

Manager
 Cortland Credit Group Inc.

Inception Date
 July 24, 2017

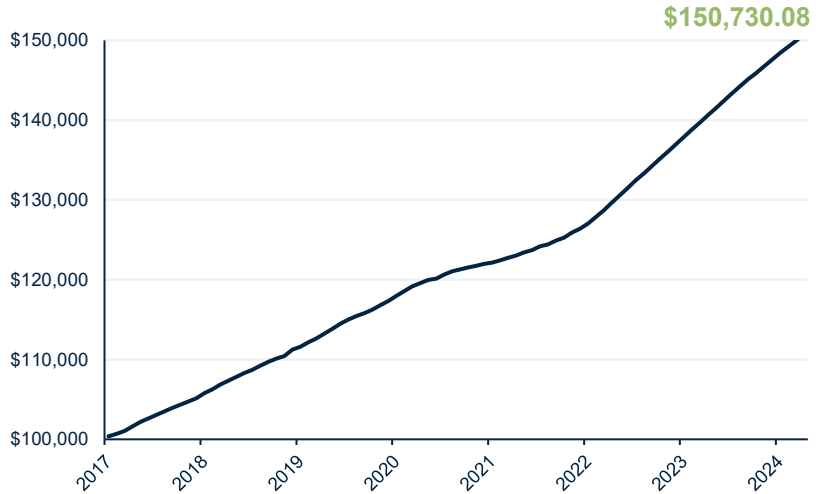
Fund Structure
 Limited Partnership

Fund Status
 Offering Memorandum

FUND FOCUS

The aim of Cortland Credit Strategies LP ("CCSLP") is to provide capital preservation and stable returns by investing primarily in short-term private debt loans.

We focus on underwriting **1st lien senior-secured, asset-based loans** that are **short in maturity**. This combination of loan features creates strong risk-adjusted returns offered to our investors.

FUND AUM
\$993.23MM
GROWTH OF \$100,000 INVESTED IN CCSLP-SERIES A

FUND DETAILS

Fund Valuation	Monthly
NAV per Unit	\$11.6719
Distribution Frequency	Monthly
Latest Distribution	\$0.0604
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?
CONSISTENT MONTHLY INCOME
LOW VOLATILITY
STRONG CAPITAL PRESERVATION

PURE PLAY PRIVATE DEBT

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

- Higher yields compared to traditional fixed income instruments
- Low correlation with traditional asset classes
- Enhanced portfolio diversification
- Assets aligned with investor liquidity
- Evergreen fund structure

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.

This all-weather strategy is designed to perform throughout various market and credit cycles.

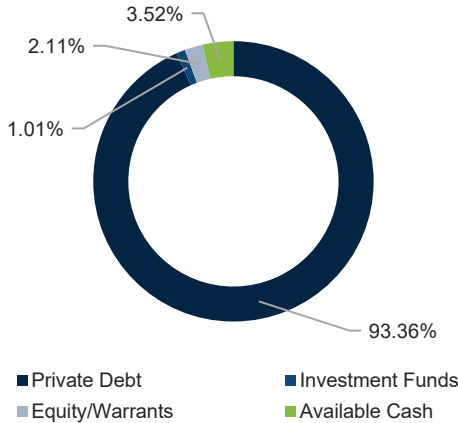
PERIODIC AND ANNUALIZED RETURNS

Period	1 mo	3 mo	6 mo	YTD	1 yr	3 yr	5 yr	Inception
Series Performance	0.52%	1.56%	3.32%	5.83%	7.19%	7.01%	5.89%	5.76%

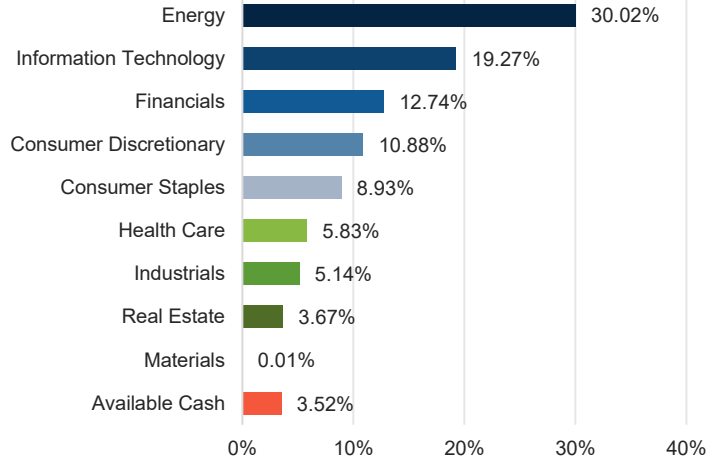
Performance shown is based on Series A of CCSLP, net of fees and expenses. All returns greater than one year are annualized unless otherwise noted. The indicated rates of return are the historical annual compounded total returns including changes in unit value and assumes reinvestment of all distributions and do not take into account sales, redemption, distribution, or optional charges or income taxes payable by any unitholder that would have reduced returns. Past performance is not indicative of future results.



EXPOSURE BY SECURITY TYPE



EXPOSURE BY SECTOR



*Portfolio weights are calculated based on total credit facility amounts net of a credit reserve of 4.9% as of October 31, 2024. Total credit facility amounts are comprised of both utilized facility amounts and undrawn facility amounts. Undrawn facility amounts represented 5.50% of CCSLP AUM.

TOP 10 INVESTMENTS**

Type	Industry	Description	Geography	Weight
1st lien, Senior-Secured Short-Term Loan & Revolver	Energy	Comprehensive credit facility for a crude oil refiner	Saskatchewan	25.49%
1st lien, Senior-Secured Revolver	Information Technology	Financing the acquisition of companies in the IT Services space focusing on network and cloud services	United Kingdom	7.03%
1st lien, Senior-Secured Revolver	Consumer Discretionary	Growth capital for a private higher education firm headquartered in the UK with operations in the UK, EU and USA	United Kingdom	6.12%
1st lien, Senior-Secured Short-Term Loan	Energy	Financing for a used motor oil refinery	Saskatchewan	6.05%
1st lien, Senior-Secured Revolver	Information Technology	Working capital and acquisition financing for an IT roll-up	United States	5.43%
1st lien, Senior-Secured Revolver	Information Technology	Working capital and acquisition financing for an IT and cybersecurity roll-up	Ontario	4.31%
1st lien, Senior-Secured Revolver	Consumer Discretionary	Revolving credit facility for a supplier of auto parts in North America	United States	4.06%
1st lien, Senior-Secured Short-Term Loan	Consumer Staples	Short Term Loan supporting growth of an Ontario-based diversified beverage company	Ontario	3.75%
Super Priority Revolver	Health Care	1st lien asset-based super priority DIP facility for BZAM Ltd	Ontario	3.61%
1st lien, Senior-Secured Short-Term Loan	Financials	Revolving credit facility for a factoring company	Ontario	3.42%
			Total	69.27%

**Each investment represents an aggregate credit exposure to a single borrower, inclusive of debtor-in-possession("DIP") financing, if applicable.

DISCLAIMER

CCSLP is offered pursuant to an offering memorandum and is only available under prospectus exemptions and other exemptions available to investors who meet certain eligibility or minimum purchase requirements. The offering memorandum 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 and is not intended to provide legal, tax or investment advice. Cortland Credit Group Inc. is the investment fund manager of CCSLP. The fund is only available in those jurisdictions where it may be lawfully offered for sale. For more information, please contact (416) 238-6736.