One Inc. 4.25% 04JAN35		479,822		485,765	0.33
490,000	Hydro One Inc. 4.39% 01MAR34		489,721		504,308	0.34
1,070,000	Hyundai Capital Canada Inc. 4.489% 26JUL27		1,070,000		1,092,502	0.74
1,944,000	iA Financial Corp Inc. 2.40% 21FEB30		1,918,806		1,941,142	1.32
610,000	iA Financial Corp Inc. 3.072% 24SEP31		610,000		604,821	0.41
311,000	iA Financial Corp Inc. 4.131% 05DEC34		311,000		312,042	0.21
350,000	iA Financial Corp Inc. 6.611% 30JUN82		350,000		360,899	0.25
500,000	Ivanhoe Cambridge II Inc. 4.994% 02JUN28		500,000		523,305	0.36

December 31, 2024

Number of shares/units	Investments owned		Average cost	Fair value	% of net asset value
<b>CANADIAN CORPORATE BONDS (cont.)</b>					
1,420,000	Keyera Corp. 3.959% 29MAY30	\$	1,340,645	\$ 1,418,410	0.97
569,939	Kingston Solar LP 3.571% 31JUL35		535,264	539,994	0.37
400,000	Lower Mattagami Energy LP 2.433% 14MAY31		336,192	370,704	0.25
680,000	Lower Mattagami Energy LP 4.691% 07JUN54		680,000	702,073	0.48
330,000	Lower Mattagami Energy LP 4.944% 21SEP43		401,087	349,259	0.24
905,000	Manulife Financial Corp. 2.237% 12MAY30		890,146	900,918	0.61
430,000	Manulife Financial Corp. 5.409% 10MAR33		430,000	451,027	0.31
670,000	Manulife Financial Corp. 7.117% 19JUN82		666,250	698,120	0.48
173,271	Melancthon Wolfe Wind LP 3.834% 31DEC28		179,798	170,582	0.12
860,000	National Bank of Canada 4.968% 07DEC26		861,602	884,243	0.60
370,000	National Bank of Canada 5.023% 01FEB29		375,298	388,622	0.26
340,000	National Bank of Canada 5.296% 03NOV25		340,000	345,277	0.24
300,000	National Bank of Canada 5.426% 16AUG32		299,985	311,964	0.21
153,341	North Battleford Power LP 4.958% 31DEC32		169,762	156,701	0.11
340,000	North West Redwater Partnership / NWR Financing Co., Ltd. 2.80% 01JUN31		279,415	319,801	0.22
400,000	North West Redwater Partnership / NWR Financing Co., Ltd. 4.85% 01JUN34		399,724	419,320	0.29
40,115	Northland Power Solar Finance One LP 4.397% 30JUN32		40,121	39,863	0.03
1,000,000	Northwestern Hydro Acquisition Co III LP 3.94% 31DEC38		1,011,799	878,430	0.60
495,839	Nouvelle Autoroute 30 Financement Inc. 4.115% 30JUN42		512,717	454,050	0.31
1,280,000	OMERS Realty Corp. 4.96% 10FEB31		1,312,540	1,349,568	0.92
175,000	Ontario Power Generation Inc. 4.248% 18JAN49		218,209	165,340	0.11
170,000	Ontario Power Generation Inc. 4.831% 28JUN34		177,137	178,097	0.12
130,000	PSS Generating Station LP 4.795% 24OCT67		130,000	126,525	0.09
285,000	Reliance LP 2.68% 01DEC27		284,949	276,632	0.19
775,000	Reliance LP 3.75% 15MAR26		791,531	776,473	0.53
300,000	RioCan Real Estate Investment Trust 1.974% 15JUN26		300,000	293,763	0.20
270,000	RioCan Real Estate Investment Trust 2.829% 08NOV28		270,000	259,227	0.18
620,000	RioCan Real Estate Investment Trust 4.623% 03OCT31		619,888	622,499	0.42
350,000	RioCan Real Estate Investment Trust 5.455% 01MAR31		366,716	367,822	0.25
325,000	Rogers Communications Inc. 2.90% 09DEC30		319,475	305,269	0.21
335,000	Rogers Communications Inc. 3.75% 15APR29		312,693	333,335	0.23
1,050,000	Royal Bank of Canada 2.088% 30JUN30		1,056,740	1,042,766	0.71
390,000	Royal Bank of Canada 4.464% 17OCT35		390,000	396,915	0.27
850,000	Royal Bank of Canada 4.632% 01MAY28		870,043	878,382	0.60
520,000	Saputo Inc. 5.492% 20NOV30		520,000	558,225	0.38
120,496	SEC LP and Arci Ltd. 5.188% 29AUG33		120,495	118,536	0.08
700,000	Stantec Inc. 2.048% 08OCT27		700,676	672,658	0.46
540,000	Stantec Inc. 5.393% 27JUN30		540,000	572,087	0.39
500,000	Sun Life Financial Inc. 4.78% 10AUG34		475,730	519,650	0.35
454,000	TELUS Corp. 2.85% 13NOV31		452,874	417,789	0.28
660,000	TELUS Corp. 5.60% 09SEP30		687,944	709,559	0.48
395,000	TELUS Corp. 5.65% 13SEP52		401,604	421,655	0.29
140,000	The Bank of Nova Scotia 1.85% 02NOV26		127,435	136,209	0.09
200,000	The Bank of Nova Scotia 3.934% 03MAY32		199,988	200,750	0.14
120,000	The Bank of Nova Scotia 4.68% 01FEB29		119,963	124,490	0.08
600,000	The Bank of Nova Scotia 7.023% 27JUL82		600,000	625,494	0.43
20,000	The Empire Life Insurance Co. 2.024% 24SEP31		19,841	19,421	0.01
595,000	The Independent Order Of Foresters 2.885% 15OCT35		596,657	542,354	0.37
280,000	The Toronto-Dominion Bank 3.06% 26JAN32		255,514	276,464	0.19
2,770,000	The Toronto-Dominion Bank 3.105% 22APR30		2,814,792	2,765,984	1.88
220,000	TMX Group Ltd. 4.97% 16FEB34		220,000	233,710	0.16
555,000	Vancouver Airport Fuel Facilities Corp. 2.168% 23JUN25		552,872	551,898	0.38
88,756	Winnipeg Airport Authority Inc. 6.102% 20NOV40		88,756	97,088	0.07
550,000	WSP Global Inc. 4.754% 12SEP34		550,000	559,609	0.38
650,000	WSP Global Inc. 5.548% 22NOV30		654,916	699,212	0.48
			53,045,926	53,134,800	36.19

December 31, 2024

Number of shares/units	Investments owned		Average cost	Fair value	% of net asset value
<b>CANADIAN FEDERAL BONDS</b>					
3,300,000	Canada Housing Trust No 1 2.55% 15MAR25	\$	3,293,864	\$ 3,295,677	2.25
760,000	Canada Housing Trust No 1 2.90% 15DEC29		753,169	753,289	0.51
7,780,000	Canada Housing Trust No 1 3.55% 15SEP32		7,645,322	7,869,937	5.36
1,050,000	Canadian Government Bond 1.50% 01JUN31		948,318	955,532	0.65
5,440,000	Canadian Government Bond 2% 01JUN32		4,983,821	5,039,997	3.43
918,000	Canadian Government Bond 2.25% 01DEC29		859,495	889,625	0.61
1,850,000	Canadian Government Bond 2.75% 01DEC55		1,609,068	1,650,959	1.12
11,510,000	Canadian Government Bond 3.50% 01MAR34		11,661,198	11,800,973	8.04
18,283	CBC Monetization Trust 4.688% 15MAY27		18,282	18,638	0.01
630,000	Maritime Link Financing Trust 4.048% 01DEC52		629,981	627,827	0.43
630,000	PSP Capital Inc. 4.40% 02DEC30		629,458	665,148	0.45
258,772	Royal Office Finance LP 5.209% 12NOV32		327,585	279,293	0.19
			33,359,561	33,846,895	23.05
<b>CANADIAN MORTGAGE-BACKED SECURITIES</b>					
457,577	Canadian Mortgage Pools 1.92% 01JAN30		455,100	423,726	0.29
527,610	Real Estate Asset Liquidity Trust 2.395% 12JAN2030		527,589	527,589	0.36
			982,689	951,315	0.65
<b>CANADIAN PROVINCIAL/MUNICIPAL BONDS</b>					
250,000	Carleton University 3.264% 05JUL61		250,000	185,203	0.13
400,000	City of Ottawa Ontario 3.25% 10NOV47		397,902	331,932	0.23
530,000	City of Ottawa Ontario 3.75% 02OCT34		528,468	523,142	0.36
600,000	City of Toronto Canada 1.60% 02DEC30		593,286	543,246	0.37
500,000	City of Toronto Canada 2.60% 24SEP39		405,565	408,940	0.28
720,000	City of Toronto Canada 4.55% 29OCT54		718,596	737,316	0.50
800,000	City of Vancouver 2.30% 05NOV31		799,648	743,592	0.51
1,290,000	Fair Hydro Trust 3.357% 15MAY33		1,371,907	1,250,474	0.85
4,550,000	Hydro-Quebec 4% 15FEB55		4,385,804	4,377,464	2.98
3,500,000	Hydro-Quebec 6% 15FEB40		4,908,078	4,228,665	2.88
1,000,000	Hydro-Quebec 6.50% 15FEB35		1,322,295	1,217,450	0.83
51,996	Ontario School Boards Financing Corp. 5.376% 25JUN32		59,269	55,167	0.04
904,594	Ontario School Boards Financing Corp. 5.80% 07NOV28		1,008,695	949,869	0.65
45,743	Ontario School Boards Financing Corp. 5.90% 11OCT27		51,788	47,457	0.03
2,190,000	Province of British Columbia Canada 2.80% 18JUN48		1,962,635	1,722,588	1.17
300,000	Province of British Columbia Canada 4.15% 18JUN34		299,037	308,043	0.21
5,675,000	Province of Ontario Canada 1.55% 01NOV29		4,977,040	5,265,606	3.59
3,100,000	Province of Ontario Canada 1.85% 01FEB27		2,920,545	3,029,134	2.06
6,345,000	Province of Ontario Canada 2.90% 02DEC46		5,610,388	5,164,893	3.52
1,140,000	Province of Ontario Canada 3.75% 02JUN32		1,085,280	1,155,732	0.79
3,340,000	Province of Ontario Canada 4.10% 04MAR33		3,363,455	3,449,519	2.35
3,600,000	Province of Ontario Canada 4.10% 07OCT54		3,574,764	3,565,872	2.43
500,000	Province of Ontario Canada 4.60% 02DEC55		536,153	538,050	0.37
1,600,000	Province of Ontario Generic Strip Residual 0% 02DEC50		538,064	547,954	0.37
2,290,000	Province of Ontario Generic Strip Residual 0% 02JUN43		892,445	967,779	0.66
1,500,000	Province of Quebec Canada 2.85% 01DEC53		1,197,019	1,166,370	0.79
3,230,000	Province of Quebec Canada 4.40% 01DEC55		3,250,500	3,341,532	2.28
750,000	South Coast British Columbia Transportation Authority 3.25% 23NOV28		748,973	754,320	0.51
175,000	South Coast British Columbia Transportation Authority 4.15% 12DEC53		174,515	167,904	0.11
1,250,000	TCHC Issuer Trust 4.877% 11MAY37		1,598,125	1,320,413	0.90
1,750,000	The 55 Ontario School Board Trust 5.90% 02JUN33		2,407,783	1,992,288	1.36
300,000	The Hospital for Sick Children 3.416% 07DEC57		286,176	241,296	0.16
750,000	The University of British Columbia 6.65% 01DEC31		1,006,780	859,118	0.59
250,000	University of Ottawa 2.635% 13FEB60		250,000	161,205	0.11
250,000	University of Toronto 5.841% 15DEC43		335,535	289,385	0.20
250,000	York University 5.841% 04MAY44		378,706	283,473	0.19
			54,195,219	51,892,391	35.36

December 31, 2024

Number of shares/units	Investments owned	Average cost	Fair value	% of net asset value
<b>CANADIAN SUPRANATIONALS</b>				
1,000,000	European Investment Bank 1% 28JAN28	\$ 999,800	\$ 940,940	0.64
500,000	Inter-American Development Bank 4.40% 26JAN26	581,115	507,105	0.35
2,000,000	Inter-American Development Bank 4.60% 01MAR29	2,115,000	2,116,960	1.44
1,200,000	International Bank for Reconstruction & Development 1.20% 22JUL26	1,197,504	1,167,624	0.80
		4,893,419	4,732,629	3.23
<b>CANADIAN T-BILLS</b>				
1,500,000	Canadian Treasury Bill 0% 22MAY25	1,481,940	1,482,191	1.01
<b>TOTAL INVESTMENTS OWNED</b>		148,358,754	146,459,869	99.78
<b>NET INVESTMENTS OWNED</b>		<b>\$ 148,358,754</b>	146,459,869	99.78
<b>OTHER ASSETS, NET</b>			324,901	0.22
<b>NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS</b>			<b>\$ 146,784,770</b>	<b>100.00</b>

**Statements of Financial Position**

(see note 2 in the generic notes)	December 31 2024	December 31 2023
<b>ASSETS</b>		
Investments at fair value	\$ 146,459,869	\$ 135,888,794
Cash	654,055	741,534
Subscriptions receivable	17,003	1,901
Dividends receivable, interest accrued and other assets	1,118,994	903,756
<b>TOTAL ASSETS</b>	<b>148,249,921</b>	<b>137,535,985</b>
<b>LIABILITIES</b>		
Due to investment dealers	1,350,448	—
Accounts payable and accrued expenses	114,703	204,362
<b>TOTAL LIABILITIES EXCLUDING NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS</b>	<b>1,465,151</b>	<b>204,362</b>
<b>NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS</b>	<b>\$ 146,784,770</b>	<b>\$ 137,331,623</b>
<b>NUMBER OF REDEEMABLE UNITS OUTSTANDING</b>		
<b>SERIES A</b>	<b>15,368,338</b>	<b>14,558,086</b>
<b>NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS PER UNIT</b>		
<b>SERIES A</b>	<b>\$ 9.55</b>	<b>\$ 9.43</b>

**Statements of Comprehensive Income (Loss)**

For the periods ended December 31 (see note 2 in the generic notes)	2024	2023
<b>INCOME (see note 3 in the generic notes)</b>		
Interest for distribution purposes	\$ 4,832,256	\$ 4,525,518
Net realized gain (loss) on investments	(387,104)	(3,823,980)
Change in unrealized gain (loss) on investments	2,029,426	8,552,416
Other income	—	11,181
<b>TOTAL INCOME (LOSS)</b>	<b>6,474,578</b>	<b>9,265,135</b>
<b>EXPENSES</b>		
Management fees	1,049,628	1,032,326
GST/HST	142,470	139,209
Audit fees	27,000	24,833
Legal fees	20,345	13,188
Filing Fees	13,075	6,665
IRC fees	12,914	14,454
<b>TOTAL EXPENSES</b>	<b>1,265,432</b>	<b>1,230,675</b>
<b>INCREASE (DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS</b>	<b>\$ 5,209,146</b>	<b>\$ 8,034,460</b>
<b>INCREASE (DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS PER UNIT</b>		
<b>SERIES A</b>	<b>\$ 0.36</b>	<b>\$ 0.55</b>



**Statements of Cash Flows**

 For the periods ended December 31  
 (see note 2 in the generic notes)

	2024	2023
<b>CASH PROVIDED BY (USED IN):</b>		
<b>OPERATING ACTIVITIES</b>		
Increase (decrease) in net assets		
attributable to holders of redeemable units	\$ 5,209,146	\$ 8,034,460
<b>Adjustments for non-cash items</b>		
Net realized loss (gain) on investments	387,104	3,823,980
Change in unrealized loss (gain) on investments	(2,029,426)	(8,552,416)
<b>Change in non-cash balances</b>		
(Increase) decrease in accrued receivables	(215,238)	86,464
Increase (decrease) in accrued payables	(89,659)	83,940
Proceeds from sale of investments	175,588,915	133,221,658
Purchase of investments	(183,167,220)	(130,920,263)
<b>CASH PROVIDED BY (USED IN)</b>		
<b>OPERATING ACTIVITIES</b>	<b>(4,316,378)</b>	<b>5,777,823</b>
<b>FINANCING ACTIVITIES</b>		
Proceeds from issue of redeemable units	14,681,439	6,436,188
Cash paid on redemption of redeemable units	(10,452,540)	(12,153,037)
<b>CASH PROVIDED BY (USED IN)</b>		
<b>FINANCING ACTIVITIES</b>	<b>4,228,899</b>	<b>(5,716,849)</b>
Increase (decrease) in cash during the period	(87,479)	60,974
Cash, beginning of period	741,534	680,560
<b>CASH, END OF PERIOD</b>	<b>\$ 654,055</b>	<b>\$ 741,534</b>
<b>SUPPLEMENTAL INFORMATION*</b>		
Interest received	\$ 4,617,017	\$ 4,611,982

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

**Statements of Changes in Net Assets Attributable to Holders of Redeemable Units**

For the periods ended December 31 (see note 2 in the generic notes)	Series A	
	2024	2023
<b>NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS, BEGINNING OF PERIOD</b>	<b>\$ 137,331,623</b>	<b>\$ 135,015,453</b>
<b>INCREASE (DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS</b>	<b>5,209,146</b>	<b>8,034,460</b>
Proceeds from redeemable units issued	14,696,541	6,434,747
Reinvestment of distributions to unitholders	3,531,659	3,409,649
Redemption of redeemable units	(10,452,540)	(12,153,037)
<b>DISTRIBUTIONS TO UNITHOLDERS*</b>	<b>(3,531,659)</b>	<b>(3,409,649)</b>
<b>NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS, END OF PERIOD</b>	<b>\$ 146,784,770</b>	<b>\$ 137,331,623</b>

\* For the year ended December 31, 2024, the total distributions from the Fund from net income were \$3,531,659 (December 31, 2023 – \$3,409,649), the total distributions from the Fund from capital gains were \$nil (December 31, 2023 – \$nil) and the total distributions from the Fund from return of capital were \$nil (December 31, 2023 – \$nil).

December 31, 2024

## General Information

### (see note 1 in the generic notes)

The investment objective of the Fund is to generate a relatively high level of total investment return by investing primarily in bonds of Canadian governments and companies using a responsible investment approach. The Fund invests primarily in bonds of Canadian governments and companies which do not mature for at least one year and with a rating not lower than BBB by an approved credit rating agency.

## 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	December 31 2024	December 31 2023
AAA	28.1	35.9
AA	35.8	30.5
A	19.1	18.0
BBB	17.0	15.6
Total	100.0	100.0

#### Concentration Risk (%)

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

Investment mix	December 31 2024	December 31 2023
Corporate Bonds	36.2	32.6
Provincial/Municipal Bonds	35.3	31.7
Federal Bonds	24.1	31.6
Supranationals	3.2	2.3
Mortgage-Backed Securities	0.7	0.7
Asset-Backed Securities	0.3	–
Cash/Other	0.2	1.1
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:

	December 31 2024	December 31 2023
Term to maturity		
Less than 1 year	4.7	1.9
1 – 5 years	20.4	24.9
5 – 10 years	44.4	45.2
> 10 years	30.5	28.0
Total	100.0	100.0

As at December 31, 2024, 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 7.3% (December 31, 2023 – 7.2%). 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 December 31, 2024 and 2023.

December 31, 2024	Level 1	Level 2	Level 3	Total
<b>Assets</b>				
Asset-Backed Securities	–	419,648	–	419,648
Corporate Bonds	–	53,134,800	–	53,134,800
Federal Bonds	–	35,329,086	–	35,329,086
Provincial/Municipal Bonds	–	51,892,391	–	51,892,391
Mortgage-Backed Securities	–	951,315	–	951,315
Supranationals	–	4,732,629	–	4,732,629
	–	146,459,869	–	146,459,869

December 31, 2023	Level 1	Level 2	Level 3	Total
<b>Assets</b>				
Corporate Bonds	–	44,743,884	–	44,743,884
Federal Bonds	–	43,457,890	–	43,457,890
Provincial/Municipal Bonds	–	43,567,333	–	43,567,333
Mortgage-Backed Securities	–	980,549	–	980,549
Supranationals	–	3,139,138	–	3,139,138
	–	135,888,794	–	135,888,794

For the periods ended December 31, 2024 and 2023, there were no transfers of financial instruments between Level 1, Level 2 and Level 3.

December 31, 2024

## 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	0.85%
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The Manager may, in its discretion, charge a lower annual fee than indicated in the Fund's prospectus.

As at December 31, 2024, management fees of \$92,950 (December 31, 2023 – \$171,064), included within accounts payable and accrued expenses, were payable to the Manager of the Fund.

## Investments by Related Parties (\$ except unit amounts)

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

	December 31 2024	December 31 2023
<b>Units held</b>		
Series A	446,262	27,060
<b>Value of all units</b>	<b>4,290,942</b>	<b>255,270</b>

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

The non-capital and capital losses for the Fund were approximately:

	December 31 2024	December 31 2023
Capital losses	16,974,068	16,481,947
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 December 31  
(see note 2 in the generic notes)

	2024	2023
<b>Series A</b>		
Redeemable units, beginning of period	14,558,086	14,817,497
Redeemable units issued	1,552,141	701,384
Redemption of redeemable units	(1,117,307)	(1,334,372)
Reinvestments of units	375,418	373,577
Redeemable units, end of period	15,368,338	14,558,086

December 31, 2024

## 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 20 Dundas St W, Suite 1030, Toronto, Ontario. These financial statements were approved for issuance by the Board of Directors of Encasa Financial Inc. on March 26, 2025.

Units of a Fund may be purchased by registered charities, non-profit and co-operative organizations, or any person or category of person that may be accepted from time to time by the Manager at its sole discretion. In order to purchase Units of a Fund, you may be required to sign a subscription agreement or other documents.

## 2. Financial Period

The information provided in these financial statements and notes thereto is as at December 31, 2024 and 2023.

## 3. Summary of Material Accounting Policies

These financial statements have been prepared in compliance with IFRS Accounting Standards. The material accounting policies of the Funds, which are investment entities, are as follows:

### 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 fair value through profit and loss.

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.

The Fund’s redeemable units do not meet the criteria in International Accounting Standard 32, Financial Instruments – Presentation, for classification as equity due to a requirement to distribute income and therefore have been classified as financial liabilities.

### 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;

*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.

December 31, 2024

**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.

**Short-Term Investments** – Short-term investments, including notes and money market instruments, shall be valued at cost plus accrued interest.

**Forward Contracts** – Forward contracts are valued as the gain or loss that would result from closing the position on that 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 (Loss). 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 “Net gain (loss) on foreign currencies and other net assets” in the Statements of Comprehensive Income (Loss). The fair value of foreign currency forward contracts is determined using quoted forward exchange rates at the reporting date as obtained from an independent source.

**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 measured at cost. The carrying amount of cash approximates its fair value because it is short-term in nature.

## **Offsetting Financial Instruments**

Financial assets and financial liabilities are offset and the net amount reported in the Statements of Financial Position when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. In the normal course of business, the Funds may enter into various master netting agreements or similar agreements that do not meet the criteria for offsetting in the Statements of Financial Position but still allow for the related amounts to be offset in certain circumstances, such as bankruptcy or termination of the contracts.

## **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 currencies and other net assets” in the Statements of Comprehensive Income (Loss). 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 “Change in unrealized gain (loss) on investments” in the Statements of Comprehensive Income (Loss).

## **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.

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**

There are risks associated with any Fund that concentrates its investments in a particular issuer or issuers within a geographical region, asset type, industry sector or market segment. Concentrating investments allows a Fund to focus on a particular issuer's potential or the potential of issuers within the same category, but it also means that the value of the Fund tends to be more volatile than the value of a more diversified Fund because the concentrated Fund's value is affected more by the performance of that particular issuer or issuers in the same category that 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.

**Geopolitical Risk**

Terrorism, war, military confrontations and related geopolitical events (and their aftermath) can lead to increased short-term market volatility and may have adverse long-term effects on the Canadian, U.S., and world economies and markets generally. Likewise, natural and environmental disasters, such as, for example, earthquakes, fires, floods, hurricanes, tsunamis and weather-related phenomena generally, as well as wide-spread disease and virus epidemics, can be highly disruptive to economies and markets into the medium term, adversely affecting individual companies, sectors, industries, markets, currencies, interest and inflation rates, credit ratings, investor sentiment, and other factors impacting the value of the Fund's investments.

**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,



**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 (Loss) 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.

**Withholding Tax Expense Policy**

The Funds generally incur withholding taxes imposed by certain countries on investment income and capital gains. Such income and gains are recorded on a gross basis and the related withholding taxes are shown as a separate expense in the Statements of Comprehensive Income (Loss).

**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. 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 (Loss).

**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 (Loss) 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.

***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



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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**

### ***Portfolio Manager, Registrar and Fund Accounting Agent***

Encasa Financial Inc. acts as the Manager and the Portfolio Manager of the Funds and earns fees from the Funds for such services. Encasa has appointed Addenda Capital Inc. ("Addenda") as portfolio sub-adviser in respect of the Encasa Canadian Short-Term Bond Fund and the Encasa Canadian Bond Fund, and Genus Capital Management Inc. ("Genus") as portfolio sub-adviser in respect of the Encasa Equity Fund. National Bank Financial Inc. ("National Bank") through its National Bank Independent Network division has been appointed as registrar, transfer and fund accounting agent of the Funds. The Fees paid to Addenda, Genus and National Bank are paid by the Manager and not the Funds. Neither Addenda, Genus nor National Bank are related to the Manager.

### ***Principal Distributor***

Worldsource Financial Management Inc. ("Worldsource") is the principal distributor of the Funds. The fees paid to Worldsource are paid by the Manager and not the Funds. Worldsource is not related to the Manager.

### ***Trustee and Custodian***

Natcan Trust Company is the trustee and custodian of the Funds. Natcan Trust Company holds legal title to the property (the cash and securities) of the Funds on behalf of the Funds. The fees paid to Natcan Trust Company are paid by the Manager and not the Funds. Natcan Trust Company is not related to the Manager.

### ***Brokers and Dealers***

The Manager requires its portfolio sub-advisers to have in place appropriate compliance policies for Best Execution, Broker Selection and The Use of Client Brokerage Commissions.