



QUARTERLY INVESTMENT REPORT

For The Period Ended December 31, 2020

Innisfil Prudent Investor Portfolio

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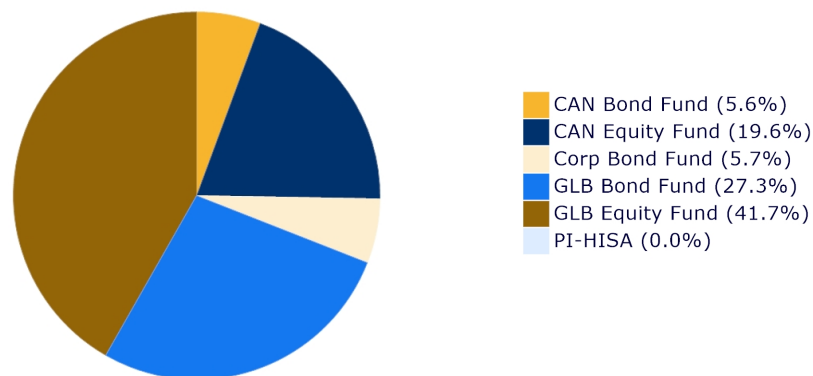
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Innisfil Prudent Investor Portfolio
Executive Summary for the Quarter Ended December 31, 2020

	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	4.2%	-	-	-	-	-	7.4%	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	906,645.51	-	-	(1,742.97)	4,964.69	909,867.23
CAN Equity Fund	2,848,948.56	-	-	249,261.71	67,782.17	3,165,992.44
Corp Bond Fund	906,920.29	-	-	(305.11)	5,855.54	912,470.72
GLB Bond Fund	4,277,572.78	-	-	73,758.65	51,564.82	4,402,896.25
GLB Equity Fund	6,518,895.32	-	-	162,451.76	49,440.60	6,730,787.68
PI-HISA	243.35	-	-	-	0.55	243.90
Total	15,459,225.81	0.00	0.00	483,424.04	179,608.37	16,122,258.22

**Innisfil Prudent Investor Portfolio
Performance History At
December 31, 2020**

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	0.2	-	-	-	-	-	-	0.2	07/02/2020
ONE Canadian Equity Fund	11.1	-	-	-	-	-	-	17.2	07/02/2020
ONE Global Equity Fund	3.2	-	-	-	-	-	-	6.8	07/02/2020
ONE Canadian Corporate Bond Fund	0.6	-	-	-	-	-	-	1.3	07/02/2020
ONE Canadian Government Bond Fund	0.3	-	-	-	-	-	-	1.0	07/02/2020
ONE Global Bond Fund	2.9	-	-	-	-	-	-	4.7	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	4.2	-	-	-	-	-	-	7.4	07/02/2020
Cash Outcome	0.2	-	-	-	-	-	-	0.2	07/02/2020

QUARTERLY REVIEW

A tumultuous year was capped off with an eventful quarter, the most significant event coming in the form of positive COVID-19 vaccine data. The vaccine news, coupled with resilient macroeconomic indicators, led to a rally in stocks and certain commodity prices with investors looking past COVID-19 infections rates and lockdown measures. Stock markets witnessed a large rotation away from growth and technology companies, which had led markets all year, preferring value names and cyclical industries, which had been laggards.

Canadian equities had strong performance in the quarter with the market up about 9%. Security selection had a strong positive impact, allowing the Fund to outperform the market. One key driver was the exposure to the consumer discretionary sector where the manager had a large overweight exposure achieved primarily via exposure to two stocks, Magna International and Gildan Activewear. These two stocks had stellar performance, up 48.9% and 36.6% in the quarter, which significantly impacted overall Fund performance. The sectors with weaker performance included the materials and consumer staples sectors. Having light exposure to the materials sector mitigated some of the downside, while good security selection within the consumer staples sector also helped. The financials sector, which is the largest segment of the Canadian equity market, performed very well in the quarter. The manager had relatively light exposure to the financials sector, which meant that the Fund only partially captured the strength in this sector.

The coming year is likely to be a year where lingering virus concerns (caution) will be pitted against the likelihood of re-opening as the vaccine rolls out (rational optimism). As capex levels rise in conjunction with economic recovery, we will likely see inflation, but flag an awareness that growth and inflation could surprise, putting upward pressure on interest rates. Policy makers' response is key to the recovery and there is indication that policy decisions will remain supportive for the economy and financial markets. The Fund remains balanced across defensive and pro-cyclical exposures, with a strong quality bias.

QUARTERLY REVIEW

The ongoing global pandemic remains the key feature impacting the global economy and financial markets. Yet with many countries grappling with surging COVID-19 infections in the fourth quarter, investors propelled global stock markets to record highs. To a large extent, this renewed optimism relates to positive vaccine developments which offer the potential to restore a semblance of normality to daily life and allow economic reopening. The financial markets seem to have looked past peaking Covid-19 infections. Households, that have reduced spending during the pandemic, have the potential to unleash pent-up demand as restrictions are gradually lifted. These improving prospects and promise of continued support from governments and central banks globally helped buoy equity markets during the quarter.

The positive market backdrop helped the Global Equity Fund appreciate approximately 3% in the quarter. Strong returns in the Fund's holdings in the consumer discretionary and information technology sectors made a significant contribution to returns. The manager's allocation choices across other sectors were less of a driver of performance than the choice of individual securities held. The manager focuses on companies that have a durable competitive advantage which should lead to solid returns over the long term. The result is a portfolio that prioritizes resilience and that is less exposed to cyclical or lower-quality stocks. Adhering to an investment philosophy means that performance doesn't always fully participate in the shorter-term themes impacting equity markets. The manager's focus remains on wealth-creating businesses, excellent management teams, and stocks priced at a discount to intrinsic value. This approach is intended to provide meaningful downside protection in weak markets but may tend to not fully capture the upside in rising markets.

QUARTERLY REVIEW

Global fixed-income markets advanced in the fourth quarter, capping a solid year of performance. A continued resurgence in coronavirus cases in many regions of the world led to increasingly stringent restrictions and lockdowns, which put downward pressure on global economic activity. Despite this, the rollout of vaccines for the virus began in many countries, sparking optimism about a return to normality, which contributed to a sharp rally in corporate bonds, especially in lower credit quality bonds. This is a sign of recovering investor confidence that saw strength in investments, such as high yield bonds and equities.

The improvement in credit markets is a continuing trend. In March 2020, investors reacted to the news of a global pandemic by reducing risk, leading to a sell off in equities and lower credit quality bonds. This resulted in a dramatic widening of credit spreads which peaked in March. The credit spread, which is the yield premium investors receive for assuming credit risk, has continued to contract for 3 consecutive quarters and now are below the historical average. This has prompted our fixed income investment managers to trim the size of their overweight exposure to corporate credit.

The Canadian fixed income exposure is focused on very high credit quality bonds, with no exposure to BBB rated or high yield bonds. This allowed the Canadian Government Bond Fund and the Canadian Corporate Bond Fund to generate modest returns of about 0.3% and 0.6% respectively in the period. This is in contrast to the Global Bond Fund that generated returns closer to 3% due to its exposure to lower credit quality investment grade bonds and its holdings in high yield bonds. Additionally, currency management had a meaningful contribution to Global Bond Fund performance, driven by an underweight to the US dollar, euro and Japanese yen, which weakened against the Canadian dollar.

Innisfil Prudent Investor Portfolio
Consolidated Portfolio Holdings in CAD
As of December 31, 2020

Security	Quantity	Unit Cost	Book Value	Price	Market Value	% Weight
PI-HISA	243.900	1.00	243.90	1.00	243.90	0.00%
CAN Equity Fund	2,760.084	1,003.14	2,768,774.12	1,147.06	3,165,992.44	19.64%
GLB Equity Fund	6,532.944	1,001.06	6,539,928.37	1,030.28	6,730,787.68	41.75%
Corp Bond Fund	909.758	1,000.03	909,787.48	1,002.98	912,470.72	5.66%
CAN Bond Fund	908.880	1,000.01	908,896.63	1,001.08	909,867.23	5.64%
GLB Bond Fund	4,283.308	1,000.46	4,285,304.45	1,027.91	4,402,896.25	27.31%
					16,122,258.22	100.00%

**Innisfil Prudent Investor Portfolio
Holdings by Account
At December 31, 2020**

**Account Name: Innisfil - Contingency Outcome
Account Number: 570050070**

**For the Quarter Ending
December 31, 2020**

Holdings	Quantity	Unit Cost	Book Value	Price	Market Value	Weight	Market Value Gain (Loss)	Income Received
Corp Bond Fund	909.75	1,000.03	909,787.48	1,002.98	912,470.72	5.6%	(305.11)	5,855.54
CAN Equity Fund	2,760.08	1,003.14	2,768,774.12	1,147.06	3,165,992.44	19.6%	249,261.71	67,782.17
CAN Bond Fund	908.88	1,000.01	908,896.63	1,001.08	909,867.23	5.6%	(1,742.97)	4,964.69
GLB Bond Fund	4,283.30	1,000.46	4,285,304.45	1,027.91	4,402,896.25	27.3%	73,758.65	51,564.82
GLB Equity Fund	6,532.94	1,001.06	6,539,928.37	1,030.28	6,730,787.68	41.7%	162,451.76	49,440.60
			<u>15,412,691.05</u>		<u>16,122,014.32</u>	100.0%	483,424.04	179,607.82

**Innisfil Prudent Investor Portfolio
Performance History
At December 31, 2020**

% Annualized Returns

	Quarter	Year to Date	1 Year	2 Years	3 Years	4 Years	5 Years	Since Inception	Inception Date
Return Net of Fees	4.2	-	-	-	-	-	-	7.4	07/02/2020

% Calendar Year Returns

	2019	2018	2017	2016	2015
Return Net of Fees	-	-	-	-	-



**Innisfil Prudent Investor Portfolio
Holdings by Account
At December 31, 2020**

**Account Name: Innisfil - Cash Outcome
Account Number: 9021979418**

**For the Quarter Ending
December 31, 2020**

Holdings	Quantity	Unit Cost	Book Value	Price	Market Value	Weight	Market Value Gain (Loss)	Income Received
PI-HISA	243.90	1.00	243.90	1.00	243.90	100.0%	0.00	0.55
			<u>243.90</u>		<u>243.90</u>	100.0%	0.00	0.55

**Innisfil Prudent Investor Portfolio
Performance History
At December 31, 2020**

% Annualized Returns

	Quarter	Year to Date	1 Year	2 Years	3 Years	4 Years	5 Years	Since Inception	Inception Date
Return Net of Fees	0.2	-	-	-	-	-	-	0.2	07/02/2020

% Calendar Year Returns

	2019	2018	2017	2016	2015
Return Net of Fees	-	-	-	-	-

Innisfil Prudent Investor Portfolio
Transaction Summary for the Quarter Ended December 31, 2020

TRANSACTION SUMMARY

Account Name: Innisfil - Contingency Outcome

Account Number: 570050070

TRANSACTION TYPE	SECURITY	TRADE DATE	SETTLEMENT DATE	QUANTITY	TRADE AMOUNT (CAD)
Reinvested Capital Gains	GLB Bond Fund	12/31/2020	12/31/2020	11.90	12,239.41
Reinvested Capital Gains	GLB Equity Fund	12/31/2020	12/31/2020	182.64	188,172.89
Reinvested Distributions	CAN Bond Fund	12/31/2020	12/31/2020	4.95	4,964.69
Reinvested Distributions	Corp Bond Fund	12/31/2020	12/31/2020	5.83	5,855.54
Reinvested Distributions	GLB Bond Fund	12/31/2020	12/31/2020	50.16	51,564.82
Reinvested Distributions	CAN Equity Fund	12/31/2020	12/31/2020	59.09	67,782.17
Reinvested Distributions	GLB Equity Fund	12/31/2020	12/31/2020	47.98	49,440.60

Innisfil Prudent Investor Portfolio
Transaction Summary for the Quarter Ended December 31, 2020

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	10/05/2020	10/05/2020	0.18	0.18
Reinvested Interest	PI-HISA	11/04/2020	11/04/2020	0.19	0.19
Reinvested Interest	PI-HISA	12/03/2020	12/03/2020	0.18	0.18

**Innisfil Prudent Investor Portfolio
COMPLIANCE CERTIFICATE
December 31, 2020**

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, 2020 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%	



YEAR-END TRANSACTION REPORT

For The Period Ended December 31, 2020

Town of Innisfil

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wmir@oneinvestment.ca

Town of Innisfil
For the Period Jan 1 to Dec 31, 2020



Book Value Summary by Security

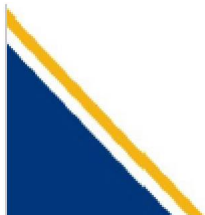
Security	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Realized Gain/(Loss)	Cost Basis Adjustment	Closing Balance
Canadian Govt Bond Fund	0.00	900,330.65		8,566.01			-0.03	908,896.63
Canadian Corp Bond Fund	0.00	900,330.65		9,456.86			-0.03	909,787.48
Global Bond Fund	0.00	4,201,543.05		71,522.15	12,239.41		-0.16	4,285,304.45
Canadian Equity Fund	0.00	2,700,991.96		67,782.17				2,768,774.12
Global Equity Fund	0.00	6,302,314.57		49,440.60	188,172.89		0.31	6,539,928.37
	0.00	15,005,510.88	0.00	206,767.79	200,412.30	0.00	0.08	15,412,691.05

Market Value Summary by Security

Security	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Change in Market Value	Closing Balance
Canadian Govt Bond Fund	0.00	900,330.65		8,566.01		970.57	909,867.23
Canadian Corp Bond Fund	0.00	900,330.65		9,456.86		2,683.21	912,470.72
Global Bond Fund	0.00	4,201,543.05		71,522.15	12,239.41	117,591.64	4,402,896.25
Canadian Equity Fund	0.00	2,700,991.96		67,782.17		397,218.31	3,165,992.44
Global Equity Fund	0.00	6,302,314.57		49,440.60	188,172.89	190,859.62	6,730,787.68
	0.00	15,005,510.88	0.00	206,767.79	200,412.30	709,323.35	16,122,014.32

High Interest Savings Account Summary

Opening Balance	Deposits	Withdrawals	Interest	Closing Balance
0.00			243.90	243.90

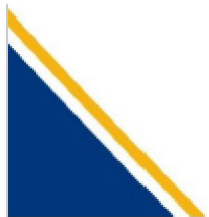




Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Book Value Summary by Group



Group	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Realized Gain/(Loss)	Cost Basis Adjustment	Closing Balance
JIB1INNCNT	0.00	15,005,510.88		206,767.79	200,412.30		0.08	15,412,691.05
	0.00	15,005,510.88	0.00	206,767.79	200,412.30	0.00	0.08	15,412,691.05



Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Market Value Summary by Group

Group	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Change in Market Value	Closing Balance
JIB1INNCNT	0.00	15,005,510.88		206,767.79	200,412.30	709,323.35	16,122,014.32
	0.00	15,005,510.88	0.00	206,767.79	200,412.30	709,323.35	16,122,014.32



Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Book Value Summary by Account for CDN Govt Bond Fund



Account	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Realized Gain/(Loss)	Cost Basis Adjustment	Closing Balance
570050070	0.00	900,330.65		8,566.01			-0.03	908,896.63
	0.00	900,330.65	0.00	8,566.01	0.00	0.00	-0.03	908,896.63





Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Book Value Summary by Account for CDN Corp Bond Fund



Account	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Realized Gain/(Loss)	Cost Basis Adjustment	Closing Balance
570050070	0.00	900,330.65		9,456.86			-0.03	909,787.48
	0.00	900,330.65	0.00	9,456.86	0.00	0.00	-0.03	909,787.48





Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Book Value Summary by Account for Global Bond Fund



Account	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Realized Gain/(Loss)	Cost Basis Adjustment	Closing Balance
570050070	0.00	4,201,543.05		71,522.15	12,239.41		-0.16	4,285,304.45
	0.00	4,201,543.05	0.00	71,522.15	12,239.41	0.00	-0.16	4,285,304.45

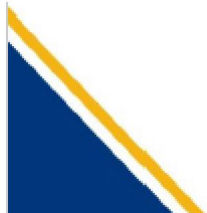




Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Book Value Summary by Account for CDN Equity Fund



Account	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Realized Gain/(Loss)	Cost Basis Adjustment	Closing Balance
570050070	0.00	2,700,991.96		67,782.17				2,768,774.12
	0.00	2,700,991.96	0.00	67,782.17	0.00	0.00	-0.01	2,768,774.12





Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Book Value Summary by Account for Global Equity Fund



Account	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Realized Gain/(Loss)	Cost Basis Adjustment	Closing Balance
570050070	0.00	6,302,314.57		49,440.60	188,172.89		0.31	6,539,928.37
	0.00	6,302,314.57	0.00	49,440.60	188,172.89	0.00	0.31	6,539,928.37



Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Market Value Summary by Account for CDN Govt Bond Fund

Account	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Change in Market Value	Closing Balance
570050070	0.00	900,330.65		8,566.01		970.57	909,867.23
	0.00	900,330.65	0.00	8,566.01	0.00	970.57	909,867.23



Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Market Value Summary by Account for CDN Corp Bond Fund

Account	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Change in Market Value	Closing Balance
570050070	0.00	900,330.65		9,456.86		2,683.21	912,470.72
	0.00	900,330.65	0.00	9,456.86	0.00	2,683.21	912,470.72





Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Market Value Summary by Account for Global Bond Fund



Account	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Change in Market Value	Closing Balance
570050070	0.00	4,201,543.05		71,522.15	12,239.41	117,591.64	4,402,896.25
	0.00	4,201,543.05	0.00	71,522.15	12,239.41	117,591.64	4,402,896.25





Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Market Value Summary by Account for CDN Equity Fund



Account	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Change in Market Value	Closing Balance
570050070	0.00	2,700,991.96		67,782.17		397,218.31	3,165,992.44
	0.00	2,700,991.96	0.00	67,782.17	0.00	397,218.31	3,165,992.44





Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
Market Value Summary by Account for Global Equity Fund

Account	Opening Balance	Purchases	Redemptions	Reinvested Income	Reinvested Capital Gains	Change in Market Value	Closing Balance
570050070	0.00	6,302,314.57		49,440.60	188,172.89	190,859.62	6,730,787.68
	0.00	6,302,314.57	0.00	49,440.60	188,172.89	190,859.62	6,730,787.68



Town of Innisfil
For the Period Jan 1 to Dec 31, 2020
HISA Summary by Account



Account	Opening Balance	Deposits	Withdrawals	Interest	Closing Balance
049021979418	0.00			243.90	243.90
	0.00	0.00	0.00	243.90	243.90

