

IG Mackenzie Mortgage and Short Term Income Fund - Series F

I.G. Investment Management, Ltd.

This document contains key information you should know about IG Mackenzie Mortgage and Short Term Income Fund – Series F. You can find more details in the Fund’s simplified prospectus. You can get a copy by asking your IG Wealth Management Advisor (“IG Advisor”), by calling I.G. Investment Management, Ltd. at 1-888-746-6344 (1-800-661-4578 if you live in Quebec) or by visiting our website at ig.ca.

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

Quick facts

Fund code(s)	1270	Fund manager	I.G. Investment Management, Ltd.
Date series started	July 12, 2013	Portfolio manager(s)	I.G. Investment Management, Ltd.
Total value of the Fund on March 31, 2026	\$3.5 billion		Mackenzie Financial Corporation (sub-advisor)
Management expense ratio (MER)	0.44%	Distributions	On or about each month end
		Minimum household investment	\$50 initial, \$50 additional

What does the Fund invest in?

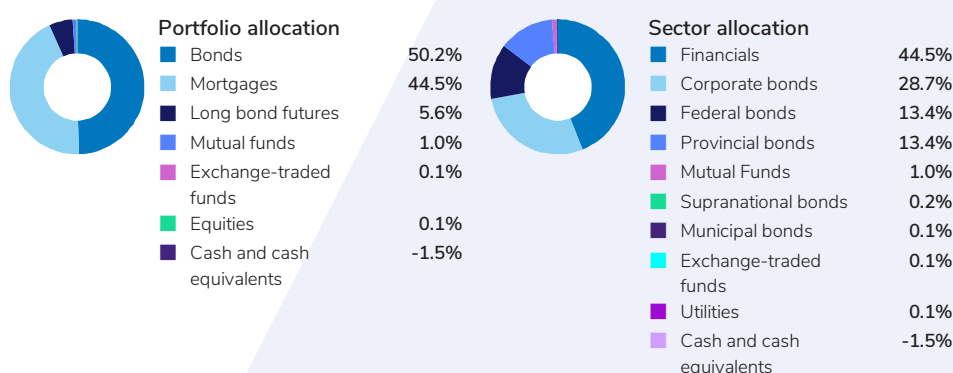
The Fund aims to provide a consistent level of current income by investing primarily in short-term debt securities and mortgages on improved real estate in Canada. Generally, the Fund will not invest more than 50% of its assets in foreign securities.

The charts below give you a snapshot of the Fund’s investments on March 31, 2026. The Fund’s investments may change.

Top 10 investments (March 31, 2026)

1. Government of Canada 09-01-2029	3.50%	5.2%
2. Cash and cash equivalents		4.1%
3. Province of Quebec 09-01-2029	2.30%	3.5%
4. Province of Alberta 06-01-2030	2.05%	3.3%
5. Province of Ontario 12-02-2030	1.35%	1.9%
6. Province of Ontario 06-02-2031	2.15%	1.8%
7. The Toronto-Dominion Bank F/R 09-10-2031		1.7%
8. Canada Housing Trust 12-15-2030	2.85%	1.7%
9. Province of British Columbia 06-18-2030	2.20%	1.5%
10. The Bank of Nova Scotia F/R 06-27-2031		1.5%
Total percentage of top 10 investments		26.2%
Total number of investments		178

Investment mix (March 31, 2026)



How risky is it?

The value of the Fund can go down as well as up. You could lose money. One way to gauge risk is to look at how much a fund’s returns change over time. This is called “volatility”.

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

No guarantees

Like most mutual funds, this Fund doesn’t have any guarantees. You may not get back the amount of money you invest.

Risk rating

IG Wealth Management has rated the volatility of this Fund as **low**. This rating is based on how much the Fund’s returns have changed from year to year. It doesn’t tell you how volatile the Fund will be in the future. The rating can change over time. A fund with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the Fund’s returns, see the *What are the Risks of Investing in the Fund?* section of the Fund’s simplified prospectus.

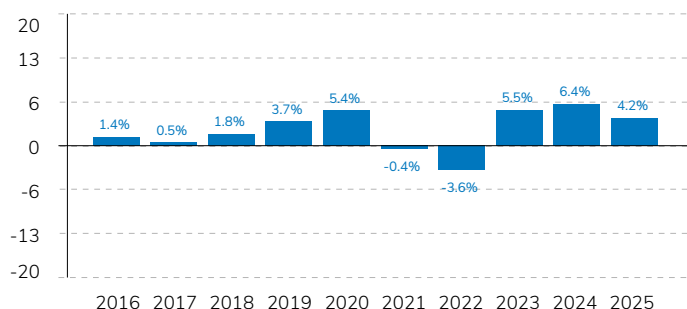
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How has the Fund performed?

This section tells you how Series F securities of the Fund have performed over the past 10 years. Returns are after Fund expenses have been deducted. These expenses reduce the Fund's returns.

Year-by-year returns

This chart shows how Series F securities of the Fund performed in each of the past 10 years. The Fund dropped in value in 2 of the 10 years. The range of returns and change from year to year can help you assess how risky the Fund has been in the past. It does not tell you how the Fund will perform in the future.



Best and worst 3-month returns

This table shows the best and worst returns for Series F securities of the Fund in a 3-month period over the past 10 years. The best and worst 3-month returns could be higher or lower in the future. Consider how much of a loss you could afford to take in a short period of time.

	Return	3 months ending	If you invested \$1,000 at the beginning of the period
Best return	3.4%	December 31, 2023	Your investment would rise to \$1,034.
Worst return	-2.7%	June 30, 2022	Your investment would drop to \$973.

Average return

A person who invested \$1,000 in the Series F securities 10 years ago would have \$1,272 as of March 31, 2026. This is equal to an annual compounded return of approximately 2.4%.

Who is this Fund for?

You should consider investing in this Fund if you are comfortable with the risks for this investment and:

- your long-term investment goal is income.

A word about tax

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

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

How much does it cost?

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

1. Sales charges

There are no sales charges payable when you buy securities of this series of the Fund.

2. Fund expenses

You don't pay these expenses directly. These expenses reduce the annual return of the Series.

As of September 30, 2025, the Series expenses were 0.44% of its value. This equals \$4.40 for every \$1,000 invested.

	Annual rate (as a % of the Series' assets)
Management expense ratio (MER) This is the total of the Series' management fee and operating expenses (including the administration fee).	0.44%
Trading expense ratio (TER) This is the Series' investment trading costs.	0.00%
Fund expenses	0.44%

More about the trailing commission

Trailing commissions are not paid on this series of the Fund.

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3. Other fees

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

Fee	What you pay
Inappropriate Short-term trading fee	If you initiate a combination of purchases and redemptions, including switches into, or out from, the Fund within 30 days, your switches could have a detrimental effect on other Fund investors, and that may take advantage of Funds with investments priced in other time zones or illiquid investments that trade infrequently. We may charge you 2.00% of the amount you switch. This fee is payable to the Fund.
Excessive Short-term trading fee	If you initiate a combination of purchases and redemptions, including switches into, or out from, the Fund within 30 days, your switches could have a detrimental effect on other Fund investors, and we may charge you up to 2.00% of the amount you switch. This fee is payable to the Fund.
Advisory fee	You pay an advisory fee directly to the Principal Distributors for investment advice and administrative services if your investment is held with them. The advisory fee will be set out in your fee agreement with the applicable Principal Distributors, who may offer you a fee reduction. Please contact your IG Advisor for more information.

What if I change my mind?

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

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

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

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

For more information

Contact IG Wealth Management or your IG Advisor for a copy of the Fund's simplified prospectus and other disclosure documents. These documents and the Fund Facts make up the Fund's legal documents.

IG Wealth Management

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