



VPI MORTGAGE POOL

**INTERIM MANAGEMENT REPORT OF FUND PERFORMANCE
FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2018**

MANAGER

VALUE PARTNERS INVESTMENTS INC.

PORTFOLIO MANAGERS

HSBC GLOBAL ASSET MANAGEMENT (CANADA) LIMITED

This interim management report of fund performance contains financial highlights but does not contain either interim or annual financial statements of the Pool. If you have not received a copy of the interim financial statements with this interim management report of fund performance, you may obtain a copy at your request, and at no cost, by calling toll-free at 1-866-323-4235, by writing to us at 300-175 Hargrave Street, R3C 3J7, by visiting our website at www.valuepartnersinvestments.ca or by visiting the SEDAR website at www.sedar.com. You may also contact us using one of these methods to request a copy of the Pool's interim financial report, proxy voting policies and procedures, proxy voting disclosure record, or quarterly portfolio disclosure.



VPI MORTGAGE POOL

Interim Management Discussion of Fund Performance

August 23, 2018

This Interim Management Report of Fund Performance presents management's view of the significant factors and developments affecting the Pool's performance and outlook since December 31, 2017, the Pool's most recent fiscal year-end. This report should be read in conjunction with the Annual Management Report of Fund Performance for the year ended December 31, 2017.

Results of Operations

Net assets of the Pool decreased by approximately \$4.0 million for the six-months ended June 30, 2018 due largely to net redemptions of \$3.8 million. The Pool also experienced an increase in net assets from operations of \$134 thousand and paid out income distributions to unitholders of \$327 thousand. The increase in net assets from operations was due to \$551 thousand of interest income offset by \$220 thousand of management fees and operating expenses, \$97 thousand of realized losses on the sale of investments and \$100 thousand of unrealized depreciation in the value of investments.

During the period, the Portfolio Manager purchased and disposed of units in the Underlying Fund as cash proceeds became available or cash redemptions were required from unitholders. As per the Pool's objective, the only investment made during the period was in units of the Underlying Fund.

Each series of the Pool experienced a gain in the range of 0.2% to 0.7% over the period which was consistent with the 0.5% return of the benchmark FTSE TMX Short Term Bond Index.

Overall, mortgages slightly outperformed short-term government bonds in the first half of the year as their higher running yield offset wider mortgage yield spreads. The Portfolio Manager believes that mortgage rates still represent attractive value at current levels. While the yield spread is now slightly tighter than its long-term historical average, the incremental yield advantage is still considerable given the historically low interest rate environment. The relatively high running yield of the Underlying Fund continues to be a positive for returns and will help offset some of the negative impacts if mortgage rates move higher. Portfolio duration is conservatively positioned below two years.

Revenues and Expenses

Revenues of the Pool amounted to \$551 thousand, representing interest income distributed from the Underlying Fund. The Pool also experienced \$100 thousand of unrealized depreciation in the value of investments, realized a \$97 thousand loss on the sale of investments, and incurred \$220 thousand in management fees and operating expenses net of \$46 thousand of expenses absorbed by the Manager to maintain the Pool's MER at a competitive level.

Recent Developments

Economic Conditions

In Canada, growth is expected to remain firm in the back half of 2018 and should remain at or slightly above potential (~1.5%-2.0%) next year. The Bank of Canada began 2018 with a rate hike in January and is expected to further tighten monetary policy in the second half of the year.

With longer-term yields expected to rise modestly over the next year, the portfolio manager aims to maintain the Fund's interest rate exposure at or slightly below the benchmark in the near term. The average term of the Fund remains conservative at less than two years.

The Portfolio Manager feels that the corporate sector remains fundamentally sound, with stable to improving earnings growth and defensively positioned balance sheets. Although sector valuations in credit markets improved slightly in the second quarter of 2018, they have deteriorated over the previous few quarters. That said, the portfolio manager continues to prefer provincial and corporate bonds over Government of Canada bonds, and expects to remain overweight in these sectors in the non-mortgage portion of the Underlying Fund.

Potential risks to the central outlook include disappointing global growth, escalating global trade disputes, renewed weakness in commodity prices and heightened geopolitical concerns in the eurozone.



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Summary of Investment Portfolio

As at June 30, 2018

Portfolio Allocation

Mutual Funds	97.9%	Cash & Equivalents	2.1%
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Top 25 Holdings

Issuer	Percentage of Net Assets
HSBC Mortgage Fund, Institutional Series	97.9%
Cash & Equivalents	2.1%
Total	100.0%

As at and for the period ended June 30, 2018, the net assets of the Pool were invested primarily in the Underlying Fund. As a result, the top 25 holdings of the Underlying Fund at the end of the period and the major asset classes in which the Underlying Fund was invested are indicated below.

Portfolio Allocation – Underlying Fund

Residential mortgages	68.6%	Mortgage-backed Securities	2.1%
Bonds	21.3%	Other Net Assets	0.1%
Cash & Equivalents	8.1%		

Top 25 Holdings – Underlying Fund

Issuer	Maturity Date	Coupon Rate	Percentage of Net Assets
Mortgage Investments			68.6%
Government of Canada RRB	12-Jan-21	4.3%	1.1%
Province of Ontario	27-Jan-23	2.0%	0.7%
MCAP RMBS Issuer Corporation	15-Apr-19	2.2%	0.5%
Aviva PLC	05-Oct-21	4.5%	0.5%
Citigroup Inc. FRN	18-Nov-21	3.4%	0.5%
Canada Housing Trust	15-Jun-23	2.4%	0.5%
TMX Group Ltd.	03-Oct-23	4.5%	0.5%
Alimentation Couche	01-Nov-22	3.9%	0.4%
Enbridge Inc.	30-Jun-23	3.9%	0.4%
Anheuser Busch Corp.	15-May-24	2.6%	0.4%
National Bank of Canada, BD	03-Jul-18	1.2%	0.4%
Genworth MI Canada Inc.	15-Jun-20	5.7%	0.4%
Canadian Natural Resources Ltd.	11-Feb-22	3.3%	0.4%
BP Capital Markets	09-Nov-20	3.5%	0.4%
Ford Credit Canada	02-Aug-18	3.7%	0.4%
Bruce Power	23-Jun-21	2.8%	0.4%
Sunlife Financial Inc.	25-Sep-25	2.6%	0.4%
Bank of Nova Scotia, FRN	22-Mar-19		0.4%
Brookfield Asset Management	01-Mar-21	5.3%	0.4%
Saputo Inc.	13-Jun-22	1.9%	0.3%
Pembina Pipeline	29-Mar-21	4.9%	0.3%
BCIMC Realty Corp.	02-Aug-18	2.8%	0.3%
Toyota Credit Canada	20-May-20	2.1%	0.3%
Empire Life Insurance Co.	16-Dec-26	3.4%	0.3%
Total			79.2%

The above summary of investment portfolio may change due to ongoing portfolio transactions of the Pool and the Underlying Fund. An update will be made available within 60 days of each subsequent quarter-end. Additional information about the Underlying Fund, including its prospectus, is available at www.SEDAR.com.



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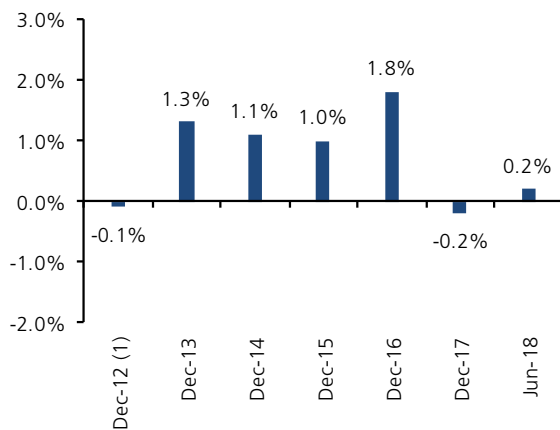
Past Performance

The historical performance information shown below assumes that all distributions were reinvested in the Pool and does not account for any sales, redemptions, distributions or optional charges or income taxes payable by an investor that would have reduced returns. Mutual fund returns are not guaranteed, their values change frequently and past performance may not be repeated.

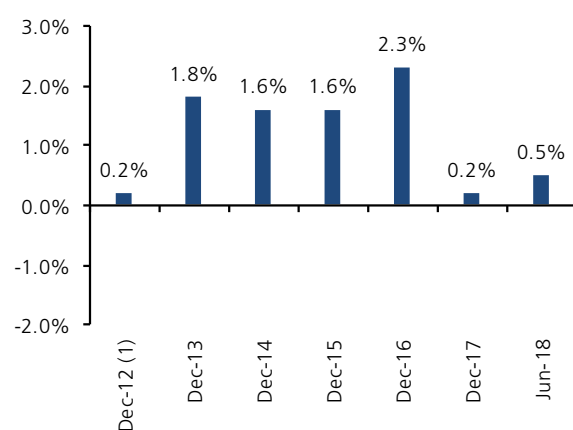
Year-by-Year Returns

The bar charts below show the performance of each series of the Pool (net of fees) for the six-months ended June 30, 2018, and the previous years ended December 31 or since inception to December 31. It shows in percentage terms, how an investment made on January 1 or on inception would have increased or decreased by the end of the respective periods.

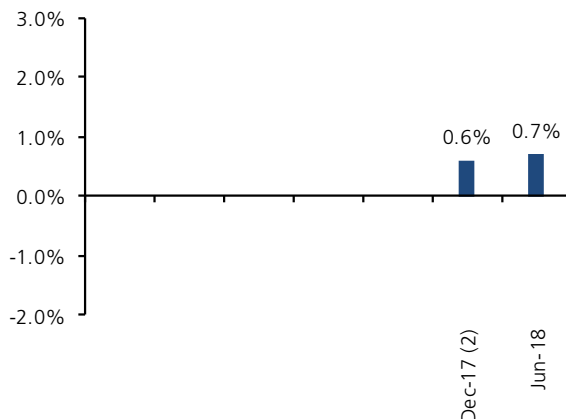
Series A



Series F



Series O



(1) 2012 return is since inception on October 30, 2012.

(2) 2017 return is since inception on July 5, 2017.

The past performance for the Underlying Fund is available in the Underlying Fund's annual and interim management report of fund performance and its annual and interim financial statements, all available on www.SEDAR.com.

Management Fees

The Pool pays an annual management fee on each of its series to the Manager. The management fee is calculated daily as a percentage of the net asset value of each series as of the close of business on each business day. In consideration for the management fees, the Manager may pay a percentage sales commission and/or trailing commission to registered dealers or brokers for units bought and held in the Pool depending on which series of units were purchased. The Manager also pays a portion of the management fee to the Portfolio Manager for its services in managing the investment portfolio.



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Management Fees (continued)

For the six-month period ended June 30, 2018, approximately 29% of the management fee revenues received by the Manager from the Pool were paid to registered dealers and brokers as sales and/or trailing commissions. Since each series may have a different commission structure, this percentage may vary by series. For unitholders eligible for the Management Fee Reduction Program, approximately 18% of the gross management fees were returned to unitholders as management fee rebates. The remainder of the management fee revenue, after payment of fees to the Portfolio Manager for its services, was retained by the Manager for corporate purposes.

Related Party Transactions

Value Partners Investments Inc. is the manager ("Manager") of the Pool and is responsible for the overall business and operations of the Pool. For the six-months ended June 30, 2018, the Pool paid \$172 thousand in management fees (excluding taxes) to the Manager. For the six-month period ended June 30, 2018, the Manager absorbed \$46 thousand of the Pool's operating expenses. In addition, the Manager or parent company of the Manager also held 171,754 Series F units and 1 Series O unit of the Pool as of June 30, 2018.

Financial Highlights

The following tables show selected key financial information about each series of the Pool and are intended to help you understand the Pool's financial performance for the past five years ended December 31 and the six-month period ended June 30, 2018. This information is derived from the Pool's audited annual financial statements or unaudited interim financial statements and is not intended to be a reconciliation of the net asset value per unit.

The Pool's Net Assets Per Unit (\$) ⁽¹⁾

Series A	June 30 2018	December 31 2017	December 31 2016	December 31 2015	December 31 2014	December 31 2013
Net assets, beginning of period	9.86	9.98	9.93	9.94	9.94	9.99
Increase from operations:						
Total revenue	0.13	0.23	0.25	0.27	0.26	0.27
Total expenses	(0.06)	(0.12)	(0.12)	(0.15)	(0.15)	(0.15)
Realized gains (losses) for the period	(0.03)	(0.01)	(0.01)	(0.01)	0.01	-
Unrealized gains (losses) for the period	(0.02)	(0.12)	0.07	(0.01)	(0.01)	-
Total increase from operations ⁽²⁾	0.02	(0.02)	0.19	0.10	0.11	0.12
Distributions:						
From net investment income (excluding dividends)	(0.06)	(0.09)	(0.12)	(0.11)	(0.10)	(0.16)
From dividends	-	-	-	-	-	-
From capital gains	-	(0.01)	-	-	(0.01)	-
Return of capital	-	-	-	-	-	-
Total annual distributions ⁽³⁾	(0.06)	(0.10)	(0.12)	(0.11)	(0.11)	(0.16)
Net assets, end of period	9.82	9.86	9.98	9.93	9.94	9.94



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Financial Highlights (continued)

Series F	June 30 2018	December 31 2017	December 31 2016	December 31 2015	December 31 2014	December 31 2013
Net assets, beginning of period	9.71	9.88	9.87	9.91	9.96	10.02
Increase from operations:						
Total revenue	0.13	0.23	0.26	0.27	0.26	0.24
Total expenses	(0.04)	(0.07)	(0.07)	(0.10)	(0.10)	(0.10)
Realized gains (losses) for the period	(0.02)	(0.01)	(0.01)	-	0.01	-
Unrealized gains (losses) for the period	(0.02)	(0.13)	0.06	(0.02)	(0.02)	0.01
Total increase from operations ⁽²⁾	0.05	0.02	0.24	0.15	0.15	0.15
Distributions:						
From net investment income (excluding dividends)	(0.10)	(0.20)	(0.21)	(0.19)	(0.19)	(0.24)
From dividends	-	-	-	-	-	-
From capital gains	-	(0.01)	-	-	(0.01)	-
Return of capital	-	-	-	-	-	-
Total annual distributions ⁽³⁾	(0.10)	(0.21)	(0.21)	(0.19)	(0.20)	(0.24)
Net assets, end of period	9.66	9.71	9.88	9.87	9.91	9.96

Series O	June 30 2018	December 31 2017
Net assets, beginning of period ⁽⁴⁾	9.92	10.00
Increase from operations:		
Total revenue	0.19	0.09
Total expenses	-	-
Realized gains (losses) for the period	(0.02)	(0.01)
Unrealized gains (losses) for the period	(0.17)	(0.08)
Total increase from operations ⁽²⁾	-	-
Distributions:		
From net investment income (excluding dividends)	(0.15)	(0.14)
From dividends	-	-
From capital gains	-	-
Return of capital	-	-
Total annual distributions ⁽³⁾	(0.15)	(0.14)
Net assets, end of period	9.84	9.92

(1) This information is derived from the Pool's audited annual financial statements for the periods ended December 31 and from the unaudited financial report for the current period ended June 30, 2018.

(2) Net assets 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.

(3) Distributions were paid in cash/reinvested in additional units of the Pool, or both.

(4) Inception date for Series O units is July 5, 2017.



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Ratios and Supplemental Data

Series A	June 30 2018	December 31 2017	December 31 2016	December 31 2015	December 31 2014	December 31 2013
Total net asset value (000's) ⁽¹⁾	\$24,263	\$28,808	\$24,165	\$16,409	\$13,490	\$13,235
Number of units outstanding (000's) ⁽¹⁾	2,470	2,921	2,421	1,652	1,358	1,331
Management expense ratio ⁽²⁾	1.35%	1.35%	1.35%	1.57%	1.54%	1.56%
Management expense ratio before waivers or absorptions	1.48%	1.51%	1.85%	1.91%	1.72%	2.30%
Trading expense ratio ⁽³⁾	n/a	n/a	n/a	n/a	n/a	n/a
Portfolio turnover rate ⁽⁴⁾	17.72%	53.75%	33.84%	42.56%	63.60%	46.91%
Net asset value per unit ⁽¹⁾	\$9.82	\$9.86	\$9.98	\$9.93	\$9.94	\$9.94

Series F	June 30 2018	December 31 2017	December 31 2016	December 31 2015	December 31 2014	December 31 2013
Total net asset value (000's) ⁽¹⁾	\$14,815	\$14,406	\$9,593	\$5,208	\$3,847	\$2,161
Number of units outstanding (000's) ⁽¹⁾	1,534	1,483	970	528	388	217
Management expense ratio ⁽²⁾	0.85%	0.85%	0.85%	1.07%	1.04%	1.06%
Management expense ratio before waivers or absorptions	0.95%	0.98%	1.32%	1.42%	1.20%	1.56%
Trading expense ratio ⁽³⁾	n/a	n/a	n/a	n/a	n/a	n/a
Portfolio turnover rate ⁽⁴⁾	17.72%	53.75%	33.84%	42.56%	63.60%	46.91%
Net asset value per unit ⁽¹⁾	\$9.66	\$9.71	\$9.88	\$9.87	\$9.91	\$9.96

Series O	June 30 2018	December 31 2017
Total net asset value (000's) ⁽¹⁾	\$171	-
Number of units outstanding (000's) ⁽¹⁾	17	-
Management expense ratio ⁽²⁾	0.00%	0.00%
Management expense ratio before waivers or absorptions	0.50%	0.00%
Trading expense ratio ⁽³⁾	n/a	n/a
Portfolio turnover rate ⁽⁴⁾	17.72%	53.75%
Net asset value per unit ⁽¹⁾	\$9.84	\$9.92

(1) This information is provided as at the date shown.

(2) Management expense ratio is based on total expenses for the stated period (excluding distributions, commissions and other portfolio transaction costs) and is expressed as an annualized percentage of daily average net assets during the period. In the period a series is established, the management expense ratio is annualized from the date of inception to December 31.

(3) The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of daily average net assets during the period.

(4) The Pool's portfolio turnover rate indicates how actively the Pool's portfolio manager manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the Pool buying and selling all of the securities in its portfolio once in the course of the year. The higher the Pool's portfolio turnover rate in a year, the greater the trading costs payable by the Pool 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 the Pool.



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Other Information

As at June 30, 2018, Value Partners Group Inc. (VPGI) owns 100 percent of the Manager. VPGI is 37.5 percent owned by Longton Ltd., whose shareholders include specified members of the Lawton family, including one director/officer of the Manager. Certain of the directors, officers and shareholders of VPGI are also shareholders and sales representatives of Lawton Partners Financial Planning Services Limited, a mutual fund dealer.

As of June 30, 2018, sales representatives of Lawton Partners Financial Planning Services Limited hold, in aggregate, Class A1 shares of VPGI representing 16.9 percent of the common equity and Class C1 shares representing 6.2 percent of the common equity. The remaining common equity of VPGI was held by sales representatives of other dealer firms and employees of the Manager. No sales representative held more than 5 percent of the common equity of the Manager. Additional information regarding equity interests may be obtained from the Pool's annual information form or from the Manager's website at www.valuepartnersinvestments.ca.

Forward-Looking Statements

This report may contain forward-looking statements about the Pool, including its strategy, expected performance and condition. 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", or negative versions thereof and similar expressions. In addition, any statement that may be made concerning future performance, strategies or prospects, and possible future Pool action, is also a forward-looking statement. Forward-looking statements are based on current expectations and projections about future events and are inherently subject to, among other things, risks, uncertainties and assumptions about the Pool and economic factors.

Forward-looking statements are not guarantees of future performance, and actual events and results could differ materially from those expressed or implied in any forward-looking statements made by the Pool. 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, interest and foreign exchange rates, global equity and capital markets, business competition, technological change, changes in government regulations, unexpected judicial or regulatory proceedings, and catastrophic events.

We stress that the above-mentioned list of important factors is not exhaustive. We encourage you to consider these and other factors carefully before making any investment decisions and we urge you to avoid placing undue reliance on forward-looking statements. Further, you should be aware of the fact that the Pool has no specific intention of updating any forward-looking statements whether as a result of new information, future events or otherwise.