

Scotia Mortgage Income Fund

Annual Management Report of Fund Performance

For the period ended December 31, 2017

This annual management report of fund performance contains financial highlights but does not contain the complete annual financial statements of the investment fund. You can get a copy of the annual financial statements at your request, and at no cost, by calling toll-free 1-800-268-9269, by writing to us at 1832 Asset Management L.P., 1 Adelaide Street East, 28th Floor, Toronto, ON, M5C 2V9 or by visiting our website at www.scotiafunds.com or SEDAR at www.sedar.com.

Securityholders may also contact us using one of these methods to request a copy of the investment fund's proxy voting policies and procedures, proxy voting disclosure record or quarterly portfolio disclosure.

1832 Asset Management L.P. is the manager (the "Manager") of the fund. In this document, "we", "us", "our" and the "Manager" refer to 1832 Asset Management L.P. and the "Fund" refers to Scotia Mortgage Income Fund.

The term "net asset value" or "net asset value per unit" in this document refers to the net asset value determined in accordance with Part 14 of National Instrument 81-106 – Investment Fund Continuous Disclosure ("National Instrument 81-106"); while the term "net assets" or "net assets per unit" refers to total equity or net assets attributable to unitholders of the Fund as determined in accordance with International Financial Reporting Standards ("IFRS").

Caution Regarding Forward-Looking Statements

Certain portions of this report, including, but not limited to, "Recent Developments", may contain forward-looking statements about the Fund and the underlying funds, as applicable, including statements with respect to strategies, risks, expected performance events and conditions. Forward-looking statements include statements that are predictive in nature, that depend upon or refer to future events or conditions, or that include words such as "expects", "anticipates", "intends", "plans", "believes", "estimates", "projects" and similar forward-looking expressions or negative versions thereof.

In addition, any statement that may be made concerning future performance, strategies or prospects and possible future action by the Fund is also a forward-looking statement. Forward-looking statements are based on current expectations and projections about future general economic, political and relevant market factors, such as interest rates, foreign exchange rates, equity and capital markets, and the general business environment, in each case assuming no changes to applicable tax or other laws or government regulation. Expectations and projections about future events are inherently subject to, among other things, risks and uncertainties, some of which may be unforeseeable. Accordingly, current assumptions concerning future economic and other factors may prove to be incorrect at a future date.

Forward-looking statements are not guarantees of future performance and actual results or events could differ materially from those expressed or implied in any forward-looking statements made by the Fund. Any number of important factors could contribute to these digressions, including, but not limited to, general economic, political and market factors in North America and internationally, such as interest and foreign exchange rates, global equity and capital markets, business competition, technological change, changes in government relations, unexpected judicial or regulatory proceedings and catastrophic events. We stress that the above mentioned list of important factors is not exhaustive. Some of these risks, uncertainties and other factors are described in the Fund's simplified prospectus, under the heading "Specific risks of mutual funds".

We encourage you to consider these and other factors carefully before making any investment decisions. Forward-looking statements should not be unduly relied upon. Further, you should be aware of the fact that the Fund has no specific intention of updating any forward-looking statements whether as a result of new information, future events or otherwise, prior to the release of the next management report of fund performance, and that the forward-looking statements speak only to the date of this management report of fund performance.

Investment Objective and Strategies

The Fund's objective is to provide regular interest income. It invests primarily in high quality mortgages on residential properties in Canada. The mortgages purchased by the Fund are generally either:

- insured or guaranteed by Canadian federal or provincial governments or their agencies, or
- conventional first mortgages with loan-to-value ratios of no more than 80%, unless the excess is insured by an insurance company registered or licensed under federal or provincial legislation.

The portfolio advisor uses interest rate and yield curve analysis to select individual investments and manage the Fund's average term to maturity. The Bank of Nova Scotia will buy any mortgage that is in default if it was purchased from Scotia Mortgage Corporation. It will buy the mortgage at a price equal to the principal value plus any unpaid interest. That means the Fund doesn't assume the risk of default on these mortgages. The Fund may invest up to 25% of its assets in fixed income securities issued by Canadian federal, provincial and municipal governments, and by corporations.

The Fund can invest up to 10% of its assets in foreign securities.

Risk

The risks associated with investing in Fund are as described in the simplified prospectus. Effective November 14, 2017, the Manager has implemented a new Risk Classification Methodology recently mandated by the Canadian Securities Administrators, which is used to determine the investment risk level of the Fund. There are no changes to the investment risk level, investment objectives or strategies of the Fund as a result of the implementation.

Results of Operations

For the year ended December 31, 2017 (the “period”), the Series A units of the Fund returned 1.1%. Fund returns are reported net of all management fees and expenses for all series, unlike the returns of the Fund's benchmark, which is based on the performance of an index that does not pay fees or incur expenses. Returns for other series of the Fund will be similar to Series A units with any difference in performance being primarily due to different management fees, operating expenses and other expenses that are applicable to that particular series. Please see the “Past Performance” section for the performance of the Fund's other series.

The Fund's broad-based benchmark, the FTSE TMX Canada Mortgage Market Index, returned 2.5% during the same period. In accordance with National Instrument 81-106, we have included a comparison to broad-based index to help you understand the Fund's performance relative to the general performance of the market, but caution that the Fund's mandate may be significantly different from the index shown.

The Fund's blended benchmark, 33% 5 Year FTSE TMX Canada Mortgage Market Index, 33% 1 Year FTSE TMX Canada Mortgage Market Index and 33% 3 Year FTSE TMX Canada Mortgage Market Index, returned 2.9% during the same period. We have included this comparison, which more closely reflects the market sectors and/or asset classes in which the Fund invests, to provide a more useful comparative to the performance of the Fund.

Leading the G7 group of industrialised nations, Canadian GDP growth in 2017 was very strong, with contributions from consumer spending, business investment and government spending. Oil prices are currently well off the lows which is supportive for the export sector.

In spite of several housing reforms, it appears that the Canadian housing market remains stable and prices continue to creep higher which constitutes an appreciation in value of the largest asset most Canadians hold.

The job market continues to be strong. According to Bloomberg, the unemployment rate in December is the lowest in more than four decades. Furthermore, wages increased in November and December which suggests we are near full employment. Canada has created over 400,000 jobs in the last 12 months.

The strong growth in GDP and job creation along with an encouraging CEO survey prompted the Bank of Canada to adopt a more hawkish outlook and increased rates twice in the period.

Globally, economic growth has accelerated and is synchronized with improving growth out of Europe, Asia and emerging markets.

The U.S. economy continues to grow at a healthy pace with the unemployment rate at near all-time lows. The only sign of slack in the U.S. labor market is a lack of sustained wage pressures, although average hourly earnings did increase in the final months of the period.

Canadian mortgage rates moved higher during the period as the one year posted rate increased 20 basis points while the three and five year posted rates each moved up 35 basis points.

The Fund underperformed its benchmark primarily due to the discounting of mortgage rates in the marketplace relative the benchmark posted rate. Fund performance was further impacted by the 25 basis points default insurance premium paid to Scotia Mortgage Corp (SMC). Management fees also detracted from performance. The average term of the portfolio is 1.0 years, which is below benchmark. The portfolio remains concentrated in six month mortgages with additional positions in one and two year mortgages.

The Fund's net asset value decreased by 17.5% to \$122.9 million at December 31, 2017, from \$148.9 million at December 31, 2016. This change was composed of net redemptions of \$26.7 million, investment performance of the Fund of \$2.2 million and cash distributions of \$1.5 million. The investment performance of the Fund includes income and expenses which vary year over year. The Fund's income and expenses changed compared to the previous year mainly as a result of fluctuations in average net assets, portfolio activity, changes in the Fund's income earning investments and reduction in management fees and fixed administration fees.

Certain series of the Fund, as applicable, may make distributions at a rate determined by the Manager from time to time. If the aggregate amount of distributions in such series exceeds the portion of net income and net realized capital gains allocated to such series, the excess will constitute a return of capital. The Manager does not believe that the return of capital distributions made by such series of the Fund have a meaningful impact on the Fund's ability to implement its investment strategy or to fulfill its investment objective.

Recent Developments

Management Fee and Fixed Administration Fee Change

Effective January 10, 2017, the management fee charged to the Series A and Series F units of the Fund was reduced from 1.25% to 1.10% and 0.625% to 0.60%, respectively.

Additionally, effective January 10, 2017, the fixed administration fee charged to the following series of the Fund were reduced as follows:

- Series A and F from 0.42% to 0.25%;
- Series I from 0.34% to 0.25%; and
- Series K and M from 0.46% to 0.25%.

IFRS 9, Financial Instruments

The final version of IFRS 9, Financial Instruments was issued by the International Accounting Standards Board (“IASB”) in July 2014 and will replace IAS 39, Financial Instruments: Recognition and Measurement, related to the classification and measurement of financial assets and financial liabilities.

IFRS 9 relates to the classification and measurement of financial assets and financial liabilities in the Fund. The new standard is effective for the Fund for its fiscal year beginning January 1, 2018. The Manager has been evaluating the standard and has currently determined that the impact to the Fund will include additional disclosures related to changes to the classification of certain financial instruments to align with the classifications under IFRS 9. Adoption of the standard will not impact net assets attributable to holders of redeemable units.

Related Party Transactions

The Manager is a wholly-owned subsidiary of The Bank of Nova Scotia (“Scotiabank”). Scotiabank also owns, directly or indirectly, 100% of Scotia Securities Inc. and Tangerine Investment Funds Limited, each a mutual fund dealer, and Scotia Capital Inc. (which includes ScotiaMcLeod and Scotia iTRADE), an investment dealer.

On August 4, 2017, Industrial Alliance Insurance and Financial Services Inc. completed its acquisition of HollisWealth including HollisWealth Advisory Services Inc. (collectively, “HollisWealth”), a related party of the Manager. As such, HollisWealth ceased to be a related party.

The Manager, on behalf of the Fund, may enter into transactions or arrangements with other members of Scotiabank or certain other companies that are related or connected to the Manager (each a “related party”). All transactions between the Fund and the related parties are in the normal course of business and are carried out at arm’s length terms.

The purpose of this section is to provide a brief description of any transaction involving the Fund and a related party.

Management Fees

The Manager is responsible for the day-to-day management and operations of the Fund. Certain series of the Fund pay the Manager a management fee for its services as described in the “Management Fee” section later in this document. The management fee is an annualized rate based on the net asset value of each series of the Fund, accrued daily and paid monthly.

Fixed Administration Fees and Other Fund Costs

The Manager pays the operating expenses of the Fund, other than Other Fund Costs, in exchange for the payment by the Fund of a fixed rate administration fee (the “Fixed Administration Fee”) to the Manager with respect to each series of the Fund. The expenses charged to the Fund in respect of the Fixed Administration Fee are disclosed in the Fund’s financial statements. The Fixed Administration Fee is equal to a specified percentage of the

net asset value of a series, calculated and paid in the same manner as the management fees for the Fund. Further details about the Fixed Administration Fee can be found in the Fund’s most recent simplified prospectus.

In addition, each series of the Fund is responsible for its proportionate share of certain operating expenses (“Other Fund Costs”). Further details about Other Fund Costs can be found in the Fund’s most recent simplified prospectus.

The Manager, at its sole discretion, may waive or absorb a portion of a series’ expenses. These waivers or absorptions may be terminated at any time without notice.

Custodial Services

During the period, Scotiabank, as the custodian of the Fund, earned a fee for providing custody and related services. The custodian held investments of the Fund in safekeeping to ensure that they were used only for the benefit of the investors of the Fund. The custodian fee was paid by the Manager, in exchange for the Fixed Administration Fee received from the Fund.

On October 2, 2017, State Street Trust Company Canada replaced Scotiabank in its capacity as custodian of the Fund.

Mortgage Services

The Scotia Mortgage Corporation, a wholly owned subsidiary of Scotiabank, administers all the mortgages purchased by the Fund for a service fee equal to an annualized rate of 3/8 of 1% of the outstanding principal balance of mortgages held. The mortgage service fee is paid by the Manager, in exchange for the Fixed Administration Fee received from the Fund.

Distribution Services

Certain registered dealers through which units of the Fund are distributed are related parties to the Fund and the Manager. The Manager pays to these related parties a trailer commission out of its management fees, representing distribution and servicing fees, based on the amount of assets held in the investors’ accounts. These fees are paid on the same basis and at the same rates that the Manager pays to non-affiliated dealers.

Other Fees

The Manager, or its affiliates, may earn fees and spreads in connection with various services provided to, or transactions with, the Fund, such as banking, custody, brokerage, foreign exchange and derivatives transactions. The Manager, or its affiliates, may earn a foreign exchange spread when unitholders switch between series of funds denominated in different currencies.

Independent Review Committee

The Manager has established an independent review committee (the “IRC”) in accordance with National Instrument 81-107 – Independent Review Committee for Investment Funds (“NI 81-107”) with a mandate to review and provide recommendations or approval, as required, on conflict of interest mat-

ters referred to it by the Manager on behalf of the Fund. The IRC is responsible for overseeing the Manager's decisions in situations where the Manager is faced with any present or perceived conflicts of interest, all in accordance with NI 81-107.

The IRC may also approve certain mergers between the Fund and other funds, and any change of the auditor of the Fund. Subject to any corporate and securities law requirements, no securityholder approval will be obtained in such circumstances, but you will be sent a written notice at least 60 days before the effective date of any such transaction or change of auditor. In certain circumstances, securityholder approval may be required to approve certain mergers.

The IRC has five members, Carol S. Perry (Chair), Brahm Gelfand, Simon Hitzig, D. Murray Paton and Jennifer L. Witterick, each of whom is independent of the Manager.

The IRC prepares and files a report to the securityholders each fiscal year that describes the IRC and its activities for securityholders as well as contains a complete list of the standing instructions. These standing instructions enable the Manager to act in a particular conflict of interest matter on a continuing basis provided the Manager complies with its policies and procedures established to address that conflict of interest matter and reports periodically to the IRC on the matter. This report to the securityholders is available on the Manager's website or, at no cost, by contacting the Manager.

The compensation and other reasonable expenses of the IRC will be paid out of the assets of the Fund as well as out of the assets of the other investment funds for which the IRC may act as the independent review committee. The main components of compensation are an annual retainer and a fee for each committee meeting attended. The chair of the IRC is entitled to an additional fee. Expenses of the IRC may include premiums for insurance coverage, travel expenses and reasonable out-of-pocket expenses.

The Fund received the following standing instructions from the IRC with respect to related party transactions:

- Paying brokerage commissions and spreads to a related party for effecting security transactions on an agency and principal basis on behalf of the Fund;

- Purchases or sales of securities of an issuer from or to another investment fund managed by the Manager;
- Investments in the securities of issuers for which a related underwriter acted as an underwriter during the distribution of such securities and the 60-day period following the completion of such distribution;
- Executing foreign exchange transactions with a related party on behalf of the Fund;
- Purchases of securities of a related party;
- Entering into over-the-counter derivatives on behalf of the Fund with a related party;
- Entering into securities lending transactions with a related party;
- Outsourcing products and services to related parties which can be charged to the Fund;
- Acquisition of prohibited securities as defined by securities regulations;
- Trading in mortgages with a related party.

The Manager is required to advise the IRC of any breach of a condition of the standing instructions. The standing instructions require, among other things, that the investment decision in respect to a related party transaction: (a) is made by the Manager free from any influence by an entity related to the Manager and without taking into account any consideration to any associate or affiliate of the Manager; (b) represents the business judgment of the Manager uninfluenced by considerations other than the best interests of the Fund; and (c) is made in compliance with the Manager's written policies and procedures. Transactions made by the Manager under the standing instructions are subsequently reviewed by the IRC to monitor compliance.

The Fund relied on IRC standing instructions regarding related party transactions during the period.

Financial Highlights

The following tables show selected key financial information about each series of the Fund and are intended to help you understand the Fund's financial performance for the periods indicated. The information on the following tables is based on prescribed regulations and as a result, is not expected to add down due to the increase (decrease) in net assets from operations being based on average units outstanding during the period and all other numbers being based on actual units outstanding at the relevant point in time. Footnotes for the tables are found at the end of the Financial Highlights section.

The Fund's Net Assets per Unit⁽¹⁾

For the period ended	Net Assets, beginning of period (\$)	Increase (decrease) from operations:					Distributions:					Net Assets, end of period (\$) ⁽¹⁾
		Total revenue	Total expenses	Realized gains (losses) for the period	Unrealized gains (losses) for the period	Total increase (decrease) from operations ⁽²⁾	From net investment income (excluding dividends)	From dividends	From capital gains	Return of capital	Total distributions ⁽³⁾	
Series A												
Dec. 31, 2017	10.64	0.32	(0.16)	(0.01)	(0.03)	0.12	(0.16)	–	–	–	(0.16)	10.60
Dec. 31, 2016	10.64	0.30	(0.20)	–	–	0.10	(0.10)	–	–	–	(0.10)	10.64
Dec. 31, 2015	10.67	0.31	(0.20)	–	(0.02)	0.09	(0.11)	–	–	–	(0.11)	10.64
Dec. 31, 2014	10.74	0.40	(0.20)	(0.01)	(0.07)	0.12	(0.18)	–	–	–	(0.18)	10.67
Dec. 31, 2013	10.80	0.38	(0.20)	–	(0.06)	0.12	(0.18)	–	–	–	(0.18)	10.74
Series F												
Dec. 31, 2017	10.62	0.32	(0.10)	(0.01)	(0.04)	0.17	(0.22)	–	–	–	(0.22)	10.57
Dec. 31, 2016	10.62	0.30	(0.14)	–	–	0.16	(0.17)	–	–	–	(0.17)	10.62
Dec. 31, 2015	10.65	0.31	(0.13)	–	(0.02)	0.16	(0.18)	–	–	–	(0.18)	10.62
Dec. 31, 2014	10.71	0.37	(0.13)	(0.01)	0.02	0.25	(0.25)	–	–	–	(0.25)	10.65
Dec. 31, 2013	10.77	0.37	(0.13)	–	(0.05)	0.19	(0.25)	–	–	–	(0.25)	10.71
Series I												
Dec. 31, 2017	10.57	0.32	(0.03)	(0.01)	(0.04)	0.24	(0.29)	–	–	–	(0.29)	10.52
Dec. 31, 2016	10.57	0.30	(0.05)	–	–	0.25	(0.26)	–	–	–	(0.26)	10.57
Dec. 31, 2015	10.61	0.31	(0.04)	–	(0.03)	0.24	(0.27)	–	–	–	(0.27)	10.57
Dec. 31, 2014	10.67	0.34	(0.04)	(0.01)	0.04	0.33	(0.33)	–	–	–	(0.33)	10.61
Dec. 31, 2013	10.73	0.37	(0.04)	–	(0.05)	0.28	(0.34)	–	–	–	(0.34)	10.67
Series K												
Dec. 31, 2017	10.01	0.30	(0.03)	(0.01)	(0.03)	0.23	(0.28)	–	–	–	(0.28)	9.96
Dec. 31, 2016*	10.00	0.55	(0.02)	(0.01)	(0.42)	0.10	(0.11)	–	–	–	(0.11)	10.01

* Start date for Series K was July 12.

Series M												
Dec. 31, 2017	9.90	0.30	(0.04)	(0.01)	(0.03)	0.22	(0.26)	–	–	–	(0.26)	9.86
Dec. 31, 2016	9.91	0.28	(0.06)	–	–	0.22	(0.22)	–	–	–	(0.22)	9.90
Dec. 31, 2015	9.94	0.29	(0.06)	–	(0.03)	0.20	(0.23)	–	–	–	(0.23)	9.91
Dec. 31, 2014*	10.00	0.37	(0.05)	(0.01)	(0.15)	0.16	(0.27)	–	–	–	(0.27)	9.94

* Start date for Series M was February 5.

⁽¹⁾ This information is derived from the Fund's audited annual financial statements. The net assets per unit presented in the financial statements may differ from the net asset value calculated for Fund pricing purposes. An explanation of these differences can be found in note 2 of the Fund's financial statements. The net asset value per unit at the end of the period is disclosed in Ratios and Supplemental Data.

⁽²⁾ Net assets per unit and distributions per unit are based on the actual number of units outstanding for the relevant series at the relevant time. The increase (decrease) in net assets from operations per unit is based on the weighted average number of units outstanding over the period.

⁽³⁾ Distributions were paid in cash or reinvested in additional units of the Fund.

Ratios and Supplemental Data

As at	Total net asset value (000's) (\$) ⁽¹⁾	Number of units outstanding ⁽¹⁾	Management expense ratio ("MER") (%) ⁽²⁾	MER before waivers or absorptions (%) ⁽²⁾	Trading expense ratio (%) ⁽³⁾	Portfolio turnover rate (%) ⁽⁴⁾	Net asset value per unit (\$)
Series A							
Dec. 31, 2017	72,613	6,850,500	1.50	1.50	–	155.87	10.60
Dec. 31, 2016	85,329	8,022,095	1.85	1.85	–	90.14	10.64
Dec. 31, 2015	99,412	9,340,919	1.86	1.86	–	154.79	10.64
Dec. 31, 2014	121,874	11,421,396	1.85	1.92	–	95.81	10.67
Dec. 31, 2013	152,001	14,152,913	1.85	1.88	–	78.60	10.74
Series F							
Dec. 31, 2017	117	11,104	0.96	0.96	–	155.87	10.57
Dec. 31, 2016	143	13,465	1.19	1.19	–	90.14	10.62
Dec. 31, 2015	212	20,002	1.18	1.18	–	154.79	10.62
Dec. 31, 2014	377	35,365	1.19	1.64	–	95.81	10.65
Dec. 31, 2013	923	86,127	1.18	1.50	–	78.60	10.71
Series I							
Dec. 31, 2017	973	92,507	0.28	0.28	–	155.87	10.52
Dec. 31, 2016	1,108	104,856	0.38	0.38	–	90.14	10.57
Dec. 31, 2015	1,247	117,915	0.38	0.38	–	154.79	10.57
Dec. 31, 2014	1,333	125,654	0.39	0.45	–	95.81	10.61
Dec. 31, 2013	145,681	13,652,839	0.37	0.37	–	78.60	10.67
Series K							
Dec. 31, 2017	4,735	475,492	0.29	0.29	–	155.87	9.96
Dec. 31, 2016	1,275	127,424	0.51	0.51	–	90.14	10.01

As at	Total net asset value (000's) (\$) ⁽¹⁾	Number of units outstanding ⁽¹⁾	Management expense ratio ("MER") (%) ⁽²⁾	MER before waivers or absorptions (%) ⁽²⁾	Trading expense ratio (%) ⁽³⁾	Portfolio turnover rate (%) ⁽⁴⁾	Net asset value per unit (\$)
Series M							
Dec. 31, 2017	44,490	4,512,252	0.37	0.37	–	155.87	9.86
Dec. 31, 2016	61,031	6,164,444	0.60	0.60	–	90.14	9.90
Dec. 31, 2015	59,808	6,036,447	0.60	0.60	–	154.79	9.91
Dec. 31, 2014	33,985	3,419,231	0.57	0.57	–	95.81	9.94

⁽¹⁾ This information is provided as at the period end of the years shown.

⁽²⁾ The management expense ratio is based on total expenses (including sales tax, and excluding commissions and other portfolio transaction costs) of each series of the Fund and the underlying funds, where applicable, for the stated period and is expressed as an annualized percentage of the daily average net asset value during the period.

⁽³⁾ The trading expense ratio represents total commissions and other portfolio transaction costs of the Fund and the underlying funds, where applicable, expressed as an annualized percentage of the daily average net asset value of the Fund during the period.

⁽⁴⁾ The Fund's portfolio turnover rate indicates how actively the Fund's portfolio advisor manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the period. The higher a fund's portfolio turnover rate in a period, the greater the trading costs payable by the fund in the period, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high turnover rate and the performance of a fund.

Management Fees

The management fee is an annualized rate based on the net asset value of each series of the Fund, accrued daily and paid monthly. The management fees cover the costs of managing the Fund, arranging for investment analysis, recommendations and investment decision making for the Fund, arranging for distribution of the Fund, marketing and promotion of the Fund and providing or arranging for other services.

The breakdown of services received in consideration of management fees for each series, as a percentage of the management fees, are as follows:

	Management fees (%)	Dealer compensation (%)	Other† (%)
Series A	1.10	46.0	54.0
Series F	0.60	n/a	100.0
Series I*	n/a	n/a	n/a
Series K*	n/a	n/a	n/a
Series M	0.07	n/a	100.0

* The management fee for this series is negotiated and paid directly by these unitholders and not by the Fund.

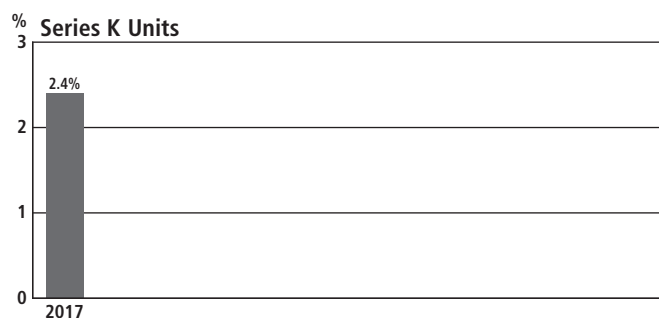
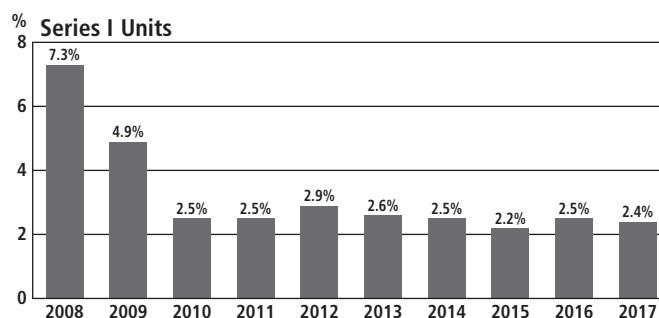
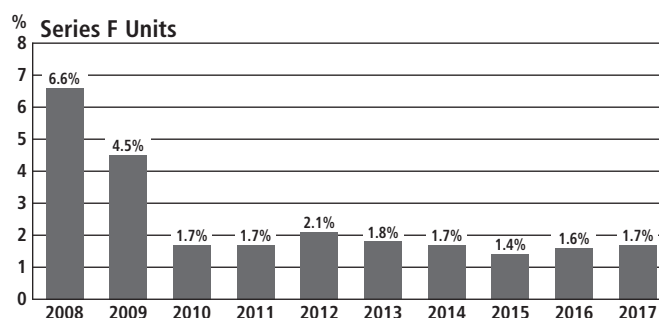
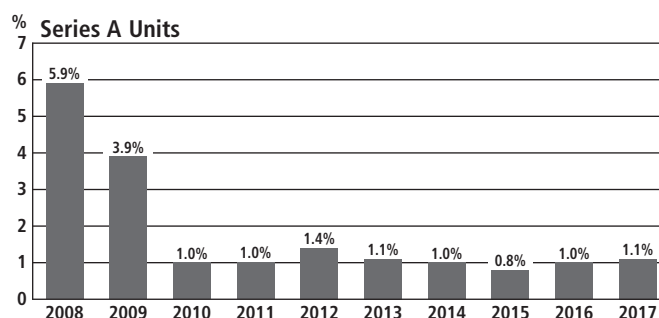
† Relates to all services provided by the Manager described above except dealer compensation.

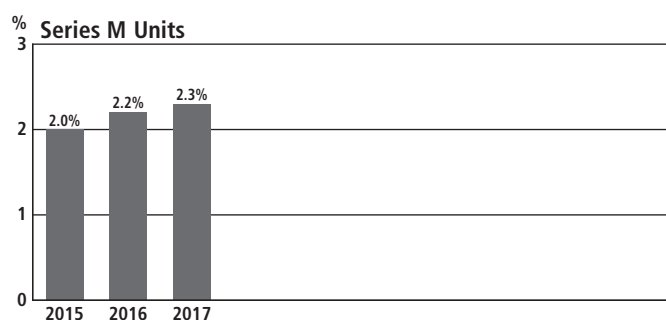
Past Performance

The following shows the past performance for each series and will not necessarily indicate how the Fund will perform in the future. The information shown assumes that all distributions made by each series of the Fund in the periods shown were reinvested in additional units of the relevant series. In addition, the information does not take into account sales, redemption, distribution or other optional charges that would have reduced returns or performance.

Year-by-Year Returns

The following charts show the performance for each series of the Fund and illustrate how performance has varied from year to year. The charts show, in percentage terms, how much an investment held on the first day of each calendar year would have increased or decreased by the last day of each calendar year for that series.





Annual Compound Returns

The annual compound returns table below compares each series of the Fund's performance to one or more benchmarks. A benchmark is usually an index or a composite of more than one index. Fund returns are reported net of all management fees and expenses for all series, unlike the return of benchmarks which are based on the performance of an index that does not pay fees or incur expenses.

		One Year	Three Years	Five Years	Ten Years	Since Inception
Series A	%	1.1	1.0	1.0	1.8	–
Blended Benchmark*	%	2.9	3.5	3.9	5.3	–
FTSE TMX Canada Mortgage Market Index	%	2.5	3.2	3.5	5.3	–
Series F	%	1.7	1.6	1.7	2.5	–
Blended Benchmark*	%	2.9	3.5	3.9	5.3	–
FTSE TMX Canada Mortgage Market Index	%	2.5	3.2	3.5	5.3	–
Series I	%	2.4	2.4	2.5	3.2	–
Blended Benchmark*	%	2.9	3.5	3.9	5.3	–
FTSE TMX Canada Mortgage Market Index	%	2.5	3.2	3.5	5.3	–
Series K	%	2.4	–	–	–	2.4
Blended Benchmark*	%	2.9	–	–	–	3.0
FTSE TMX Canada Mortgage Market Index	%	2.5	–	–	–	2.7
Series M	%	2.3	2.2	–	–	2.2
Blended Benchmark*	%	2.9	3.5	–	–	3.8
FTSE TMX Canada Mortgage Market Index	%	2.5	3.2	–	–	3.5

* The Blended Benchmark is composed of 33.3% of 5 Year FTSE TMX Canada Mortgage Market Index, 33.3% of 1 Year FTSE TMX Canada Mortgage Market Index and 33.3% of 3 Year FTSE TMX Canada Mortgage Market Index.

Index Descriptions

FTSE TMX Canada Mortgage Market Index – This index represents yields on a sample of mortgages from Canadian chartered banks. The index assumes a 5-year term before December 1980 and a 3-year term from December 1980, and an amortization period of 25 years.

1 Year FTSE TMX Canada Mortgage Market Index – This index represents yields on a sample of mortgages from Canadian chartered banks. The index assumes a 5-year term before December 1980 and a 3-year term from December 1980, and an amortization period of 25 years.

3 Year FTSE TMX Canada Mortgage Market Index – This index represents yields on a sample of mortgages from Canadian chartered banks. The index assumes a 5-year term before

December 1980 and a 3-year term from December 1980, and an amortization period of 25 years.

5 Year FTSE TMX Canada Mortgage Market Index – This index represents yields on a sample of mortgages from Canadian chartered banks. The index assumes a 5-year term before December 1980 and a 3-year term from December 1980, and an amortization period of 25 years.

A discussion of the performance of the Fund as compared to its benchmark(s) is found in the Results of Operations section of this report.

Summary of Investment Portfolio

The Summary of Investment Portfolio may change due to ongoing portfolio transactions. A quarterly portfolio update is available to the investor at no cost by calling 1-800-268-9269, or by visiting www.scotiafunds.com, 60 days after quarter end, except for December 31, which is the calendar year end, when they are available after 90 days.

By Asset Type	% of net asset value ⁽¹⁾
Conventional Mortgages	92.7
Cash and Cash Equivalents	7.2
Other Net Assets (Liabilities)	0.1

Top Holdings

Issuer	% of net asset value ⁽¹⁾
Mortgages of 6 months or less	56.7
Mortgages of more than 6 months to 1 year	12.3
Mortgages of more than 1 years to 2 years	15.1
Cash and Cash Equivalents	7.2
Mortgages of more than 2 years to 3 years	4.1
Mortgages of more than 4 years to 5 years	3.2
Mortgages of more than 3 years to 4 years	1.3

⁽¹⁾ Based on the net asset value, therefore, weightings presented in the Schedule of Investments will differ from the ones disclosed above.

