



Portland Investment Counsel®
Buy. Hold. And Prosper.®

OUR MISSION AND VISION

**DON'T JUST INVEST.
CO-INVEST.**

Our mission defines and upholds what we stand for as a company. It is our purpose, and commitment to those we serve.

PORTLAND INVESTMENT COUNSEL INC. MISSION STATEMENT

To provide all wealth-seeking clients, institutions, and advisors with access to unique opportunities to co-invest with the Portland Holdings group of companies in high quality private and alternative investments typically reserved for the affluent and institutional investor.

VISION STATEMENT

Making unique, quality private and alternative investments more accessible for everyone.



“The highest value an advisor can give a client is to make them wealthy and preserve their wealth.”

Michael Lee-Chin,
Executive Chairman, CEO and Portfolio Manager
of Portland Investment Counsel Inc.



OUR PRODUCT COMMITMENT

Bay & Scollard Development Trust: The Bay & Scollard Development Trust is an exclusive opportunity to co-invest alongside Lanterra Developments Ltd., a condominium developer renowned for several landmark urban condominium communities in the City of Toronto, in the development of 50 Scollard. 50 Scollard has been designed to become, in time, a prominent and luxurious high-end condominium residence in the city by virtue of its location, architecture, suite design, finishes and amenities. Lanterra Developments co-invests, through its other development projects, with some of the largest and most successful institutions such as Cadillac Fairview Corporation Limited. The Cadillac Fairview portfolio is owned by the Ontario Teachers' Pension Plan, a diversified global investor which administers the pensions of more than 323,000 active and retired school teachers. Also, significant co-investors alongside the Fund are members of the Portland Holdings group. <http://www.portlandinvestmentcounsel.com/bayandscollard.html>

Portland Private Income Fund: Portland Private Income Fund offers investors the unique opportunity to co-invest through the Fund with multiple institutional investors: in private mortgages with Bridge Investment Group Holdings Inc. and Parkview Financial, LLC ; in commercial lending through Northleaf Capital Partners Ltd., Sagard Holdings and Incus Capital; in maritime lending through EnTrust Global, a diversified alternative investment firm that manages money for institutions and private investors worldwide and; in infrastructure assets with Brookfield Asset Management Inc., one of the world's largest infrastructure investors and operators with over \$100 billion of infrastructure assets under management. To learn more about Portland Private Income Fund, visit: <http://www.portlandinvestmentcounsel.com/privateincome.html>

Portland GEEREF LP: Portland Global Energy Efficiency Renewable Energy Fund LP (Portland GEEREF) allows investors to co-invest through the partnership alongside the sovereign states of Germany and Norway, international institutional investors including the European Investment Fund (representing the European Union) advised by the European Investment Bank, the lending arm of the European Union, and the world's largest multilateral lender and the leading provider of climate finance. To learn more about Portland GEEREF, visit: <http://www.portlandinvestmentcounsel.com/geeref.html>

Portland Global Sustainable Evergreen Fund: Portland Global Sustainable Evergreen Fund: Portland Global Sustainable Evergreen Fund allows investors through the Fund to invest in Canadian farmland through Bonfield Financial Inc. and co-invest alongside international institutional

investors including the European Investment Fund (representing the European Union) advised by European Investment Bank, the lending arm of the European Union, and the world's largest multilateral lender and the leading provider of climate finance. To learn more about Portland Global Sustainable Evergreen Fund, visit: <http://www.portlandinvestmentcounsel.com/global-sustainable-evergreen-fund.html>

ITM AG Investment Trust: The ITM AG Investment Trust is an exclusive opportunity to co-invest through the Fund in ITM Isotopen Technologien München AG ("ITM"), a privately held medical radiosotopes supplier and oncology drug developer positioned at the core of a novel and exciting development in the treatment of cancer (targeted radionuclide therapy) that has won several awards in innovation and technology, alongside Udo J. Vetter, a German businessman and entrepreneur, who is a lead investor in ITM and serves as the Chairman of the Supervisory Board at the ITM group. Udo is the Vice President of European Family Businesses (EFB), the EU federation of national associations representing long-term family owned enterprises, and serves on the board of several pharmaceutical and life sciences companies. Through this fund, investors invest alongside members of the Portland Holdings group and connected parties to Michael Lee-Chin, who collectively with the fund have a significant investment in ITM. To learn more about ITM, visit: <https://isotope-technologies-munich.com>. To learn more about ITM AG Investment Trust, visit: http://www.portlandinvestmentcounsel.com/ITM_AG_INVESTMENT_TRUST.html

Portland Focused Plus Fund LP: Portland Focused Plus Fund LP allows investors to co-invest indirectly with investor and portfolio manager James Cole. James has 35 years of investment experience in Canadian and U.S. equities and has invested a significant portion of his net worth in the Fund, thereby becoming one of the largest investors in the Fund. To learn more about Portland Focused Plus Fund LP, visit: <http://www.portlandinvestmentcounsel.com/focusedplusfundLP.html>

Portland Special Opportunities Fund: Portland Special Opportunities Fund offers investors the opportunity to co-invest through the fund, with institutions and private investors worldwide in alternative strategies managed by EnTrust Global, a diversified global alternative asset manager and one of the world's largest hedge fund investors. To learn more about Portland Special Opportunities Fund, visit: <http://www.portlandinvestmentcounsel.com/specialopportunities.html>

THE PORTLAND DIFFERENCE

Portland's purpose is to democratize opportunities for wealth creation by providing all wealth-seeking investors with access to quality private and alternative opportunities typically reserved for affluent and institutional investors.



OWNERS, OPERATORS AND INVESTORS

At Portland Investment Counsel Inc. we have a unique history of being Owners, Operators and Investors in excellent businesses globally. Our unique “hands on” operational experience in businesses across various sectors, allows us to thoroughly understand the businesses in which we invest. We know what makes a successful business and, as importantly, the underlying risks. Therefore, we measure and assess potential investments with incisive judgment.

OUR RESULTS

What is the highest value that Portland can provide investors? The preservation and creation of wealth. And we have received recognition for doing just that! Such recognition strengthens our commitment to our disciplined investment framework.

Most Recent Awards:

<p>Portland Global Sustainable Evergreen LP WINNER OF THE 2024 CANADIAN HF AWARDS¹ Private Equity Best 3 Year Return 2nd Place Best 5 Year Return 2nd Place</p>	<p>Portland Global Sustainable Evergreen LP WINNER OF THE 2023 CANADIAN HF AWARDS¹ Private Equity Best 1 Year Return 2nd Place Best 3 Year Return 2nd Place Best 5 Year Return 2nd Place</p>	<p>Portland Private Income Fund WINNER OF THE 2023 CANADIAN HF AWARDS¹ Private Debt Best 1 Year Return 2nd Place Best 3 Year Return 3rd Place Best 5 Year Return 3rd Place</p>
<p>Portland Private Income Fund WINNER OF THE 2021 CANADIAN HF AWARDS¹ Private Debt Best 1 Year Return 3rd Place Best 3 Year Return 3rd Place</p>	<p>Portland Private Income Fund WINNER OF THE 2022 CANADIAN HF AWARDS¹ Private Debt Best 1 Year Return 2nd Place Best 3 Year Return 3rd Place Best 5 Year Return 3rd Place</p>	

In addition to...

<p>PCMA AWARDS PRIVATE CAPITAL DEALS OF THE YEAR 2019 AWARD WINNER Real Estate Development of the Year</p>	<p>Portland Focused Plus Fund LP WINNER OF THE 2019 CANADIAN HF AWARDS¹ Equity Focused Best 1 Year Return 2nd Place Best 3 Year Return 2nd Place Best 5 Year Return 1st Place</p>	<p>2021 5-STAR ESG FUNDS² WP</p>
<p>PCMA PRIVATE CAPITAL MARKETS AWARDS 2017 AWARD WINNER Investment Fund of the Year</p>	<p>Portland Focused Plus Fund LP WINNER OF THE 2018 CANADIAN HF AWARDS¹ Equity Focused - Best 5 Year Return 3rd Place</p>	
<p>PCMA AWARDS PRIVATE CAPITAL DEALS OF THE YEAR 2015 AWARD WINNER Investment Fund Deal of the Year</p>	<p>Portland Private Income Fund WINNER OF THE 2018 CANADIAN HF AWARDS¹ Private Debt - Best 5 Year Return 1st Place</p>	<p>Portland Private Income Fund WINNER OF THE 2020 CANADIAN HF AWARDS¹ Private Debt Best 5 Year Return 3rd Place</p>
<p>PCMA AWARDS PRIVATE CAPITAL DEALS OF THE YEAR 2014 AWARD WINNER Investment Fund Deal of the Year</p>	<p>Portland Private Income Fund WINNER OF THE 2018 CANADIAN HF AWARDS¹ Private Debt - Best 5 Year Sharpe Ratio 1st Place</p>	<p>Portland Focused Plus Fund LP WINNER OF THE 2020 CANADIAN HF AWARDS¹ Equity Focused Best 5 Year Return 3rd Place</p>

1. The Canadian Hedge Fund Awards are based solely on quantitative performance data of Canadian hedge funds with Fundata Canada managing the collection and tabulation of the data to determine the winners. There is no nomination process or subjective assessment in identifying the winning hedge funds. The 2018 awards were based on 207 Canadian hedge funds to June 30th, 2018; the 2019 awards were based on 197 Canadian hedge funds to June 30th, 2019; the 2020 awards were based on 221 Canadian hedge funds to June 30th, 2020, the 2021 awards are based on 226 Canadian hedge funds to June 30, 2021, the 2022 awards are based on 234 Canadian hedge funds to June 30, 2022, the 2023 awards are based on 264 Canadian hedge funds to June 30, 2023 and the 2024 awards are based on 273 Canadian hedge funds to June 2024. The Sharpe ratio is a measure for calculating risk-adjusted returns. The Sharpe ratio is the portfolio return in excess of the risk-free rate divided by the volatility of the portfolio.

2. Wealth Professional reached out to its network of advisors across Canada and asked that they name the fund providers who were delivering the best ESG Funds based on a combination of reflection of values, track record, security selection, fees and fund manager performance.

Information herein pertaining to the funds is solely for the purpose of providing information and is not to be construed as a public offering in any jurisdiction of Canada. The funds are not publicly offered. They are only available under Offering Memorandum, prospectus exemptions and other exemptions to investors who meet certain eligibility or minimum purchase requirements such as “accredited investors”. Funds are not guaranteed, their values change frequently and past performance may not be repeated. Information presented in this material should be considered for background information only and should not be construed as investment or financial advice. Please consult a Financial Advisor. Consent is required for any reproduction, in whole or in part, of this piece and/or of its images and concepts. Portland Investment Counsel is a registered trademark of Portland Holdings Inc. The Unicorn Design is a trademark of Portland Holdings Inc. Used under license by Portland Investment Counsel Inc. Buy, Hold, And Prosper. is a registered trademark of AIC Global Holdings Inc. used under license by Portland Investment Counsel Inc.