



Fund Setup Sheet

for Distributor Head Offices - Investment Fund Operations

Spartan Fund Management Inc.

Fundserv Management Company Code: **SPA**

This Fund Setup Sheet provides important information regarding the fund(s) and their attributes required by dealer head offices to complete various internal system setups and commence transaction placement via the Fundserv Network.

Fund Codes & Details

Product Inception Date: October 2024

SPA Fund Code	Fund Name	Load Type*	Currency
2100	Capital Asset Income Fund Class A - Purchase	NL	CAD
2101	Capital Asset Income Fund Class A	NL	CAD
2102	¹ Capital Asset Income Fund Class F - Purchase	NL	CAD
2103	¹ Capital Asset Income Fund Class F	NL	CAD

¹ The **Class F** funds are intended for **Dealer Fee Based Account** Investors only.

* **NL** = No Load (also used for Fee Based class funds)

General

Fundserv Member:	Yes	Bare Trustee Custodial Agreement:	IIROC Signed MFDA Signed
Fundserv myserv Dealer Account Inquiry:	Yes	Trailer Fee:	1% on Class A Paid Quarterly
Product Type:	Mortgage Fund	DSC & LSC Commission:	n/a
Tax Structure:	Trust	Management Fee:	If NAV of fund less than \$250mm: 1.25% on Class A 0.25% on Class F If NAV of fund greater than \$250mm, see below
Classification:	Real Estate Equity	Performance Fee:	n/a
Offering Document Type:	Offering Memorandum	Prices via Fundata:	No

* For complete fund details please **download an FD (Fund Setup) File** from Fundserv, or go to **Fundserv Services Web → Utilities → Fund List** or <https://www.fundserv.com/industry-resources/fund-profiles>.

Transaction Details

Purchases

Only **Purchases** can be placed into **Purchase Fund Codes** (“PURCHASE”), at a constant NAV of **\$100**. Fund initiated switches will be processed each month once the final NAV has been calculated, **within 30 days of each month-end**, moving positions from the Purchase Fund Codes into the Continuing Fund Codes. Redemptions and Transfers will not be accepted for the Purchase Fund Codes.

Pricing Frequency:	Monthly - last business day	OEO-Eligible Classes:	Class F
Cut-off Time:	4:00pm ET	Minimum Initial Purchase:	\$10,000 (Class A & F)
*Custom Cut-off Date:	n/a	Minimum Subsequent Purchase:	n/a
*Custom Price Date:	n/a	Pre-Authorized Chequing (PAC) Plans:	No
Settlement Date:	T+1	PAC Minimums:	n/a
Maximum Front End Commission:	n/a	Management Fee Rebates (MFR):	No
Provincial Eligibility:	All Provinces & Territories	Distribution Option:	Reinvest and In-Cash
Offshore Investors Eligible:	No	Distribution Frequency:	Monthly
US Investors Eligible:	No	Tax Slip Type Issued:	T3
Registered Plan & TFSA Eligibility:	Yes	Subscription Agreement Required:	Yes (see below)

**Purchase Conditions:**

- Dealers/Advisors **are required** for all **initial purchases** to deliver a **copy** of the completed Subscription Agreement **on the date the order is placed** to **Spartan Fund Management Inc.** via:
 - Email to docs@spartanfunds.ca
 - Fax to 416-601-5611.

Redemptions

Pricing Frequency:	Monthly – last business day	Settlement Date:	T+10
Cut-off Time:	4:00pm ET	Systematic Withdrawal Plans (SWP):	n/a
*Custom Cut-off Date:	1 st of the month prior to the redemption date (if a holiday, preceding business day)	Early Redemption Fees (ERF):	5% within 12 months
*Custom Price Date:	n/a	DSC Rate & Duration:	n/a

Transactions Allowed

Buy:	Yes	External Transfer:	No
Commission Rebate:	n/a	In Cash Transfer (ICT):	n/a
Switch:	No	Error Correction (AOT/REV):	n/a
Sell:	Yes	LSIF Rollover:	n/a
Fee:	No	Segregated Fund Reset:	n/a
Internal Transfer:	Yes	Segregated Fund Maturity:	n/a

Additional Information**Investment Objective**

- The investment objective of the Fund is to focus on preserving capital by investing in a portfolio of residential mortgage loans that generate income to only creditworthy borrowers indirectly through the purchase of common shares of Mortgage Company of Canada Inc., a mortgage investment corporation existing under the laws of the Province of Ontario and Class F limited partnership units of First Mortgage LP, a limited partnership formed under the laws of the Province of Ontario.

Distributions

- The Fund intends to make monthly distributions to Unitholders from the current cash received by the Fund in respect of Fund investments net of Offering and Start-up Expenses, Ongoing Expenses, Management Fees and appropriate reserves for current or anticipated liabilities. Notwithstanding the foregoing, the Fund will not make distributions if the Manager determines, in its discretion, that it would not be appropriate to do so. Distributions will be payable by the Fund out of the assets of the Fund in cash or by the issuance of additional Units by the Fund of equivalent value, at the sole discretion of the Manager. All distributions of current cash shall be made 100% to the Unitholders in respect of and in proportion to the number of Units held by them. The Manager, on behalf of the Fund, has established a distribution reinvestment plan pursuant to which Unitholders may elect to reinvest all (but not less than all) of distributions received in additional Units of the Fund.

Management Fee

- The Fund shall pay the Manager an annual management fee (the “Management Fee”) as follows:
 - where the Net Asset Value of the Fund is less than or equal to \$250,000,000, 1.25% of the Class Net Assets attributable to the Class A Units; and 0.25% of the Class Net Assets attributable to the Class F Units; and
 - where the Net Asset Value of the Fund is more than \$250,000,000, the Management Fee shall continue to be paid as above for the first \$250,000,000 in Net Asset Value of the Fund, and in respect of any Net Asset Value of the Fund above \$250,000,000, 1.20% of the Class Net Assets attributable to the Class A Units; and 0.20% of the Class Net Assets attributable to the Class F Units;
- In each case, plus applicable taxes. The Management Fee is calculated and paid monthly in arrears and as at any other day as the Manager may reasonably determine.
- Units will be issued in Series.**



Contact Information

Fund Company

Company Name:	Spartan Fund Management Inc.	Sales & Marketing Contact:	Brent Channell
Head Office Address:	150 King Street West, Suite 200, Toronto, ON, M5H 1J9	Phone:	416-601-3172
Website:	www.spartanfunds.ca	Email:	bchannell@spartanfunds.ca
Email:	admin@spartanfunds.ca		

Back Office Administrator

Company Name:	SGGG Fund Services Inc.	Phone (Account Inquiry):	416-967-0038 x1 or 1-888-967-0038
Head Office Address:	121 King Street West, Suite 300, Toronto, ON, M5H 3T9	General Processing Fax:	416-967-1969
Website:	www.sgggFSI.com	Dealer Services:	AdminServices@sgggFSI.com