

This document contains key information you should know about the Leith Wheeler Short Term Investment Fund. You can find more detailed information in the fund's simplified prospectus. Ask your representative for a copy, contact Leith Wheeler at 1-888-292-1122, info@leithwheeler.com, or visit www.leithwheeler.com.

Before you invest in any fund, consider how the fund would work with your other investments and your tolerance for risk.

Quick Facts

Fund Code:	LWF050	Fund Manager:	Leith Wheeler Investment Counsel Ltd.
Date series started:	May 25, 2018	Portfolio Manager:	Leith Wheeler Investment Counsel Ltd.
Total value on March 31, 2018:	Information N/A – The fund is new	Distributions:	Income: Quarterly, last business day of the calendar quarter Capital gains: annually, last business day of the year
Management expense ratio (MER):	Information N/A – The fund is new	Minimum investment:	\$5,000 initial, \$1,000 additional (through other representatives) \$25,000 initial, \$1,000 additional (through Leith Wheeler)

What does the fund invest in?

The fund invests primarily in cash, short term notes, banker's acceptances, treasury bills, corporate paper, and other similar investments. The Fund may also invest in securities issued by corporations, including fixed coupon bonds, step-up bonds, sinking funds and amortizing bonds, medium term notes, callable and putable bonds, floating rate notes, zero coupon bonds, and other similar securities.

Top 10 Investments

Investment Mix

This information is not available because this is a newly established fund

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How risky is it?

The value of the fund can go down as well as up. You could lose money.

One way to gauge risk is to look at how much a fund's returns change over time. This is called "volatility".

In general, funds with higher volatility will have returns that change more over time. They typically have a greater chance of losing money and may have a greater chance of higher returns. Funds with lower volatility tend to have returns that change less over time. They typically have lower returns and may have a lower chance of losing money.

Risk Rating

Leith Wheeler has rated the volatility of this fund as **Low**.

Because this is a new fund, the risk rating is only an estimate by Leith Wheeler. Generally, the rating is based on how much the fund's returns have changed from year to year. It doesn't tell you how volatile the fund will be in the future. The rating can change over time. A fund with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the fund's returns, see the "What is a Mutual Fund and What are the Risks of Investing in a Mutual Fund?" section of the fund's simplified prospectus.

No guarantees

Like most mutual funds, this fund does not have any guarantees. You may not get back the amount of money you invest.

How has the fund performed?

This section tells you how the Series B units of the fund have performed over since inception. Returns are after expenses have been deducted. These expenses reduce the fund's returns.

Year-by-year returns

This information is not available because this is a newly established fund.

Best and worst three-month returns

This information is not available because this is a newly established fund.

Average return

This information is not available because this is a newly established fund.

Who is this fund for?

Investors who:

- you are seeking higher levels of current interest income compared to a money market investment
 - you have a low tolerance for risk
 - you have a short to medium-term time horizon
-  Do not buy this fund if you are not willing to accept some fluctuation in the value of your investment.

A word about tax

In general, you will have to pay income tax on any money you make on a fund. How much you pay depends on the tax laws where you live and whether or not you hold the fund in a registered plan, such as a Registered Retirement Savings Plan or a Tax-Free Savings Account.

Keep in mind that if you hold your fund in a non-registered account, fund distributions are included in your taxable income, whether you take them in cash, or have them reinvested.

How much does it cost?

The following tables show the fees and expenses you could pay to buy, own and sell Series B units of the fund. The fees and expenses – including any commissions – can vary among series of a fund and among funds. Higher commissions can influence representatives to recommend one investment over another. Ask about other funds and investments that may be suitable for you at a lower cost.

Sales charges

No-Load: No purchase or redemption charges apply if purchased directly through Leith Wheeler.

More about the trailing commission

Leith Wheeler does not pay representatives trailing commissions for the distribution of the fund.

Fund expenses

You don't pay these expenses directly. They affect you because they reduce the fund's returns.

The fund's expenses are made up of the management fee, operating expenses and trading costs. The series' annual management fee is 0.65% of the series' value. Because this series is new, its total operating expenses and trading costs are not yet available.

Other fees

You may have to pay other fees when you buy, hold, sell or switch units of the fund.

Fee	What you pay
Account Fee	An account fee of \$25 per year may be charged for accounts with less than \$25,000.
Registered Plan Fees	\$40 per year for the Leith Wheeler Retirement Income Fund

What if I change my mind?

Under securities law in some provinces and territories, you have the right to:

- withdraw from an agreement to buy mutual fund units within two business days after you receive a simplified prospectus, or
- cancel your purchase within 48 hours after you receive confirmation of the purchase.

In some provinces and territories, you also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the simplified prospectus, annual information form, fund facts or financial statements contain a misrepresentation. You must act within the time limit set by the securities law in your province or territory.

For more information, see the securities law of your province or territory or ask a lawyer.

For more information

Contact Leith Wheeler Investment Counsel Ltd. or your representative for a copy of the fund's simplified prospectus and other disclosure documents. These documents and the Fund Facts make up the fund's legal documents.

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To learn more about investing in mutual funds, see the brochure **Understanding mutual funds**, which is available on the website of the Canadian Securities Administrators at www.securitiesadministrators.ca.