

Leith Wheeler Multi Credit Fund

ANNUAL MANAGEMENT REPORT OF FUND PERFORMANCE
December 31, 2022



This annual management report of fund performance contains financial highlights, but does not contain 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 1-888-292-1122, by writing to us at 1500 – 400 Burrard Street, Vancouver, BC V6C 3A6 or by visiting our website at www.leithwheeler.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.

Management Discussion of Fund Performance

Investment Objective and Strategies

The investment objective of the fund is to achieve interest income, with the potential for some long term capital growth, by investing primarily in corporate credit securities. The primary return objective is to deliver income and return in excess of the Canadian Dollar Offered Rate (CDOR) over a credit cycle. The Fund is intended to have a risk profile similar to that of the Bank of America Merrill Lynch BB-B U.S. High Yield Constrained Index (hedged back to Canadian Dollars), but with lower interest rate risk. The Multi Credit Fund has the ability to invest across the capital structure of a business with a core focus on global high yield bonds, U.S. senior loans and global investment grade bonds.

Risk

The overall risks of investing in the Fund are as described in the Simplified Prospectus. There were no material changes to the Fund during the year that affected the overall level of risk.

Results of Operations

The Fund's net assets decreased by 16.5% in 2022 to \$163.6 million from \$195.9 million at the end of 2021. Of this change, \$11.0 million was attributable to negative investment performance and \$21.3 million attributable to net outflows from unitholders.

As of December 31, 2022, the Multi Credit Fund Series A decreased -5.7% before fees, and Series B and F decreased -6.6% and -6.5%, respectively, both after fees and expenses.

Returns were slightly positive during the third quarter of 2022, following deeply negative returns in the prior two quarters. Credit spreads in the high yield market tightened in July and gradually moved wider in August and September. The fund outperformed its benchmark during the third quarter, led by security selection in Basic Industry and Retail. In the broader high yield market, performance by sector was mixed, although slightly negative overall. Bank loans outperformed high yield bonds as rates continued to rise.

Returns were positive in the fourth quarter, as credit spreads in the high yield market tightened. The fund outperformed due to security selection in Consumer Discretionary, Basic Industry, and Capital Goods. In the broader high yield market, performance by sector was mixed, although positive overall.

The fund continues to be positioned with a bias towards owning fixed rate high yield bonds over bank loans. As at December 31, 2022, the composition of the fund was 67.2% high yield bonds, 29.0% senior secured loans, 0.4% investment grade bonds and 3.4% cash and other net assets.

Our outlook for high yield fixed income is relatively constructive at current yields. Fundamentals in the high yield bond market remain strong, with many near-term maturities having largely been refinanced at low rates during the pandemic, resulting in a more favorable outlook.

We believe that most of the pain from rising bond yields has already been transmitted to investors in the first half of 2022. With yields now substantially higher, we think that the overall return outlook from fixed income is relatively attractive.

Recent Developments

High yield markets rose in January 2023, with one market measure, the ICE BofAML BB-B High Yield Constrained Index, up +2.0% on the month.

Management Discussion of Fund Performance (cont.)

Related Party Transactions

Leith Wheeler Investment Counsel Ltd. (the “Manager”) is the manager and portfolio advisor of the Fund and is responsible for the Fund’s day-to-day operations. The Fund pays the Manager a management fee as compensation for managing the investment portfolio of the Fund.

At December 31, 2022, the Leith Wheeler Corporate Advantage Fund, Leith Wheeler Income Advantage Fund and Leith Wheeler Balanced Fund owned 1,663,446 Series A, 520,822 Series A and 1,461,624 Series A units of the Fund, respectively, which are under common management. Combined, the holdings represent 18.9% of this Fund.

Management Fees

The Manager provides the Fund with investment management services, including fund accounting and unitholder record keeping. In return, the Manager receives a management fee based on the net assets of the Fund, calculated on a daily basis. The annualized management fee for the Series B and Series F units of the Fund are 0.95% and 0.80%, respectively. During the year, the Fund paid the Manager \$14,413 for Series B and \$13,094 for Series F (exclusive of GST/HST) of its net assets as management fees. The Fund does not reimburse the Manager for operating costs incurred in administering the Fund. The Manager paid all operating expenses except brokerage commissions, transaction charges and taxes. In respect of Series A units, the unitholder pays the Manager a negotiated management fee outside the Fund.

We do not directly or indirectly pay fees, sales commissions or trailing commissions, nor do we provide any non-monetary benefits to registered dealers for distributions of units of the Fund. If a broker charges you a commission or fee, that is a matter between you and the dealer.

Financial Highlights

The Fund's Net Assets Attributable to Holders of Redeemable Units per Unit

The following tables show selected key financial information about the Fund and are intended to help you understand the Fund's financial performance for the past five years or for the periods since inception. This information is derived from the Fund's audited annual financial statements.

Series A (inception May 29, 2017)	2022	2021	2020	2019	2018
Net assets attributable to holders of redeemable units - per unit, beginning of year ⁽¹⁾	\$9.56	\$9.61	\$10.09	\$9.49	\$10.00
Increase (decrease) from operations:					
Total revenue	0.51	0.45	0.60	0.56	0.57
Total expenses	-	-	-	-	-
Realized gains (losses) for the year	(0.81)	(0.11)	(0.12)	0.19	(0.82)
Unrealized gains (losses) for the year	(0.27)	0.05	(0.18)	0.24	(0.23)
Total increase (decrease) from operations ⁽¹⁾	(0.57)	0.39	0.30	0.99	(0.48)
Distributions:					
From income (excluding dividends)	(0.53)	(0.44)	(0.43)	(0.34)	(0.20)
From dividends	-	-	-	-	-
From capital gains	-	-	-	(0.06)	(0.04)
Return of capital	-	-	-	-	-
Total Annual Distributions ⁽²⁾	(0.53)	(0.44)	(0.43)	(0.40)	(0.24)
Net assets attributable to holders of redeemable units - per unit, end of year ⁽¹⁾	\$8.47	\$9.56	\$9.61	\$10.09	\$9.49

Series B (inception May 29, 2017)	2022	2021	2020	2019	2018
Net assets attributable to holders of redeemable units - per unit, beginning of year ⁽¹⁾	\$9.64	\$9.73	\$10.09	\$9.45	\$9.98
Increase (decrease) from operations:					
Total revenue	0.68	0.45	(2.57)	0.59	0.48
Total expenses	(0.08)	(0.09)	(0.06)	(0.15)	(0.14)
Realized gains (losses) for the year	(1.08)	(0.11)	0.53	0.19	(0.70)
Unrealized gains (losses) for the year	(0.35)	0.05	0.76	0.25	(0.19)
Total increase (decrease) from operations ⁽¹⁾	(0.83)	0.30	(1.34)	0.88	(0.55)
Distributions:					
From income (excluding dividends)	(0.32)	(0.39)	(0.21)	(0.21)	(0.12)
From dividends	-	-	-	-	-
From capital gains	-	-	-	(0.06)	(0.04)
Return of capital	-	-	-	-	-
Total Annual Distributions ⁽²⁾	(0.32)	(0.39)	(0.21)	(0.27)	(0.16)
Net assets attributable to holders of redeemable units - per unit, end of year ⁽¹⁾	\$8.67	\$9.64	\$9.73	\$10.09	\$9.45

Financial Highlights (cont.)

The Fund's Net Assets Attributable to Holders of Redeemable Units per Unit (cont.)

Series F (inception May 29, 2017)	2022	2021	2020	2019	2018
Net assets attributable to holders of redeemable units - per unit, beginning of year ⁽¹⁾	\$9.56	\$9.66	\$10.09	\$9.47	\$9.99
Increase (decrease) from operations:					
Total revenue	0.52	0.47	(2.90)	0.50	0.58
Total expenses	(0.08)	(0.09)	(0.07)	(0.01)	(0.01)
Realized gains (losses) for the year	(0.83)	(0.11)	0.60	0.16	(0.83)
Unrealized gains (losses) for the year	(0.26)	0.06	0.85	0.22	(0.24)
Total increase (decrease) from operations ⁽¹⁾	(0.65)	0.33	(1.52)	0.87	(0.50)
Distributions:					
From income (excluding dividends)	(0.41)	(0.41)	(0.30)	(0.24)	(0.13)
From dividends	-	-	-	-	-
From capital gains	-	-	-	(0.06)	(0.04)
Return of capital	-	-	-	-	-
Total Annual Distributions ⁽²⁾	(0.41)	(0.41)	(0.30)	(0.30)	(0.17)
Net assets attributable to holders of redeemable units - per unit, end of year ⁽¹⁾	\$8.52	\$9.56	\$9.66	\$10.09	\$9.47

(1) Net assets attributable to holders of redeemable units and distributions are based on the actual number of units outstanding at the relevant time. The increase/decrease from operations is based on the weighted average number of units outstanding over the financial period.

(2) Distributions are reinvested in additional units of the Fund or paid in cash.

Financial Highlights (cont.)

Ratios and Supplemental Data

Series A (inception May 29, 2017)	2022	2021	2020	2019	2018
Total net assets attributable to holders of redeemable units (\$000s) ⁽¹⁾	161,403	192,216	222,348	164,005	122,882
Number of units outstanding (000s) ⁽¹⁾	19,050	20,109	23,134	16,257	12,951
Management expense ratio (%) ⁽²⁾	-	-	-	-	-
Management expense ratio before waivers or absorptions (%)	0.02	0.02	0.02	0.02	0.03
Trading expense ratio (%) ⁽³⁾	0.01	-	-	-	0.01
Portfolio turnover rate (%) ⁽⁴⁾	132.20	148.40	165.29	186.70	226.82
Net assets attributable to holders of redeemable units - per unit (\$)	8.47	9.56	9.61	10.09	9.49

Series B (inception May 29, 2017)	2022	2021	2020	2019	2018
Total net assets attributable to holders of redeemable units (\$000s) ⁽¹⁾	715	1,920	2,059	6,992	6,971
Number of units outstanding (000s) ⁽¹⁾	82	199	212	693	737
Management expense ratio (%) ⁽²⁾	1.02	1.03	1.02	1.03	1.00
Management expense ratio before waivers or absorptions (%)	1.04	1.05	1.04	1.05	1.03
Trading expense ratio (%) ⁽³⁾	0.01	-	-	-	0.01
Portfolio turnover rate (%) ⁽⁴⁾	132.20	148.40	165.29	186.70	226.82
Net assets attributable to holders of redeemable units - per unit (\$)	8.67	9.64	9.73	10.09	9.45

Series F (inception May 29, 2017)	2022	2021	2020	2019	2018
Total net assets attributable to holders of redeemable units (\$000s) ⁽¹⁾	1,439	1,811	2,392	4,912	3,710
Number of units outstanding (000s) ⁽¹⁾	169	189	248	487	392
Management expense ratio (%) ⁽²⁾	0.87	0.88	0.85	0.85	0.84
Management expense ratio before waivers or absorptions (%)	0.89	0.90	0.87	0.87	0.87
Trading expense ratio (%) ⁽³⁾	0.01	-	-	-	0.01
Portfolio turnover rate (%) ⁽⁴⁾	132.20	148.40	165.29	186.70	226.82
Net assets attributable to holders of redeemable units - per unit (\$)	8.52	9.56	9.66	10.09	9.47

(1) This information is provided as at December 31 of the year shown; unless noted otherwise.

(2) Management expense ratio is based on total expenses (excluding commissions and other portfolio transaction costs) 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 expressed as an annualized percentage of daily average net asset value during the period.

(4) The Fund's portfolio turnover rate indicates how actively the Fund's portfolio adviser 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 year. The higher a fund's portfolio turnover rate in a year, the greater the trading costs payable by the fund in the year, 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.

Past Performance

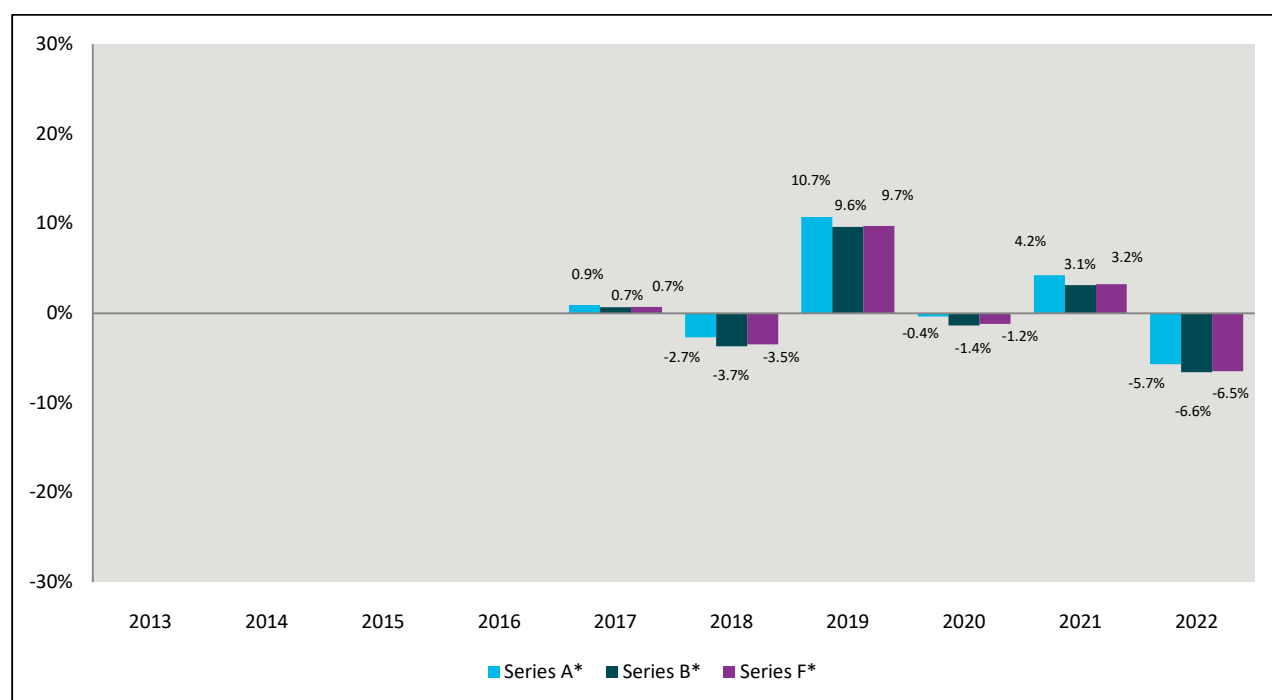
General

The Fund's performance assumes all distributions made by the Fund in the years shown were reinvested in units of the Fund and is based on net asset value per unit. If you hold the Fund outside a Registered Plan, you will be taxed on these distributions.

The performance information does not take into account sales charges, other charges or taxes that, if applicable, would have reduced returns or performance; but includes management fees and other expenses borne directly by the Fund. Past performance does not necessarily indicate how the Fund may perform in the future.

Year-by-Year Returns

The following bar chart shows the Fund's historical return, which changes each year and illustrates how the Fund's performance has changed from year to year. The bar chart shows, in percentage terms, how much an investment made on the first day of each financial year would have grown or decreased by the last day of each year.



* Series A, Series B and Series F units were created on May 29, 2017. Performance start date is September 26, 2017, which is the date of first unitholder contribution to the Series. Returns from September 26, 2017 to December 31, 2017, not annualized.

Past Performance (cont.)**Annual Compound Returns**

The following table compares the historical annual compound return of the Fund (before fees for Series A and after fees for Series B and F) with the Canadian Dollar Offered Rate (CDOR) in each case for the year ended December 31, 2022. CDOR is the rate at which banks are willing to offer credit to companies against bankers' acceptances. A discussion of the performance of the Fund as compared to this benchmark is found in the Results of Operations section of this document.

For the Years ended December 31	1 Year	3 Years	5 Years	10 Years
Fund – Series A *	-5.7%	-0.7%	1.1%	n/a
CDOR	2.8%	1.4%	1.6%	n/a
Fund – Series B *	-6.6%	-1.7%	0.0%	n/a
CDOR	2.8%	1.4%	1.6%	n/a
Fund – Series F *	-6.5%	-1.6%	0.2%	n/a
CDOR	2.8%	1.4%	1.6%	n/a

* Series A, Series B and Series F units were created on May 29, 2017. Performance start date is September 26, 2017, which is the date of first unitholder contribution to the Series.

Summary of Investment Portfolio

As at December 31, 2022

Top 25 Positions

Issuer	% of Net Asset Value
Open Text Corp 3.50% November 16, 2029	4.4%
Russell Investments US Institutional Holdco Inc 7.88% May 30, 2025	4.1%
Cash & Other Net Assets	3.4%
Lumen Technologies Inc 6.63% March 15, 2027	3.0%
Northern Oil and Gas Inc 8.12% March 01, 2028	2.8%
Parkland Corp 4.38% March 26, 2029	2.8%
Vermilion Energy Inc 6.88% May 01, 2030	2.7%
Teine Energy Ltd 6.88% April 15, 2029	2.6%
MPH Acquisition Holdings LLC 8.98% September 01, 2028	2.5%
SkyMiles IP Ltd 5.75% October 20, 2027	2.4%
Marriott Ownership Resorts Inc 4.50% June 15, 2029	2.4%
First Quantum Minerals Ltd 6.88% March 01, 2026	2.4%
ERO Copper Corp 6.50% February 15, 2030	2.3%
Graftech Finance Inc 4.62% December 15, 2028	2.3%
Par Petroleum LLC / Par Petroleum Finance Corp 7.75% December 15, 2025	2.1%
CVR Energy Inc 5.25% February 15, 2025	2.1%
Telesat Canada / Telesat LLC 4.88% June 01, 2027	2.1%
First Quantum Minerals Ltd 7.50% April 01, 2025	2.1%
Crocs Inc 4.25% March 15, 2029	2.0%
Lumen Technologies Inc 4.00% February 15, 2027	1.9%
Corus Entertainment Inc 5.00% May 11, 2028	1.9%
Par Petroleum LLC 10.58% January 12, 2026	1.7%
Bausch + Lomb Corp 7.84% May 10, 2027	1.7%
Fortress Transportation and Infrastructure Investors LLC 5.50% May 01, 2028	1.6%
Delek US Holdings Inc 7.92% November 19, 2029	1.6%

Portfolio Allocation

Portfolio Breakdown	% of Net Asset Value
High Yield Bonds	67.2%
Senior Loans	29.0%
Cash & Other Net Assets	3.4%
Investment-Grade Bonds	0.4%

The Fund held no short positions as at December 31, 2022.

The Summary of Investment Portfolio may change due to ongoing portfolio transactions of the Fund and a quarterly update is available at www.leithwheeler.com.