

**Manager**  
Cortland Credit Group Inc.

**Inception Date**  
July 24, 2017

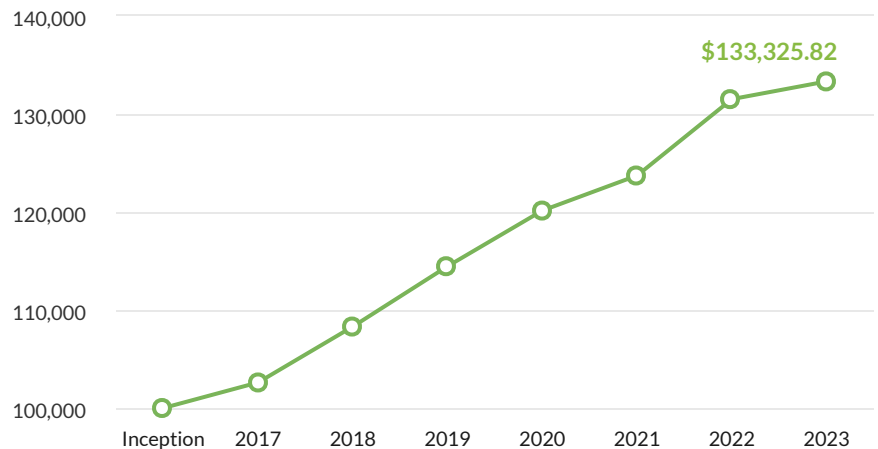
**Fund Structure**  
Limited Partnership

**Fund Status**  
Offering Memorandum

**FUND OBJECTIVE**

The Cortland Credit Strategies LP ("CCSLP") is a short-term private debt fund designed to provide strong risk-adjusted returns with low volatility and principal protection.

Positioned as a conservative alternative fixed income strategy, our portfolio is mainly comprised of senior secured loans originated and underwritten by Cortland's in-house team with an average initial term of one year.

**FUND AUM**
**\$1.11BN**
**GROWTH OF \$100,000 INVESTED IN CCSLP-SERIES A**

**FUND DETAILS**

Fund Valuation	Monthly
NAV per Unit	\$11.6719
Distribution Frequency	Monthly
Latest Distribution	\$0.0743
Purchases	Monthly
Minimum Investment	\$5,000
Subsequent Minimum Investment	\$1,000
Redemptions	Monthly (45-day notice)
Management Fee	0.95%
Operations/Underwriting Expense	1.70%
Registered Investment	Available through RRSP version of the fund
Fundserv Code	A Series: CCG102

**WHY INVEST IN THIS FUND?**
**STRONG CAPITAL PRESERVATION**

**LOW VOLATILITY**

**CONSISTENT MONTHLY INCOME**

**5.21%**

Since Inception

**SHORT-TERM PRIVATE DEBT**

Investing in Cortland's short-term private debt strategy offers investors the following benefits:

- Superior risk-adjusted returns
- Low volatility investment
- Portfolio diversification
- Low correlation with traditional assets
- Assets aligned with investor liquidity

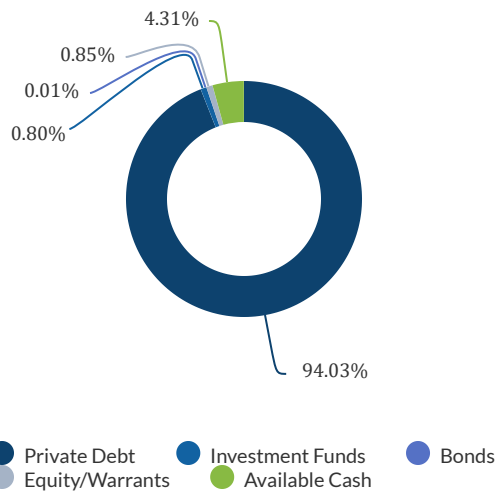
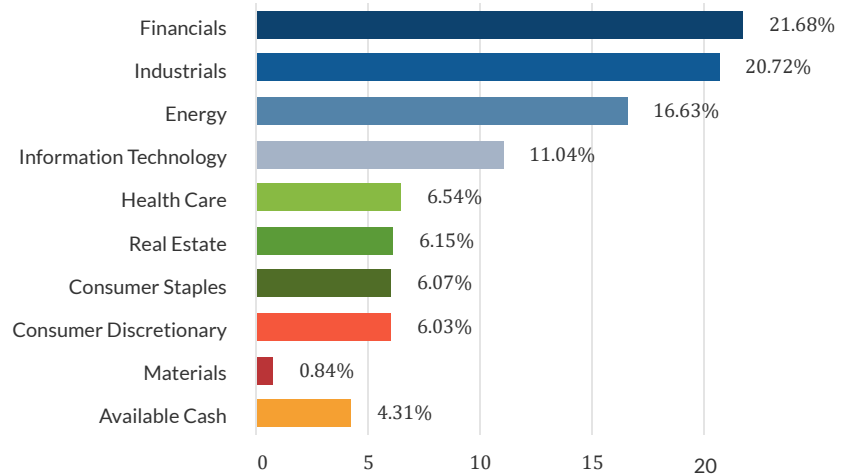
Our loans are **Senior Secured, Overcollateralized, and Self-Liquidating** providing strong principal protection and consistent income.

We operate with **Strong Governance, Full Transparency and Institutional Oversight.**

**PERIODIC AND ANNUALIZED RETURNS**

Period	1 mo	3 mo	6 mo	YTD	1 yr	3 yr	5 yr	Inception
Fund Performance	0.64%	2.09%	4.26%	1.38%	7.14%	4.92%	5.21%	5.21%

\*All performance shown is the A-Series of the Cortland Credit Strategies LP, net of fees. Returns include changes in the unit value and assumes reinvestment of all distributions and do not take into account sales, redemption, distribution, or optional charges or income taxes payable by any unitholder that would have reduced returns.

**EXPOSURE BY SECURITY TYPE**

**EXPOSURE BY SECTOR**


\*Portfolio weights used in the charts above are calculated based on total credit facility amounts. Total credit facility amounts are comprised of both Utilized Facility Amounts and Undrawn Facility Amounts. As of February 28, 2023, Undrawn Facility Amounts represented 9.71% of CCSLP AUM.

**TOP 10 INVESTMENTS**

Rank	Type	Industry	Description	Geography	Weight
1	Senior Secured Short Term Loan	Energy	Financing for the final project costs of a crude oil micro refinery	Saskatchewan	12%
2	Senior Secured Revolver	Industrials	Purchase order & AR financing for a solar panel manufacturer	Ontario	10%
3	Senior Secured Revolver	Financials	Mortgage Financing	Ontario	5%
4	Senior Secured Short Term Loan	Real Estate	Short-term loan provided to a Bahamas-based luxury hotel and residential developer for refinancing and working capital needs	Bahamas	5%
5	Senior Secured Revolver	Industrials	Acquisition & working capital financing provided to ceramic insulation manufacturer	Germany	4%
6	Senior Secured Revolver	Information Technology	Financing the acquisition of companies in the IT Services space focusing on network and cloud services	United Kingdom	4%
7	Senior Secured Short Term Loan	Energy	Financing an acquisition of light crude oil refinery	Saskatchewan	4%
8	Senior Secured Revolver	Consumer Discretionary	Revolving credit facility provided to a supplier of auto parts in North America	United States	3%
9	Senior Secured Revolver	Consumer Staples	Vertically integrated plant-based food producer and marketer	Saskatchewan	3%
10	Senior Secured Revolver	Industrials	Revolving facility provided for private aircraft maintenance, charter and brokerage company	United States	3%
<b>Total</b>					<b>53%</b>

**DISCLAIMER**

Important information about the Cortland Credit Strategies LP is set out in its Offering Memorandum which should be reviewed carefully and discussed with your financial advisor prior to investment. This document has been provided for general information purposes only and does not constitute an offer to purchase or sell securities. The Fund is managed and administered by Cortland Credit Group Inc., which is registered as an Exempt Market Dealer ("EMD"), Portfolio Manager ("PM") and Investment Fund Manager ("IFM") in the province of Ontario, an EMD and IFM in the province of Quebec, and an EMD in the provinces of Manitoba, Saskatchewan, Alberta, BC, Nova Scotia and New Brunswick. For more information, please contact (416) 238-6736.