



January 19, 2021

Portland Private Income Fund declares special distribution for 2020

Portland will be releasing NAVs for Portland Private Income Fund (the “Fund”) today.

Please note that the Fund will be paying its ordinary monthly distribution and a special annual distribution for December month end.

During the first COVID-lockdown in March-May, several private debt funds froze investor redemptions. Investors lost a source of liquidity and we experienced heightened requests to redeem from the Fund.

We understand that often redemptions are prompted by some hardship – and of course are aware of increased pressures on people’s lives / livelihoods during this extended ‘COVID-19’ era, and we are determined to continue to meet all expectations and help those when others had not.

The liquidity ‘cushion’ long held in the Fund was utilized, as a consequence of which and in consultation with the Fund’s auditors KPMG we’ve determined the Fund realized capital gains in the 2020 tax year and that it is therefore in the best interest of unitholders to pay a special distribution rather than have these gains taxed at higher rates within the Fund.

The payment of a special annual distribution does not change the performance and annualized returns of the Fund but does reduce the NAV per unit by the amount paid. NAVs pre and post the special distribution are indicated below.

The foregoing special annual distribution amount is in addition to the regular monthly fixed distribution of \$0.3333/unit for Series A and \$0.3750/unit for Series F which will also be paid effective December 31, 2020 to unitholders of record on December 30, 2020.

	Pre-Special Distribution NAV/Unit	Special Distribution/Unit (Capital Gain)	Post-Special Distribution NAV/Unit	Since Inception Return (annualized) as at Dec. 31, 2020
Series A	\$46.3581	\$0.216207	\$46.1419	7.3%
Series F	\$47.7483	\$0.175815	\$47.5725	8.6%

Payments to unitholders are expected to be processed January 20, 2021.

As a reminder, special distributions were also paid in the following years in addition to regular monthly fixed distributions:

Year End	Series	Total/Unit
2016	Series F	\$0.120597
2015	Series A	\$0.05141
2015	Series F	\$0.31955
2014	Series A	\$0.21190
2014	Series F	\$0.20481

This has been a year like no other during which the Fund was once again featured at the Canadian Hedge Fund Awards*.

But of considerably more importance, we want to thank all those Financial Advisors and their clients who continue to place their savings and trust in the Fund.

For more information, please contact:

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** In 2020, the Portland Private Income Fund placed 3rd in the Canadian Hedge Fund Awards Best 5 Year Return in the Private Debt category. The Canadian Hedge Fund awards are based solely on quantitative performance data of Canadian hedge funds with Fundata Canada managing the collection and tabulation of the data to determine the winners. There is no nomination process or subjective assessment in identifying the winning hedge funds. The 2020 awards were based on 221 Canadian hedge funds to June 30, 2020.*

The Fund is not publicly offered. The Fund is only available under offering memorandum and other exemptions to investors who meet certain eligibility or minimum purchase requirements such as "accredited investors". Information here in pertaining to the Fund is solely for the purpose of providing information and is not to be construed as a public offering in any jurisdiction of Canada. The offering of Units of the Fund is made pursuant to an Offering Memorandum and the information contained herein is a summary only and is qualified by the more detailed information in the Offering Memorandum.

Commissions, service fees, management fees and expenses may be associated with investment funds. The Fund returns are not guaranteed, their value changes frequently and past performance may not be repeated. Please read the Offering Memorandum before investing. Information presented in this material should be considered for background information only and should not be construed as investment or financial advice. Please consult a Financial Advisor.

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