

**Manager**  
 Cortland Credit Group Inc.

**Inception Date**  
 September 9, 2013

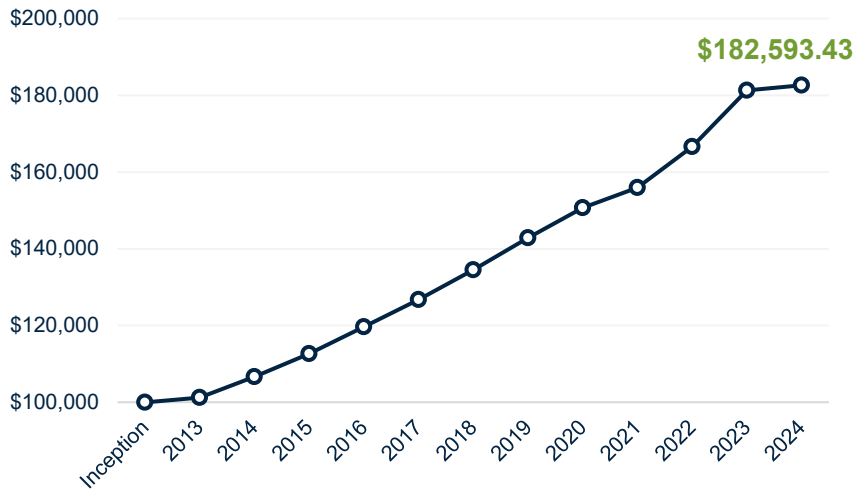
**Fund Structure**  
 Limited Partnership

**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**
**\$1.16BN**
**GROWTH OF \$100,000 INVESTED IN CCSLP-SERIES F**

**FUND DETAILS**

<b>Fund Valuation</b>	Monthly
<b>NAV per Unit</b>	\$11.7637
<b>Distribution Frequency</b>	Monthly
<b>Latest Distribution</b>	\$0.0826
<b>Purchases</b>	Monthly
<b>Minimum Investment</b>	\$5,000
<b>Subsequent Minimum Investment</b>	\$1,000
<b>Redemptions</b>	Monthly (45-day notice)
<b>Management Fee</b>	0.45%
<b>Operations/Underwriting Expense</b>	1.70%
<b>Registered Investment</b>	Available through RRSP version of the fund
<b>Fundserv Code</b>	F Series: CCG100

**WHY INVEST IN THIS FUND?**
**CONSISTENT MONTHLY INCOME**
**LOW VOLATILITY**
**STRONG CAPITAL PRESERVATION**
**8.75%**  
 1-Year

**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.

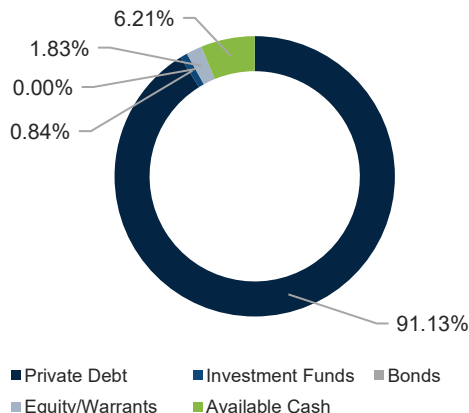
**PERIODIC AND ANNUALIZED RETURNS**

Period	1 mo	3 mo	6 mo	YTD	1 yr	3 yr	5 yr	10 yr	Inception
<b>Series Performance</b>	0.70%	2.08%	4.23%	0.70%	8.75%	6.44%	6.22%	6.03%	5.95%

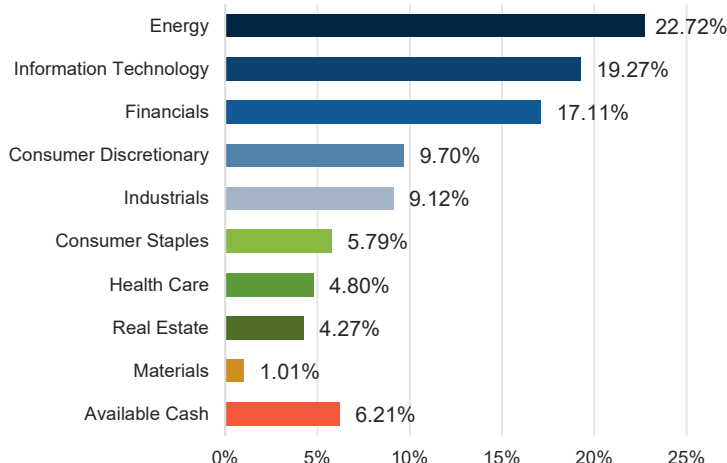
Performance shown is based on Series F of CCSLP, net of fees and expenses. All returns greater than one year are annualized unless otherwise noted. The indicated rates of return are the historical annual compounded total returns including changes in unit value and assumes reinvestment of all distributions 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 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 January 31, 2024, Undrawn Facility Amounts represented 16.15% 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	14%
2	Senior Secured Revolver	Information Technology	Financing the acquisition of an information technology and information services company	United States	6%
3	Senior Secured Revolver	Information Technology	Financing the acquisition of companies in the IT Services space focusing on network and cloud services	United Kingdom	5%
4	Senior Secured Revolver	Financials	Mortgage Financing	Ontario	5%
5	Super Priority Revolver	Energy	Interim working capital financing	Saskatchewan	5%
6	Senior Secured Revolver	Consumer Discretionary	Growth capital for a private higher education firm in the UK with operations in the UK, EU and USA	United Kingdom	5%
7	Senior Secured Short Term Loan	Energy	Financing an acquisition of light crude oil refinery	Saskatchewan	4%
8	Senior Secured Revolver	Information Technology	Financing acquisitions and working capital requirements of an IT and cybersecurity roll-up strategy	Ontario	4%
9	Senior Secured Revolver	Industrials	Acquisition & working capital financing provided to ceramic insulation manufacturer	Germany	4%
10	Senior Secured Revolver	Consumer Discretionary	Revolving credit facility provided to a supplier of auto parts in North America	United States	3%
				<b>Total</b>	<b>54%</b>

**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.