



Portland Investment Counsel®

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Portland Global Sustainable Evergreen Fund

Portland Global Sustainable Evergreen LP

# **Annual Financial Report**

December 31, 2022

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PORTFOLIO  
MANAGEMENT TEAM

**Chris Wain-Lowe**  
Chief Investment Officer, Executive Vice-President  
and Portfolio Manager

## Portland Global Sustainable Evergreen Fund Portland Global Sustainable Evergreen LP

### OVERVIEW

The investment objectives of Portland Global Sustainable Evergreen Fund (the Trust) and Portland Global Sustainable Evergreen LP (the Partnership) (collectively the Funds) are to preserve capital and provide above-average long-term returns.

The Trust ultimately intends to achieve its investment objective by investing all, or substantially all, of its net assets in the Partnership, although Portland Investment Counsel Inc. (the Manager) may from time to time determine that the investment objective of the Trust can be best achieved through direct investment in underlying securities and/or investment in other pooled investment vehicles. To the extent the Trust makes direct investments, it will apply the investment strategies of the Partnership.

The Partnership may invest in a portfolio of private securities, either directly or indirectly through other funds consisting of: private equities believed to be in sustainable systems including farmland; private equities in renewable energy and energy efficiency; other equity or debt securities, a portion of which may have provisions resulting in equity ownership of the issuer of the debt or the underlying asset if certain events occur; and complementary public securities. The Partnership may borrow up to 20% of the total assets after giving effect to the borrowing.

The Manager intends to invest some of the Partnership's assets in investment products directly or indirectly managed by specialty investment managers which it believes have disciplined investment philosophies that are similar to its own (a Specialty Investment Manager). The Manager decides whether the Partnership invests in a fund managed by a Specialty Investment Manager and the extent of the commitment to that fund; but does not decide on the individual investments, which will comprise that Specialty Investment Manager's fund.

Current Specialty Investment Managers are the European Investment Fund (EIF) and its sister institution the European Investment Bank (EIB) which provide institutional support for the Global Energy Efficiency and Renewable Energy Fund (GEEREF) and Bonnefield Financial Inc. (Bonnefield), which manages the Bonnefield Canadian Farmland LP V (Bonnefield LP V).

The Partnership invests in GEEREF indirectly through an investment in Portland Global Energy Efficiency and Renewable Energy Fund LP (Portland GEEREF LP). GEEREF's objective is to invest in Regional Funds (as defined in the offering memorandum of Portland GEEREF LP) that invest their assets in projects and companies involved in energy efficiency and renewable energy, which enhance access to clean energy in developing countries and economies in transition. As of September 30, 2022, GEEREF had committed approximately €212 million in 14 Regional Funds, while having liquidated and realized about €5.88 million from one Regional Fund, Emerging Energy Latin America Fund II, LP. The portfolios of the 14 Regional Funds comprise a total of 208 investments. Twelve of these Regional Funds have finalized their investment periods and ten of these have begun the process of divesting. Portland GEEREF LP was closed to new purchases on November 30, 2017. During the period from December 17, 2013 to May 17, 2015, Portland GEEREF LP made five commitments to invest a total of €14,250,000 in B Units of GEEREF. As at December 31, 2022, the Portland GEEREF LP has invested €13,654,966

representing 95.82% of its commitment.

For more information, please visit Portland GEEREF LP's website at <https://portlandic.com/geeref>.

On November 12, 2019, Bonnefield announced the first close of Bonnefield LP V with \$137 million of commitments. Subsequent closings have occurred, some of which the Partnership has participated in. Bonnefield LP V is an open-ended fund targeted at institutional and accredited investors. Bonnefield believes that many of the investors are interested in gaining exposure to the attractive attributes of Canadian farmland, such as its ability to hedge against inflation and its low correlation with stocks, bonds and traditional real estate. As at September 30, 2022 Bonnefield LP V's assets under management were \$225 million, having acquired 49 investment properties across 4 provinces, totaling 28,099 titles acres under management via 39 farmland tenants. The Partnership had committed to invest \$2,350,000 in Bonnefield LP V. As at December 31, 2022, \$2,275,000 was paid towards this commitment, with the remaining \$75,000 paid in early January 2023.

### FINANCIAL HIGHLIGHTS

The Trust's return from January 1, 2022 to December 31, 2022 was 10.33% for Series A and 11.59% for Series F units. The Fund has delivered annualized and cumulative returns since inception on March 29, 2018 for Series A units of 4.79% and 24.90% and since inception on February 28, 2018 for Series F units of 5.88% and 31.81%, respectively.

The Partnership's return from January 1, 2022 to December 31, 2022 was 10.33% for Series A and 11.61% for Series F units. The Partnership has delivered annualized and cumulative returns since inception on July 31, 2018 for Series A units of 5.87% and 28.65% and since inception on April 30, 2018 for Series F units of 6.77% and 35.76%, respectively.

As at December 31, 2022, the Fund was 100% invested in the Partnership. As at December 31, 2022, the asset allocation of the Partnership was 81.3% in Bonnefield LP V, 17.4% in Portland GEEREF LP and 1.3% in cash and other net assets (liabilities).

Portland GEEREF LP's performance during the year has reflected currency movements, where the Euro (GEEREF's reporting currency) continued to weaken against the Canadian dollar. However, year-to-year performance has been affected to a lesser extent as the exchange rate between Euro and Canadian dollar has hardly moved.

The fair value of Bonnefield LP V will include annual appraisals of the underlying assets completed on a quarterly rolling basis. From January to September 2022, the average rental rate increase negotiated with Bonnefield LP V Canadian tenants has been approximately 13%. As of September 30, 2022, there were three leases in the portfolio that were up for renewal of which remained under negotiation with tenants. By September 2022, 95% of Bonnefield LP V's contractual rental revenues for the year had been collected, representing 97% of the amount typically expected at that time.

### RECENT DEVELOPMENTS AND OUTLOOK

During the last 18 months and for the early part of 2023, Portland GEEREF LP's distributions to investors have been sourced by payments from Newlook Industrial Services LP (Newlook) and the divestiture of its

holdings. While the pace of divesting of Newlook has been as originally expected, the prices achieved have been at the lower range of earlier expectations – an annualized return of about 8% - we anticipate Newlook’s final divestment to occur sometime in 2023.

In 2023, the Partnership will look primarily to increase its investment in Bonnefield LP V. Pending these investments, the assets of the Partnership would be invested in short-term investments offered by large banks.

Several cyclical headwinds through 2022, including rising interest rates, and growing concerns of a recession, have impacted renewable energy projects across many parts of the world in which GEEREF invests. The deteriorating macroeconomic sentiment has led to capital “flights to safety”, strengthening of the US dollar against other currencies, as capital flows out of developing economies – notably Latin America and the Caribbean. GEEREF’s reporting currency, the Euro, had also seen fluctuations against the Canadian dollar until the currency exchange rate returned to levels similar to that of December 2021, reducing the overall effect on performance.

Comparatively, 2022 has been a good year in terms of farmland value appreciation and commodity prices. A strong growing season in Ontario has encouraged farmers in Southern Ontario to have an appetite for more land and expand their operations, suggesting demand for farmland will likely remain robust in the region. Farmland values in British Columbia have also demonstrated solid appreciation, as growing urban populations and non-traditional buyers compete with farmers for land near urban centers.

A distinguishing feature of the Funds is sustainable investing and holding private investments. The Manager has long held that the key to wealth creation is owning a few high-quality businesses. Overall, we believe that the Partnership is currently well positioned to meet its investment objectives for the medium to long term, which by the nature of the underlying investments are expected to hold little correlation to the publicly traded markets. The following pages highlight our belief in the attractiveness of investing in Canadian farmland and global renewable energy.

## THE CASE FOR CANADIAN AGRICULTURE

We believe Canadian agriculture has experienced a resurgence over the past dozen years or so, particularly in the grains and oilseed sector, and that several macroeconomic and environmental trends have led to major shortages in the world’s agricultural commodities. Increasing supply through farming additional land across the world appears to have limited potential because most productive land has already been brought into production. Existing land also faces major threats from overproduction, soil degradation, urbanization, climate change, and water insecurity, exacerbating the already strained supply situation.

Canada’s resource wealth in water, arable land, petroleum, and potash, in addition to relatively favorable climate trends, have allowed Canadian farmland to fair relatively well. Canada’s access to both Pacific and Atlantic trade and proximity to the U.S., position it as a world leader in agricultural trade. Also, Canada’s well-established trade infrastructure allows easy access to world markets, further improving Canada’s advantage in terms of market access. The Manager believes that, as incomes and population continue to rise in emerging economies, Canada’s surplus of sustainable productive agricultural land will prove a valuable economic resource.

The increasingly capital-intensive nature of today’s farm operations requires significant economies of scale to maximize profitability. A new generation of family farmers and progressive, growth-oriented farmers are acquiring and operating larger tracts of farmland and need access to new sources of financing to help them grow and maximize their efficiency. This trend, along with significant succession challenges experienced by the large number of older farmers facing retirement across Canada, has led to a growing demand for alternative sources of capital among Canadian farmers.

We believe these trends appear likely to persist in the coming decades and will continue to add pressure to an already precarious global supply and demand scenario.

### Food Supply Disruptions

Bonnefield’s 2022 Sustainability Report highlights the dire consequences of the Ukraine-Russia conflict, over the world’s food security. The implications of the loss of Ukraine and Russia food exports cannot be understated. Together, these agricultural powerhouses supply about 12% of the world’s entire supply of traded calories. According to The Economist, Russia and Ukraine supply 28% of globally traded wheat, 29% barely, 15% corn and 75% of sunflower oil.

Adding to this, the Bonnefield’s 2022 Sustainability Report highlights how the lack of rain will potentially affect crop yields across the globe. China, the world’s largest wheat producer, has warned that increasing rain delays could contribute to all time-low crop yields. India, the world’s second largest wheat producer, has been dealing with extreme heat and lack of rain that is expected to depress crop yields in the country. Droughts in the western U.S., Europe and Africa are also likely to threaten worldwide yields further. This has resulted in The Economist estimating that nearly 250 million people are currently on the brink of famine, and tragically, it’s likely to get worse.

Since Bonnefield’s inception, a strong conviction in the strength and resilience of Canadian farmers along with a belief that Canadian agriculture is well-positioned to feed an ever-growing global population have been fundamental to how we share Bonnefield’s view about this unique asset class. As we see the impacts of sustained challenges in global trade and supply chains, geopolitical turmoil and disruptions, and the effects of a changing climate on food production around the world, Canada’s role as a major exporter of key food products has drawn significant attention on the world stage. The total value of Canadian wheat exports to international markets rose by 65% between September and October 2022 due to both increased volumes sold into international markets and prices that have remained high following Russia’s invasion of Ukraine.

### Responsible Investing at Bonnefield Today

When founding Bonnefield, the company’s principals established a set of corporate and social responsibility principles to guide its investing activities. These responsible investing (RI) principles are rooted in a set of core operating guidelines that put farmers and farming first.

Bonnefield’s ultimate goal is to promote sound farmland management practices, help improve operator efficiencies and protect the integrity of Canadian farmland, which we believe are core to protecting and enhancing long-term returns for our investors.

The core RI principles that govern Bonnefield's businesses are:

- They preserve Canadian farmland for farming use.
- They do not buy land for non-agricultural redevelopment.
- Their agronomic standards must balance exemplary farmland stewardship, sustainable farming practices and affordable farming operations.
- They aspire to become a long-term partner with our Canadian farm operator clients.
- Their programs must assist Canadian farm operators to build or maintain scale, become more profitable, improve cash flow and/or reduce debt.
- They will not dictate to our farm operator clients how to operate their farms.
- The farmland lease programs must create an "as if owned" relationship with the leased land for the farm operator.

In accordance with the best practices of responsible investing guidelines, Bonnefield has adopted robust governance structures for its farmland funds. Bonnefield's funds have investor advisory committees that, among other tasks, confirm net asset values based on independent third-party property appraisals. The advisory committees are also mandated to respond to any matter that may result in a conflict of interest, deviations from stated investment policies and/or distribution policies.

### Bonnefield Metrics: Sustainably Managed Land

Bonnefield has established a set of farming best practices aimed at promoting sustainable farming operations and environmental responsibility. These best practices, referred to as the Bonnefield Standards of Care, are included in every Bonnefield lease and cover a range of sustainable management practices including: (i) soil testing; (ii) tillage system; (iii) regular crop rotation; (iv) water course maintenance; (v) recordkeeping; (vi) professional crop planning; (vii) pesticide management; (viii) weed control; (ix) soil erosion control measures; and (x) maintenance and repairs.

In 2021, 99.1% of Bonnefield farmland was sustainably managed, as measured by passing a third-party agrology audit per Bonnefield's Standards of Care, compared to 98.8% in 2019.

### Water Usage and Water Quality

Canada contains 7% of the world's renewable freshwater. Among developed countries, it has the second-most renewable freshwater per capita behind Iceland, approximately twice as much as Russia and Brazil, and over eight times as much as the U.S.

While Canada has abundant renewable freshwater resources, many of the country's crop regions are rain-fed and do not rely solely on irrigation. In fact, only approximately 2% of Canadian cropland is irrigated, largely for crops of higher value in regions with less consistent rainfall such as Southern Alberta. By comparison, the percentage of cultivated land that is irrigated in Australia, Brazil, and the U.S. is 7%, 8%, and 15%, respectively.

Despite Canada's enviable access to freshwater, it is critical to ensure appropriate management of water resources as well as ensuring appropriate water drainage is maintained on farmland in order to prevent soil erosion and degradation of overall soil quality.

Each year, third-party agrologists evaluate whether any parcels of Bonnefield's farmland are experiencing drainage issues. Those without are deemed to have passed Bonnefield's water quality test. 93.2% of Bonnefield's farmland passed this water quality test in 2022, compared to 95% in 2020.

### Total Land Cultivated

Bonnefield strives to preserve Canadian farmland for farming use. Bonnefield does not buy land for non-agricultural redevelopment and all farmland is leased to farmers for the purpose of farming. In 2021, 100% of Bonnefield's farmland was productive, as defined by being non-fallow.

### Regional Insights on Farmland Values

Despite elevated input prices and rising interest rates, the average value of cultivated Canadian farmland increased by 12.8% in 2022. Farm Credit Canada's (FCC's) 2022 Farmland Values Report<sup>2</sup> observed the highest average provincial increases in farmland values in Ontario, Prince Edward Island, and New Brunswick, with increases of 19.4%, 18.7%, and 17.1% respectively.

- Farmland values in Ontario continue to demonstrate strong performance, with some regional variability. Bonnefield notes that most material increases in value in Ontario arose as buyers looked to expand their land base into less expensive parts adjacent to traditionally "premium" areas.
- In British Columbia, there continues to be competition for farm properties between farm operators and non-traditional buyers, such as individuals seeking residential or recreational properties and land developers looking to benefit from growing urban populations. Farmland values in the province demonstrated solid appreciation through the first half of the year with some variation in different regions across the province, with most material shifts occurring close to urban centers.
- Despite sub-optimal conditions that affected some Manitoba farmers (particularly near the Red River Valley) in 2022, demand for farmland is still solid. Similar to Alberta, crop yields in Saskatchewan are expected to rebound after the previous year's drought with yields expected to be above historical averages. Mid-year increases in farmland values in Saskatchewan are demonstrative of healthy demand. In Alberta, the province's land title registry is heavily backlogged due to a substantial increase in real estate transactions submitted for registration.
- For farmers in the Maritimes, 2022 was another good year in terms of the growing season and harvest on the heels of a solid year in 2021. In the Maritimes, demand for cropland remains strong while availability remains low.

## Rural Clients

Central to Bonnefield’s approach is establishing long-term relationships with leading growth-oriented Canadian farmers and providing these farmers with capital to help: i) reduce debt, improve cash flow, and improve return on assets; ii) finance expansion, growth, productivity, and profitability; iii) facilitate succession and transition of farming operations from retiring farmers to a younger generation and/or; iv) secure long-term access to farmland on an ad-hoc basis; all while protecting farmland for farming.

Bonnefield has increased the number of farmers with whom they operate from 86 in 2018 to 113 in 2022. Bonnefield also supports the communities in which they operate through various donations and engagement opportunities. They have long been a proud supporter of Food and Water First, a citizen coalition dedicated to protecting Ontario’s Class 1 farmland and source water region.

## Promoting Environmental and Climate Sustainability

Metric	2021	2020	2019
Percentage of acreage owned longer than one year with annual property inspection completed by the asset manager	100%	100%	100%
Percentage of acreage used to grow a permanent crop, vegetable or berries certified under a third party that verifies the farm is maintaining good management of fertilizer/pesticides	100%	99%	96%

Bonnefield became the first farmland investment manager and property manager in Canada to qualify and be accepted as a signatory to the United Nations-supported Principles for Responsible Investment (PRI) Initiative, an international network of investors working to put responsible investment into practice and to promote sustainability.

*Signatory of:*



## THE CASE FOR RENEWABLE ENERGY

The case for the need for renewable energy in today's society is more present today than at any other time in the history of humankind. The consumption of fossil fuels continues to be a contributor to the climate change that we are all experiencing around the globe. Up until the 1950s, the largest contributor in annual global emissions was land-use change. After the 1950s, this changed sharply to the consumption of fossil fuels. Figure 1 illustrates the proportionate contribution that coal (40%), oil (32%), gas (21%), cement (5%), flaring and others (2%, not shown) has contributed to annual global emissions.

**Figure 1. Contributors to Annual Fossil CO<sub>2</sub> Global Emissions from 1960 to 2022<sup>1</sup>**

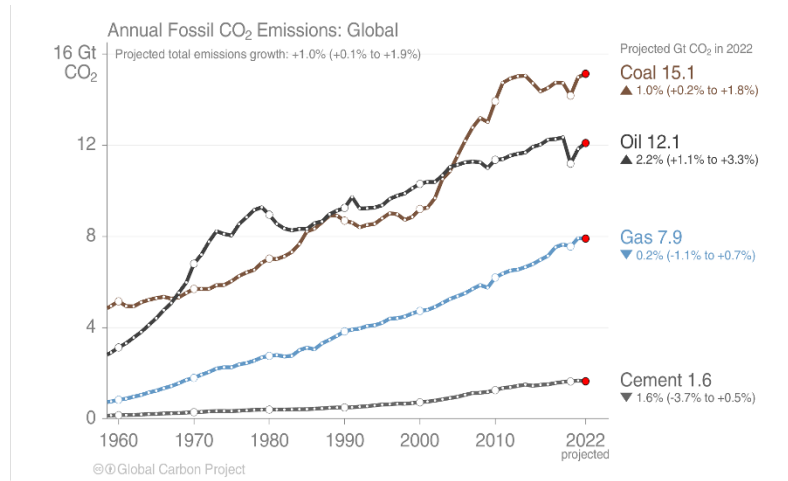
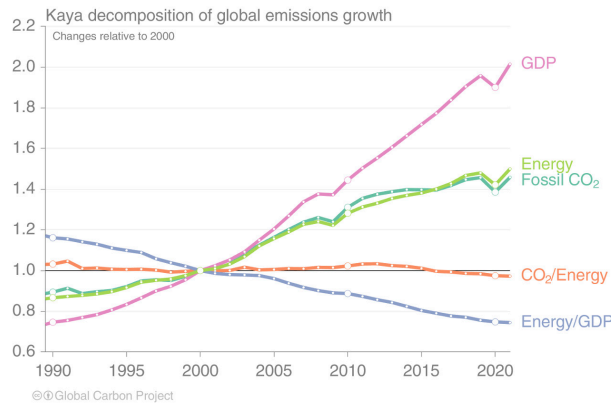


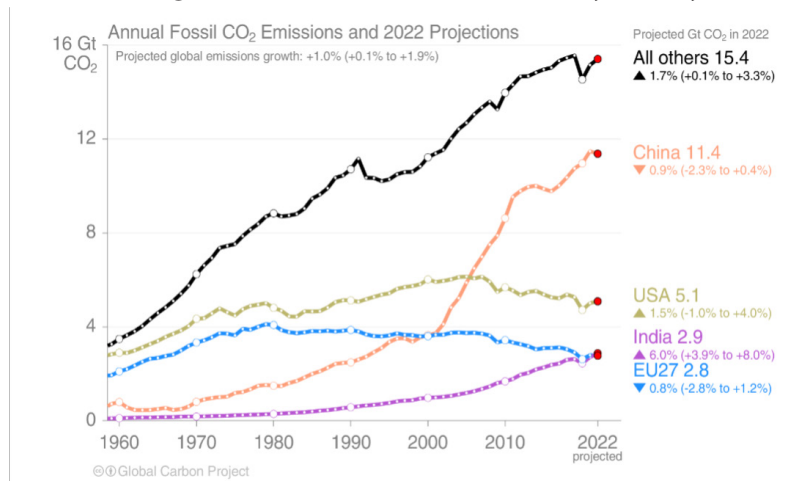
Figure 1 shows, in our view, the necessity towards the reduction and eventual elimination of the use of coal and substitute it for renewable sources of energy including solar and wind power. As the global economy continues to grow, it is important that we secure energy supplies that can help power this growth. Figure 2 shows the Kaya Identity<sup>3</sup>, a decomposition that expresses the level of energy related to carbon dioxide emissions as a product of different indicators such as carbon intensity (CO<sub>2</sub> emissions per unit of Total Primary Energy Supply (TPES) and energy intensity (TPES per unit of GDP). The Kaya decomposition illustrates that relative decoupling of economic growth from CO<sub>2</sub> emissions is driven by improved energy intensity and, recently, carbon intensity. This is a good sign as this suggests that the world economy is becoming less dependent on fossil fuels and that we are able to support our growth either with less energy or with more renewable energy sources.

**Figure 2. Global Fossil Fuel Emissions and Gross World Product<sup>1</sup>**



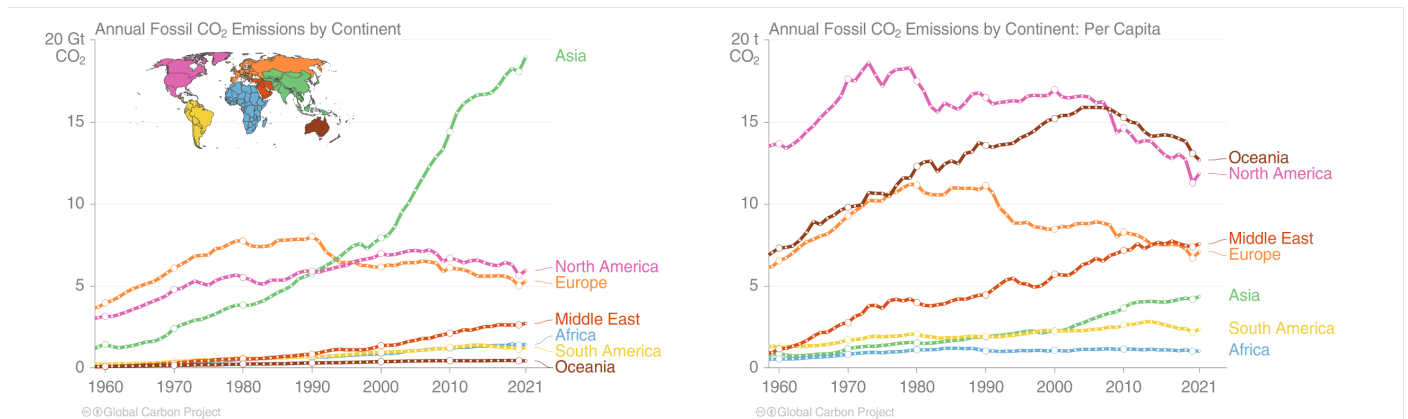
Energy is a necessary input to power global economic activity. It is a logical conclusion that those countries that have experienced the largest increase in economic growth have likely contributed the most to the annual fossil fuel emissions. Figure 3 illustrates how the proportion of the annual fossil fuel emissions by various countries has changed from 1960 to 2022. Global fossil CO<sub>2</sub> emissions are projected to increase by 1.0% in 2022.

**Figure 3. Annual Fossil Fuel Emissions by Country<sup>1</sup>**



Although China is the largest contributor to annual fossil fuel emissions, Figure 4 illustrates that Oceania and North America are the largest contributors to annual fossil fuel emissions on a per capita basis. Therefore, it is necessary for Oceania and North America to become more efficient in their energy consumption by reducing fossil fuel consumption while sustaining normalized economic growth. It is imperative for China and Asia to continue to substitute the use of fossil fuel for more renewable sources of energy as they continue to sustain a higher than the average global economic growth rate.

**Figure 4. Annual Fossil Fuel Emissions by Continent and Continent Per Capita<sup>1</sup>**



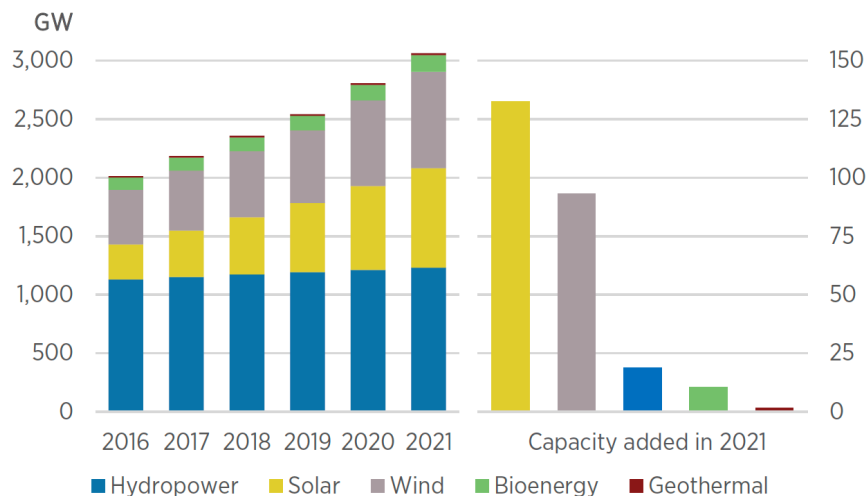
The economics of renewable energy generation are evolving differently in developed countries and developing ones. While the subsidies in the U.S., European Union and other developed countries are being reassessed due to their high cost, the overall market in the renewable energy and energy efficiency sectors in developing countries is in fact benefitting from an increasingly cheaper supply of renewable energy technologies and strong competition between technology providers.



Traditionally, renewable energy has been largely driven by sustainability targets and concerted regional efforts to diversify existing energy portfolios. Photovoltaic (PV) global installations have continued to rise since 2006, largely driven by the continued drop in capital costs. This reduction in capital investment has allowed solar power to be viewed as a viable energy alternative to traditional power generation from coal, natural gas, and/or nuclear energy. Countries in the Middle East have included solar as part of their investment into a wider energy portfolio, a possible option in their “post-oil” future. For most countries (except for some in Western Europe and South America), renewable energy continues to be viewed as an energy alternative within a wider portfolio where coal and natural gas play leading roles. The economic stimulus to offset COVID-19 combined with supply chain problems induced upward pressure on prices across the board.

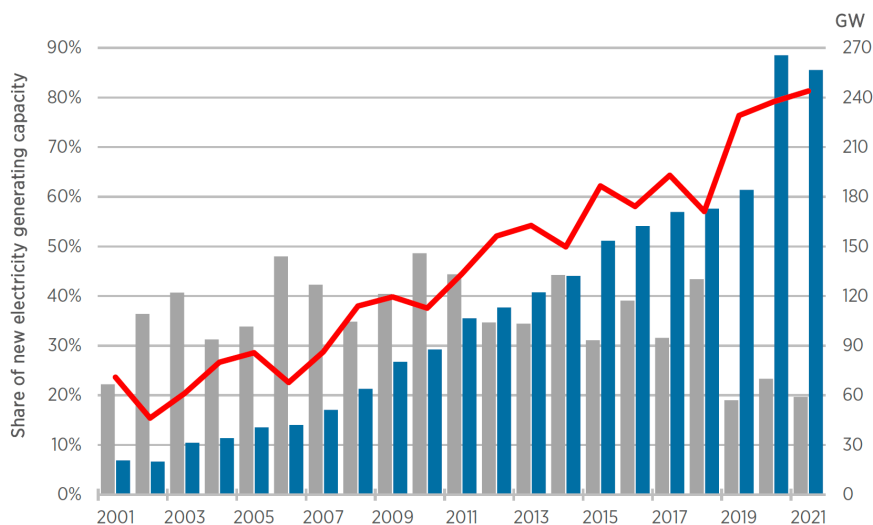
In the past 36 months crude oil prices have been highly volatile, hitting prices below zero during the onset of the pandemic, touching upwards of US\$120 per barrel in the middle of 2022, and closing 2022 around US\$ 80 per barrel. In addition, the International Renewable Energy Agency (IRENA) states that the current crisis in Ukraine brings up concerns about the reliance on fossil fuels and the absence of alternatives, which can turn certain economies into energy poverty.<sup>4</sup> We believe renewable technologies are less likely to follow market shocks and can improve resilience and energy security.

### Renewable power capacity growth



Even with surging commodity prices increasing manufacturing costs, solar energy has lead renewables in terms of capacity additions with an increase of 19%, followed by wind energy 13%, hydropower 2%, and bioenergy by 8%. IRENA’s Renewable Capacity Highlights show that solar and wind energy continue to dominate renewable capacity expansion, jointly accounting for 88% of all net renewable additions in 2021.<sup>5</sup>

### Renewable share of annual power capacity expansion

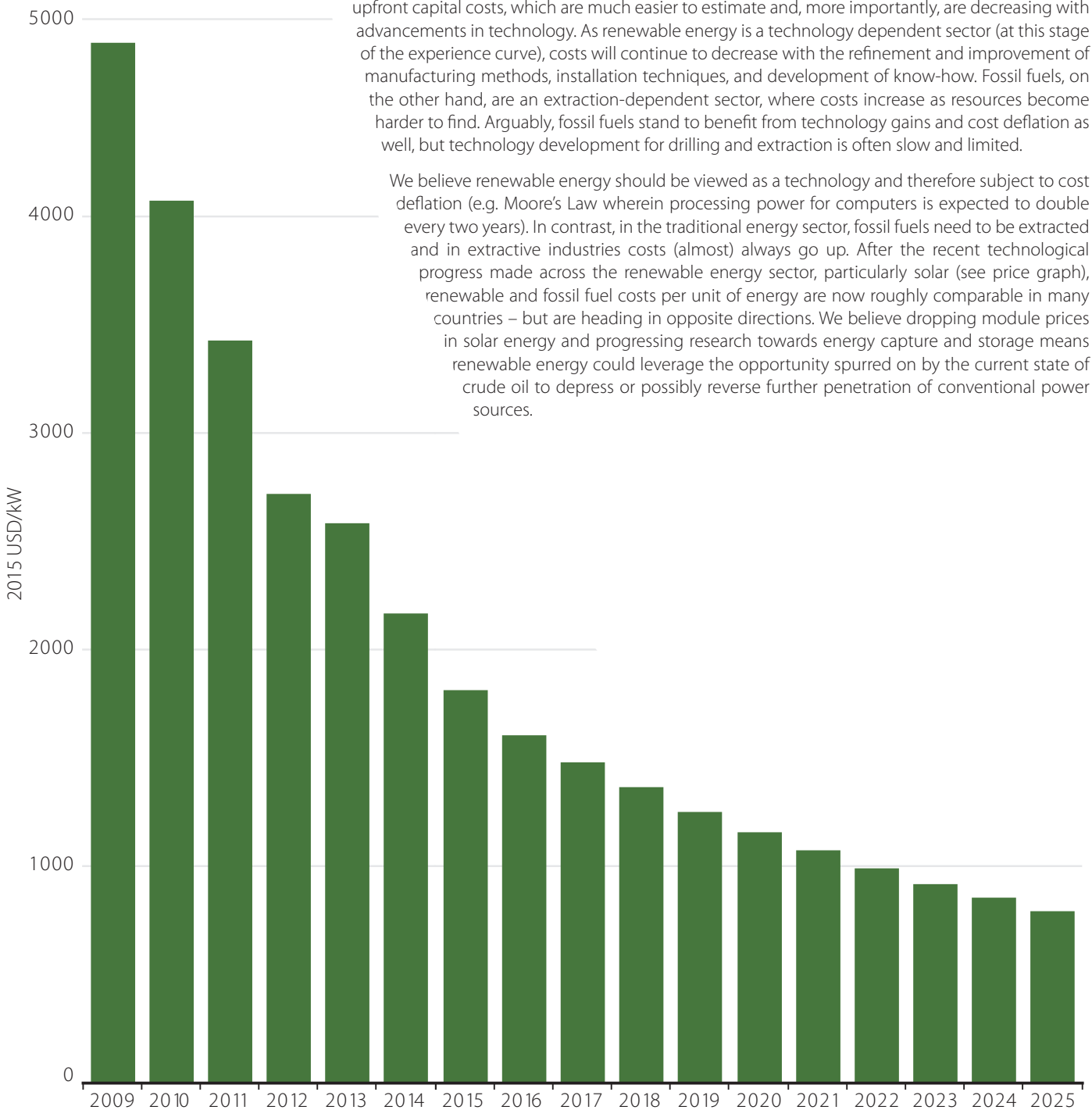


As can be seen in the chart above, the share of renewables in total capacity expansion reached 81% in 2021. The renewable portion of total generation capacity rose to 38.3% in 2021, from 36.6% in 2020. The upward trend in these portions reflects not only the rapid and increasing growth of the use of renewables, but also the declining expansion of non-renewable capacity. At the global level the latter is also affected by the large amount of net decommissioning that has occurred for many years in some regions.

The recent volatility in energy markets has caused many nations to reconsider the allocation of their subsidies (both towards renewables and towards fossil fuels), presenting an opportunity for renewable energy to transition from an energy alternative and into an energy staple. At least 53 countries had elected to decrease or end subsidies that currently regulate fuel costs for electricity generation (including coal and natural gas). Fossil fuel subsidies have previously been criticized for distorting the energy markets in favour of sources that, without their support, would not be economically viable. According to the International Energy Agency's (IEA) World Energy Outlook (2021), rising energy bills for households, due to high fossil fuel prices, might make governments more determined to push ahead efforts to move away from fossil fuels as rapidly as possible.<sup>6</sup>

While wind and solar energy plants require intensive upfront capital, their forecasted project Return on Investment is not dependent on the accuracy of raw material forecasts (as necessary with petrochemical projects), since resources like wind and sun have an input cost of "zero". The experienced volatility in prices has demonstrated that investing in crude oil is an increasingly risky strategy. By comparison, the payback of solar projects is determined based on the levelized cost of energy (LCOE), which calculates the cost of building and operating the plant over an assumed lifespan. As larger commercial investors become more comfortable with the risks associated with long-term ownership of solar assets (e.g. the uncertainty of weather), they will be increasingly willing to underwrite debt positions where the cost of capital is lower than experienced with traditional power project financing.

**Global weighted average utility-scale solar PV total installed costs,**



The financing of renewable energy projects through LCOE analysis places a heavy emphasis on the upfront capital costs, which are much easier to estimate and, more importantly, are decreasing with advancements in technology. As renewable energy is a technology dependent sector (at this stage of the experience curve), costs will continue to decrease with the refinement and improvement of manufacturing methods, installation techniques, and development of know-how. Fossil fuels, on the other hand, are an extraction-dependent sector, where costs increase as resources become harder to find. Arguably, fossil fuels stand to benefit from technology gains and cost deflation as well, but technology development for drilling and extraction is often slow and limited.

We believe renewable energy should be viewed as a technology and therefore subject to cost deflation (e.g. Moore's Law wherein processing power for computers is expected to double every two years). In contrast, in the traditional energy sector, fossil fuels need to be extracted and in extractive industries costs (almost) always go up. After the recent technological progress made across the renewable energy sector, particularly solar (see price graph), renewable and fossil fuel costs per unit of energy are now roughly comparable in many countries – but are heading in opposite directions. We believe dropping module prices in solar energy and progressing research towards energy capture and storage means renewable energy could leverage the opportunity spurred on by the current state of crude oil to depress or possibly reverse further penetration of conventional power sources.

Source: International Renewable Energy Agency (IRENA)

## SUSTAINABLE DEVELOPMENT GOALS

Sustainable Development Goals (SDGs) are a universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity. It consists of a set of 17 global goals (highlighted below) spearheaded by the United Nations to tackle the root causes of poverty and unite its members together to make a positive change for both people and planet.<sup>7</sup>



## GEEREF IMPACT OVERVIEW

GEEREF has mapped its portfolio investments against SDGs. It showed that GEEREF's investment focus on building-up new clean energy capacity in developing countries and its two-fold impact approach – the combination of enforcement of EIB standards on the project-level and measurement of impact – contribute to the achievement of four of the 17 goals.<sup>8</sup>

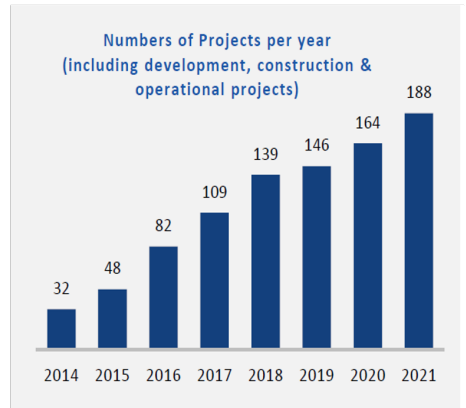
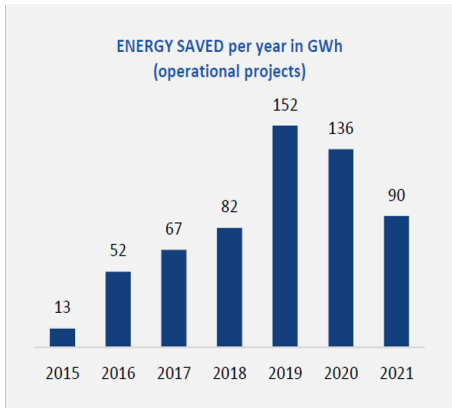
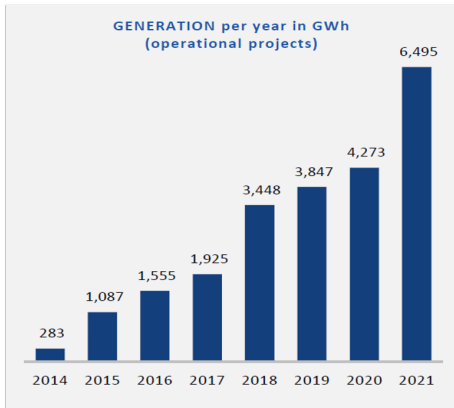
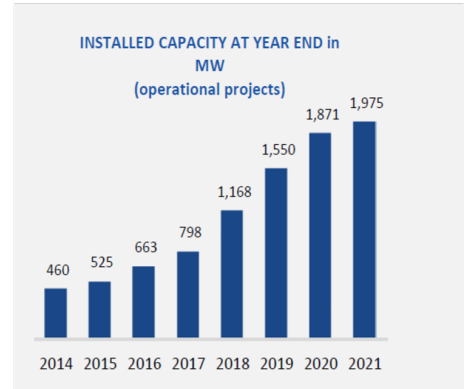
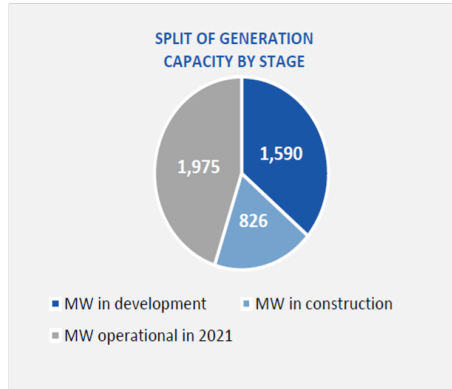
GEEREF'S DIRECT SDG CONTRIBUTION	GEEREF'S METRICS	GEEREF'S EXPECTED IMPACT (as at December 31, 2021)
GEEREF BUILDS UP NEW CLEAN ENERGY CAPACITY	Capacity Installed (MW) Electricity Generated and Saved (MWh)	1.6 GW in development, 0.8 GW in construction, 2 GW in operation 6,495 GWh of electricity generated and 90 GWh of electricity saved
GEEREF CONTRIBUTES TO DECREASING GHG EMISSIONS IN ENERGY AND OTHER INDUSTRIES	Emissions reduced (tonnes of CO <sub>2</sub> eq)	3.9m tonnes of CO <sub>2</sub> equiv. avoided by operational projects per year
GEEREF CREATES EMPLOYMENT OPPORTUNITIES AND SKILLS TRAINING	Number of People Employed: temporary, permanent, male, female Training delivered (hours)	4K permanent male jobs 1.5K permanent female jobs 9.5K temporary male jobs 5.3K temporary female jobs 111K training hours
GEEREF IS A PUBLIC-PRIVATE PARTNERSHIP		

On the following pages, we will show GEEREF's portfolio metrics and how its impact has supported four key pillars including Energy, Environment, Sustainable Development and Financial Leverage.

### Pillar 1: Clean Energy

In 2021, GEEREF’s underlying funds had about 4.4GW of the capacity of new clean energy capacity in developing countries in different stages. Given the early-stage focus of GEEREF’s funds, about half of this capacity (about 2.4GW) was still in development or under construction as of December 31, 2021; still, about 2.0GW was already operational by the end of 2021.

Despite the marginal increase in operational projects in 2021, there was a significant increase in energy generation in 2021, and this is attributed to lagged energy generation in 2020 in the context of the COVID-19 pandemic.

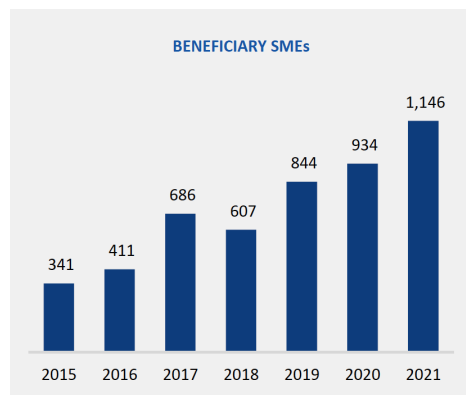
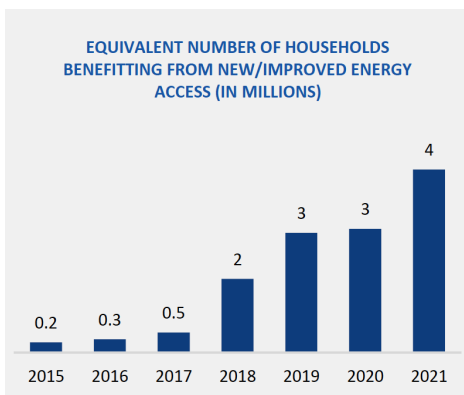
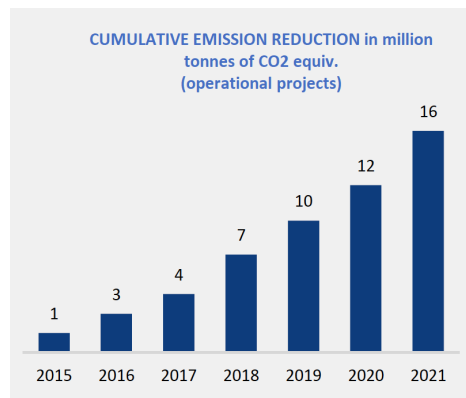


### Pillar 2: Climate Mitigation / Environment

As of end 2021, GEEREF’s operational projects (including projects exited by the funds) had a climate mitigation effect of about 16.0 million tonnes CO<sub>2</sub> equivalent (cumulatively since 2015). This is equivalent to 2.6 million passenger vehicles driven for one year; also equivalent to the greenhouse gas emissions avoided by 515 million trash bags of waste recycled instead of landfills, and the carbon sequestered by 14.8 million acres of U.S. forests in one year.<sup>6</sup>

The 6.5 GWh of electricity generated and 90 GWh saved by GEEREF’s operational projects in 2021 is equivalent to the energy consumption of circa 4.1 million households which was higher in 2021. The reason for the increase is the ease of COVID-19 restrictions which helped in the project’s accessibility to more households.

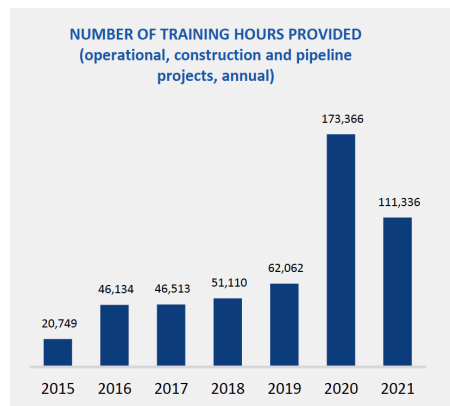
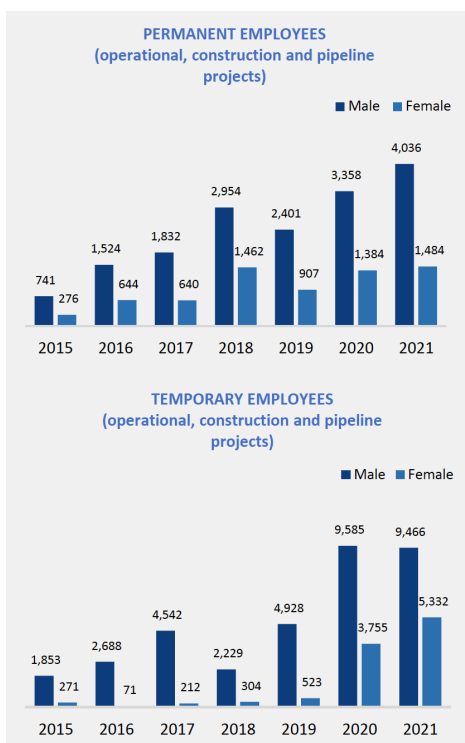
GEEREF’s operational projects, projects under construction and pipeline projects benefited 1,146 beneficiary small and medium-sized enterprises (SMEs) in 2021.



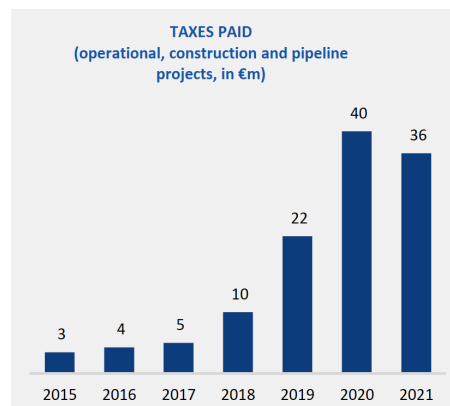
### Pillar 3: Sustainable Development

As at December 31, 2021, there were a total of 5,520 permanent jobs created compared to 14,798 temporary jobs created across operational, construction, and pipeline projects in GEEREF (all employment and training figures are reported annualized as when projects are fully operational).

The amount of training hours provided by the funds and their projects decreased in 2021 to 113,336 (annualized). One major reason is the reduction of training hours in one of the African funds.



The underlying projects paid an equivalent amount of €36 million in taxes locally, which is slightly lower than in 2020. These taxes support the local government institutions and their revenue-generation potential.



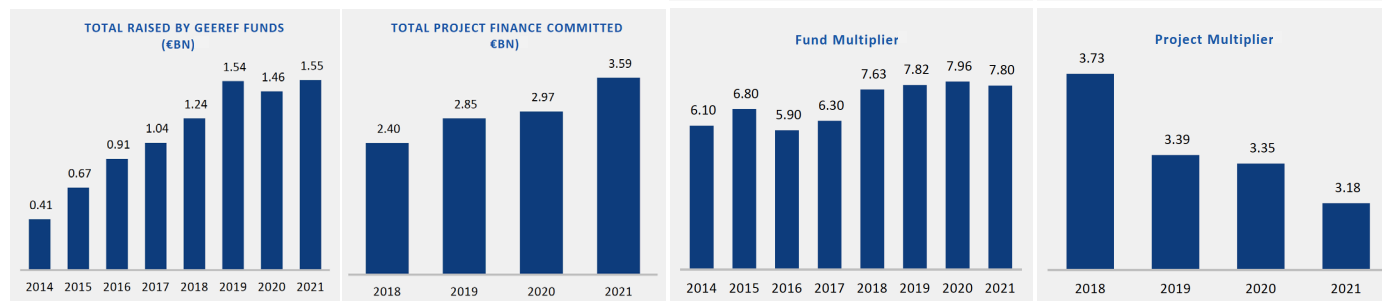
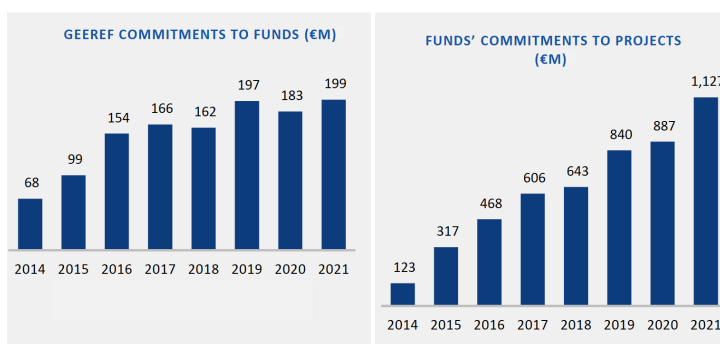
In 2021, the share of permanent positions held by female employees (26.9%) is lower than the share of temporary positions held by female employees (36%). The number of female employees has seen significant growth albeit from a low base and primarily for temporary positions.

### Pillar 4: Financial Leverage

#### GEEREF Level

Public investors committed €132 million to GEEREF, which mobilized a further €110 million of private investor commitments. At the end of 2021, GEEREF's portfolio consisted of €199 million of commitments to 14 funds.

As of September, 2022, GEEREF had committed approximately €213 million in 14 Regional Funds, while having liquidated and realized about €5.88 million from one Regional Fund, Emerging Energy Latin America Fund II, LP. Also, by September 30, 2022, the portfolios of the 14 Regional Funds comprise a total of 208 investments.

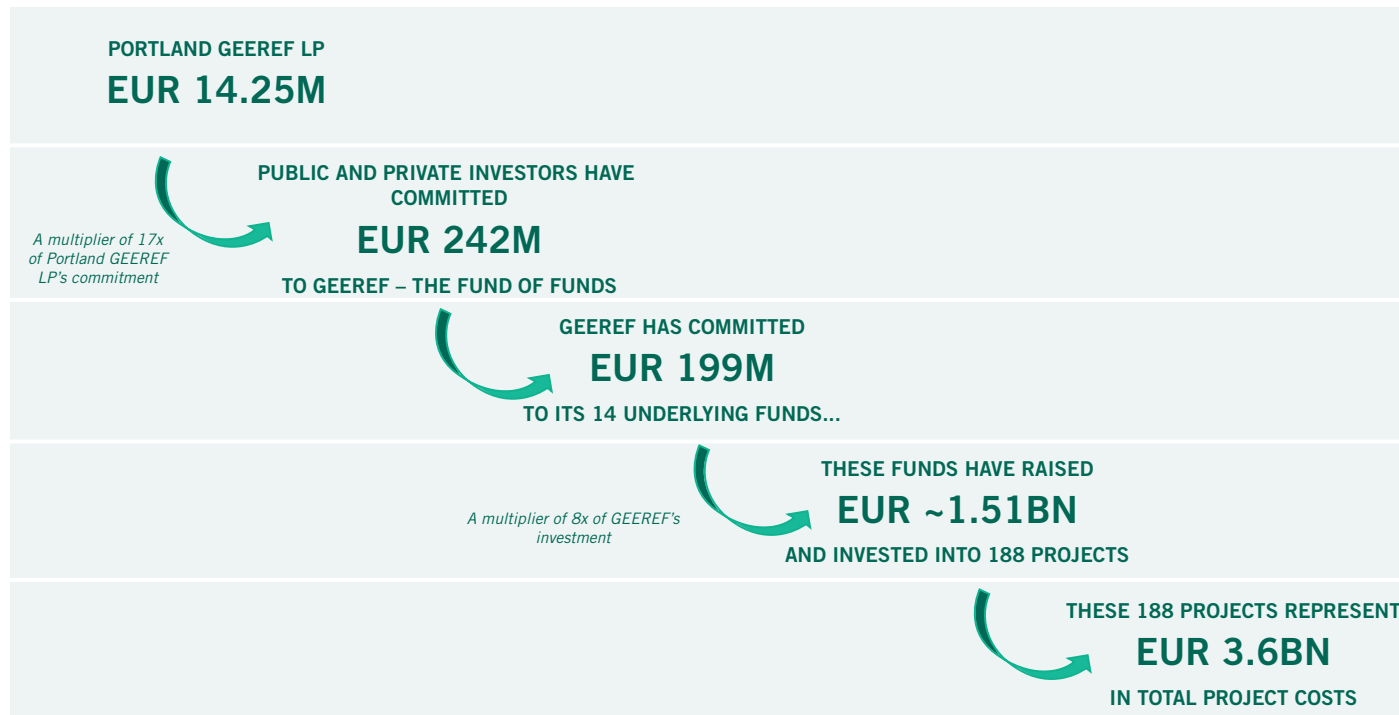


Fund Level

Based on GEEREF’s commitment of €199 million, fund managers have raised a total of approximately €1.5 billion. This translates into a fund-level multiplier of 8x, which is similar to the 2020 multiplier.

A vast majority of the capital raised as of the end of 2021 – 70% – comes from Development Finance Institutions (DFIs). 30% comes from a diversified pool of private investors (asset managers, impact investors, and others). Asian funds attracted the biggest portion of private capital (~45% of the capital raised) whereas the private capital share raised by funds focusing on Africa and Latin America was significantly less.

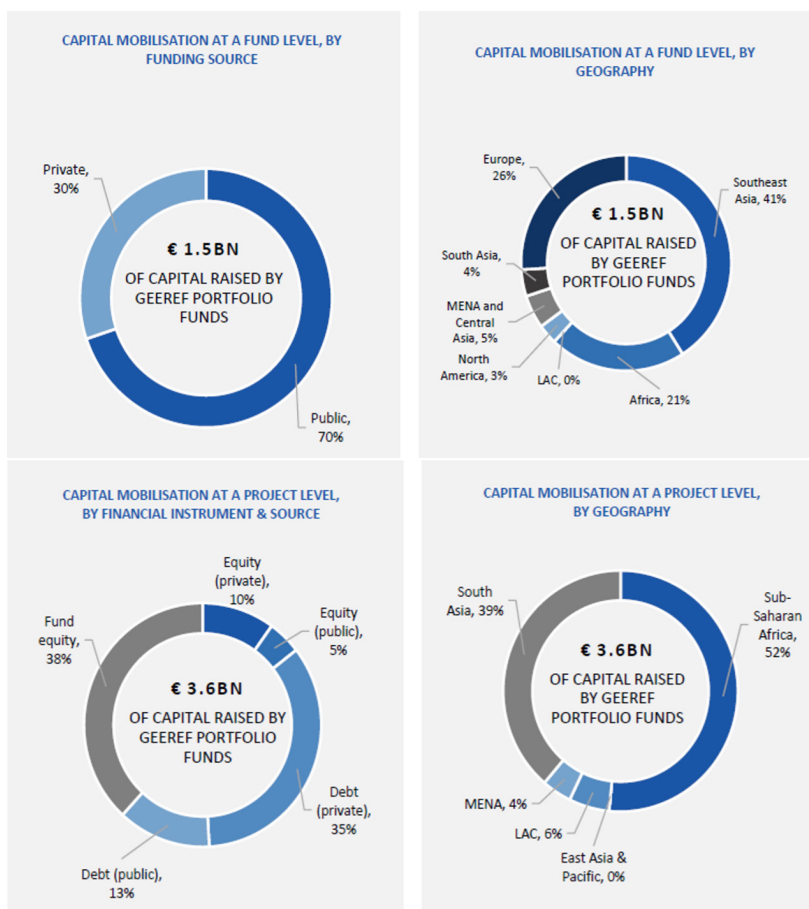
GEEREF’s Commitments 2021



Project Level

By year-end 2021, the final cost of projects developed by GEEREF fund managers reached €3.6 billion, 38% of which represents their equity contribution, 10% represents private investors’ equity contribution, 5% the public investors’ equity support. Lenders supplied the remaining 47% of project financing: 13% stemmed from DFIs, national development banks and equivalent and, 35% from private local banks.

The total capital mobilized increased by €0.6 billion compared to 2020 and the project multiplier stabilized at 3.2x.



## THANK YOU

Thank you for investing in the Trust and the Partnership. We recognize that in recent years there is an ever increasing number of 'green' or 'ESG' or 'impact' investing opportunities. We believe we have made an allocation of capital to two sustainable industries, renewable energy, and farmland, that will continue to grow in value over the medium to long term and benefit our planet and its people. Necessity is the mother of invention, and we look forward to the operational innovations that will be created consequent to the COVID-19 crisis.

### Sources:

1. *Global Carbon Project, November 11, 2022 Global Carbon Budget 2022*
2. *Farm Credit Canada, March 13, 2023, Farmland Values Report 2022*
3. *IPCC Fourth Assessment Report: Climate Change 2007, [https://archive.ipcc.ch/publications\\_and\\_data/ar4/wg3/en/ch1s1-3-1-2.html#:~:text=The%20Kaya%20identity%20\(Kaya%2C%201990,per%20capita%20\(GDP%2Fcap](https://archive.ipcc.ch/publications_and_data/ar4/wg3/en/ch1s1-3-1-2.html#:~:text=The%20Kaya%20identity%20(Kaya%2C%201990,per%20capita%20(GDP%2Fcap)*
4. *World Energy Outlook 2022 – Analysis - IRENA, <https://irena.org/publications/2022/mar/world-energy-transitions-outlook-2022>*
5. *Renewable capacity highlights 2022 – IRENA, <https://irena.org/publications/2022/Apr/Renewable-Capacity-Statistics-2022>*
6. *World Energy Outlook 2021 – IEA - <https://www.iea.org/reports/world-energy-outlook-2021>*
7. *United Nations, January 2018, <http://www.un.org/sustainabledevelopment/sustainable-development-goals/>*
8. *<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>*

### Notes

*Unless otherwise mentioned, sourced from GEEREF Impact Reports and GEEREF Investor and Quarterly Reports, Bonnefield Sustainability Report and Investor and Quarterly Reports.*

*Certain statements included in this Commentary constitute forward-looking statements, including those identified by the expressions “anticipate,” “believe,” “plan,” “estimate,” “expect,” “intend” and similar expressions to the extent they relate to the Funds. These forward-looking statements are not historical facts, but reflect the current expectations of the portfolio management team regarding future results or events of the Funds. These forward-looking statements are subject to a number of risks and uncertainties that could cause actual results or events to differ materially from current expectations. The portfolio management team has no specific intention of updating any forward-looking statements whether as a result of new information, future events or otherwise, except as required by securities legislation.*

*Certain research and information about specific holdings in the Funds, including any opinion, is based upon various sources believed to be reliable, but it cannot be guaranteed to be current, accurate or complete. It is for information only, and is subject to change without notice.*

## Management's Responsibility for Financial Reporting

The accompanying financial statements of Portland Global Sustainable Evergreen Fund (the Trust) and Portland Global Sustainable Evergreen LP (the Partnership) (collectively the Funds) have been prepared by Portland Investment Counsel Inc. (the Manager) in its capacity as manager of the Funds. The Manager of the Funds is responsible for the information and representations contained in these financial statements. The Board of Directors of the Manager, in its capacity as trustee of the Trust, and Board of Directors of the general partner of the Partnership, Portland General Partner (Ontario) Inc., have approved these financial statements.

The Manager maintains appropriate processes to ensure that relevant and reliable financial information is produced. The financial statements have been prepared in accordance with International Financial Reporting Standards and include certain amounts that are based on estimates and judgments. The significant accounting policies which management believes are appropriate for the Funds are described in note 3 to each of these financial statements.

KPMG LLP is the external auditor of the Funds. They have audited the financial statements in accordance with Canadian generally accepted auditing standards to enable them to express to the unitholders their opinion on the financial statements. Their report is attached.

*"Michael Lee-Chin"*

**Michael Lee-Chin**  
**Director**  
**March 31, 2023**

*"Robert Almeida"*

**Robert Almeida**  
**Director**  
**March 31, 2023**





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## INDEPENDENT AUDITOR'S REPORT

To the Unitholders of Portland Global Sustainable Evergreen Fund

### *Opinion*

We have audited the financial statements of Portland Global Sustainable Evergreen Fund (the Entity), which comprise:

- the statement of financial position as at December 31, 2022
- the statement of comprehensive income (loss) for the year then ended
- the statement of changes in net assets attributable to holders of redeemable units for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2022, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB).

### *Basis for Opinion*

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "**Auditor's Responsibilities for the Audit of the Financial Statements**" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



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### ***Other Information***

Management is responsible for the other information. Other information comprises:

- the information, other than the financial statements and the auditor's report thereon, included in the Fund commentary document.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditor's report thereon, included in the Fund commentary document as at the date of this auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB), and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.



Page 3

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



Page 4

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*KPMG LLP*

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Chartered Professional Accountants, Licensed Public Accountants

Toronto, Canada

March 31, 2023

## Statements of Financial Position

As at December 31,	2022	2021
<b>Assets</b>		
Cash and cash equivalents	\$ 4,763	\$ 40,317
Subscriptions receivable	78,650	313,900
Investments (note 5)	2,671,074	2,044,316
	2,754,487	2,398,533
<b>Liabilities</b>		
Management fees payable (note 8)	944	44
Redemptions payable	7,310	17,706
Payable for investments purchased	73,800	280,000
Distributions payable	-	5,481
Organization expenses payable (note 8)	21,345	19,720
	103,399	322,951
<b>Net Assets Attributable to Holders of Redeemable Units</b>	<b>\$ 2,651,088</b>	<b>\$ 2,075,582</b>
<b>Net Assets Attributable to Holders of Redeemable Units Per Series</b>		
Series A	110,551	1,150
Series F	2,374,885	1,940,309
Series O	165,652	134,123
	<b>\$ 2,651,088</b>	<b>\$ 2,075,582</b>
<b>Number of Redeemable Units Outstanding (note 6)</b>		
Series A	3,571	41
Series F	72,330	66,174
Series O	5,045	4,575
<b>Net Assets Attributable to Holders of Redeemable Units Per Unit</b>		
Series A	\$ 30.96	\$ 28.05
Series F	\$ 32.83	\$ 29.32
Series O	\$ 32.83	\$ 29.32

Approved by the Board of Directors of Portland Investment Counsel Inc.

*"Michael Lee-Chin"*

Director

*"Robert Almeida"*

Director

The accompanying notes are an integral part of these financial statements.

## Statements of Comprehensive Income

For the years ended December 31,	2022	2021
<b>Income</b>		
Net gain (loss) on investments		
Interest for distribution purposes	\$ -	\$ 5
Securityholder redemption fees	1,244	674
Change in unrealized appreciation (depreciation) on investments	274,958	118,710
<b>Total income (net)</b>	<b>276,202</b>	<b>119,389</b>
<b>Expenses</b>		
Management fees (note 8)	19,419	13,100
Unitholder reporting costs	72,807	54,142
Audit fees	13,594	13,256
Custodial fees	142	133
Legal fees	29	138
Independent review committee fees	2,483	3,164
Organization expenses (note 8)	1,625	1,255
Total operating expenses	110,099	85,188
Less: management fees waived by Manager (note 8)	(18,518)	(13,087)
Less: expenses absorbed by Manager (note 8)	(89,055)	(70,833)
<b>Net operating expenses</b>	<b>2,526</b>	<b>1,268</b>
<b>Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units</b>	<b>\$ 273,676</b>	<b>\$ 118,121</b>
<b>Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Series</b>		
Series A	\$ 10,104	\$ 61
Series F	\$ 246,233	\$ 108,962
Series O	\$ 17,339	\$ 9,098
<b>Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Unit</b>		
Series A	\$ 3.73	\$ 1.53
Series F	\$ 3.59	\$ 2.01
Series O	\$ 3.60	\$ 1.95

The accompanying notes are an integral part of these financial statements.

## Statements of Changes in Net Assets Attributable to Holders of Redeemable Units

For the years ended December 31,	2022	2021
<b>Net Assets Attributable to Holders of Redeemable Units at Beginning of Year</b>		
Series A	\$ 1,150	\$ 1,089
Series F	1,940,309	1,498,533
Series O	134,123	120,562
	<u>2,075,582</u>	<u>1,620,184</u>
<b>Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units</b>		
Series A	10,104	61
Series F	246,233	108,962
Series O	17,339	9,098
	<u>273,676</u>	<u>118,121</u>
<b>Distributions to Holders of Redeemable Units</b>		
From net investment income		
Series A	-	(16)
Series F	-	(23,206)
Series O	-	(2,170)
<b>Net Decrease from Distributions to Holders of Redeemable Units</b>	<u>-</u>	<u>(25,392)</u>
<b>Redeemable Unit Transactions</b>		
Proceeds from redeemable units issued		
Series A	100,000	-
Series F	229,206	363,122
Series O	15,843	22,170
	<u>345,049</u>	<u>385,292</u>
Reinvestments of distributions		
Series A	-	16
Series F	-	17,725
Series O	-	2,170
	<u>-</u>	<u>19,911</u>
Redemptions of redeemable units		
Series A	(703)	-
Series F	(40,863)	(24,827)
Series O	(1,653)	(17,707)
	<u>(43,219)</u>	<u>(42,534)</u>
<b>Net Increase (Decrease) from Redeemable Unit Transactions</b>	<u>301,830</u>	<u>362,669</u>
<b>Net Assets Attributable to Holders of Redeemable Units at End of Year</b>		
Series A	110,551	1,150
Series F	2,374,885	1,940,309
Series O	165,652	134,123
	<u>\$ 2,651,088</u>	<u>\$ 2,075,582</u>

The accompanying notes are an integral part of these financial statements.

## Statements of Cash Flows

For the years ended December 31,	2022	2021
<b>Cash Flows from Operating Activities</b>		
Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units	\$ 273,676	\$ 118,121
Adjustments for:		
Change in unrealized (appreciation) depreciation on investments	(274,958)	(118,710)
Increase (decrease) in management fees and expenses payable	900	13
Increase (decrease) in organization expenses payable	1,625	1,255
Purchase of investments	(558,000)	(11,000)
<b>Net Cash Generated (Used) by Operating Activities</b>	<b>(556,757)</b>	<b>(10,321)</b>
<b>Cash Flows from Financing Activities</b>		
Distributions to holders of redeemable units, net of reinvested distributions	(5,481)	-
Proceeds from redeemable units issued (note 3)	577,943	74,022
Amount paid on redemption of redeemable units (note 3)	(51,259)	(26,574)
<b>Net Cash Generated (Used) by Financing Activities</b>	<b>521,203</b>	<b>47,448</b>
Net increase (decrease) in cash and cash equivalents	(35,554)	37,127
Cash and cash equivalents - beginning of year	40,317	3,190
<b>Cash and cash equivalents - end of year</b>	<b>4,763</b>	<b>40,317</b>
<b>Cash and cash equivalents comprise:</b>		
Cash at bank	\$ 4,763	\$ 40,317
From operating activities:		
Interest received, net of withholding tax	\$ 1,244	\$ 679

The accompanying notes are an integral part of these financial statements.



## Schedule of Investment Portfolio

As at December 31, 2022

No. of Shares	Security Name	Average Cost	Fair Value	% of Net Assets Attributable to Holders of Redeemable Units
<b>UNDERLYING FUNDS</b>				
<b>Canada</b>				
76,557	Portland Global Sustainable Evergreen LP Class O	\$ 2,130,800	\$ 2,671,074	100.8%
	<b>Total investment portfolio</b>	\$ 2,130,800	2,671,074	100.8%
	Liabilities less other assets		(19,986)	(0.8%)
	<b>NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS</b>		\$ 2,651,088	100.0%

## 1. GENERAL INFORMATION

Portland Global Sustainable Evergreen Fund (the Trust) is an open-end investment fund established under the laws of the Province of Ontario as a trust pursuant to an amended and restated master declaration of trust dated as of December 13, 2013, as amended thereafter and as may be amended and restated from time to time. The formation date of the Trust was February 9, 2018 and inception date was March 29, 2018 for Series A and February 28, 2018 for Series F and O. Portland Investment Counsel Inc. (the Manager) is the Investment Fund Manager, Portfolio Manager and Trustee of the Trust. The head office of the Trust is 1375 Kerns Road, Suite 100, Burlington, Ontario L7P 4V7. These financial statements were authorized for issue by the Board of Directors of the Manager on March 31, 2023. The financial statements of Portland Global Sustainable Evergreen LP (the Partnership) are included and are to be read in conjunction with these financial statements.

The Trust offers units to the public on a private placement basis under an offering memorandum. The investment objective of the Trust is to preserve capital and provide above average long-term returns. Although the Trust intends to achieve its investment objective by investing all, or substantially all, of its net assets in the Partnership, the Manager may from time to time determine that the investment objective of the Trust can be best achieved through direct investment in underlying securities and/or investment in other pooled investment vehicles. To the extent, the Trust makes direct investments, it will apply the investment strategies of the Partnership. The investment objective of the Partnership is to preserve capital and provide above average long-term returns by investing in a portfolio of private securities, either directly or indirectly through other funds, initially in private equities believed to be in sustainable systems including farmland and renewable energy and energy efficiency.

The statements of financial position of the Trust are as at December 31, 2022 and 2021. The statements of comprehensive income, changes in net assets attributable to holders of redeemable units and cash flows are for the years ended December 31, 2022 and 2021.

## 2. BASIS OF PRESENTATION

These financial statements have been prepared in compliance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB). The financial statements have been prepared under the historical cost convention, as modified by the revaluation of financial assets and financial liabilities at fair value through profit or loss (FVTPL).

## 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### Financial instruments

#### (a) Classification

The Trust classifies financial assets based on the business model used for managing such financial assets and the contractual cash flow characteristics of those financial assets. The Trust may be divided into sub-portfolios that have different business models. Where contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding (SPPI test), the financial asset will be classified as a financial asset at amortized cost.

The Trust recognizes financial instruments at FVTPL upon initial recognition, inclusive of transaction costs in the case of financial instruments not measured at fair value. Purchases and sales of financial assets are recognized as at their trade date. The Trust classifies its investments in equities and fixed income securities as financial assets or financial liabilities at FVTPL. Other investment funds (the Partnership) held by the Trust do not meet the SPPI test and therefore have been classified as financial assets at FVTPL.

All other financial assets and liabilities are recognized at amortized cost and are reflected at the amount required to be paid, discounted to reflect the time value of money when appropriate.

The Trust's obligation for net assets attributable to holders of redeemable units does not meet the criteria for equity treatment and therefore are presented as a liability on the statement of financial position. The Trust classifies its obligations for net assets attributable to holders of redeemable units as financial liabilities at FVTPL.

The Trust's accounting policies for measuring the fair value of its investments are similar to those used in measuring net asset value (NAV) for unitholder transactions; except for items attributable to a difference in the valuation methodology applied under IFRS for trading purposes and the treatment of organization expenses. Refer to Fair Value Measurement for a description of the methodology applied under IFRS. Organization expenses are deductible from the NAV over a five-year period commencing at such time as the Manager shall determine and such expenses were fully deductible in the first year of operations under IFRS. There is a comparison of NAV per unit and net assets attributable to holders of redeemable units per unit within note 11.

Financial assets and liabilities may be offset and the net amount reported in the statements of financial position when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

In the normal course of business, the Trust may enter into various master netting agreements or similar agreements that do not meet the criteria for offsetting in the statements of financial position but still allow for the related amounts to be set off in certain circumstances, such as bankruptcy, certain events of default or termination of the contracts.

#### (b) Recognition, de-recognition and measurement

Purchases and sales of financial assets are recognized on their trade date - the date on which the Trust commits to purchase or sell the investment. Financial assets and liabilities are initially recognized at fair value. Subsequent to initial recognition, all financial assets and liabilities at FVTPL are measured at fair value. Unrealized gains and losses arising from changes in fair value of the FVTPL category are presented in the statements of comprehensive income within 'Change in unrealized appreciation (depreciation) on investments' in the period in which they arise. Financial assets at

amortized cost are subsequently measured at amortized cost, less any impairment losses. Transaction costs incurred on financial assets or liabilities at amortized cost are amortized over the life of the asset or liability.

Financial assets are de-recognized when the rights to receive cash flows have expired or the Trust has transferred substantially all the risks and rewards of ownership. Upon disposal, the difference between the amount received and the average cost to acquire the financial asset (for financial assets at FVTPL) or amortized cost (for financial assets at amortized cost) is included within 'Net realized gain (loss) on investments' in the statements of comprehensive income.

#### **Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of financial assets and liabilities traded in active markets (such as publicly traded marketable securities) are based on quoted market prices at the close of trading on the reporting date. The Trust uses the last traded market price for both financial assets and financial liabilities where the last traded price falls within that day's closing bid-ask spread. In circumstances where the last traded price is not within the bid-ask spread and the difference is material, the Manager determines the point within the bid-ask spread that is most representative of fair value based on the specific facts and circumstances. If there has been no trade, the mid-price (average bid and asking price) as of the close of the business on the reporting date is used to approximate fair value. The Trust's policy is to recognize transfers into and out of the fair value hierarchy levels as of the date of the event or change in circumstances giving rise to the transfer.

The Manager has procedures to determine the fair value of securities at FVTPL for which market prices are not readily available or which may not be reliably priced. The Partnership does not trade on an active market hence its fair value is determined using valuation techniques. The fair value is primarily determined based on the latest available price of the Partnership as reported by the administrator of the Partnership.

#### **Revenue recognition**

'Interest for distribution purposes' shown on the statements of comprehensive income represents the stated rate of interest earned by the Trust on fixed income securities accounted for on an accrual basis, as applicable. The Trust does not amortize premiums paid or discounts received on the purchase of fixed income securities. Dividends on equity investments are recognized as income on the ex-dividend date. Redemption fees earned by the Fund as detailed under note 6 are presented as 'Securityholder redemption fees' and are recognized upon the redemption date of the units on the statements of comprehensive income.

#### **Foreign currency translation**

The Trust's subscriptions and redemptions are denominated in Canadian dollars, which is also its functional and presentation currency. Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates that transactions occur. Assets and liabilities denominated in a foreign currency are translated into the functional currency using the exchange rate prevailing at the reporting date. Foreign exchange gains and losses related to assets and liabilities at amortized cost are recognized in profit and loss and are presented as 'Foreign exchange gain (loss) on cash and other net assets' on the statements of comprehensive income. Realized foreign exchange gains and losses related to investments are recognized when incurred and are presented in the statements of comprehensive income within 'Net realized gain (loss) on investments'.

Unrealized exchange gains or losses on investments are included in 'Change in unrealized appreciation (depreciation) of investments' in the statements of comprehensive income.

'Foreign exchange gain (loss) on cash and other net assets' may arise from sale of foreign currencies, currency gains or losses realized between trade and settlement dates on securities transactions, and the difference between the recorded amounts of dividend, interest and foreign withholding taxes and the Canadian dollar equivalent of the amounts actually received or paid.

#### **Cash and cash equivalents**

The Trust considers highly liquid investments with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value to be cash equivalents. Cash is comprised of deposits with financial institutions.

#### **Cost of investments**

The cost of investments represents the cost for each security excluding transaction costs for investments at FVTPL. On the schedule of investment portfolio, transaction costs have been deducted in aggregate from the total cost of individual investments which includes transaction costs.

#### **Redeemable units**

The Trust has issued multiple series of redeemable units, which are redeemable at the holder's option and do not have identical rights. Redeemable units can be put back to the Trust at any redemption date for cash equal to a proportionate share of the Trust's NAV attributable to the unit series. Units are redeemable quarterly upon 60 days' notice.

The redeemable units are carried at the redemption amount that is payable at the statements of financial position date if the holder exercises the right to put the units back to the Trust.

Redeemable units are issued and redeemed at the holder's option at prices based on the Trust's NAV per unit at the time of issue or redemption. The Trust's NAV per unit is calculated by dividing the net assets attributable to the holders of each series of redeemable units by the total number of outstanding redeemable units of each respective series. Refer to note 6 for additional details on redeemable units.

### Redemption notes

In certain circumstances, the Trust may issue promissory notes equal to the redemption proceeds with a term of not more than five years from the date of issue (Redemption Notes). Redemption Notes bear an interest rate that is equal to the Bank of Canada overnight rate, reset each year as at January 1, simple interest per annum, calculated from the day the Redemption Note is issued and such other commercially reasonable terms as the Manager may prescribe. Redemption Notes may be prepaid in part or full at any time at the option of the issuer prior to maturity, without notice, bonus or penalty, as determined in the sole discretion of the Manager, provided that the applicable interest shall be paid at the end of the term of the Redemption Note. The total payable balance of Redemption Notes and applicable interest are included in 'Redemption notes' on the statements of financial position.

Interest on Redemption Notes are recorded on an accrual balance.

### Expenses

Expenses of the Trust including management fees and other operating expenses are recorded on an accrual basis.

Transaction costs associated with investment transactions for financial assets and liabilities at FVTPL, including brokerage commissions, have been expensed on the statements of comprehensive income.

Interest charged on margin borrowing is recorded on an accrual basis.

### Organization expenses

Organization expenses including legal fees, time spent by the Manager to create the Trust, and registration fees associated with the formation of the Trust are recoverable from the Trust by the Manager. The Trust is required to re-pay the Manager in equal installments over 60 months commencing on the next valuation date after the NAV reaches \$2.5 million, or at such other time or amount as the Manager in its absolute discretion shall determine. Organization expenses are included as 'Organization expenses' on the statements of comprehensive income as they occur.

### Increase (Decrease) in net assets attributable to holders of redeemable units per unit

'Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Unit' in the statements of comprehensive income represents the Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Series, divided by the weighted average units outstanding of that series during the reporting period.

### Distributions to unitholders

Distributions will be made to unitholders only at such times and in such amounts as may be determined at the discretion of the Manager. The Trust will distribute sufficient net income and net realized gains to unitholders annually to ensure that the Trust is not liable for ordinary income taxes. All distributions by the Trust will be automatically reinvested in additional units of the Trust held by the investor at the NAV per unit thereof, unless the investor notifies the Manager in writing that cash distributions are preferred.

### Allocation of income and expense, and realized and unrealized gains and losses

Management fees and other costs directly attributable to a series are charged to that series. The Trust's operating expenses, income, and realized and unrealized gains and losses are generally allocated proportionately to each series based upon the relative NAV of each series.

### Allocation of non-cash items on the statement of cash flows

The Trust includes only the net cash flow impact and does not include non-cash switches between series of the Trust that occurred during the year in 'Amount paid on redemption of redeemable units'. For the year ended December 31, 2022, \$2,356 of non-cash switches have been excluded from the Trust's operation and financing activities on the statements of cash flows (December 31, 2021: \$nil).

### Future accounting changes

There are no new accounting standards effective after January 1, 2022 which affect the accounting policies of the Trust.

## 4. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

The preparation of financial statements requires management to use judgment in applying its accounting policies and to make estimates and assumptions about the future. The following discusses the most significant accounting judgments and estimates the Trust has made in preparing these financial statements.

### Fair value of securities not quoted in an active market

The fair value of such securities not quoted in an active market may be determined by the Trust using reputable pricing sources (such as pricing agencies) or indicative prices. Such values may be indicative and not executable or binding. The Trust would exercise judgment and estimates on the quantity and quality of pricing sources used. Where no market data is available, the Trust may value positions using their own models, which are usually based on valuation methods and techniques generally recognized as standard within the industry. The inputs into these models use observable data, to the extent practicable. However, areas such as credit risk (both own and counterparty), volatilities and correlations require management to make estimates. Changes in assumptions about these factors could affect the reported fair value of financial instruments. The determination of what constitutes 'observable' requires significant judgment by the Trust. The Trust considers observable data to be market data that is readily available, regularly distributed or updated, reliable and relevant.

### Classification of financial assets and liabilities

Financial assets may be classified as financial assets at amortized cost, financial assets at FVTPL or financial assets at fair value through other comprehensive income. Financial liabilities may be classified as financial liabilities at amortized cost or financial liabilities at FVTPL. In order to classify its financial assets and liabilities in accordance with IFRS 9, the Manager uses judgment to assess the business model of the Trust and the cash flows of their financial assets and liabilities. The classification of financial assets and liabilities of the Trust are outlined in note 3.

## 5. FINANCIAL INSTRUMENTS

### (a) Risk management

The Trust's investment activities may be exposed to various financial risks, including market risk (which includes price risk, interest rate risk and currency risk), liquidity risk and credit risk. The Trust invests in the Partnership, which may invest in other funds (the Underlying Funds) and is therefore susceptible to the market risk arising from uncertainties about future values of those Underlying Funds. The Manager makes investment decisions after an extensive assessment of the Underlying Funds, their strategies and the overall quality of the Underlying Funds' manager. All of the Underlying Funds and their underlying investments are subject to risks inherent in their industries. In the case of the Underlying Funds, established markets do not exist for these holdings, and are therefore considered illiquid. The Trust is therefore indirectly exposed to each financial risk of the respective Underlying Fund in proportion to its investments in such Underlying Fund. The Trust's risk management goals are to ensure that the outcome of activities involving risk is consistent with the Trust's investment objectives and risk tolerance per the offering memorandum. All investments result in a risk of loss of capital.

#### Price risk

Price risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market prices (other than those arising from interest rate risk or currency risk). Financial instruments held by the Trust are susceptible to market price risk arising from uncertainties about future prices of the instruments.

If the price of the investments held by the Trust on December 31, 2022 had been higher or lower by 10%, net assets attributable to holders of redeemable units of the Trust would have been higher or lower by \$267,107 (December 31, 2021: \$204,432). Actual results may differ from this sensitivity analysis and the difference could be material. The Trust has indirect exposure to price risk through its investment in the Partnership.

#### Interest rate risk

Interest rate risk arises on interest-bearing financial instruments having fixed interest rates held by the Trust, such as bonds and borrowings. The fair value and future cash flows of such instruments will fluctuate due to changes in market interest rates. As at December 31, 2022 and 2021, the Trust did not have exposure to interest rate risk.

#### Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. Securities included in the Trust may be valued in or have exposure to currencies other than the Canadian dollar and when measured in Canadian dollars, be affected by fluctuations in the value of such currencies relative to the Canadian dollar. As at December 31, 2022 and 2021, the Trust did not have exposure to currency risk.

#### Liquidity risk

Liquidity risk is the risk that the Trust will encounter difficulty in meeting their obligations associated with financial liabilities. The Trust's exposure to liquidity risk is concentrated in the cash redemption of its units. The Trust provides investors with the right to redeem units quarterly upon 60 days' notice in advance of the redemption date. Such redemptions are to be paid within 30 days following the redemption date. The Trust makes investments in the Partnership and Underlying Funds through the Partnership, which are not traded in an active market and may not be redeemable. As a result, the Trust may not be able to quickly liquidate its investments in these instruments at amounts, which approximate their fair values. It is the intention of the Trust to be held by unitholders on a medium or long-term basis. The Manager monitors liquidity within the portfolio on an ongoing basis. As at December 31, 2022, less than 0.1% of the portfolio is held in cash and cash equivalents (December 31, 2021: 2.7%).

The Trust has the option to pay redemptions through the issuance of Redemption Notes which are payable within five years of date of issue. As at December 31, 2022, the Trust does not have any Redemption Notes outstanding.

The Trust invests directly in the Partnership and the Partnership has the ability to borrow up to 20% of its total assets for the purposes of making investments, providing cover for the writing of options, paying redemptions, working capital purposes and to maintain liquidity in accordance with its investment objective and investment strategies. The Partnership has a borrowing facility available but has not been utilized.

Other obligations of the Trust including management fees payable, expenses payable, redemptions payable, payable for investments purchased, and distributions payable, as applicable, were due within 3 months from the financial reporting date. Issued redeemable units are payable on demand unless Redemption Notes are issued.

#### Credit risk

Credit risk is the risk that a party to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Trust. All transactions in listed securities are settled or paid for upon delivery using approved brokers. The risk of default is considered minimal, as delivery of securities sold is only made once the broker has received payment. Payment is made on a purchase once the securities have been received by the broker. The trade will fail if either party fails to meet its obligation. As at December 31, 2022 and 2021, the Trust did not have significant exposure to credit risk. The Trust has indirect exposure to credit risk through its investment in the Partnership.

**(b) Fair value of financial instruments**

Financial instruments measured at fair value are classified according to a fair value hierarchy that reflects the importance of the inputs used to perform each valuation. The fair value hierarchy is made up of the following levels:

Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

Level 2 - inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

Level 3 - inputs are unobservable for the asset or liability.

The fair value hierarchy requires the use of observable market data each time such data exists. A financial instrument is classified at the lowest level of the hierarchy for which significant input has been considered in measuring fair value. Fair values are classified as Level 1 when the related security or derivative is actively traded and a quoted price is available. If an instrument classified as Level 1 subsequently ceases to be actively traded, it is transferred out of Level 1. In such cases, instruments are reclassified into Level 2, unless the measurement of its fair value requires the use of significant unobservable inputs, in which case it is classified as Level 3. The Fund's policy is to recognize transfers into and out of the fair value hierarchy levels as of the date of the event or change in circumstances giving rise to the transfer.

The following tables illustrate the classification of the Trust's financial instruments within the fair value hierarchy as at December 31, 2022 and 2021.

December 31, 2022	Assets			Total (\$)
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	
Partnership	-	2,671,074	-	2,671,074
Total	-	2,671,074	-	2,671,074

December 31, 2021	Assets			Total (\$)
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	
Partnership	-	2,044,316	-	2,044,316
Total	-	2,044,316	-	2,044,316

**(c) Structured entities**

A structured entity is an entity that has been designed so that voting or similar rights are not the dominant factor in deciding who controls the entity, such as when any voting rights relate to administrative tasks only and the relevant activities are directed by means of contractual arrangements. A structured entity often has some or all of the following features or attributes:

- i) restricted activities;
- ii) a narrow and well-defined objective, such as to provide investment opportunities for investors by passing on risks and rewards associated with the assets of the structured entity to investors;
- iii) insufficient equity to permit the structured entity to finance its activities without subordinate financial support; and
- iv) financing in the form of multiple contractually linked instruments to investors that create concentrations of credit or other risks (tranches).

The Trust considers its investment in the Partnership to be an investment in an unconsolidated structured entity. The Partnership is valued as per the section on Fair Value Measurement. The change in fair value of the Partnership is included in the statements of comprehensive income in 'Change in unrealized appreciation (depreciation) on investments'.

The exposure to the investment in the Partnership at fair value as at December 31, 2022 and 2021 are presented in the following tables. This investment is included at fair value in financial assets at FVTPL in the statements of financial position. The Manager's best estimate of the maximum exposure to loss from the Trust's investment in the Partnership is the fair value below.

December 31, 2022	Investment at Fair Value (\$)	Net Asset Value (\$)	% of Net Asset Value
Portland Global Sustainable Evergreen LP	2,671,074	3,578,570	74.6%

December 31, 2021	Investment at Fair Value (\$)	Net Asset Value (\$)	% of Net Asset Value
Portland Global Sustainable Evergreen LP	2,044,316	2,643,350	77.3%

**6. REDEEMABLE UNITS**

The Trust is permitted to issue an unlimited number of redeemable units issuable in Series A, Series F and Series O, having such terms and conditions as the Manager may determine. Additional series may be offered in the future on different terms, including different fee and dealer compensation terms and different minimum subscription levels. Each unit of a series represents an undivided ownership interest in the net assets of the Trust attributable to that series of units.

The Trust's NAV per unit is determined on the last business day of each quarter at the close of regular trading on the Toronto Stock Exchange, (each, a Valuation Date) or on such other date as determined by the Manager (an Additional Pricing Date). Unitholders may redeem their units quarterly with 60 days' notice. If a holder redeems his or her units within the first 24 months from initial purchase, the Manager may, in its discretion, charge a redemption penalty equal to 5% of the NAV of such units redeemed which will be deducted from the redemption proceeds and retained by the Trust. If a holder redeems his or her units between 24 months and 60 months from initial purchase, the Manager may, in its discretion, charge a redemption penalty equal to 2.5% of the NAV of such units redeemed which will be deducted from the redemption proceeds and retained by the Trust.

The Trust endeavors to invest capital in appropriate investments in conjunction with its investment objectives.

The principal difference between the series of units relates to the management fee payable to the Manager, minimum investment requirements and the compensation paid to dealers. Units of the Trust are entitled to participate in the liquidation of assets on a series basis. Units are issued as fully paid and non-assessable and are redeemable at the NAV per unit of the applicable series of units of the Trust being redeemed, determined at the close of business on the redemption date, as outlined in the offering memorandum.

Series A Units are available to investors who meet eligibility requirements and who invest a minimum of \$5,000.

Series F Units are available to investors who meet eligibility requirements and who invest a minimum of \$5,000, who participate in fee-based programs through their dealer and whose dealer has signed a Series F Agreement with the Manager, investors for whom the Trust does not incur distribution costs, or individual investors approved by the Manager.

Series O Units are available to certain institutional investors making a minimum investment of \$500,000.

The number of units issued and outstanding for the years ended December 31, 2022 and 2021 was as follows:

December 31, 2022	Beginning Balance	Units Issued Including Switches from Other Series	Units Reinvested	Units Redeemed Including Switches to Other Series	Ending Balance	Weighted Average Number of Units
Series A Units	41	3,554	-	24	3,571	2,706
Series F Units	66,174	7,511	-	1,355	72,330	68,676
Series O Units	4,575	526	-	56	5,045	4,815

December 31, 2021	Beginning Balance	Units Issued Including Switches from Other Series	Units Reinvested	Units Redeemed Including Switches to Other Series	Ending Balance	Weighted Average Number of Units
Series A Units	40	-	1	-	41	40
Series F Units	53,751	12,690	615	882	66,174	54,185
Series O Units	4,330	784	75	614	4,575	4,670

## 7. TAXATION

The Trust qualifies as a mutual fund trust within the meaning of the Income Tax Act (Canada) (the Tax Act).

The Trust calculates taxable and net capital gains/ (losses) in accordance with the Tax Act and intends to distribute sufficient net income and net realized capital gains, if any, to ensure it does not pay ordinary income tax. As a result, the Trust does not record income taxes. Since the Trust does not record income taxes, the tax benefit of capital and non-capital losses, if any, has not been reflected in the statements of financial position as a deferred income tax asset.

The taxation year-end for the Trust is December 31.

As at December 31, 2022, the Trust has \$1,404 in capital loss carry forwards and \$13,619 in non-capital loss carry forwards (December 31, 2021: \$1,404 capital loss carry forwards and \$nil non-capital loss carry forwards).

## 8. FEES AND EXPENSES

Pursuant to the offering memorandum, the Trust agreed to pay management fees to the Manager, calculated and accrued on each Valuation Date and paid quarterly. The Manager may waive management fees at its discretion but is under no obligation to do so.

The annual management fees rate of Series A is 1.75% and for Series F is 0.75%. Management fees on Series O Units are negotiated with the Manager. Such fees are paid directly to the Manager and are not deducted from the NAV of Series O.

In addition, the Trust is responsible for, and the Manager is entitled to reimbursement for any operating expenses it incurs on behalf of the Trust, including regulatory filing fees, custodian fees, legal and audit fees, costs associated with the independent review committee, bank charges, the cost of financial reporting, expenses related to conducting unitholder meetings, costs associated with providing Fundserv access for registered dealers and all related sales taxes. The Manager also provides key management personnel to the Trust. The Manager may charge the Trust for actual time spent by its personnel (or those of its affiliates) in overseeing the day-to-day business affairs of the Trust. The amount charged for time spent by personnel is determined based on fully allocated costs and does not include a mark-up or administration fee. The Manager may absorb fund operating expenses at its discretion but is under no obligation to do so.

The Trust is also responsible for all costs associated with its creation and organization of the Trust. The Manager has paid the costs associated with the formation and creation of the Trust and the offering of units and is entitled to reimbursement from the Trust for such costs. The Trust is required to re-pay the Manager in equal installments over 60 months commencing on the next Valuation Date after the NAV reaches \$2.5 million, or at such other time or amount, as the Manager in its absolute discretion shall determine.

All management fees, operating expenses and organization expenses payable by the Trust to the Manager are subject to GST and/or HST as applicable and will be deducted as an expense of the applicable series of units in the calculation of the NAV of such series of units.

## 9. SOFT DOLLARS

Allocation of business to brokers of the Trust is made on the basis of coverage, trading ability and fundamental research expertise. The Manager may choose to execute portfolio transactions with dealers who provide research, statistical and other similar services to the Trust or to the Manager at prices, which reflect such services (termed proprietary research). The dealers do not provide the Manager with an estimate of the cost of the research, statistical and other similar services (referred to as soft dollars).

The Manager may use third party proprietary research, which is generally also available on a subscription basis, the value of which will be used to approximate the value of research and other similar services received from third parties through commission sharing arrangements with executing brokers. The Trust did not participate in any third party soft dollar arrangements in 2022 or 2021.

## 10. RELATED PARTY TRANSACTIONS

The following table outlines the management fees and operating expense reimbursements that were paid to the Manager by the Trust during the years ended December 31, 2022 and 2021. The table includes the amount of operating expense reimbursement that was paid to affiliates of the Manager. All of the dollar amounts in the tables below exclude applicable GST and/or HST.

	Management Fees (\$)	Waived Management Fees (\$)	Operating Expense Reimbursement (\$)	Absorbed Operating Expenses (\$)	Operating Expenses Reimbursed to Affiliates of the Manager (\$)
December 31, 2022	17,185	16,388	-	78,809	1,389
December 31, 2021	11,592	11,581	-	62,680	1,127

The Trust owed the following amounts to the Manager excluding the applicable GST and/or HST.

As at	Management Fees (\$)	Operating Expense Reimbursement (\$)	Organization Expenses (\$)
December 31, 2022	835	-	18,889
December 31, 2021	39	-	17,451

The Manager, and/or its affiliates and key management personnel of the Manager and their family (collectively referred to as Related Parties) may invest in units of the Trust from time to time in the normal course of business. As at December 31, 2022, Related Parties held 2,313 units of the Trust (December 31, 2021: 1,986).

## 11. RECONCILIATION OF NAV PER UNIT AND NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS PER UNIT

The following tables provide a comparison of NAV per unit and net assets attributable to holders of redeemable units of the Trust as at December 31, 2022 and 2021.

December 31, 2022	NAV per Unit (\$)	Net assets attributable to holders of redeemable units per unit (\$)
Series A Units	30.50	30.96
Series F Units	32.18	32.83
Series O Units	32.18	32.83

December 31, 2021	NAV per Unit (\$)	Net assets attributable to holders of redeemable units per unit (\$)
Series A Units	28.31	28.05
Series F Units	29.60	29.32
Series O Units	29.60	29.32

## 12. EXEMPTION FROM FILING

The Trust is relying on the exemption contained within National Instrument 81-106, Part 2.11 to not file its financial statements with the applicable securities regulatory authorities.





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## INDEPENDENT AUDITOR'S REPORT

To the Unitholders of Portland Global Sustainable Evergreen LP

### ***Opinion***

We have audited the financial statements of Portland Global Sustainable Evergreen LP (the Entity), which comprise:

- the statement of financial position as at December 31, 2022
- the statement of comprehensive income (loss) for the year then ended
- the statement of changes in net assets attributable to holders of redeemable units for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2022, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB).

### ***Basis for Opinion***

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



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### ***Other Information***

Management is responsible for the other information. Other information comprises:

- the information, other than the financial statements and the auditor's report thereon, included in the Fund commentary document.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditor's report thereon, included in the Fund commentary document as at the date of this auditor's report. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB), and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.



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Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*KPMG LLP*

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Chartered Professional Accountants, Licensed Public Accountants

Toronto, Canada

March 31, 2023

## Statements of Financial Position

As at December 31,	2022	2021
<b>Assets</b>		
Cash and cash equivalents	\$ 1,255	\$ 28,668
Subscriptions receivable	73,800	280,000
Investments (note 5)	3,530,385	2,355,448
	<u>3,605,440</u>	<u>2,664,116</u>
<b>Liabilities</b>		
Management fees payable	5,668	916
Organization expenses payable (note 8)	21,102	19,850
	<u>26,770</u>	<u>20,766</u>
<b>Net Assets Attributable to Holders of Redeemable Units</b>	<u>\$ 3,578,670</u>	<u>\$ 2,643,350</u>
<b>Equity</b>		
General Partner's Equity	<u>100</u>	<u>100</u>
<b>Net Assets Attributable to Holders of Redeemable Units Per Series</b>		
Series A	478,085	329,389
Series F	422,699	278,393
Series O	2,677,786	2,035,468
	<u>\$ 3,578,570</u>	<u>\$ 2,643,250</u>
<b>Number of Redeemable Units Outstanding (note 6)</b>		
Series A	14,453	11,084
Series F	12,139	8,980
Series O	76,757	65,659
<b>Net Assets Attributable to Holders of Redeemable Units Per Unit</b>		
Series A	\$ 33.08	\$ 29.72
Series F	\$ 34.82	\$ 31.00
Series O	\$ 34.89	\$ 31.00

Approved by the Board of Directors of Portland General Partner (Ontario) Inc.

*"Michael Lee-Chin"*

Director

The accompanying notes are an integral part of these financial statements.

## Statements of Comprehensive Income

For the years ended December 31,	2022	2021
<b>Income</b>		
Net gain (loss) on investments		
Dividends	\$ 26,033	\$ 10,336
Interest for distribution purposes	-	119
Change in unrealized appreciation (depreciation) on investments	363,904	148,475
	<u>389,937</u>	<u>158,930</u>
<b>Expenses</b>		
Securityholder reporting costs	62,881	56,290
Audit fees	13,594	13,255
Management fees (note 8)	11,223	8,032
Independent review committee fees	2,483	3,164
Legal fees	467	2,339
Organization expenses (note 8)	1,251	942
Custodial fees	479	234
Bank charges	26	-
Total operating expenses	<u>92,404</u>	<u>84,256</u>
Less: management fees waived by Manager (note 8)	(6,470)	(4,459)
Less: expenses absorbed by Manager (note 8)	(79,517)	(73,779)
<b>Net operating expenses</b>	<u>6,417</u>	<u>6,018</u>
<b>Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units</b>	<u>\$ 383,520</u>	<u>\$ 152,912</u>
<b>Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Series</b>		
Series A	\$ 48,696	\$ 17,834
Series F	\$ 44,306	\$ 16,515
Series O	\$ 290,518	\$ 118,563
<b>Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Unit</b>		
Series A	\$ 3.57	\$ 1.61
Series F	\$ 4.19	\$ 2.33
Series O	\$ 4.04	\$ 2.11

The accompanying notes are an integral part of these financial statements.

## Statements of Changes in Net Assets Attributable to Holders of Redeemable Units

For the years ended December 31,	2022	2021
<b>Net Assets Attributable to Holders of Redeemable Units at Beginning of Year</b>		
Series A	\$ 329,389	\$ 311,555
Series F	278,393	175,378
Series O	2,035,468	1,625,905
	<u>2,643,250</u>	<u>2,112,838</u>
<b>Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units</b>		
Series A	48,696	17,834
Series F	44,306	16,515
Series O	290,518	118,563
	<u>383,520</u>	<u>152,912</u>
<b>Redeemable Unit Transactions</b>		
Proceeds from redeemable units issued		
Series A	100,000	-
Series F	100,000	86,500
Series O	351,800	291,000
<b>Net Increase (Decrease) from Redeemable Unit Transactions</b>	<u>551,800</u>	<u>377,500</u>
<b>Net Assets Attributable to Holders of Redeemable Units at End of Year</b>		
Series A	478,085	329,389
Series F	422,699	278,393
Series O	2,677,786	2,035,468
	<u>\$ 3,578,570</u>	<u>\$ 2,643,250</u>

The accompanying notes are an integral part of these financial statements.

## Statements of Cash Flows

For the years ended December 31,	2022	2021
<b>Cash Flows from Operating Activities</b>		
Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units	\$ 383,520	\$ 152,912
Adjustments for:		
Change in unrealized (appreciation) depreciation on investments	(363,904)	(148,475)
Increase (decrease) in management fees and expenses payable	4,754	(224)
Increase (decrease) in organization expenses payable	1,251	941
Purchase of investments	(811,034)	(193,336)
<b>Net Cash Generated (Used) by Operating Activities</b>	<b>(785,413)</b>	<b>(188,182)</b>
<b>Cash Flows from Financing Activities</b>		
Proceeds from redeemable units issued (note 3)	758,000	216,436
<b>Net Cash Generated (Used) by Financing Activities</b>	<b>758,000</b>	<b>216,436</b>
Net increase (decrease) in cash and cash equivalents	(27,413)	28,254
Cash and cash equivalents - beginning of year	28,668	414
<b>Cash and cash equivalents - end of year</b>	<b>1,255</b>	<b>28,668</b>
<b>Cash and cash equivalents comprise:</b>		
Cash at bank	\$ 1,255	\$ 28,668
<b>From operating activities:</b>		
Interest received, net of withholding tax	\$ -	\$ 119
Dividends received, net of withholding tax	\$ 26,033	\$ 10,336

The accompanying notes are an integral part of these financial statements.



## Schedule of Investment Portfolio

as at December 31, 2022

No. of Shares	Security Name	Average Cost	Fair Value	% of Net Assets Attributable to Holders of Redeemable Units
<b>UNDERLYING FUNDS</b>				
<b>Canada</b>				
2,107	Bonnefield Canadian Farmland LP V Class A	\$ 2,311,369	\$ 2,909,240	
8,356	Portland Global Energy Efficiency and Renewable Energy Fund LP Class O	546,430	621,145	
	<b>Total investment portfolio</b>	\$ 2,857,799	3,530,385	98.7%
	Other assets less liabilities		48,185	1.3%
	<b>NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS</b>		\$ 3,578,570	100.0%

## 1. GENERAL INFORMATION

Portland Global Sustainable Evergreen LP (the Partnership) is a limited partnership established under the laws of the Province of Ontario pursuant to a limited partnership agreement dated as of February 9, 2018, as may be amended and restated from time to time. The inception date of the Partnership was July 31, 2018 for Series A and April 30, 2018 for Series F and O. Pursuant to the limited partnership agreement, Portland General Partner (Ontario) Inc. (the General Partner) is responsible for the management of the Partnership. The Director of the General Partner is Michael Lee-Chin. The General Partner has engaged the Portland Investment Counsel Inc. (the Manager) to direct the day-to-day business, operations and affairs of the Partnership, including management of the Partnership's portfolio on a discretionary basis and distribution of the units of the Partnership. The head office of the Partnership is 1375 Kerns Road, Suite 100, Burlington, Ontario L7P 4V7. These financial statements were authorized for issue by the General Partner on March 31, 2023.

The investment objective of the Partnership is to preserve capital and provide above average long-term returns. To achieve the investment objective, the Manager may invest in a portfolio of private securities, either directly or indirectly through other funds, initially consisting of:

- private equities believed to be in sustainable systems including farmland;
- private equities in renewable energy and energy efficiency;
- other equity or debt securities, a portfolio of which may have provisions resulting in equity ownership of the issuer of the debt or the underlying asset if certain events occur; and
- invest in complementary public securities, including equity securities, real estate income trusts, royalty income trusts, preferred shares, and debt securities including convertibles, corporate and sovereign debt.

To a lesser extent, derivatives may also be used on an opportunistic basis in order to meet the Partnership's investment objective. Derivatives may limit or hedge potential losses associated with currencies, specific securities, stock markets and interest rates or are used to generate income. Derivatives may include forward currency agreements and options.

In addition, the Partnership may borrow up to 20% of the total assets of the Partnership after giving effect to the borrowing.

The Partnership may invest in investment funds, mutual funds (collectively, Underlying Funds) and exchange-traded funds which may or may not be managed by the Manager or one of its affiliates or associates. The Partnership may hold cash in short-term debt instruments, money market funds or similar temporary instruments, pending full investment of the Partnership's capital and at any time deemed appropriate by the Manager.

The Partnership has no geographic, industry sector, asset class or market capitalization restrictions. There is no restriction on the percentage of the net asset value of the Partnership, which may be invested in the securities of a single issuer.

The statements of financial position of the Partnership are as at December 31, 2022 and 2021. The statements of comprehensive income, changes in net assets attributable to holders of redeemable units and cash flows are for the years ended December 31, 2022 and 2021.

## 2. BASIS OF PRESENTATION

These financial statements have been prepared in compliance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB). The financial statements have been prepared under the historical cost convention, as modified by the revaluation of financial assets and financial liabilities at fair value through profit or loss (FVTPL).

## 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### Financial instruments

#### (a) Classification

The Partnership classifies financial assets based on the business model used for managing such financial assets and the contractual cash flow characteristics of those financial assets. The Partnership may be divided into sub-portfolios that have different business models. Where contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding (SPPI test), the financial asset will be classified as a financial asset at amortized cost.

The Partnership recognizes financial instruments at FVTPL upon initial recognition, inclusive of transaction costs in the case of financial instruments not measured at fair value. Purchases and sales of financial assets are recognized as at their trade date. The Partnership classifies its investments in equities and fixed income securities as financial assets or financial liabilities at FVTPL. Other Underlying Funds held by the Partnership do not meet the SPPI test and therefore have been classified as financial assets at FVTPL.

All other financial assets and liabilities are recognized at amortized cost and are reflected at the amount required to be paid, discounted to reflect the time value of money when appropriate.

The Partnership's obligation for net assets attributable to holders of redeemable units does not meet the criteria for equity treatment and therefore are presented as a liability on the statement of financial position. The Partnership classifies its obligations for net assets attributable to holders of redeemable units as financial liabilities at FVTPL.

The Partnership's accounting policies for measuring the fair value of its investments are similar to those used in measuring net asset value (NAV) for unitholder transactions; except for items attributable to a difference in the valuation methodology applied under IFRS for trading purposes and the treatment of organization expenses. Refer to Fair Value Measurement for a description of the methodology applied under IFRS. Organization

expenses are deductible from the NAV over a five-year period commencing at such time as the Manager shall determine and such expenses were fully deductible in the first year of operations under IFRS. There is a comparison of NAV per unit and net assets attributable to holders of redeemable units per unit within note 11.

Financial assets and liabilities may be offset and the net amount reported in the statements of financial position when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

In the normal course of business, the Partnership may enter into various master netting agreements or similar agreements that do not meet the criteria for offsetting in the statements of financial position but still allow for the related amounts to be set off in certain circumstances, such as bankruptcy, certain events of default or termination of the contracts.

#### (b) Recognition, de-recognition and measurement

Purchases and sales of financial assets are recognized on their trade date - the date on which the Partnership commits to purchase or sell the investment. Financial assets and liabilities are initially recognized at fair value. Subsequent to initial recognition, all financial assets and liabilities at FVTPL are measured at fair value. Unrealized gains and losses arising from changes in fair value of the FVTPL category are presented in the statements of comprehensive income within 'Change in unrealized appreciation (depreciation) on investments' in the period in which they arise. Financial assets at amortized cost are subsequently measured at amortized cost, less any impairment losses. Transaction costs incurred on financial assets or liabilities at amortized cost are amortized over the life of the asset or liability.

Financial assets are de-recognized when the rights to receive cash flows have expired or the Partnership has transferred substantially all the risks and rewards of ownership. Upon disposal, the difference between the amount received and the average cost to acquire the financial asset (for financial assets at FVTPL) or amortized cost (for financial assets at amortized cost) is included within 'Net realized gain (loss) on investments' in the statements of comprehensive income.

#### Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of financial assets and liabilities traded in active markets (such as publicly traded marketable securities) are based on quoted market prices at the close of trading on the reporting date. The Partnership uses the last traded market price for both financial assets and financial liabilities where the last traded price falls within that day's closing bid-ask spread. In circumstances where the last traded price is not within the bid-ask spread and the difference is material, the Manager determines the point within the bid-ask spread that is most representative of fair value based on the specific facts and circumstances. If there has been no trade, the mid-price (average bid and asking price) as of the close of the business on the reporting date is used to approximate fair value. The Partnership's policy is to recognize transfers into and out of the fair value hierarchy levels as of the date of the event or change in circumstances giving rise to the transfer.

The Manager has procedures to determine the fair value of securities at FVTPL for which market prices are not readily available or which may not be reliably priced. The Underlying Funds do not trade on an active market hence its fair value is determined using valuation techniques. The fair value is primarily determined based on the latest available price of the Underlying Fund as reported by the administrator of the Underlying Fund.

#### Revenue recognition

'Interest for distribution purposes' shown on the statements of comprehensive income represents the stated rate of interest earned by the Partnership on fixed income securities accounted for on an accrual basis, as applicable. The Partnership does not amortize premiums paid or discounts received on the purchase of fixed income securities. Interest receivable is shown separately in the statements of financial position based on the debt instruments' stated rates of interest. Dividends on equity investments are recognized as income on the ex-dividend date.

#### Foreign currency translation

The Partnership's subscriptions and redemptions are denominated in Canadian dollars, which is also its functional and presentation currency. Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates that transactions occur. Assets and liabilities denominated in a foreign currency are translated into the functional currency using the exchange rate prevailing at the reporting date. Foreign exchange gains and losses related to assets and liabilities at amortized cost are recognized in profit and loss and are presented as 'Foreign exchange gain (loss) on cash and other net assets' on the statements of comprehensive income. Realized foreign exchange gains and losses related to investments are recognized when incurred and are presented in the statements of comprehensive income within 'Net realized gain (loss) on investments'.

'Foreign exchange gain (loss) on cash and other net assets' may arise from sale of foreign currencies, change in foreign currency denominated loans, currency gains or losses realized between trade and settlement dates on securities transactions, and the difference between the recorded amounts of dividend, interest and foreign withholding taxes and the Canadian dollar equivalent of the amounts actually received or paid.

#### Cash and cash equivalents

The Partnership considers highly liquid investments with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value to be cash equivalents. Cash is comprised of deposits with financial institutions.

#### Cost of investments

The cost of investments represents the cost for each security excluding transaction costs for investments at FVTPL. On the schedule of investment portfolio, transaction costs have been deducted in aggregate from the total cost of individual investments which includes transaction costs.

### Redeemable units

The Partnership has issued multiple series of redeemable units, which are redeemable at the holder's option and do not have identical rights. Redeemable units can be put back to the Partnership at any redemption date for cash equal to a proportionate share of the Partnership NAV attributable to the unit series. Units are redeemable quarterly upon 60 days' notice subject to the redemption lock-up period which ends 180 days after the period beginning on the date that units of the Partnership were first issued to the first investor.

The redeemable units are carried at the redemption amount that is payable at the statements of financial position date if the holder exercises the right to put the units back to the Partnership.

Redeemable units are issued and redeemed at the holder's option at prices based on each Partnership's NAV per unit at the time of issue or redemption. The Partnership's NAV per unit is calculated by dividing the net assets attributable to the holders of each series of redeemable units by the total number of outstanding redeemable units of each respective series. Refer to note 6 for additional details on redeemable units.

### Expenses

Expenses of the Partnership including management fees and other operating expenses are recorded on an accrual basis.

Transaction costs associated with investment transactions for financial assets and liabilities at FVTPL, including brokerage commissions, have been expensed on the statements of comprehensive income.

Interest charged on margin borrowing is recorded on an accrual basis.

### Organization expenses

Organization expenses including legal fees, time spent by the Manager to create the Partnership, and registration fees associated with the formation of the Partnership are recoverable from the Partnership by the Manager. The Partnership is required to re-pay the Manager in equal installments over 60 months commencing on the next valuation date after the NAV reaches \$2.5 million, or at such other time or amount as the Manager in its absolute discretion shall determine. Organization expenses are included as 'Organization expenses' on the statements of comprehensive income as they occur.

### Increase (decrease) in net assets attributable to holders of redeemable units per unit

'Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Unit' in the statements of comprehensive income represents the Increase (Decrease) in Net Assets Attributable to Holders of Redeemable Units per Series, divided by the weighted average units outstanding of that series during the reporting period.

### Distributions to unitholders

Distributions will be made to unitholders only at such times and in such amounts as may be determined at the discretion of the Manager. All distributions by the Partnership will be paid in cash.

### Allocation of income and expense, and realized and unrealized gains and losses

Management fees and other costs directly attributable to a series are charged to that series. The Partnership's operating expenses, income, and realized and unrealized gains and losses are generally allocated proportionately to each series based upon the relative NAV of each series.

### Allocation of non-cash items on the statement of cash flows

The Partnership includes only the net cash flow impact and does not include non-cash switches between series of the Partnership that occurred during the year in 'Amount paid on redemption of redeemable units'. There have been no non-cash switches that have been excluded from the Partnership's operation and financing activities on the statements of cash flows for the years ended December 31, 2022 and 2021.

### Future accounting changes

There are no new accounting standards effective after January 1, 2022 which affect the accounting policies of the Partnership.

## 4. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

The preparation of financial statements requires management to use judgment in applying its accounting policies and to make estimates and assumptions about the future. The following discusses the most significant accounting judgments and estimates the Partnership has made in preparing these financial statements.

### Fair value of Underlying Funds

The fair value of Underlying Funds that are not quoted in an active market is determined primarily in reference to the latest available price of such units for each Underlying Fund, as determined by the administrator of such Underlying Fund. The Partnership may make adjustments to the reported net asset value of various Underlying Funds based on considerations such as the value date of the price provided, cash flows (calls/distributions) since the latest value date, the estimated total return reported by the manager of the Underlying Fund if a price is unavailable, restrictions on redemptions and the basis of accounting, if not at fair value. The carrying values of Underlying Funds may be materially different to the values that could be realized as of the financial reporting date or ultimately realized on redemption.

### Classification of financial assets and liabilities

Financial assets may be classified as financial assets at amortized cost, financial assets at FVTPL or financial assets at fair value through other comprehensive income. Financial liabilities may be classified as financial liabilities at amortized cost or financial liabilities at FVTPL. In order to classify

its financial assets and liabilities in accordance with IFRS 9, the Manager uses judgment to assess the business model of the Partnership and the cash flows of their financial assets and liabilities. The classification of financial assets and liabilities of the Partnership are outlined in note 3.

## 5. FINANCIAL INSTRUMENTS

### (a) Risk management

The Partnership's investment activities may be exposed to various financial risks, including market risk (which includes price risk, interest rate risk and currency risk), concentration risk, liquidity risk and credit risk. The Partnership invests in other funds and is therefore susceptible to the market risk arising from uncertainties about future values of those Underlying Funds. The Manager makes investment decisions after an extensive assessment of the Underlying Funds, their strategies and the overall quality of the Underlying Funds' manager. All of the Underlying Funds and their underlying investments are subject to risks inherent in their industries. In the case of the Underlying Funds, established markets do not exist for these holdings, and are therefore considered illiquid. The Partnership is therefore indirectly exposed to each financial risk of the respective Underlying Fund in proportion to its investments in such Underlying Fund. The Partnership's risk management goals are to ensure that the outcome of activities involving risk is consistent with the Partnership's investment objectives and risk tolerance as per the offering memorandum. All investments result in a risk of loss of capital.

#### Price risk

Price risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market prices (other than those arising from interest rate risk or currency risk). Financial instruments held by the Partnership are susceptible to market price risk arising from uncertainties about future prices of the instruments.

If the price of these investments held by the Partnership on December 31, 2022 had been higher or lower by 10%, net assets attributable to holders of redeemable units of the Partnership would have been higher or lower by \$353,040 (December 31, 2021: \$235,545). Actual results may differ from this sensitivity analysis and the difference could be material. The Partnership may have indirect exposure to price risk through its investments in Underlying Funds.

#### Interest rate risk

Interest rate risk arises on interest-bearing financial instruments having fixed interest rates held by the Partnership, such as bonds and borrowings. The fair value and future cash flows of such instruments will fluctuate due to changes in market interest rates. As at December 31, 2022 and 2021, the Partnership did not have significant exposure to interest rate risk. The Partnership may have indirect exposure to interest rate risk through its investments in Underlying Funds.

#### Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. Securities included in the Partnership may be valued in or have exposure to currencies other than the Canadian dollar and when measured in Canadian dollars, be affected by fluctuations in the value of such currencies relative to the Canadian dollar. There was no foreign currency exposure as at December 31, 2022 and 2021.

#### Concentration risk

Concentration risk arises as a result of the concentration of exposures within the same category, whether it is geographical location, asset type or industry sector. The following table presents the Partnership's exposure as a percentage of its net assets attributable to holders of redeemable units by investment as at December 31, 2022 and 2021.

	December 31, 2022	December 31, 2021
Bonnefield Canadian Farmland LP V	81.3%	66.2%
Portland Global Energy Efficiency and Renewable Energy Fund LP	17.4%	22.9%
Cash and Other Net Assets	1.3%	10.9%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

The Partnership has indirect exposure to concentration risk through its investments in Underlying Funds.

#### Liquidity risk

Liquidity risk is the risk that the Partnership, or the Underlying Funds, will encounter difficulty in meeting their obligations associated with financial liabilities. The Partnership is exposed to quarterly cash redemptions and may borrow on margin to make investments. The Partnership provides investors with the right to redeem units quarterly. Such redemptions are to be paid within 30 days following the redemption date. It is the intention of the Trust to be held by unitholders on a medium or long-term basis. The Manager monitors liquidity within the portfolio on an ongoing basis. As at December 31, 2022, 0.1% of the portfolio is held in cash and cash equivalents (December 31, 2021: 2.7%).

The Partnership has the option to pay redemptions through the issuance of promissory notes as detailed in the offering memorandum under Redemption Notes. As at December 31, 2022, the Partnership has not issued any Redemption Notes.

The Partnership's has investments in the Underlying Funds that are not traded in an active market and may not be redeemable. As a result, the Partnership may not be able to quickly liquidate its investments in these instruments at amounts, which approximate their fair values. In order to

maintain liquidity, the Partnership may invest in complementary, more liquid, income producing public securities, including real estate income trusts, royalty income trusts, preferred shares, dividend paying equity securities and debt securities including convertibles, corporate and sovereign debt.

The Partnership is invested in a closed-end investment fund, Portland Global Energy Efficiency and Renewable Energy Fund LP (Portland GEEREF LP), and committed and invested in an unlisted investment fund, Bonnefield Canadian Farmland LP V (Bonnefield LP V). As a result, the Partnership may not be able to quickly liquidate its investment in Portland GEEREF LP and Bonnefield LP V at amounts, which approximate fair value, or be able to respond to specific events such as deterioration of creditworthiness of the issuer. The Partnership's capital commitment to Bonnefield LP V can be called within a notice period as outlined in the subscription agreement between the Partnership and Bonnefield LP V. The Manager manages the capital calls through cash flow management. As at December 31, 2022, the Partnership's total commitment to Bonnefield was \$2,350,000 and \$2,275,000 has been called. The Partnership has indirect exposure to liquidity risk through its investment in the Underlying Funds as they may invest in portfolios that may be subject to lock-up and redemption policies, and may not be able to sell investments quickly or at fair value.

The Partnership has the ability to borrow up to 20% of the total assets of the Partnership for the purposes of making investments, providing cover for the writing of options, paying redemptions, working capital purposes and to maintain liquidity in accordance with its investment objective and investment strategies. The Partnership has a borrowing facility available, which has not been utilized.

Other obligations of the Partnership including management fees payable, expenses payable, redemptions payable, payable for investments purchased, and distributions payable, as applicable, were due within 3 months from the financial reporting date. Issued redeemable units are payable on demand unless Redemption Notes are issued.

### Credit risk

Credit risk is the risk that a party to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Partnership. The Partnership has indirect exposure to credit risk through its investments in Underlying Funds through their direct investments with counterparties or those investments through a portfolio with other counterparties that may not be able to fulfill contractual obligations.

The Partnership's cash accounts are maintained at financial institutions with a Standard & Poor's credit rating of AA- and A+; and therefore credit risk is deemed minimal.

### (b) Fair value of financial instruments

Financial instruments measured at fair value are classified according to a fair value hierarchy that reflects the importance of the inputs used to perform each valuation. The fair value hierarchy is made up of the following levels:

Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

Level 2 - inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

Level 3 - inputs are unobservable for the asset or liability.

The fair value hierarchy requires the use of observable market data each time such data exists. A financial instrument is classified at the lowest level of the hierarchy for which significant input has been considered in measuring fair value. Fair values are classified as Level 1 when the related security or derivative is actively traded and a quoted price is available. If an instrument classified as Level 1 subsequently ceases to be actively traded, it is transferred out of Level 1. In such cases, instruments are reclassified into Level 2, unless the measurement of its fair value requires the use of significant unobservable inputs, in which case it is classified as Level 3. The Fund's policy is to recognize transfers into and out of the fair value hierarchy levels as of the date of the event or change in circumstances giving rise to the transfer.

The following tables illustrate the classification of the Partnership's financial instruments within the fair value hierarchy as at December 31, 2022 and 2021.

December 31, 2022	Assets			Total (\$)
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	
Portland Global Energy Efficiency and Renewable Energy Fund LP Class O	-	-	621,145	621,145
Bonnefield Canadian Farmland LP V	-	2,909,240	-	2,909,240
Total	-	2,909,240	621,145	3,530,385

December 31, 2021	Assets			Total (\$)
	Level 1 (\$)	Level 2 (\$)	Level 3 (\$)	
Portland Global Energy Efficiency and Renewable Energy Fund LP Class O	-	-	606,044	606,044
Bonnefield Canadian Farmland LP V	-	1,749,404	-	1,749,404
Total	-	1,749,404	606,044	2,355,448

Portland GEEREF LP is a closed-end investment fund, which intends primarily to invest in the B units of Global Energy Efficiency and Renewable Energy Fund (GEEREF), a private equity infrastructure fund of funds, investing in regional funds, providing equity or quasi equity primarily for energy

efficiency and reviewable energy project in developing countries and economies in transition. Portland GEEREF LP has the same Manager and administrator as the Partnership. This investment is considered Level 3 in the fair value hierarchy because it does not allow redemptions or transfers of units prior to dissolution except in very limited circumstances. The Partnership measures Portland GEEREF LP units at the most recently published NAV per unit as reported by its administrator, considering restrictions on the Partnership's ability to redeem units of Portland GEEREF LP. If the NAV per unit of Portland GEEREF LP had been higher or lower by 10% as at December 31, 2022, the net assets attributable to holders of redeemable units of the Partnership would have been higher or lower by \$62,115 (December 31, 2021: \$60,604).

### Reconciliation of Level 3 Fair Value Measurement of Financial Instruments

The following table reconciles the Partnership's Level 3 fair value measurement of financial instruments for the years ended December 31, 2022 and 2021:

	December 31, 2022 (\$)	December 31, 2021 (\$)
Balance, Beginning of Period	606,044	2,013,637
Investment purchases during the period	-	18,000
Proceeds from sales during the period	-	-
Net transfers in (out) during the period	-	(1,424,717)
Change in unrealized appreciation (depreciation) in value of investments	15,101	(876)
Balance at End of Period	621,145	606,044

### (c) Structured entities

A structured entity is an entity that has been designed so that voting or similar rights are not the dominant factor in deciding who controls the entity, such as when any voting rights relate to administrative tasks only and the relevant activities are directed by means of contractual arrangements. A structured entity often has some or all of the following features or attributes:

- i) restricted activities;
- ii) a narrow and well-defined objective, such as to provide investment opportunities for investors by passing on risks and rewards associated with the assets of the structured entity to investors;
- iii) insufficient equity to permit the structured entity to finance its activities without subordinate financial support; and
- iv) financing in the form of multiple contractually linked instruments to investors that create concentrations of credit or other risks (tranches).

The Partnership considers its investment in Underlying Funds to be investments in unconsolidated structured entities. The change in fair value of the Partnership is included in the statements of comprehensive income in 'Change in unrealized appreciation (depreciation) of the investments'.

The Partnership's investments in Underlying Funds are subject to the terms and conditions of their respective offering documents and are susceptible to market price risk arising from uncertainties about future values. The Manager makes investment decisions after extensive due diligence on the strategy and overall quality of the Underlying Fund's manager.

These investments are included at their fair value in financial assets at FVTPL in the statements of financial position. The Manager's best estimate of the maximum exposure to loss from the Partnership's investment in Underlying Funds of the fair value as at June 30, 2022 and December 31, 2021 as follows:

December 31, 2022	Investment at Fair Value (\$)	Net Asset Value (\$)	% of Net Asset Value
Portland Global Energy Efficiency and Renewable Energy Fund LP	621,145	23,339,454	2.7%
Bonnefield Canadian Farmland LPV	2,909,240	260,805,616	1.1%

December 31, 2021	Investment at Fair Value (\$)	Net Asset Value (\$)	% of Net Asset Value
Portland Global Energy Efficiency and Renewable Energy Fund LP	606,044	23,751,821	2.6%
Bonnefield Canadian Farmland LPV	1,749,404	160,493,731	1.1%

## 6. REDEEMABLE UNITS

The Partnership is permitted to issue an unlimited number of redeemable units issuable in Series A, Series F and Series O, having such terms and conditions as the Manager may determine. Additional series may be offered in the future on different terms, including different fee, dealer compensation terms and different minimum subscription levels. Each unit of a series represents an undivided ownership interest in the net assets of the Partnership attributable to that series of units.

The Partnership's NAV per unit is determined on the last business day of each quarter at the close of regular trading on the Toronto Stock Exchange, or on such other date as determined by the Manager (each, a Valuation Date). Unitholders may redeem their units quarterly with 60 days' notice. If

a holder redeems his or her units within the first 24 months from initial purchase, the Manager may, in its discretion, charge a redemption penalty equal to 5% of the NAV of such units redeemed which will be deducted from the redemption proceeds and retained by the Partnership. If a holder redeems his or her units between 24 months and 60 months from initial purchase, the Manager may, in its discretion, charge a redemption penalty equal to 2.5% of the NAV of such units redeemed which will be deducted from the redemption proceeds and retained by the Partnership.

The Partnership endeavors to invest capital in appropriate investments in conjunction with their investment objectives. The Partnership may borrow or dispose of investments, where necessary, to fund redemptions.

The principal difference between the series of units relates to the management fee payable to the Manager, minimum investment requirements and the compensation paid to dealers. Units of the Partnership are entitled to participate in the liquidation of assets on a series basis. Units are issued as fully paid and non-assessable and are redeemable at the NAV per unit of the applicable series of units of the Partnership being redeemed, determined at the close of business on the redemption date, as outlined in the offering memorandum.

Series A Units are available to investors who meet eligibility requirements and who invest a minimum of \$10,000.

Series F Units are available to investors who meet eligibility requirements and who invest a minimum of \$10,000, who participate in fee-based programs through their dealer and whose dealer has signed a Series F Agreement with the Manager, investors for whom the Partnership does not incur distribution costs, or individual investors approved by the Manager.

Series O Units are available to certain institutional investors making a minimum investment of \$500,000.

The number of units issued and outstanding for the years ended December 31, 2022 and 2021 was as follows:

December 31, 2022	Beginning Balance	Units Issued Including Switches from Other Series	Units Reinvested	Units Redeemed Including Switches to Other Series	Ending Balance	Weighted Average Number of Units
Series A	11,084	3,369	-	-	14,453	13,622
Series F	8,980	3,159	-	-	12,139	10,573
Series O	65,659	11,098	-	-	76,757	71,994

December 31, 2021	Beginning Balance	Units Issued Including Switches from Other Series	Units Reinvested	Units Redeemed Including Switches to Other Series	Ending Balance	Weighted Average Number of Units
Series A	11,084	-	-	-	11,084	11,084
Series F	6,049	2,931	-	-	8,980	7,090
Series O	56,081	9,578	-	-	65,659	56,174

## 7. TAXATION

The Partnership calculates its taxable income and net capital gains (losses) in accordance with the Income Tax Act (Canada) (the Tax Act). The Partnership is not a taxable entity and is required to allocate its taxable income and net capital gains (losses) to its limited partners in accordance with the limited partnership agreement. Accordingly, the Partnership has not included a provision for taxes in the financial statements.

The Partnership may incur withholding taxes imposed by certain countries on investment income and capital gains. Such income or gains are recorded gross of withholding taxes in the statements of comprehensive income. Withholding taxes are shown as a separate item in the statements of comprehensive income.

The taxation year-end for the Partnership is December 31.

## 8. FEES AND EXPENSES

Pursuant to the offering memorandum, the Partnership agrees to pay management fees to the Manager, calculated and accrued on each Valuation Date and paid monthly. The Manager may waive management fees at its discretion but is under no obligation to do so.

The annual management fees rate of Series A is 1.75% and for Series F is 0.75%. Management fees on Series O Units are negotiated with the Manager. Such fees are paid directly to the Manager and are not deducted from the NAV of Series O.

In addition, the Partnership is responsible for, and the Manager is entitled to reimbursement for any operating expenses it incurs on behalf of the Partnership, including regulatory filing fees, custodian fees, legal and audit fees, costs associated with the independent review committee, bank charges, the cost of financial reporting, expenses related to conducting unitholder meetings, costs associated with providing Fundserv access for registered dealers and all related sales taxes. The Manager also provides key management personnel to the Partnership. The Manager may charge the Partnership for actual time spent by its personnel (or those of its affiliates) in overseeing the day-to-day business affairs of the Partnership. The amount charged for time spent by personnel is determined based on fully allocated costs and does not include a mark-up or administration fee. The Manager may absorb fund operating expenses at its discretion but is under no obligation to do so.

The Partnership is also responsible for all costs associated with its creation and organization of the Partnership. The Manager has paid the costs associated with the formation and creation of the Partnership and the offering of units and is entitled to reimbursement from the Partnership for



such costs. The Partnership is required to re-pay the Manager in equal installments over 60 months commencing on the next valuation date after the NAV reaches \$2.5 million, or at such other time or amount as the Manager in its absolute discretion shall determine.

All management fees, operating expenses and organization expenses payable by the Partnership to the Manager are subject to GST and/or HST as applicable and will be deducted as an expense of the applicable series of units in the calculation of the NAV of such series of units.

## 9. SOFT DOLLARS

Allocation of business to brokers of the Partnership is made on the basis of coverage, trading ability, and fundamental research expertise. The Manager may choose to execute portfolio transactions with dealers who provide research, statistical and other similar services to the Partnership or to the Manager at prices, which reflect such services (termed proprietary research). The dealers do not provide the Manager with an estimate of the cost of the research, statistical and other similar services (referred to as soft dollars).

The Manager may use third party proprietary research, which is generally also available on a subscription basis, the value of which will be used to approximate the value of research and other similar services received from third parties through commission sharing arrangements with executing brokers. The Partnership has not participated in any third party soft dollar arrangements for the years ended December 31, 2022 and 2021.

## 10. RELATED PARTY TRANSACTIONS

The following table outlines the management fees and operating expense reimbursements that were paid to the Manager by the Partnership during the years ended December 31, 2022 and 2021. The table includes the amount of operating expense reimbursement that was paid to affiliates of the Manager. All of the dollar amounts in the tables below exclude applicable GST and/or HST.

	Management Fees (\$)	Waived Management Fees (\$)	Operating Expense Reimbursement (\$)	Absorbed Operating Expenses (\$)	Operating Expenses Reimbursed to Affiliates of the Manager (\$)
December 31, 2022	9,932	5,725	387	70,324	1,092
December 31, 2021	7,108	3,946	1,330	65,291	1,127

The Partnership owed the following amounts to the Manager excluding the applicable GST and/or HST.

As at	Management Fees (\$)	Operating Expense Reimbursement (\$)	Organization Expenses (\$)
December 31, 2022	5,017	-	18,674
December 31, 2021	810	-	17,556

The Manager, and/or its affiliates and key management personnel of the Manager and their family (collectively referred to as Related Parties) may invest in units of the Partnership from time to time in the normal course of business. As at December 31, 2022 and 2021, Related Parties held one unit of the Partnership.

The Partnership invests in Portland GEEREF LP. Portland GEEREF LP has the same manager and general partner as the Partnership.

## 11. RECONCILIATION OF NAV PER UNIT AND NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS PER UNIT

The following tables provide a comparison of NAV per unit and net assets attributable to holders of redeemable units of the Partnership as at December 31, 2022 and 2021.

December 31, 2022	NAV per Unit (\$)	Net assets attributable to holders of redeemable units per unit (\$)
Series A Units	32.16	33.08
Series F Units	33.93	34.82
Series O Units	33.93	34.89

December 31, 2021	NAV per Unit (\$)	Net assets attributable to holders of redeemable units per unit (\$)
Series A Units	29.94	29.72
Series F Units	31.23	31.00
Series O Units	31.23	31.00

## 12. COMMITMENTS

As of December 31, 2022, the Partnership committed to invest \$2,350,000 in Bonnefield LP V (December 31, 2021: \$1,790,000). As at December 31, 2022, \$2,275,000 was paid toward this commitment, resulting in a remaining uncalled commitment of \$75,000.

Unfunded capital commitments to an Underlying Fund are not presented in the statement of financial position as a liability, as the unfunded capital represents a loan commitment that is not within the scope of IFRS 9.

## 13. SUBSEQUENT EVENTS

On January 6, 2023, the Partnership paid \$75,000 towards its commitment to Bonnefield LP V.

## 14. EXEMPTION FROM FILING

The Partnership is relying on the exemption contained within National Instrument 81-106, Part 2.11 to not file its financial statements with the applicable securities regulatory authorities.

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