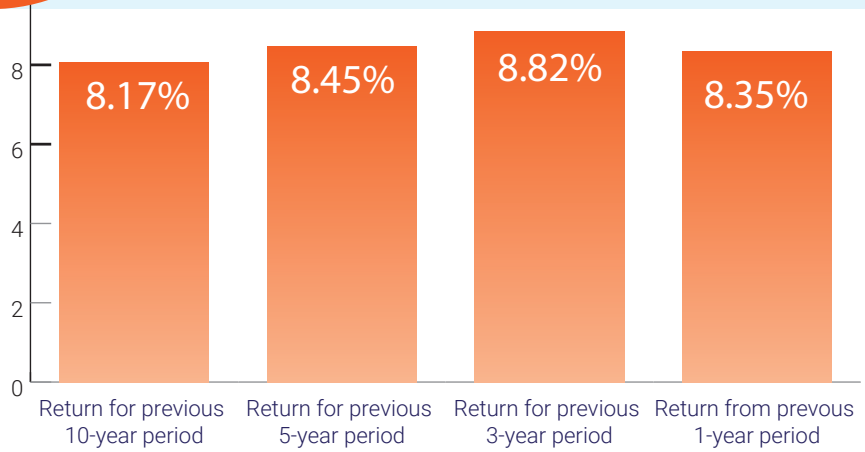
# NORTHERN ALLIANCE TRUST
# SHELTER LENDING

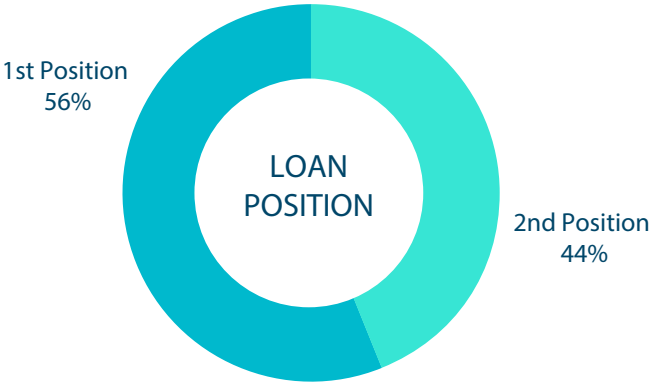
**2026 YTD Distribution**
**8.10%***

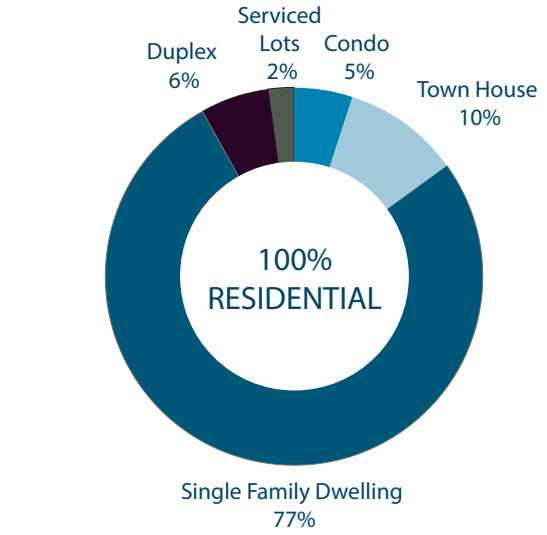
Our mutual fund trust gives investors access to the private lending market, secured by mortgages registered on real property and proven cash flow. Our investment objective is to provide investors a steady income stream while preserving their invested capital.

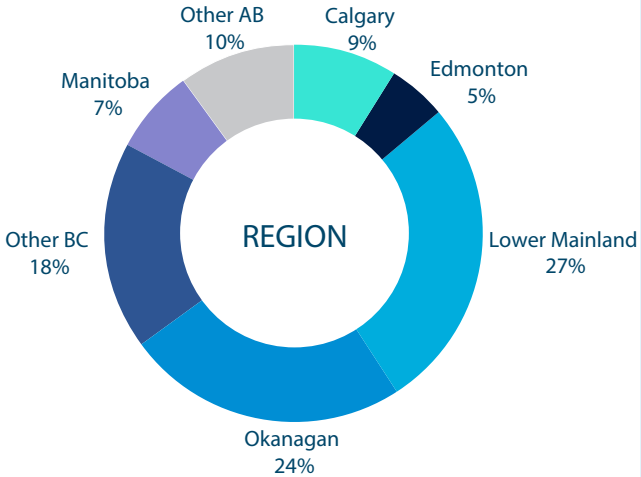
## "B" Unit Distribution Performance*




## Portfolio Overview




## "A" Unit Distribution Performance

Consistent annual return of 6.14%* (compounded quarterly)

## Investment/Mortgage Highlights

- Diversified private lending
- Quarterly distributions
- Registered plan eligible (RRSP, RESP, LIRA, TFSA)

### Performance Facts

**61.8%** Weighted average loan to value

**10.06%** Weighted average interest rate

## Risk Mitigation and Lending Strategy

- Focus on high quality properties
- Initial due-diligence and robust ongoing loan monitoring
- Large number of small loans for diversification
- Geographically diverse portfolio
- Senior underwriting staff and credit committee
- Residential loans

*Past Performance does not guarantee future results. Northern Alliance Trust locks in its Unit price to $5.00/Unit. The actual net asset value (NAV) typically fluctuates between $4.85 and $5.10 depending on the performance of the fund, current expenses, transaction costs and potential losses. Some expenses are large annual expenses (audits, OM revision) which can be recovered throughout the remainder of the year. The return calculated on this summary does not reflect the NAV fluctuations. B Unit Distribution performance is different from the total fund performance. Returns are compounded quarterly and annualized. Quarterly return (non-adjusted) for Q3 2026 was $0.0921/unit. * December 2016, distribution was not issued.

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