

AT A GLANCE

MARCH 31, 2022

- Construction and development mortgages in Canada
- Diversified by developer and development type
- Mortgage terms are 3 to 36 months
- Low to no correlation to bond and equity markets
- Liquidity is accommodated monthly with 30 days' notice
- \$224 MM AUM
- Current price: \$9.8042 (Series I)

MARKET & POOL UPDATE

The Capstone Mortgage Pool generates interest income for investors by providing construction financing to reputable Canadian developers known for quality projects and providing achievable business plans. The mortgages are secured against properties located within the provinces of Ontario and BC. Over the past 12 months, this portfolio achieved a return of 8.68% with excellent security.

The Canadian real estate market continues to be characterized by strong demand, very low housing supply, and low borrowing rates. However, over this past quarter we finally saw movement in the interest rate environment as the Bank of Canada (BOC) increased its overnight rate to 0.50%. The big banks quickly followed suit by adjusting their prime lending rate from 2.45% to 2.70%. At the time of this commentary's writing, the BOC had increased rates again - in early April to 1% - and the bank prime lending rate increased to 3.20%. With Canadian inflation reaching 6.7% in March, all expectations are for aggressive interest rate hikes at the next BOC meeting scheduled for June 1st, and further hikes at the four meetings thereafter. It would be no surprise if the BOC rate ends up at 2.5%, or even higher, by the end of 2022.

While historic low borrowing rates over the past couple of years have accelerated the rapid growth of home prices right across the country, the interest rate adjustments helped to calm housing activity in March, and it may be that the home sales and sky-high prices peaked in February 2022. According to the Canadian Real Estate Association, March 2022 saw a 5.4% decrease in sales compared with February, and a 16.3% decrease compared to the previous year's record high sales in March 2021. However, more time is needed to determine if this decline is a trend or just a short-term adjustment.

Higher interest rates and additional changes in fiscal policy may be what Canada needs to bring the market back into balance. However, it is our opinion that until the housing supply shortage is tackled, the affordability and accessibility will not be properly addressed. That said, new construction development projects abound and the pipeline for this mortgage portfolio remains robust. Additionally, there is ever increasing pressure from municipalities and provinces alike to collaborate on improving the approval process and associated timelines to counteract the stark reality of real estate shortages in their regions.

A notable allocation change in this portfolio over this last quarter is the inclusion of the Pool's first mortgage located in BC. This mortgage has notably diversified our lending outside of Ontario helping mitigate the Pool's geographic risk exposure. Managing portfolio risk in a changing environment is a key priority for Capstone, and as such, we have focused on executing a stringent due diligence process when evaluating new opportunities to ensure excellent portfolio security. For this next year, the Capstone Mortgage Pool continues to target its historic average return of 9%.

This is not an offer to sell securities. The Subscription Documents and Information Memorandum should be read carefully as they contain important facts about risks, liquidity, fees, and expenses. Past performance may not be repeated.

PERFORMANCE

Performance figures are those of Series I units as of December 31, 2021. Performance is annualized for periods longer than one year. Series I units do not include Management Fees.



1 MO.	3 MO.	6 MO.	1 YR.	3 YR.	5 YR.	INCEPTION*
0.65%	1.95%	4.29%	8.68%	9.19%	8.56%	9.07%

* Annualized as of first trade date April 30, 2012