GWL Mortgage NL

October 31, 2026

Canada Life segregated funds policy originally with Great-West Life

A Canadian mortgage fund seeking to provide a high level of income while maintaining stability over the longer term.

Is this fund right for you?

- You want to protect your money from inflation while also protecting it from large swings in the market.
- You want to invest in mortgages on Canadian properties, diversifed by both type and location.
- You're comfortable with a low level of risk.

RISK RATING

LOW — MODERATE — HIGH

Fund category
Canadian Short Term Fixed Income

Inception date
April 30, 1989

Management expense ratio (MER)*
2.39%
(December 31, 2024)

Fund management
Mackenzie Investments

How is the fund invested? (as of October 31, 2026)

Asset allocation (%)

Domestic Bonds	9.2
Cash and Equivalents	5.5
Other	85.3

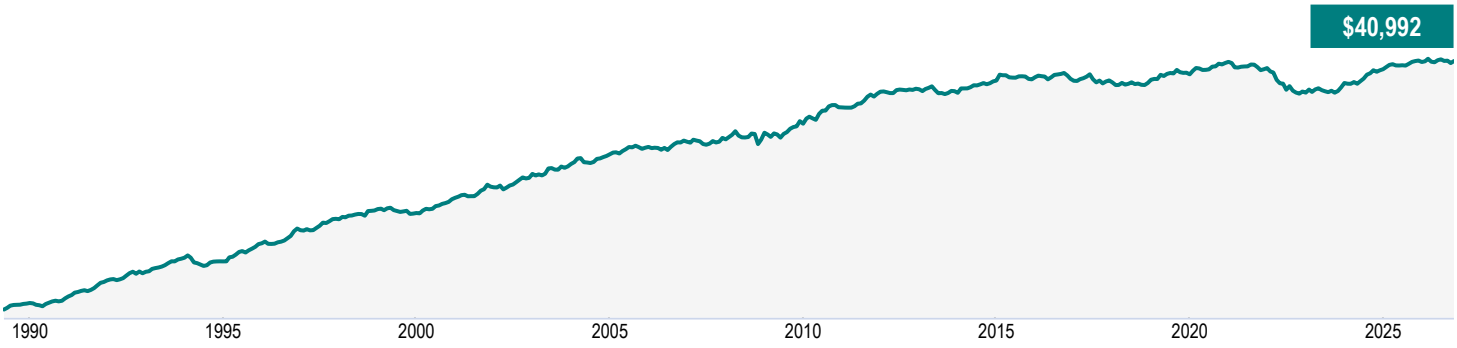
Geographic allocation (%)

Canada	100.0

Sector allocation (%)

Fixed Income	94.5
Cash and Cash Equivalent	5.5

Growth of $10,000 (since inception)



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Fund details

As of October 31, 2026

Top holdings	%
Commercial (Retail & Office)	42.3
Industrial	21.9
Residential	19.5
Bonds	9.2
Cash & Short Term	5.5
Other Mortgages	1.5
Total allocation in top holdings	**99.9**

As of October 31, 2026

Portfolio characteristics	
Standard deviation	1.98%
Dividend yield	-
Yield to maturity	-
Duration (years)	-
Coupon	-
Average credit rating	-
Average market cap (million)	-

Net assets (million)
$327.0

Price
$401.76

Number of holdings
6

Minimum initial investment
$500

Fund codes
NL – CLGTO037

Understanding returns

Annual compound returns (%)

1 MO	3 MO	YTD	1 YR	3 YR	5 YR	10 YR	INCEPTION
0.62	**-0.03**	**0.29**	**0.00**	**3.24**	**0.56**	**0.45**	**3.83**

Calendar year returns (%)

2025	2024	2023	2022	2021	2020	2019	2018
2.24	**4.51**	**3.24**	**-7.63**	**-1.90**	**3.95**	**1.75**	**0.89**

Range of returns over five years (June 01, 1989 - October 31, 2026)

Best return	Best period end date	Worst return	Worst period end date	Average Return	% of periods with positive returns	Number of positive periods	Number of negative periods
10.11%	**April 1995**	**-0.80%**	**Oct. 2022**	**3.48%**	**92.05%**	**359**	**31**

Contact information

Customer service centre

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Commentary and opinions are provided by Mackenzie Investments.

*For Partner series and Preferred partner series an advisory and management services (AMS) fee, of between 0.50% and 1.25%, is negotiated between you and your advisor. The MER doesn't include this fee.

^Deferred Sales Charge (DSC) purchase option is not available for new contributions given regulatory bans that came into effect June 1, 2023. For certain policies where DSC is the only sales charge option available, new contributions may be accepted. Additional disclosure may be required.

†Soft capped - Contributions are no longer accepted to new investors., ‡Hard capped - Contributions are no longer accepted.

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