

LON Mortgage 100/100 (P)



December 31, 2025

Canada Life segregated funds policy originally with London Life

A Canadian mortgage fund seeking to provide a high level of income while maintaining stability over the longer term.

Is this fund right for you?

- You want to protect your money from inflation while also protecting it from large swings in the market.
- You want to invest in mortgages on Canadian properties, diversified by both type and location.
- You're comfortable with a low level of risk.



Fund category
Canadian Short Term Fixed Income

Inception date
July 09, 2018

Management expense ratio (MER)*
-

Fund management
Canada Life Investment Management

How is the fund invested? (as of December 31, 2025)



Asset allocation (%)

| | |
|----------------------|------|
| Domestic Bonds | 10.3 |
| Cash and Equivalents | 7.3 |
| Other | 82.4 |



Geographic allocation (%)

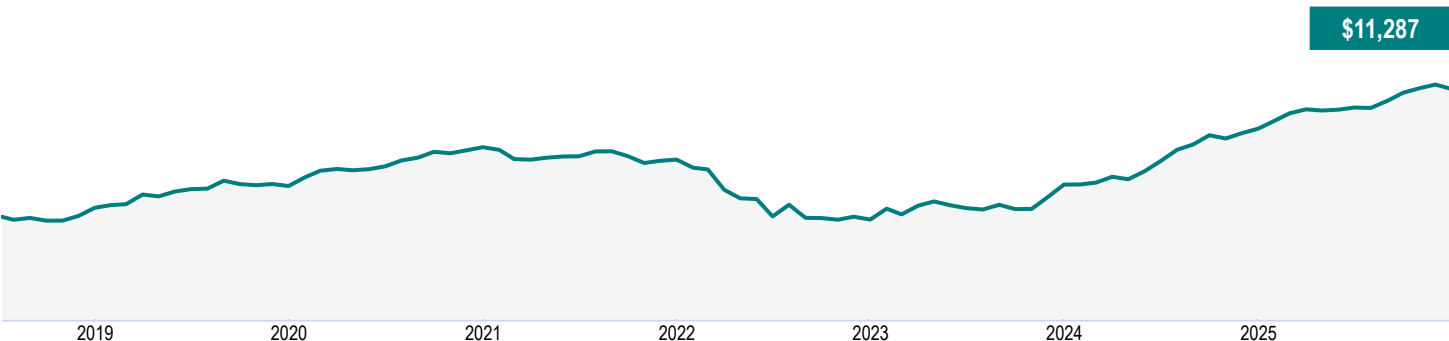
| | |
|--------|-------|
| Canada | 100.0 |
|--------|-------|



Sector allocation (%)

| | |
|--------------------------|------|
| Fixed Income | 92.7 |
| Cash and Cash Equivalent | 7.3 |

Growth of \$10,000 (since inception)



LON Mortgage 100/100 (P)

December 31, 2025

Fund details (as of December 31, 2025)

| Top holdings | % |
|----------------------------------|-------|
| Commercial (Retail & Office) | 32.0 |
| Industrial | 22.6 |
| Residential | 13.8 |
| Apartments | 13.2 |
| Bonds | 10.3 |
| Cash & Short Term | 7.3 |
| Other Mortgages | 0.8 |
| Total allocation in top holdings | 100.0 |

| Portfolio characteristics | |
|------------------------------|-------|
| Standard deviation | 1.75% |
| Dividend yield | - |
| Yield to maturity | - |
| Duration (years) | - |
| Coupon | - |
| Average credit rating | - |
| Average market cap (million) | - |

Net assets (million)

-

Price
\$11.29

Number of holdings
7

Minimum initial
investment
\$100,000

Fund codes
FEL – CLGU036I

Understanding returns

Annual compound returns (%)

| 1 MO | 3 MO | YTD | 1 YR | 3 YR | 5 YR | 10 YR | INCEPTION |
|-------|------|------|------|------|------|-------|-----------|
| -0.41 | 0.32 | 3.66 | 3.66 | 4.21 | 1.07 | - | 1.63 |

Calendar year returns (%)

| 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|------|------|------|-------|-------|------|------|------|
| 3.66 | 5.45 | 3.54 | -5.72 | -1.17 | 3.79 | 2.17 | - |

Range of returns over five years (August 01, 2018 - December 31, 2025)

| Best return | Best period end date | Worst return | Worst period end date | Average Return | % of periods with positive returns | Number of positive periods | Number of negative periods |
|-------------|----------------------|--------------|-----------------------|----------------|------------------------------------|----------------------------|----------------------------|
| 1.21% | Nov. 2025 | 0.21% | July 2023 | 0.76% | 100.00% | 30 | 0 |

Contact information

Customer
service centre

Toll free:
1-877-566-5433

Corporate website:
londonlife.com

LON Mortgage 100/100 (P)

December 31, 2025

*For Partner series and Preferred partner series an advisory and management services (AMS) fee, of between 0.50% and 1.25%, is negotiated between you and your advisor. The MER doesn't include this fee.

^Deferred Sales Charge (DSC) purchase option is not available for new contributions given regulatory bans that came into effect June 1, 2023. For certain policies where DSC is the only sales charge option available, new contributions may be accepted. Additional disclosure may be required.

†Soft capped - Contributions are no longer accepted to new investors., ‡Hard capped - Contributions are no longer accepted.

Distribution of the chart, history standard and short-term reports are not permitted without including the fund profile long-term report. Important information about London Life's segregated funds is found in the information folder, available from a Freedom 55 Financial representative. **Any amount that is allocated to a segregated fund is invested at the risk of the policyholder and may increase or decrease in value.** Reports produced using this web site are for information purposes only. London Life, Quadrus Investment Services Ltd., and their affiliates, representatives, and third party content providers do not warrant the accuracy, completeness, or timeliness of this website or any content, and shall not be responsible for investment decisions, damages, or other losses resulting from the use of this website or its content. The only true report on unit values is the periodic statement prepared and sent by London Life or Quadrus Investment Services Ltd. The indicated rates of return are annual compounded returns as of the date indicated and include changes in unit value and reinvestment of all distributions. The investment management fee has been deducted. Funds are available through a segregated funds policy issued by London Life. London Life and design are trademarks of London Life Insurance Company.

Financial information provided by Fundata Canada Inc.

©Fundata Canada Inc. All rights reserved.

