



Attachment 2

QUARTERLY INVESTMENT REPORT

For The Period Ended June 30, 2024

Aylmer Prudent Investor Portfolio

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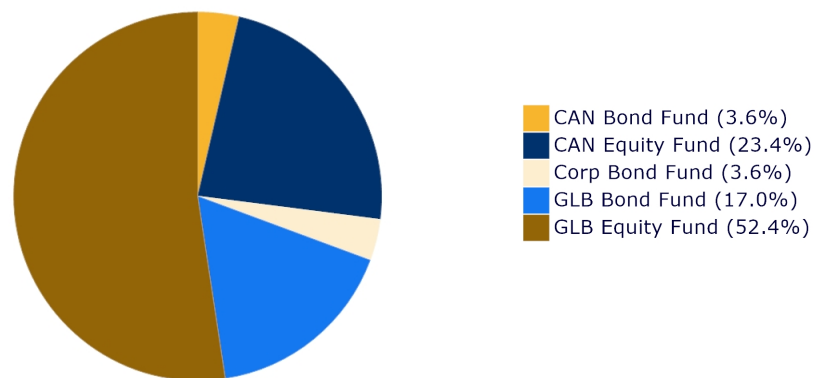
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Aylmer Prudent Investor Portfolio
Executive Summary for the Quarter Ended June 30, 2024

	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	-0.3%	5.1%	-	-	-	-	5.9%	12/11/2023

Overall Asset Allocation



Consolidated Portfolio Activity for Quarter

Portfolio	Starting Balance	Contribution	Withdrawals	Change in Market Value	Income	Ending Balance
CAN Bond Fund	59,789.88	-	-	680.55	-	60,470.43
CAN Equity Fund	394,381.72	-	-	(3,434.53)	-	390,947.19
Corp Bond Fund	59,872.79	-	-	562.96	-	60,435.75
GLB Bond Fund	282,804.58	-	-	695.81	-	283,500.39
GLB Equity Fund	880,120.47	-	-	(4,621.59)	-	875,498.88
Total	1,676,969.44	0.00	0.00	(6,116.80)	0.00	1,670,852.64

**Aylmer Prudent Investor Portfolio
Performance History At
June 30, 2024**

Performance by Fund

	% Annualized Returns							Since Inception	Inception Date
	Quarter	Year to Date	1 Year	2 Years	3 Years	4 Years	5 Years		
ONE Canadian Equity Fund	-0.8	6.9	-	-	-	-	-	10.2	12/11/2023
ONE Global Equity Fund	-0.5	6.4	-	-	-	-	-	5.8	12/11/2023
ONE Canadian Corporate Bond Fund	0.9	0.4	-	-	-	-	-	2.2	12/11/2023
ONE Canadian Government Bond Fund	1.1	1.5	-	-	-	-	-	2.3	12/11/2023
ONE Global Bond Fund	0.2	0.6	-	-	-	-	-	2.6	12/11/2023

Performance by Outcome

	% Annualized Returns							Since Inception	Inception Date
	Quarter	Year to Date	1 Year	2 Years	3 Years	4 Years	5 Years		
JIB1AYLTD10P	-0.3	5.1	-	-	-	-	-	5.9	12/11/2023

QUARTERLY REVIEW

Canadian equity markets were slightly weaker in the quarter, with the ONE Canadian Equity Fund producing returns of -0.8% in the quarter following two successive quarters of very strong returns. In the 12-month period ending June 30, 2024, the ONE Canadian Equity Fund generated returns of 14.6%. The performance of global equity markets was generally mixed in the quarter, with weakness seen in continental European and Asian equity markets. US equity markets were higher in the quarter, with the strength focused almost exclusively on the 'Magnificent 7' stocks, a group of large capitalization tech stocks that have experienced explosive price performance over the last year.

While overall returns were weak in the Canadian equity markets, the materials sector was particularly strong. It was the best-performing sector in the quarter, with returns of 7.4%. Prices for industrial metals like copper, aluminium, and zinc moved higher, while precious metals showed strength too, with gold hitting an all-time high in the quarter. This bolstered the performance of mining stocks, but the fund was able to only partially participate in the sector's strength in the quarter. The ONE fund is designed to have light exposure to commodity-related companies, which tend to have more volatile performance than the rest of the Canadian equity market. The fund typically has half the exposure to this sector versus the broader Canadian equity market.

The strength in the Canadian equity markets paused in the quarter as the Bank of Canada began cutting interest rates in response to evidence of slowing economic growth and increasing signs that inflation pressures were easing. This should help bolster economic growth and be generally supportive for Canadian equity markets.

QUARTERLY REVIEW

The global equity markets posted modest returns in the second quarter, but the performance was mixed across the different regions. Positive returns were noted in the US, UK, and certain Asian equity markets, but negative returns were observed in many other equity markets, including Canada and continental Europe. The ONE Global Equity Fund returned -0.5% in the second quarter. Over the 12-month period ending June 30, 2024, the fund's returns were 12.7%. These returns were weaker than the broader global equity markets, as the fund's holdings and allocations were not able to fully participate in some of the most favourable themes affecting global equity markets.

The key theme that continues to push equity markets higher is investor focus on what is known as the 'Magnificent 7' stocks. These seven stocks are technology-related firms that represent some of the largest listed firms in the US. With growing interest in Artificial Intelligence (AI), these stocks have had spectacular performance over the last year, with average returns of over 50%. Collectively, these 7 stocks represent over 30% of the market capitalization of the S&P500. While these 7 stocks were collectively up about 17% in the quarter, the average returns for the rest of the S&P500 was about -1%. The ONE Global Equity Fund's underexposure to AI-related mega-cap stocks meant that the fund did not fully participate in the gains experienced in this high-performing segment of the equity markets.

The fund manager's approach continues to focus on stock selection, emphasizing firms with a competitive advantage, sustainable business models, and tends to favour equities that are trading at a discount to their intrinsic value. As Warren Buffet has noted, 'In the short term, the market is a popularity contest, but over the long term, it is a weighing machine', suggesting that strong fundamentals are rewarded over the long term. This long-term approach echoes the view of the fund's investment manager.

QUARTERLY REVIEW

The global fixed-income markets were mixed in the second quarter of 2024, with Canadian bonds tending to have stronger performance as the Bank of Canada (BoC) cut interest rates in the quarter. The ONE Canadian Corporate Bond Fund, the ONE Canadian Government Bond, and the ONE Global Bond Fund produced returns of 0.9%, 1.1%, and 0.2%, respectively, in the quarter. All three funds generated positive returns over the twelve-month period ending June 30, 2024, with returns of 4.5% for the ONE Canadian Corporate Bond Fund, 3.8% for the ONE Canadian Government Bond Fund, and 4.3% for the ONE Global Bond Fund. These returns were reflective of the high interest rates currently available in the fixed income markets.

After being on 'pause' for nearly a year, the BoC cut rates in early June, becoming the first G7 central bank to do so in this cycle. The overnight rate was reduced by a quarter of a percent to 4.75%. The decision to cut rates was the result of easing inflationary pressures, as headline inflation has been within the BoC's target range in every month this year. The European Central Bank also cut rates in the quarter. Further interest cuts are expected in Europe and Canada in the latter half of 2024, and the US Federal Reserve is also expected to start cutting rates too, with its first interest rate cut expected as early as September. The prospects of further rate cuts provide the potential for returns to be augmented by capital gains in the coming years.

Investment-grade credit spreads were relatively stable during the quarter, hovering a bit below their long-term average, while high-yield bond spreads declined marginally. Overall, corporate bonds tended to perform better than Treasury bonds during the quarter, which made a positive contribution to the returns of all three funds.

Aylmer Prudent Investor Portfolio
Consolidated Portfolio Holdings in CAD
As of June 30, 2024

Security	Quantity	Unit Cost	Book Value	Price	Market Value	% Weight
CAN Equity Fund	271.193	1,355.84	367,696.38	1,441.58	390,947.19	23.40%
GLB Equity Fund	670.009	1,255.86	841,443.88	1,306.69	875,498.88	52.40%
Corp Bond Fund	65.557	916.80	60,102.79	921.88	60,435.75	3.62%
CAN Bond Fund	61.948	954.15	59,108.04	976.14	60,470.43	3.62%
GLB Bond Fund	324.617	882.46	286,461.56	873.33	283,500.39	16.97%
					1,670,852.64	100.00%

**Aylmer Prudent Investor Portfolio
Holdings by Account
At June 30, 2024**

**Account Name: Aylmer - Target Date 10 Year Plus Outcome
Account Number: 570050823**

**For the Quarter Ending
June 30, 2024**

Holdings	Quantity	Unit Cost	Book Value	Price	Market Value	Weight	Market Value Gain (Loss)	Income Received
Corp Bond Fund	65.55	916.80	60,102.79	921.88	60,435.75	3.6%	562.96	0.00
CAN Equity Fund	271.19	1,355.84	367,696.38	1,441.58	390,947.19	23.4%	(3,434.53)	0.00
CAN Bond Fund	61.94	954.15	59,108.04	976.14	60,470.43	3.6%	680.55	0.00
GLB Bond Fund	324.61	882.46	286,461.56	873.33	283,500.39	16.9%	695.81	0.00
GLB Equity Fund	670.00	1,255.86	841,443.88	1,306.69	875,498.88	52.4%	(4,621.59)	0.00
			<u>1,614,812.65</u>		<u>1,670,852.64</u>	100.0%	<u>(6,116.80)</u>	<u>0.00</u>

**Aylmer Prudent Investor Portfolio
Performance History
At June 30, 2024**

% Annualized Returns

	Quarter	Year to Date	1 Year	2 Years	3 Years	4 Years	5 Years	Since Inception	Inception Date
Return Net of Fees	-0.3	5.1	-	-	-	-	-	5.9	12/11/2023

% Calendar Year Returns

	2024	2023	2022	2021	2020	2019
Return Net of Fees	5.1	-	-	-	-	-



**Aylmer Prudent Investor Portfolio
COMPLIANCE CERTIFICATE
June 30, 2024**

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 June 30, 2024 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 December 31, 2023, the permitted duration range is 3.67 to 6.67. 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 December 31, 2023, the permitted duration range for the Fund is 1.12 to 2.12. MFS aims to outperform the benchmark, which is:

- 60% FTSE Canada Short-Term Government Bond Index +
- 40% 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 cash payment of interest or dividends made by ONE Investment from a fund.

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.

- **Calendar Year Return:** reflects the total return generated by investments in the specified year any between January 1 to December 31.
- **Annualized Returns:** the total return generated by investments in each year for holding 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

Unit Cost is 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.