

QUARTERLY INVESTMENT REPORT

For The Period Ended September 30, 2021

Innisfil Prudent Investor Portfolio

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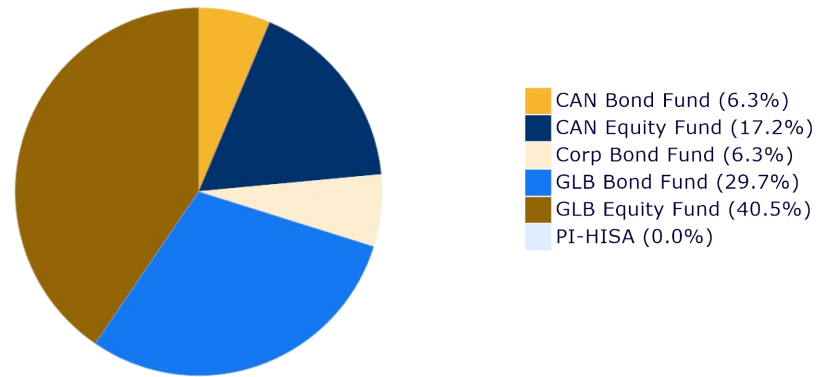
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Innisfil Prudent Investor Portfolio
Executive Summary for the Quarter Ended September 30, 2021

	Time-Weighted Rate of Return in CAD for Consolidated Holdings						Since Inception	Inception Date
	Quarter	Year to date	1 Year	2 Years	3 Years	5 Years		
Consolidated Portfolio Returns	1.4%	8.0%	12.6%	-	-	-	12.7%	07/02/2020

Overall Asset Allocation



Consolidated Portfolio Activity for Quarter

Portfolio	Starting Balance	Contribution	Withdrawals	Change in Market Value	Income	Ending Balance
CAN Bond Fund	981,171.37	750,000.00	-	(9,472.86)	7,776.37	1,729,474.88
CAN Equity Fund	3,283,992.82	1,500,000.00	-	(89,788.08)	-	4,694,204.74
Corp Bond Fund	982,824.38	750,000.00	-	(18,860.35)	8,263.75	1,722,227.78
GLB Bond Fund	4,594,467.52	3,501,692.78	-	5,304.86	10,273.13	8,111,738.29
GLB Equity Fund	7,329,816.83	3,500,000.00	-	225,493.05	-	11,055,309.88
PI-HISA	244.24	-	-	-	0.44	244.68
Total	17,172,517.16	10,001,692.78	0.00	112,676.62	26,313.69	27,313,200.25

Innisfil Prudent Investor Portfolio
Performance History At
September 30, 2021

Performance by Fund

	% Annualized Returns							Since Inception	Inception Date
	Quarter	Year to Date	1 Year	2 Years	3 Years	4 Years	5 Years		
One High Interest Savings Account	0.1	0.3	0.5	-	-	-	-	0.4	07/02/2020
ONE Canadian Equity Fund	-2.2	13.2	25.9	-	-	-	-	25.5	07/02/2020
ONE Global Equity Fund	3.9	13.2	16.9	-	-	-	-	16.4	07/02/2020
ONE Canadian Corporate Bond Fund	-0.3	-2.8	-2.2	-	-	-	-	-1.2	07/02/2020
ONE Canadian Government Bond Fund	0.0	-1.0	-0.6	-	-	-	-	0.1	07/02/2020
ONE Global Bond Fund	0.4	0.2	3.1	-	-	-	-	4.0	07/02/2020

Performance by Outcome

	% Annualized Returns							Since Inception	Inception Date
	Quarter	Year to Date	1 Year	2 Years	3 Years	4 Years	5 Years		
Contingency Outcome	1.4	7.9	12.6	-	-	-	-	12.6	07/02/2020
Cash Outcome	0.1	0.3	0.5	-	-	-	-	0.4	07/02/2020
Target Date 5-10 Year Outcome	-	-	-	-	-	-	-	-1.1	07/21/2021

QUARTERLY REVIEW

The global economic recovery continued during the third quarter, despite some turbulence, as lockdown restrictions continued to be scaled back and more vaccines were administered. A wave of infection from the more contagious Delta variant of COVID-19 has weighed on supply chains globally. These supply chain bottlenecks, including a shortage of labour and rising input costs have forced companies to adjust production and raise prices. This has led to elevated indicators of inflation in recent months. While it is not clear that this higher level of inflation will be sustained, many are concerned that the elevated inflation will prompt the Bank of Canada to start raising interest rates. This theme weighed on markets late in the quarter.

The Canadian equity market had slightly positive returns in the quarter as strength in August and July were mostly offset by weakness in September. The ONE Canadian Equity Fund's performance lagged its benchmark producing returns of -2.2% in the quarter. In the quarter, the Fund benefitted from light exposure to the materials sector, which was down over 5% in the quarter, but it was negatively impacted by heavy exposure to the Consumer Staples sector which saw declines of over 6%. This quarter's modest weakness in returns comes on the back strong performance over the last year which has produced returns of 25.8% over the last 12 months.

The uncertainty associated with both timing and pace of the economic recovery has influenced portfolio positioning by the manager. The Fund remains balanced across defensive and pro-cyclical exposures and uses a 'growth at reasonable price' investment style, that seeks companies with above average growth and quality.

QUARTERLY REVIEW

After five consecutive quarters of strong gains, global equity markets delivered a much more muted return in the third quarter. Strong performance over the summer months was reversed in September as concerns about slowing growth, supply chain bottlenecks, rising inflation, and the potential for the central bank to raise interest rates weighed on equity markets globally. The ONE Global Equity Fund had returns of almost 4% in a period where global equity returns were about 1%. This brings the returns over the last 12 months in the Global Equity Fund to about 17%.

Security selection by the investment manager had a meaningful contribution to performance in the quarter. In particular, holdings in the Information Technology, Financial Services and Industrial sectors had a strong positive impact on performance. As the widespread optimism in equity markets over the past year gave way to more caution, the portfolio outperformed its benchmark as many higher-quality companies tended to perform well. The manager's investments style, which focuses on fundamentals and investment quality, was well rewarded in the quarter.

The Fund's lack of exposure to Chinese market was a positive factor affecting performance. In an effort to address issues of social stability, the Chinese government has been increasing regulatory pressure on a number of industries, which has weighed on the performance of Chinese related equities in recent months.

The translation of returns denominated in foreign currencies back to Canadian dollars terms had a positive impact on performance. In the quarter, the US dollar strengthened vs. the Canadian dollar by more than 2%. This currency translation issue added over 1% to the overall returns of the Global Equity Fund. The manager does not use foreign currency hedges in the management of the Fund.

QUARTERLY REVIEW

The economic backdrop continued to be positive in the third quarter with the economic momentum being sustained after the post pandemic recovery. But the recovery continues to be uneven with supply chain bottlenecks disrupting production in certain industries, while Covid and the Delta variant continue to be disruptive to labour markets and economic activity to varying degrees across the globe.

Increasingly inflation related concerns have become a focus for the market as many measures of inflation have spiked in recent months. There is concern that if this higher rate of inflation is sustained, that central banks will need to intervene by raising rates in response. Global Central banks seem to have been focused on 'tapering' the monetary accommodation that was provided in the wake of the global pandemic outbreak, without making changes to their policy interest rates. The headline inflation numbers have raised concern that central banks will need to start raising interest rates.

Bond yields increased slightly during the quarter, with credit spreads remaining fairly stable. This led to stronger performance from corporate bonds relative to sovereign bonds. Rising bond yields were a headwind for performance, especially for the ONE Canadian Corporate Bond Fund, which is more sensitive to changes in interest rates, leading to negative performance in the quarter of 0.3%.

The ONE Global Bond Fund performed well in the quarter despite higher bond yields, generating returns of 0.4%. Performance benefitted from exposure to high yield bonds, which performed better than the broader bond market in the quarter. The ONE Global Bond Fund does not presently have exposure to Chinese high yield bonds, which sold off sharply in the quarter amidst solvency concerns of a major Chinese real estate company. This allocation choice within the high yield bonds helped performance.

Innisfil Prudent Investor Portfolio
Consolidated Portfolio Holdings in CAD
As of September 30, 2021

Security	Quantity	Unit Cost	Book Value	Price	Market Value	% Weight
PI-HISA	244.680	1.00	244.68	1.00	244.68	0.00%
CAN Equity Fund	3,612.283	1,102.01	3,980,777.21	1,299.51	4,694,204.74	17.19%
GLB Equity Fund	9,475.645	1,059.55	10,039,928.37	1,166.70	11,055,309.88	40.48%
Corp Bond Fund	1,792.523	987.78	1,770,635.76	960.78	1,722,227.78	6.31%
CAN Bond Fund	1,768.306	992.80	1,755,584.91	978.04	1,729,474.88	6.33%
GLB Bond Fund	8,065.749	1,004.16	8,099,368.23	1,005.70	8,111,738.29	29.70%
					27,313,200.25	100.00%

Innisfil Prudent Investor Portfolio
Holdings by Account
At September 30, 2021

Account Name: Innisfil - Contingency Outcome
Account Number: 570050070

For the Quarter Ending
September 30, 2021

Holdings	Quantity	Unit Cost	Book Value	Price	Market Value	Weight	Market Value Gain (Loss)	Income Received
Corp Bond Fund	1,020.43	996.70	1,017,076.35	960.78	980,418.79	5.6%	(7,109.93)	4,704.34
CAN Equity Fund	2,472.99	1,003.14	2,480,777.21	1,299.51	3,213,681.23	18.4%	(70,311.59)	0.00
CAN Bond Fund	1,003.33	998.88	1,002,220.85	978.04	981,303.24	5.6%	(4,280.44)	4,412.31
GLB Bond Fund	4,591.92	1,000.65	4,594,943.71	1,005.70	4,618,105.23	26.5%	16,096.32	5,848.61
GLB Equity Fund	6,532.94	1,001.06	6,539,928.37	1,166.70	7,622,037.38	43.7%	292,220.55	0.00
			15,634,946.49		17,415,545.87	100.0%	226,614.91	14,965.26

Innisfil Prudent Investor Portfolio
Performance History
At September 30, 2021

% Annualized Returns

	Quarter	Year to Date	1 Year	2 Years	3 Years	4 Years	5 Years	Since Inception	Inception Date
Return Net of Fees	1.4	7.9	12.6	-	-	-	-	12.6	07/02/2020

% Calendar Year Returns

	2020	2019	2018	2017	2016
Return Net of Fees	-	-	-	-	-

Innisfil Prudent Investor Portfolio
Holdings by Account
At September 30, 2021

Account Name: Innisfil - Cash Outcome
Account Number: 9021979418

For the Quarter Ending
September 30, 2021

Holdings	Quantity	Unit Cost	Book Value	Price	Market Value	Weight	Market Value Gain (Loss)	Income Received
PI-HISA	244.68	1.00	244.68	1.00	244.68	100.0%	0.00	0.44
			<u>244.68</u>		<u>244.68</u>	100.0%	0.00	0.44

Innisfil Prudent Investor Portfolio
Performance History
At September 30, 2021

% Annualized Returns

	Quarter	Year to Date	1 Year	2 Years	3 Years	4 Years	5 Years	Since Inception	Inception Date
Return Net of Fees	0.1	0.3	0.5	-	-	-	-	0.4	07/02/2020

% Calendar Year Returns

	2020	2019	2018	2017	2016
Return Net of Fees	-	-	-	-	-

Innisfil Prudent Investor Portfolio
Holdings by Account
At September 30, 2021

Account Name: Innisfil - Target Date 5 to 10 Year Outcome
Account Number: 570050385

For the Quarter Ending
September 30, 2021

Holdings	Quantity	Unit Cost	Book Value	Price	Market Value	Weight	Market Value Gain (Loss)	Income Received
Corp Bond Fund	772.08	976.00	753,559.41	960.78	741,808.99	7.4%	(11,750.19)	3,559.41
CAN Equity Fund	1,139.29	1,316.60	1,500,000.00	1,299.51	1,480,523.51	14.9%	(19,477.11)	0.00
CAN Bond Fund	764.97	984.82	753,364.06	978.04	748,171.64	7.5%	(5,192.02)	3,364.06
GLB Bond Fund	3,473.82	1,008.80	3,504,424.52	1,005.70	3,493,633.06	35.3%	(10,791.05)	4,424.52
GLB Equity Fund	2,942.70	1,189.38	3,500,000.00	1,166.70	3,433,272.50	34.6%	(66,727.22)	0.00
			10,011,347.99		9,897,409.70	100.0%	(113,937.59)	11,347.99

Innisfil Prudent Investor Portfolio
Performance History
At September 30, 2021

% Annualized Returns

	Quarter	Year to Date	1 Year	2 Years	3 Years	4 Years	5 Years	Since Inception	Inception Date
Return Net of Fees	-	-	-	-	-	-	-	-1.0	07/21/2021

% Calendar Year Returns

	2020	2019	2018	2017	2016
Return Net of Fees	-	-	-	-	-

Innisfil Prudent Investor Portfolio
Transaction Summary for the Quarter Ended September 30, 2021

TRANSACTION SUMMARY

Account Name: Innisfil - Contingency Outcome
Account Number: 570050070

TRANSACTION TYPE	SECURITY	TRADE DATE	SETTLEMENT DATE	QUANTITY	TRADE AMOUNT (CAD)
Buy	GLB Bond Fund	08/16/2021	08/16/2021	1.67	1,692.78
Reinvested Distributions	CAN Bond Fund	09/30/2021	09/30/2021	4.51	4,412.31
Reinvested Distributions	Corp Bond Fund	09/30/2021	09/30/2021	4.89	4,704.34
Reinvested Distributions	GLB Bond Fund	09/30/2021	09/30/2021	5.81	5,848.61

Innisfil Prudent Investor Portfolio
Transaction Summary for the Quarter Ended September 30, 2021

TRANSACTION SUMMARY

Account Name: Innisfil - Cash Outcome

Account Number: 9021979418

TRANSACTION TYPE	SECURITY	TRADE DATE	SETTLEMENT DATE	QUANTITY	TRADE AMOUNT (CAD)
Reinvested Interest	PI-HISA	07/06/2021	07/06/2021	0.14	0.14
Reinvested Interest	PI-HISA	08/05/2021	08/05/2021	0.15	0.15
Reinvested Interest	PI-HISA	09/03/2021	09/03/2021	0.15	0.15

Innisfil Prudent Investor Portfolio
Transaction Summary for the Quarter Ended September 30, 2021

TRANSACTION SUMMARY

Account Name: Innisfil - Target Date 5 to 10 Year Outcome

Account Number: 570050385

TRANSACTION TYPE	SECURITY	TRADE DATE	SETTLEMENT DATE	QUANTITY	TRADE AMOUNT (CAD)
Buy	CAN Bond Fund	08/04/2021	08/04/2021	761.53	750,000.00
Buy	Corp Bond Fund	08/04/2021	08/04/2021	768.38	750,000.00
Buy	GLB Bond Fund	08/04/2021	08/04/2021	3,469.42	3,500,000.00
Buy	CAN Equity Fund	08/04/2021	08/04/2021	1,139.29	1,500,000.00
Buy	GLB Equity Fund	08/04/2021	08/04/2021	2,942.70	3,500,000.00
Reinvested Distributions	CAN Bond Fund	09/30/2021	09/30/2021	3.44	3,364.06
Reinvested Distributions	Corp Bond Fund	09/30/2021	09/30/2021	3.70	3,559.41
Reinvested Distributions	GLB Bond Fund	09/30/2021	09/30/2021	4.39	4,424.52

**Innisfil Prudent Investor Portfolio
COMPLIANCE CERTIFICATE
September 30, 2021**

In accordance with the terms of section 8.02 of the ONEJIB Agreement dated as of July 2, 2020 (the "ONE JIB Agreement") ONE Investment confirms as follows:

With respect to the quarter ended September 30, 2021 to the best of the knowledge and belief of ONE Investment, all assets of the Participating Municipality under the management and control of ONE JIB pursuant to the ONE JIB Agreement have been invested and are held in accordance with the terms of the ONE JIB Agreement, and in a manner consistent with the IPS and the Investment Plan of the Participating Municipality.

A handwritten signature in black ink that reads "Keith Taylor".

Keith Taylor, Chief Investment Officer, ONE Investment
On the behalf of the ONE Joint Investment Board

APPENDIX

ONE JIB - Outcome Framework - Target Allocations

Outcome							<u>Allocation</u>			
	HISA	Canadian Equity Fund	Global Equity Fund	Canadian Government Bond Fund	Canadian Corporate Bond Fund	Global Bond Fund	Equity	Fixed Income	Cash	Total
Cash	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%			100.0%	100%
Stable Return	10.0%	9.0%	21.0%	9.0%	9.0%	42.0%	30.0%	60.0%	10.0%	100%
Contingency	0.0%	18.0%	42.0%	6.0%	6.0%	28.0%	60.0%	40.0%		100%
Asset Management	0.0%	27.0%	63.0%	1.5%	1.5%	7.0%	90.0%	10.0%		100%
Target Date 3-5	20.0%	3.0%	7.0%	10.5%	10.5%	49.0%	10.0%	70.0%	20.0%	100%
Target Date 5-10	0.0%	15.0%	35.0%	7.5%	7.5%	35.0%	50.0%	50.0%		100%
Target Date 10+	0.0%	22.5%	52.5%	3.75%	3.75%	17.5%	75.0%	25.0%		100%

ONE JIB - Outcome Framework - Defined

Outcome Category	Outcome Strategy	Objective	Risk Tolerance, Liquidity	Investment Horizon	Allocation		
					Equity	Fixed Income	Cash
Cash	Cash	Preservation of Capital	Low risk; high liquidity	< 3 years			100%
Stable Return	Stable Return	Income generation: To generate returns to fund recurring needs	Moderate risk with emphasis on growth and stable returns, regular liquidity	> 5 years (Perpetual)	30%	60%	10%
Contingency	Contingency	Contributions for unexpected and infrequent events	Higher risk, emphasis on longer-term capital growth with some liquidity	> 5 years (Perpetual)	60%	40%	
	Asset mgt reserves	Contributions to generate returns to fund asset management reserves	Higher risk, emphasis on longer-term capital growth; low liquidity	> 10 years (Perpetual)	90%	10%	
Target Date	Target Date 3-5 yrs.	Preservation of capital	Low risk; high liquidity	3 - 5 years	10%	70%	20%
	Target Date 5-10 yrs.	Contributions toward capital projects, mitigate inflation impacts and meet target funding requirements	Moderate risk, liquid	5 - 10 years	50%	50%	
	Target Date 10+ yrs.	Contributions toward capital projects, mitigate inflation impacts and meet target funding requirements	Higher risk, emphasis on long term inflation-adjusted growth	> 10 years	75%	25%	

Glossary and Definitions for Quarterly Reports

Account

ONE Investment clients have one or more custodial accounts. All Prudent Investor Funds will be administered with ONE Investment's custodian, CIBC Mellon. Unlike Legal List accounts, MNRI invested in the ONE Investment Prudent Investor Funds will be under the control of the ONE Joint Investment Board. In most cases, the Prudent Investor clients will have multiple accounts with the custodian, with the account structure based on the investment outcomes assigned to each client. This will allow reporting to the municipal client based on the investment outcome framework.

Annual and Annualized Returns: please see Returns below.

Asset Allocation

Asset allocation is the single biggest driver of fund returns and should be set taking into account municipal risk tolerance. Also known as asset mix, it is the combination of asset classes in a fund and is normally shown as the percentage weights in each. Example asset classes are money market, Canadian bonds, global bonds, Canadian stocks and global stocks. Each of the ONE JIB Outcomes has an associated asset allocation that is designed to be appropriate for the intended investment Outcome.

Asset Mix: See Asset allocation.

Benchmark

The Benchmark is the standard against which investors compare their portfolio returns to understand its performance. Benchmark can be set either at the asset class level or for the overall portfolio. At the asset class level, benchmarks are usually chosen to represent the entire market; active managers seek to outperform their benchmarks by at least the amount of fees they charge.

For example, a typical benchmark for Canadian stocks is the S&P/TSX Composite Index which is calculated by Standard and Poor's (S&P) and for Canadian money market, the typical benchmark is the FTSE 182-Day Treasury Bill Index from the Financial Times Stock Exchange Group (FTSE). For a portfolio that aims to have risk halfway between these two asset classes, the total portfolio benchmark might be 50% S&P/TSX Composite Index and 50% FTSE 182-Day Treasury Bill Index.

Benchmark returns are always time weighted. (See Returns below for more detail on time weighted returns)

Blended Benchmark

A blended benchmark is a benchmark that is constructed from two or more underlying benchmarks. The weights of each underlying benchmark used in a blended benchmark remain constant over time.

Canadian Corporate Bond Fund

The ONE Investment Canadian Corporate Bond Fund holds short and mid-term Canadian bonds managed by MFS. Based on the benchmark duration at June 30, 2020, the permitted duration range for the Fund is 4.5 to 7.51 years. MFS aims to outperform the benchmark, which is:

- 48% FTSE Canada Universe All Government Bond Index +
- 40% FTSE Canada Short-Term Corporate A Index +
- 10% FTSE Canada Universe Corporate AAA/AA Index +
- 2% FTSE Canada 91-Day Treasury Bill Index.

Canadian Equity Fund

The ONE Canadian Equity Fund holds Canadian stocks managed by Guardian Capital. Guardian aims for below-market risk, achieved with a ONE-imposed constraint on the weight of Material and Energy sectors because of the expected above-market volatility of these sectors.

Canadian Government Bond Fund

This ONE Government Canadian Bond Fund holds short-term Canadian bonds managed by MFS. Based on the benchmark duration at June 30, 2020, the permitted duration range for the Bond Fund is 1.73 to 3.73 years. MFS aims to outperform the benchmark, which is:

- 95% FTSE Canada Short-Term Government Bond Index +
- 5% FTSE Canada 91-Day Treasury Bill Index.

Book Value

Book value is the Unit Cost of each holding multiplied by the number of units. It represents the amount originally paid to invest in the holding and takes into account all contributions and withdrawals.

CAD

This is a short form for “Canadian dollars”. Although the outcomes have exposure to foreign securities, all returns in the report reflect Canadian dollar-based returns. Foreign holdings will be impacted by movements in foreign currencies which may impact investment returns. This impact can be reduced by currency hedging strategies. The global equity exposure does not hedge currency exposure, but the global bond exposure may use hedging. The degree to which global bond exposure is hedged back to the Canadian dollar may vary and will reflect the currency hedging strategy of the external manager.

Consolidated Holdings

Consolidated holdings are the aggregate value of all investments with ONE Investment. Consolidated holdings detailed in this report only reflect MNRI balances invested in ONE Investment's Prudent Investor Funds and HISA balances under the control of the ONE JIB. In certain cases, clients may hold ONE Investment Legal List portfolios or HISA which will not be reflected in consolidated holdings in this report. Additionally, 'in-kind' securities pledged to the ONE JIB will not be reflected in this report.

Discounts

Certain fee discounts apply for investors in the ONE Investment Prudent Investor offering. These discounts include a 4bps discount that applies to AUM of Founding Members, and 'tier discounts' that apply for any investors with balances in excess of certain thresholds. These discounts would not apply to HISA balances but would apply to balances in Legal List portfolios (if applicable). Discounts will be rebated to the municipalities on a quarterly basis. These discounts are not taken into consideration in the performance details in this investment report.

Distribution: a payment of interest or dividends made by ONE Investment from a portfolio. Distributions are automatically reinvested.

Duration

This statistic applies to bonds and is similar in concept to term to maturity. The difference is that duration also takes into account the size and timing of interest payments. A bond with higher coupon payments will have a shorter duration than one with the same term to maturity and lower coupon payments: the reason is that the higher-coupon bond receives more of its return earlier. The higher the duration of a bond, the higher its sensitivity to interest rate movements.

Fees

Fees include all expenses involved in managing the fund: external investment manager fees, custody costs, ONE Investment's costs and administrative costs.

Global Bond Fund

The ONE Global Bond Fund is an unconstrained global bond mandate managed by Manulife Asset Management. The unconstrained nature of the mandate means that the fund will contain a mix of global government, corporate and securitized debt, including emerging markets and high-yield securities. The mandate is not constrained by sector or currency. Manulife aims to outperform the benchmark, which is Bloomberg Barclays Multiverse Index Unhedged.

Global Equity Fund

The ONE Global Equity Fund holds Global stocks managed by Mawer Investment Management. Mawer aims to outperform the benchmark, which is MSCI All Country World Index (ACWI). This mandate invests in both emerging and developed markets. Manager will allocate capital to the best global opportunities, which may include both large and small capitalization companies. This mandate is intended to be a broadly diversified portfolio of wealth-creating companies bought at discounts to their intrinsic values that typically employ a long-term holding period.

High Interest Savings Account (HISA)

This bank account is provided by CIBC. Its very short-term nature precludes it from being considered an investment. Interest income from HISA will be reflected only in the executive summary page as will a list of HISA transitions. As the HISA product is a demand deposit, its value of his does not fluctuate daily. In this way it differs from the ONE Investment fund whose price change in response to changes in the value of underlying investments. Returns for individual accounts holding HISA will not be presented in the report beyond what is disclosed in the executive summary. HISA balances held in the Prudent Investor Offering reflect MNRI and will be under the control of the ONE JIB.

Holdings: the ONE Investment funds or HISA Balances held in client accounts.

Inception Date

The inception is the first date that an investment was made. For each account, this will be the first time funds were transferred in; for funds offered by ONE Investment, it is the date the funds started. For ONE JIB Founders, the Inception date is July 2, 2020.

Income

Income is a cash flow generated by an investment and normally includes interest on bonds and dividends on stocks. It is differentiated from capital gains, which also contribute to returns, but which are not considered income.

Investment Manager

Investment managers are external firms hired by ONE Investment to create funds to our specifications. These are MFS Investment Management Canada for Canadian fixed income, Manulife Asset Management for global fixed income, Guardian Capital Group Ltd for Canadian equity, and Mawer Investment Management Ltd for global equity.

Market Value

The value of an investment at current market prices, calculated by multiplying the Price (defined below) by the number of units held.

ONE Joint Investment Board (ONE JIB)

The joint board established by founding municipalities as a municipal services board under section 202 of the Act as required under Part II of the Regulation, and is the duly appointed Joint Investment Board for the municipality, as constituted from time to time and acting pursuant to the Terms of Reference set out in the ONE JIB Agreement.

Outcome

Outcome means, in the context of the Investment Plan, the same thing as ‘solution’. Investment Outcomes are a set of investment allocations with varying risk/return characteristics. The Outcomes assigned to each municipal investor are intended to reflect the needs and circumstances of the municipality. ONE JIB has five pre-defined basic outcomes:

Cash: The Cash Outcome is designed for investments with a time horizon of less than 3 years. Preservation of capital and liquidity are the highest priorities. Investments allocated to this outcome are expected to be transferred back to the care and control of the municipal treasurer when the funds are reclassified as MRI.

Contingency: The Contingency outcome is designed for investing contingency reserves. The funds in this outcome may be drawn upon to meet unexpected needs and infrequent events. The investment horizon for this outcome is typically greater than 5 years, with an emphasis placed on long-term growth and preservation of purchasing power is a key consideration.

Asset Management Reserves: The Asset Management Reserve Outcome is specifically designed for very long investment horizons with a well-defined purpose. Allocations to this Outcome are intended to generate returns to help fund asset management objectives. The long-term nature of asset management reserves allows this Outcome to emphasize long-term growth.

Stable Return: The Stable Return Outcome is designed to provide an annual income while preserving the value of the principal investment. The principal amount is often invested in perpetuity with no intent to withdraw for the foreseeable future. This outcome is frequently used by municipalities looking to replace the income stream of a utility that has been sold, with some or all proceeds of the sale acting as the principal.

Target Date: The Target Date Outcomes are designed for contributions toward planned capital projects. There are three target date designs for different time horizons: 3 to 5 years; 5 to 10 years; and greater than 10 years. For capital projects in the 3-to-5-year range, preservation of capital is prioritized. For projects in the 5-to-10-year range, emphasis is placed on inflation mitigation and meeting target funding requirements. For projects in the greater-than-10-year range, emphasis is placed on longer-term inflation adjusted growth.

Price

The price of ONE funds is the unit price at a point in time, also known as the net asset value, which is calculated daily by CIBC Mellon. This price takes into account the last traded prices of all securities held by the manager, the bid/ask spread where no recent trade is available and a daily accrual for all fees including investment management and administration.

Prudent Investor Standard

The standard requiring ONE JIB, when investing money under section 418.1 of the Act, to exercise the care, skill, diligence and judgement that a prudent investor would exercise in making such an investment but does not restrict the securities in which a municipality can invest. The Prudent Investor standard applies to the entire portfolio of Long-Term Funds under control of ONE JIB rather than to individual securities.

Quality

This statistic refers to the creditworthiness of bonds based on ratings provided by bond rating agencies such as S&P, DBRS, Fitch and Moody's. The highest quality bonds are rated AAA and range down from there to AA, A and BBB, all of which are investment grade ratings. Ratings below BBB are considered high yield. The lower a credit rating, the higher a bond's yield to maturity and commensurate risk of default on interest payments or principal. The credit rating on an entire fund is calculated as a weighted average.

Realized and Unrealized Gains

Capital gains reflect the movement in the Price of investments as they rise over time relative to their average Unit Cost. Negative gains are losses, meaning that the Price of the units in the account is lower than the average Price paid for them (Unit Cost). Because gains / losses are calculated based on net asset values, they are diminished by the amount of fees. (Please see Fees, Price and Unit Cost.)

- **Unrealized gains** exist "on paper" until the investment is sold in return for cash, at which point they become realized.
- **Realized gains** are generated by withdrawals from accounts during the time period in question based on the unit Price compared to the Unit Cost.

Returns

Returns measure the percentage increment in value generated by investments over a period of time. Unless otherwise noted, time-weighted total returns are reported here, which include all forms of income and capital gains. There are different aspects to return calculations explained below.

- **Annual return:** reflects the total return generated by investments in the specified year any between January 1 to December 31.
- **Annualized return:** the total return generated by investments in periods greater than one year. Annualized returns are the geometric average over a multi-year period, meaning they represent the compound return. For periods of one year or less, the actual return is shown without the effect of compounding.

- Returns in this report are calculated net of fees based on the Prices of the ONE Investment funds. These are calculated daily by CIBC Mellon and take into account all fees and costs associated with managing the fund.
- Return details in this report do not account for fee discounts that may apply for some Prudent Investor clients.
- Time-weighted returns: returns in this report are time-weighted in order for them to be compared to the benchmarks. Time-weighted returns are calculated in a way that excludes the effect of the timing of contributions and withdrawals (cash flows) from the fund. (To capture the effect of cash flows and measure their impact on returns, investors would instead need use dollar-weighted return calculations.)

Unit Cost: the weighted average Price paid for all the Fund units held in the account and reflects the impact of units bought and sold over time.

Unrealized Gains: Please see Realized and Unrealized Gains

Value Added: The return generated by an investment manager above (or below, if negative) the benchmark.

Year to Date: The time period beginning January 1 and ending at the most recent quarter end.

Calculation notes and disclosures

Certain numbers displayed in this report have been rounded up or down. There may therefore be discrepancies between the actual totals of the individual amounts in the tables and the totals shown. All percentage changes and key figures were calculated using the underlying data.

The column labeled "Change in Market Value" in the quarterly report is inclusive of unrealized capital gains in the period and reinvested capital gains distributions. Capital gain distributions only occur in the fourth quarter of the calendar year. The details of distributions are elaborated in greater detail in the year-end supplemental report.

Investment commentaries included in this reporting package were based on reports provided by the external managers. The text may reflect wording directly from the external managers and may also include interpretations and analysis provided by ONE Investments staff.