

Manager
Cortland Credit Group Inc.

Inception Date
July 24, 2017

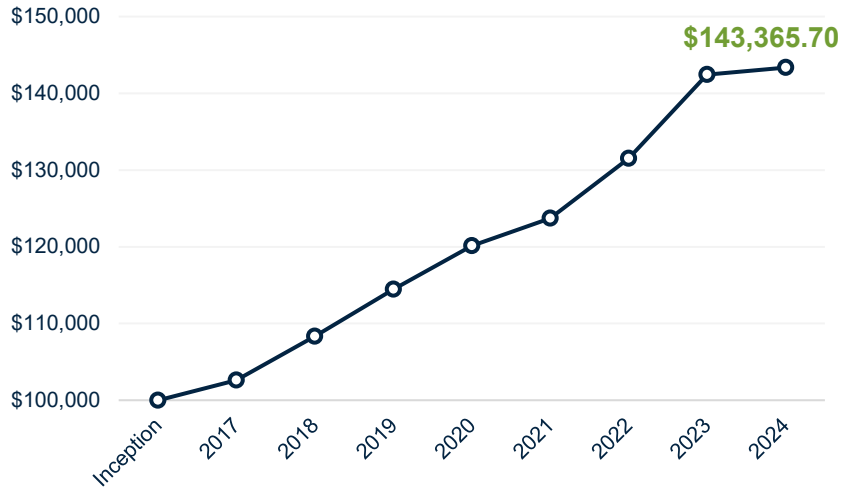
Fund Structure
Limited Partnership

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

FUND DETAILS

| | |
|--|--|
| Fund Valuation | Monthly |
| NAV per Unit | \$11.6719 |
| Distribution Frequency | Monthly |
| Latest Distribution | \$0.0771 |
| 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
8.22%
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.

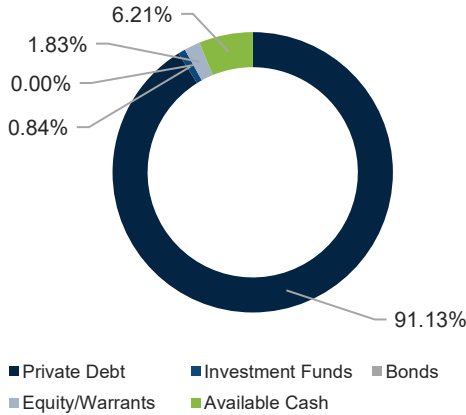
PERIODIC AND ANNUALIZED RETURNS

| Period | 1 mo | 3 mo | 6 mo | YTD | 1 yr | 3 yr | 5 yr | Inception |
|---------------------------|-------|-------|-------|-------|-------|-------|-------|-----------|
| Series Performance | 0.66% | 1.95% | 3.97% | 0.66% | 8.22% | 5.93% | 5.70% | 5.63% |

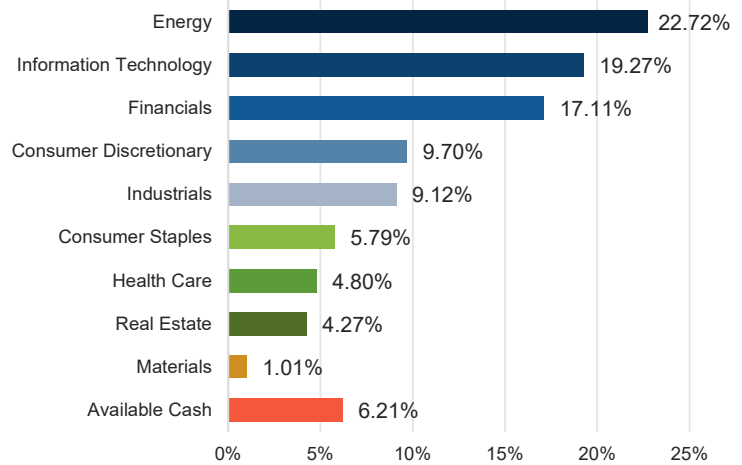
Performance shown is based on Series A of CCSLP, net of fees and expenses. All returns greater than one year are annualized unless otherwise noted. The indicated rates of return are the historical annual compounded total returns including changes in unit value and assumes reinvestment of all distributions 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 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% |
| | | | | Total | 54% |

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.