

2021

ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE

December 31, 2021

Offered by Educators Financial Group
Portfolio Manager: Fiera Capital Inc., Toronto, Ontario

Educators Monthly Income Fund





This annual management report of fund performance contains financial highlights but does not contain the annual financial statements of the investment fund. You can get a copy of the annual financial statements at your request, and at no cost, by calling 1.800.263.9541, by writing to us at Educators Financial Group, 2225 Sheppard Ave. East, Suite 1105, Toronto, Ontario, M2J 5C2, or by visiting our website at www.educatorsfinancialgroup.ca or SEDAR at www.sedar.com.

Securityholders may also contact us using one of these methods to request a copy of the investment fund's interim financial report, proxy voting policies and procedures, proxy voting disclosure record, or quarterly portfolio disclosure.

Caution Regarding Forward-looking Statements

This report may contain forward-looking statements about the Fund, including its strategy, risks, expected performance and condition. Forward-looking statements include statements that are predictive in nature, that depend upon or refer to future events or conditions, or that include words such as "expects", "anticipates", "intends", "plans", "believes", "estimates" or negative versions thereof and similar forward-looking expressions.

In addition, any statement that may be made concerning future performance, strategies or prospects, and possible future Fund action, is also a forward-looking statement. Forward-looking statements are based on current expectations and projections about future general economic, political and relevant market factors, such as interest rates, foreign exchange rates, equity and capital markets, and the general business environment, in each case assuming no changes to applicable tax or other laws or government regulation. Expectations and projections about future events are inherently subject to, among other things, risks, and uncertainties, some of which may be unforeseeable. Accordingly, assumptions concerning future economic and other factors may prove to be incorrect at a future date.

Forward-looking statements are not guarantees of future performance, and actual events and results could differ materially from those expressed or implied in any forward-looking statements made by the Fund. Any number of important factors could contribute to these digressions, including, but not limited to, general economic, political and market factors in North America and internationally, interest and foreign exchange rates, global equity and capital markets, business competition, technological change, changes in government regulations, unexpected judicial or regulatory proceedings, and catastrophic events, including the potential impact of the COVID-19 pandemic on the Fund and/or its operations.

It should be stressed that the above-mentioned list of factors is not exhaustive. You are encouraged to consider these and other factors carefully before making any investment decisions and you are urged to avoid placing undue reliance on forward-looking statements. Further, you should be aware of the fact that the Fund has no specific intention of updating any forward-looking statements, whether as a result of new information, future events or otherwise, prior to the release of the next Management Report of Fund Performance unless required by applicable law.

MANAGEMENT DISCUSSION OF FUND PERFORMANCE

Investment Objectives and Strategies

The investment objective of the Educators Mortgage & Income Fund (the “Fund”) is to provide income by investing in high quality fixed income securities including mortgages, mortgage-related securities, and corporate and government bonds. The Fund seeks to achieve lower volatility of return than the overall bond universe, adequate diversification of assets and a reasonable level of net real return while not being exposed to undue market risk. The fundamental investment objective of the Fund may not be change without the prior approval of the unitholders.

Risk

The risks of investing in the Fund remain as discussed in the Simplified Prospectus. No changes affecting the overall level of risk of investing in the Fund were made to the Fund in the one-year period ending December 31, 2021.

The impact of the coronavirus (*COVID-19*) pandemic on the financial performance of the Fund’s investments will depend on future developments, including the duration and spread of the outbreak and related advisories and restrictions. This public health crisis and the impact of *COVID-19* on the financial markets and the overall economy are highly uncertain and cannot be predicted. If the financial markets and/or the overall economy are impacted for an extended period, the Fund’s future investment results may be materially affected.

Results of Operations

The Fund’s net assets increased by 14.5% to \$60.9 million at the end of December 2021, up from \$53.2 million at the end of December 2020.

Investment Performance

For the year/period ending December 31, 2021 (the ‘period’), the Educators Monthly Income Fund – Class A Series provided a return of 16.69%, versus a Benchmark return of 16.33%. The Benchmark comprises 70% S&P/TSX Composite Total Return Index, 27% FTSE Canada Bond Universe Index and 3% FTSE Canada 91 Day Treasury Bill Index.

The Fund outperformed its blended Benchmark over the period. Unlike the Benchmark, the Fund’s return is net of fees and expenses paid by the Fund. Detailed performance is provided under the heading “Past Performance” in this report. Investors cannot invest in the Benchmark without incurring fees, expenses and commissions which are not reflected in Benchmark returns.

Class F units of the Fund were first offered by prospectus dated May 14, 2021. Due to policies issued by the Canadian Securities Administrators, investment performance data is not reported for funds in existence for less than one year.

The S&P/TSX posted solid gains in the first half of the year. Investors upgraded their expectations for both growth and corporate profits as economies reopened and vaccine rollouts ramped-up, driving strong economic and corporate earnings results. Additionally, pledges for ongoing monetary and fiscal support added to investor’s unrelenting appetite for risk. The S&P/TSX took a breather in the third quarter, barely finishing in positive territory, as stagflation concerns rose around the world due to continued supply chains disruptions, talks of tapering from the Federal Reserve, increased Chinese regulation, and the spread of the *COVID-19* Delta variant. Volatility continued to grip the marketplace in the fourth quarter, as investors contemplated what implications the tightening of the monetary policy and Omicron variant would have on the global economy. However, equity investors took comfort as global central banks focused on combatting inflation, while looking past the temporary pandemic-induced economic risks.

Performance for the Canadian bond market was negative over the year. The Government of Canada yield curve ended the year higher and flatter, following periods of marked volatility. Yields rose sharply during the first quarter, dropped during the second quarter, and rose again in the third quarter. In the fourth quarter, short-term bond yields rose, while longer-term bond yields fell (*as the yield curve flattened*). The rise in yields in the short end was due to the U.S. and Canadian central banks indicating that interest rate hikes would occur earlier than originally anticipated. Both the Federal Reserve and the Bank of Canada now expect to raise rates several times in 2022 and 2023. However, these timelines may be disrupted by the Omicron variant, along with the restrictions and lockdown measures that have been reintroduced globally.

Corporate bonds remained well supported, as Central Banks communicated changes to their monetary outlook, well in advance. Unemployment levels started to return to pre-pandemic levels and growth expectations remained reasonable, which fueled demand for credit. Companies sought to take advantage of low interest rates and improve their balance sheets by prefunding their capital needs. Investor demand for yield remained insatiable, despite record-breaking primary issuance. Regardless of these issuance levels, credit spreads continued to perform well and ended the year tighter than pre-pandemic levels.

During the period, the equity portfolio enhanced relative performance. The Fund’s Canadian equity holdings outperformed the S&P/TSX, however, the foreign holdings underperformed. Within the foreign equity allocation, the Fund’s holding of Unilever was the principal detractor due to inflation-related concerns. The portfolio managers continue to believe that the stock presents attractive long-term prospects.

Positive contributions to performance include the Materials, Information Technology, and Utilities sectors. The Materials sector underperformed the broader market and the Fund benefitted from having no exposure to the sector. Several of the Fund's holdings within Information Technology, most notably Constellation Software, outperformed the sector and enhanced performance. The Fund's sole holding within Utilities, Canadian Utilities Ltd., continued to outperform its sector significantly. Detractors to relative performance included the Energy sector, where the Fund's underweight position versus the Benchmark hurt performance, as oil prices rose over the period. The Consumer Staples sector detracted, as inflation concerns impacted valuations.

The fixed income portfolio outperformed its Benchmark, benefitting from its overweight exposure to corporate bonds, which outperformed Provincials over the year. The Provincial sector is dominated by longer maturity securities and does not offer enough yield to counter the effects of rising interest rates. In contrast, the Fund holdings (*which are positioned to benefit from strength in corporate spreads, having solid cash flow metrics and risk characteristics*), enhanced performance versus its Benchmark.

On a sector basis, the Securitization and Financials sectors contributed significantly to relative outperformance. The Fund's Securitization exposure consists predominantly of bank and non-bank sponsored credit card receivable programs, as well as commercial mortgage-backed securities. These securities proved to be resilient, as Canadian banks shore-up strong capital positions and consumer defaults and late payments have not increased significantly during the pandemic. Additionally, the Fund's holdings in the Imax Short Term Bond Fund enhanced returns, as short-term securities outperformed securities with longer maturities due to the rise in yields during the period.

The Fund's allocation to equities and fixed income decreased during the period, while the allocation to cash increased. The Fund's holdings in equities decreased from 73.1% to 70.2%, composed of a 53.1% exposure to Canadian equity and an 17.1% exposure to foreign equity. The fixed income allocation ended the period at 23.6%, down from 26.2% and it continues to include exposure to short-term Canadian fixed income. The Fund ended the period with an allocation of 6.2% in cash.

Recent Developments

Within the equity portfolio, the team remains disciplined and focused on high-quality businesses that can withstand tough times. Even after a strong year, the portfolio is currently trading at an attractive discount to its intrinsic value. The portfolio manager believes the portfolio is well positioned for the long-term compounding of returns. The Fund will continue to be invested in a diversified fixed income portfolio, with a significant concentration of corporate bonds. The fixed income portfolio will continue to remain duration-neutral to its Benchmark, in order to reduce interest rate risk as the portfolio manager anticipates further increases in yields over the next year. The Fund will continue to focus on solid trading liquidity and defensive characteristics as it navigates through these volatile times to drive Fund performance.

Related Party Transactions

In 2021 Educators Financial Group did not refer any conflict of interest matters to the Fund's Independent Review Committee (IRC) and accordingly did not rely upon any recommendation of the IRC in respect of any related party transactions.

Educators Financial Group is the Manager and Trustee of the Fund. Educators Financial Group is a wholly-owned subsidiary of the Ontario Secondary School Teachers' Federation ("OSSTF"). OSSTF may from time to time invest in units of the Fund.



FINANCIAL HIGHLIGHTS

The following tables show selected key financial information about the Fund and are intended to help you understand the Fund's financial performance for the past five years. As the Class F units of the Fund have recently been created no Financial Highlights are provided in this document, Financial Highlights will be provided in our next interim management report of fund performance ("MRFP"). Currently Class I units of the Fund are not being offered to purchase.

Educators Monthly Income Fund – Class A Series – Net Assets per Unit ⁽¹⁾

	Year ended December 31				
	2021	2020	2019	2018	2017
Net Assets, beginning of year/period	\$9.30	\$9.74	\$9.07	\$10.33	\$10.12
Increase (decrease) from operations:					
Total revenue	\$0.27	\$0.29	\$0.33	\$0.31	\$0.33
Total expenses, including transaction costs [excluding distributions]	(\$0.13)	(\$0.13)	(\$0.14)	(\$0.15)	(\$0.15)
Realized gains (losses) for the period	\$0.28	(\$0.04)	\$0.62	\$0.44	\$0.27
Unrealized gains (losses) for the period	\$1.08	(\$0.04)	\$0.47	(\$1.27)	\$0.36
Total increase (decrease) from operations ⁽²⁾	\$1.50	\$0.08	\$1.28	(\$0.67)	\$0.81

Distributions:

From net investment income (excluding dividends)	\$--	\$--	\$--	\$--	\$--
From dividends	\$0.12	\$0.15	\$0.20	\$0.16	\$0.16
From capital gains	\$--	\$0.02	\$0.39	\$0.45	\$0.02
Return of capital	\$0.48	\$0.43	\$0.01	\$--	\$0.42
Total Annual Distributions ⁽³⁾	\$0.60	\$0.60	\$0.60	\$0.61	\$0.60
Net Assets, end of year/period	\$10.20	\$9.30	\$9.74	\$9.07	\$10.33

Ratios and Supplemental Data (based on Net Asset Value)

	Year ended December 31				
	2021	2020	2019	2018	2017
Total Net Asset Value (000's) ⁽⁴⁾	\$59,185	\$53,215	\$59,411	\$59,836	\$65,293
Number of units outstanding ⁽⁴⁾	5,799,608	5,721,925	6,101,290	6,596,034	6,323,244
Management expense ratio ⁽⁵⁾	1.31%	1.31%	1.31%	1.31%	1.31%
Management expense ratio before waivers or absorptions ⁽⁶⁾	1.31%	1.31%	1.31%	1.31%	1.31%
Trading expense ratio ⁽⁷⁾	0.01%	0.02%	0.05%	0.07%	0.05%
Portfolio turnover rate ⁽⁸⁾	27.14%	46.75%	98.31%	78.88%	62.06%
Net Asset Value per unit	\$10.20	\$9.30	\$9.74	\$9.07	\$10.33

⁽¹⁾ This information is derived from the Fund's audited annual financial statements. For financial years beginning after January 1, 2014, the financial highlights were derived from the Fund's financial statements prepared in accordance with International Financial Reporting Standards ("IFRS"). All references to "Net Assets" or "Net Assets per Unit" in these financial highlights are references to net assets attributable to holders of redeemable units determined in accordance with IFRS as presented in the financial statements of the Fund.

⁽²⁾ Net assets and distributions are based on the actual number of units outstanding at the relevant time. The increase/decrease from operations is based on the weighted average number of units outstanding over the financial period. This table is not intended to be a reconciliation of beginning to ending net assets per unit.

⁽³⁾ Distributions were either paid in cash or reinvested in additional units of the Fund.

⁽⁴⁾ This information is provided as at December 31 of the year shown.

⁽⁵⁾ Management expense ratio is based on total expenses (excluding [distributions], commissions, and other portfolio transaction costs) for the stated period and is expressed as an annualized percentage of daily average net asset value during the period.

⁽⁶⁾ The management expense ratio before waivers or absorptions shows what the management expense ratio of the Fund would have been if Educators Financial Group had not charged a lesser amount for its management fee.

⁽⁷⁾ The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of daily average net asset value during the period.

⁽⁸⁾ The Fund's portfolio turnover rate indicates how actively the Fund's portfolio manager manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the year. The higher a fund's portfolio turnover rate in a year, the greater the trading costs payable by the fund in the year, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high turnover rate and the performance of a fund.

Management Fees

Educators Financial Group is the Manager-Trustee, promoter, and principal distributor of the Fund, and is responsible for the day-to-day management and administration of the Fund.

The Manager-Trustee monitors and evaluates the performance of the Fund and pays for the investment management services of the portfolio manager, as well as all administrative services required by the Fund. As compensation for these services, Educators Financial Group is entitled to receive a fee, payable monthly and calculated daily, based on the Net Asset Value of the Fund, at the annual rate of 1.15% for the Class A Series and 0.55% for the Class F Series. The Class I Series is identical on all respect to the Class A Series, except that there is no management fee payable by the Fund in respect of the Class I units.

The Fund is responsible for paying any applicable tax owing on its management fee.

Approximately 14.8% of the total management fees collected from all Series were used to pay for portfolio management services, with the remainder of the fees allocated to custodial services, marketing, technology, and Manager-Trustee operating expenses.

Past Performance

General

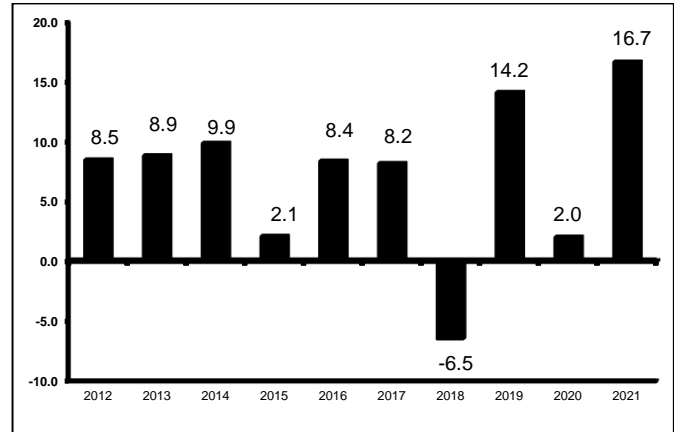
The Fund's performance information shown assumes that all distributions made by the Fund in the period(s) shown were reinvested in additional units of the Fund.

The performance information does not take into account sales, redemption, distribution, or other optional charges that would have reduced returns or performance. The performance of different fund series may vary for a number of reasons, including differences in management fees and expenses. Please remember that how the Fund has performed in the past does not necessarily indicate how it will perform in the future.

Year-by-Year Returns

The bar chart shows the Fund's annual performance for each of the years shown and illustrates how the Fund's performance has changed from year to year. The bar chart shows, in percentage terms, how much an investment made on the first day of each financial period would have grown or decreased by the last day of each financial period.

Annual Returns – Class A Series



Annual Returns – Class F Series

Regulatory restrictions limit publishing performance for investment funds with a history of less than one year.

Annual Returns – Class I Series

Currently Class I units of the Fund are not being offered to purchase.

Annual Compound Returns

The following table compares the historical annual compound returns of the Fund since inception with the performance of the blended Benchmark index comprised as follows: 70% S&P/TSX Composite Total Return Index, a capitalization-weighted index designed to measure the market activity of some of the largest float adjusted stocks listed on the Toronto Stock Exchange, 27% FTSE Canada Universe Bond Index, which is a broad measure of the total return of Canadian bonds that mature in more than one year and 3% FTSE Canada 91 Day Treasury Bill Index, which measures the performance attributable to 91-day Treasury Bills of the provincial and federal governments.

Educators Monthly Income Fund	1 Year	3 Year	5 Year	10 Year
Class A Series	16.69	10.77	6.58	7.05
Class F Series ¹	NA	NA	NA	NA
Class I Series ²	--	--	--	--
Blended Benchmark	16.33	13.56	8.11	7.42

¹ Not Available (in operation less than 1 year)

² Currently not being offered to purchase

The Benchmark returns do not include any costs of investing. See Management Discussion of Fund Performance for a discussion of performance relative to the Benchmark.



SUMMARY OF INVESTMENT PORTFOLIO

(Based on Net Asset Value)

As at December 31, 2021

Sector Mix	Percentage of Net Asset Value
Financials	25.63%
Corporate Bonds	13.80%
Consumer Staples	12.00%
Industrials	11.33%
Information Technology	7.30%
Communication Services	6.12%
Short-term Investments	5.00%
Mutual Funds	4.42%
Government Bonds	3.96%
Energy	3.26%
Utilities	2.46%
Consumer Discretionary	1.92%
Asset-Backed Securities	1.46%
Cash and Cash Equivalents	0.96%
Net Other Assets	0.38%

Top 25 Holdings

Security Name	Percentage of Net Asset Value
IMAXX Short Term Bond Fund, Class O	4.42%
Canadian Treasury Bill, 0.17%, March 17, 2022	4.10%
Toronto-Dominion Bank	3.92%
Royal Bank of Canada	3.49%
Bank of Montreal	3.39%
TELUS Corp.	3.37%
National Bank of Canada	3.20%
Canadian Pacific Railway Ltd.	2.71%
PepsiCo Inc.	2.63%
Metro Inc.	2.56%
Constellation Software Inc.	2.51%
Canadian Utilities Ltd.	2.46%
Mastercard Inc.	2.41%
Power Corp of Canada	2.29%
Canadian National Railway Co.	2.26%
Costco Wholesale Corp.	2.23%
Accenture PLC	2.17%
FactSet Research Systems Inc.	2.10%
Brookfield Asset Management Inc.	1.97%
Thomson Reuters Corp.	1.95%
TMX Group Ltd.	1.93%
Restaurant Brands International Inc.	1.92%
Toromont Industries Ltd.	1.82%
TC Energy Corp.	1.79%
Canadian Government Bond, 2.00%, December 1, 2051	1.77%
Total Net Assets (000's)	\$60,941

The top 25 holdings represent approximately 65.37% of the total net assets of the Fund.

The summary of investment portfolio of the Fund is as at December 31, 2021 and may change due to the Fund's ongoing portfolio transactions. Updates are available quarterly

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