



# PORTLAND GLOBAL SUSTAINABLE EVERGREEN LP



**PORTLAND**  
INVESTMENT COUNSEL<sup>®</sup>

OWNERS. OPERATORS. AND INVESTORS.

(as at July 31, 2018)

Performance (as at July 31, 2018)	1 Month	3 Months	6 Months	1 Year	3 year*	Since Inception*
Portland Global Sustainable Evergreen LP - Series F	0.1%	0.4%	-	-	-	0.4%

## INVESTMENT OBJECTIVE

- The investment objective of Portland Global Sustainable Evergreen LP (the "Fund") is to preserve capital and provide above average long-term returns.
- The strategy intends to be focused on investments initially in the following:
  - Private equities believed to be in sustainable systems including farmland.
  - Private equities in renewable energy and energy efficiency.
  - Other equity or debt securities, a portion of which may have provisions resulting in equity ownership of the issuer of the debt or the underlying asset if certain events occur.

## HOW THE FUND IS MANAGED

- The Fund initially intends to invest in:
  - B units of Global Energy Efficiency and Renewable Energy Fund NeXt ("GEEREF NeXt"), advised by the European Investment Fund ("EIF") and sub-advised by the European Investment Bank ("EIB").
  - Bonnefield Canadian Farmland Evergreen LP, advised by Bonnefield Financial Inc. ("Bonnefield").
  - Complementary public securities, preferred shares and debt securities and investment funds, exchange traded funds and mutual funds which may or may not be managed by the Manager.
- The Fund may borrow up to 20% of the total assets after giving effect to the borrowing.

## KEY REASONS TO INVEST

- Doing well and doing good - this element forms part of the investment decisions that the Manager makes and will make in the Fund.
- Selecting Specialty Investment Managers with track records and a focus on:
  - Attractive risk adjusted returns and sustainable processes, in particular.
  - Targeting ~10% returns per annum.
  - Sustainable Development Goals recognized by domestic and international groups like the United Nations.
- Sustainable investing comprises investment strategies that integrate environmental, social, and governance ("ESG") practices into investment decisions when assessing risk and opportunities within a portfolio.

## FUND FACTS

Initial Valuation Date	February 28, 2018
Fund Type	Private Equity
Risk Rating	Medium
Legal Type	Limited Partnership
Eligible for Registered Plans	No
Eligible for PAC Plans	Yes
Purchases	Monthly Available for Canadian residents only
Notice Period For Redemptions	60 days (subject to Redemption Lock-Up period) Available for Canadian residents only
Redemption Fee	0 - 24 months - 5.0% 25 - 60 months - 2.5%
Manager	Portland Investment Counsel Inc.
Specialty Investment Managers	European Investment Bank Bonnefield Financial Inc.
Administrator	CIBC Mellon Global Securities Services Company
Prime Broker	RBC Dominion Securities Inc.
Custodian	CIBC Mellon Trust Company

CLASS	A	F**
Net asset value per unit (CAD\$)	\$25.00	\$25.0898
Min. initial investment, accredited investor <sup>1</sup>	\$10,000	\$10,000
Min. Initial Investment, non-accredited investor	\$150,000	\$150,000
Min. subsequent investment <sup>2</sup>	\$500	\$500
Management fee	1.75%	0.75%

Please see the Offering Memorandum for fees and specific details on the offering.

FUNDSERV CODES	A	F**
Portland Global Sustainable Evergreen LP Subscription Code	PTL535	PTL545
Portland Global Sustainable Evergreen LP	PTL540	PTL548



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## GEEREF NeXt

- A private equity and infrastructure fund of funds, investing in regional funds, providing equity or quasi equity primarily for energy efficiency and renewable energy projects in developing countries and economies in transition.
  - CO-INVEST with the EU with downside protected by public sector capital with a 10% per annum preferred return mechanism for B unitholders.
  - Provides ACCESS to specialized infrastructure funds/geographies exposed to high growth.
  - Provide access to renewable and affordable energy to underserved communities in emerging nations.
  - Institutional quality oversight and governance by the EIB and EIF.

## BONNEFIELD CANADIAN FARMLAND EVERGREEN LP

- Investments in high-quality “core” farmland primarily through non-leveraged sale-leasebacks with progressive farmers primarily in Saskatchewan and Manitoba.
  - ACCESS to a diversified portfolio of high-quality crop-growing farmland across Canada’s farming regions with differing agricultural characteristics and crops via multiple tenants.
  - Bonnefield received an “A” rating from the United Nations-supported Principles for Responsible Investment whose goal is to incorporating ESG issues and support those who incorporate these issues into their investment decision making and ownership practices.
  - Targeting ~ 8% – 12% return per annum.
  - Oversight through the Standards of Care program, a leading set of industry best practices in the Canadian agricultural sector.
  - Similar attributes to a real return bond, by way of providing a hedge against inflation and global water shortage given Canada’s abundance of water.

## Potential Risks

While the Manager, EIF and EIB and Bonnefield exercise due diligence throughout the investing process, no guarantees can be given to offset a risk of loss and investors should consult with their Financial Advisor prior to investing in the Fund. The Manager believes that given the character of the private investments that are making up the majority of the Fund’s holdings, the Fund has less exposure to the market risk than a similar fund invested in publicly listed securities. The Manager believes the following risks are key to the Fund’s performance: failure to meet commitments, risks related to the private portfolio investments, agriculture industry risk, equity risk, general economic and market conditions, liquidity risk and marketability and transferability of units risk. Please read the “Risk Factors” section in the Offering Memorandum for a more detailed description of all the relevant risks.

## FUND COMMENTARY (as at June 30, 2018)

For the period April 30, 2018 to June 30, 2018, the Fund’s Series F Units had a return of 0.2%.

The Fund’s assets are currently being invested in short term investments offered by large banks.

The Fund expects to initiate its investment strategy by investing in private equities in renewable energy and energy efficiency in 2018. The initial investment is most likely to be in GEEREF NeXt. Thereafter, the Fund intends to invest in the Bonnefield Canadian Farmland Evergreen LP by latest May 2019.

## RECENT DEVELOPMENTS

We believe that renewable energy and energy efficiency are at the core of sustainable investing which in turn is central to the transition to a less carbon-intensive and more sustainable global energy system. Also, we believe Canadian agriculture has experienced a resurgence over the past decade, particularly in the grains and oilseed sector and that several macroeconomic trends have led to major shortages in agricultural commodities – noting also that the city of Capetown is now experiencing severe water shortage.

This period since the Great Recession is one of the longest ever stretches of rising markets. Cyclically and inflationary adjusted earnings over the last ten years compared to prices suggests in our view that the current market is fully valued. In addition, the U.S. Treasury Yield curve, reflecting the difference between 2-year and 10-year Treasury yields has flattened to levels not seen in a decade. A negative yield is ordinarily an indicator of recession and therefore while we do not see a near-term catalyst to initiate a market correction, such as recession or weakening confidence, such a correction is, at least statistically due in our view and vulnerable to geopolitical events, not least trade protectionism.

In the near-term while strengthening economies trump the shenanigans of popularity politics across Europe and the Americas, bond markets face rising rates for the first time in some four decades, which is likely to create significant asset reallocations and liquidity issues leading to increased periods of volatility. Despite the political turmoil, central bankers have steered the global economy away from the Great Recession. While increased volatility may be unsettling, it is to be expected as rates rise and quantitative easing (i.e. bond purchasing) is replaced with quantitative firming (i.e. bond sales by Central Banks) as Central Banks wean their country’s off support mechanisms and towards more normal rates and markets. Also as the U.S. proceeds towards trade ‘wars’ rather than an infrastructure agenda and the U.K.’s ‘Brexit’ negotiations with the E.U. remain protracted there is plenty of scope for turmoil.

Once we have received sufficient investor subscriptions we are therefore excited at the prospects for the Fund to achieve attractive returns, which by the nature of the underlying investments are expected to hold little correlation to the publicly traded markets. Overall, we believe that the Fund and will be well positioned to meet its investment objectives for the medium to long term.



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\* Annualized

\*\* Generally only available through dealers who have entered into a Portland Series F Dealer Agreement

1. Accredited Investors as defined under National Instrument 45-106.

2. For investors who are not Accredited Investors, the additional investment must be in an amount that is not less than \$500 if the investor initially acquired Units for an acquisition cost of not less than \$150,000 and, at the time of the additional investment, the Units then held by the investor have an acquisition cost or a net asset value equal to at least \$150,000, or another exemption is available.

Commission, trailing commissions, management fee and expenses may be associated with investments. Products are not guaranteed, their values change frequently and past performance may not be repeated. The Portland Global Sustainable Evergreen LP (the "Fund") being discussed is not publicly offered. The Fund is only available under prospectus exemptions and other exemptions available to investors who meet certain eligibility or minimum purchase requirements. Currently these exemptions include the accredited investor exemption and the \$150,000 minimum purchase exemption for non-individual investors. The offering of Units of the Fund is made pursuant to an Offering Memorandum and the information contained herein is a summary only and is qualified by the more detailed information in the Offering Memorandum. Please read the offering documents before investing. Any reference to a company is for illustrative purposes only; it is not a recommendation to buy or sell nor is it necessarily an indication of how the Fund is invested.

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