

ZAVA Canadian Equity Income Private Portfolio

December 31st, 2024 (4th Quarter)



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Annualized Portfolio Performance

| | 6 months | 1 Year | 2 years | 3 years | Since inception |
|------------------------------|----------|--------|---------|---------|-----------------|
| PORTFOLIO Performance | 13.37% | 16.42% | 8.77% | 5.78% | 9.83% |
| BENCHMARK Comparison | 14.09% | 20.81% | 16.01% | 8.34% | 10.46% |

| | |
|-----------------------------------|----------|
| Value of Private Portfolio | |
| Feb 1, 2020 (Inception Date) | \$28,000 |
| December 31, 2024 | \$44,411 |

Returns: Returns for periods greater than 1 year are Annualized.

Fees: Returns presented are net of fees.

Benchmark: 5% 91 day T-Bill, 95% S&P/TSX Total Return (Benchmark modified Oct. 2021)

Source: National Bank Financial Portfolio Management Database

Investment Philosophy

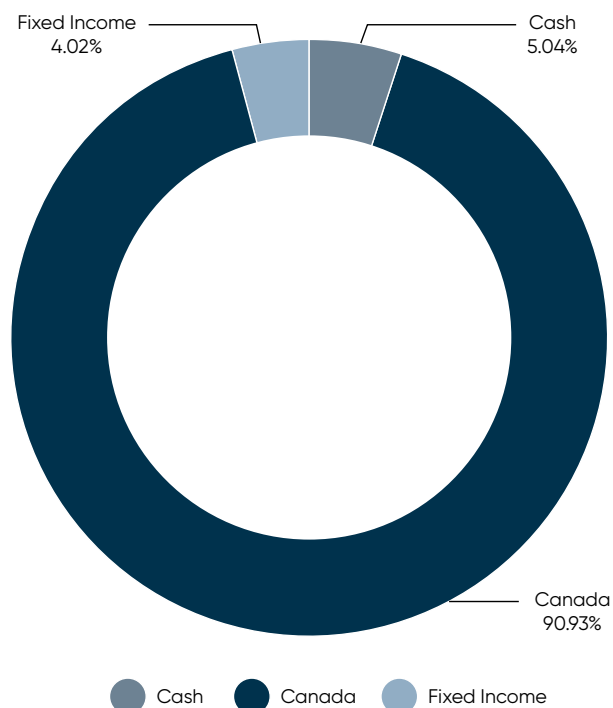
The ZAVA Canadian Equity Income Private Portfolio employs a combination of both a passive investment style using Exchange Traded Funds (ETFs), together with active stock selection. ETFs are an excellent vehicle used to obtain broad diversified exposure to various geographies, sectors and styles. Additionally, individual stock selections will be made to enhance opportunities for income, growth &/or value. The Portfolio will maintain 100% exposure to Canada with a strong focus on dividend income. The Portfolio can also hold a smaller allocation in alternative investments such as Real Estate Investment Trusts (REITS). Finally, in order to add a defensive element to the Portfolio when appropriate, up to 25% of the Portfolio can be moved to cash or less volatile fixed income investments at any time.

Who is This Investment For?

This Portfolio is suitable for investors who:

- › are seeking diversified equity exposure to Canadian markets, with a focus on earning dividend income
- › are willing to tolerate a moderate level of risk with a minimum time horizon of 2 – 5 years
- › prefer minimal involvement with the investment decision making process.

Private Portfolio Asset Allocation



Source: Croesus

Your Private Portfolio at End of Q4

| Issuer | Region | Weight |
|-------------------------------------|--------------|--------|
| Brookfield Infrastructure LPU | Canadian | 5.60% |
| Bank of Nova Scotia | Canadian | 4.55% |
| Birchcliff Energy Ltd. | Canadian | 2.71% |
| Canadian National Railway | Canadian | 2.65% |
| Capital Power Corp. | Canadian | 6.36% |
| Chartwell Retirement REIT | Canadian | 4.31% |
| Great West Lifeco Inc. | Canadian | 5.41% |
| Northland Power Inc. | Canadian | 2.84% |
| Open Text Corp. | Canadian | 4.62% |
| Nutrien Ltd. | Canadian | 4.38% |
| Royal Bank of Canada | Canadian | 7.87% |
| Tourmaline Oil Corp. | Canadian | 4.53% |
| Thomson Reuters Corp. | Canadian | 7.33% |
| Whitecap Resources Inc. | Canadian | 4.63% |
| NEXUS Industrial REIT | Canadian | 6.98% |
| BMO Canadian Dividend ETF | Canadian | 16.16% |
| BMO Short Provincial Bond Index ETF | Fixed Income | 4.02% |
| Cash | Cash | 5.05% |

Source: Croesus

Portfolio Manager’s Comments

Markets in Canada and the US were able to reach all time highs in Q4 on the back of continued interest rate cuts by the Bank of Canada, The Fed and several other Central Banks. That, and the expected market friendly policy changes from an incoming Republican Party in the White House, the Senate and House of Representatives provided us with an apparent “Trump Bump”.

The **S&P/TSX** added + **3.0%** in Q4 and finished 2024 + **18.0%**. The **S&P 500** gained +**23.3%** in 2024, with 2.1% of that coming in Q4. Globally, the **MSCI AC World** and **MSCI EM** (Emerging Markets) grew +**18.4%** and +**10.5%** respectively for 2024.

Heading into 2025, it appears that the “Trump Bump” is turning into the “Trump Slump” as inconsistent messaging about tariffs, government firings and tax policy are providing the equity markets with material uncertainty- the enemy of equity markets. Unfortunately, it would appear that for the time being, short-term direction of the markets is dependent on the musings of POTUS – for better or for worse.

Activity in your Private Portfolio in Q4 was fairly quiet. The only transactions included additions to existing positions in Nexus Industrial REIT (NXR.UN) and Canadian National Railway (CNR). We added to these positions on weakness as we continue to believe that the quality of the properties as well as the 8% yield in NXR.un will eventually lead to a surfacing of value closer to the company’s Net Asset Value (NAV). Additionally, CNR was our smallest position and we chose to add more in order to bring it more in line with most of the other positions in the Portfolio.

Your Canadian Equity Income Private Portfolio outperformed it’s benchmark in the short term (1 Year period). An investment “Since Inception” (February 1, 2020) would now have provided you with an annualized return of +**9.83%** per year.

Your Private Portfolio at End of Q4

| Issuer | Action |
|-----------------------|--------|
| NEXUS Industrial REIT | Added |

| Issuer | Action |
|---------------------------|--------|
| Canadian National Railway | Added |

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Portfolio Management Group

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