



April, 2022

Welcome to our Liahona Capital Q1, 2022 newsletter!

MIC News/Real Estate Market View

Analysts continue arguing on both sides of the housing price debate, some quoting immigration (increased demand), some quoting employment (increased demand), some referring to regulation changes (decrease in 'A' & 'B' lending demand). Below are a couple of their projections.

The latest forecast from Oxford Economics projects home prices falling 24% by mid-2024. While 24% seems like a significant drop, the reality is home prices would still be 15% higher than pre-pandemic levels.

RBC Economics forecasts a 2022 average home price increase of as much as [6.2%*](#) noting:

“Canadian homebuyers finally saw some positive action on the supply side last month. Sellers boosted new listings in Canada by a significant 24% from January. This helped unlock some unmet demand in the market. Home resales climbed 4.6% m/m—the strongest increase in four months—to 699,000 units (seasonally adjusted and annualized). But the rise in new listings did little to ease upward price pressure.” [\[“Signs of Market Rebalancing Loom as Home Prices Continue to Escalate”\]](#)

A correction may indeed be on the way, but the consensus view is more toward price stability and away from significant fluctuations. This is welcome news for lenders and Liahona hopes to capitalize on this opportunity in the coming months.

We remain optimistic about the year ahead and believe Liahona MIC's current portfolio and the portfolio we are building will provide adequate security for our investors.

As always, if you know a Mortgage Broker you think we should talk to about our offerings, please reach out to our Business Development Manager, Ken Macken at 905-588-2749. Ken welcomes all ideas on how we can grow together.

Liahona MIC makes every effort to facilitate Investor requests including redemptions in a timely manner. Please note all redemption requests should be directed to Karen Niemeyer at kniemeyer@liahona.ca who will be happy to assist you.

What's New?

We are excited to announce that Liahona Capital has launched social media on the following platforms!



Did You Know?

We can offer investments through your Registered Education Savings Plan (RESP) accounts?

For more information on how to start investing for your child's or grandchild's post-secondary education, reach out to your Liahona Dealing Representative today!



Fund Updates

To keep you informed about the various investments Liahona Capital offers, we are happy to share some recent Fund updates with you. This quarter we will highlight Centurion REIT, Levante Living Trust, and Make Space Capital.

Centurion REIT announced a Q1 acquisition of a new multi-residential apartment property in Surrey, British Columbia. This acquisition is phase one of 'Metro Scott Road', a newly constructed multi-residential property. The acquisition comprises 233 residential units above a 3-level partially underground parkade. Phase II, consisting of an additional 281 units, is currently under construction and is expected to close in Q3 2022. This new acquisition brings the Funds total Assets Under Management (AUM) to \$5.5 Billion holding 104 properties. Congratulations to Centurion REIT!

Levante Living Trust recently announced the acquisition of 4 new properties to their portfolio. These new properties are located in North Bay, Bracebridge and two homes in Huntsville. This brings their total properties to 11 with Assets Under Management of \$175 Million! Congratulations to Levante on these acquisitions and continued growth in the Fund!

Make Space Capital announced the recent acquisition of Fremont Storage in Port Coquitlam, British Columbia. This facility is 4 years old and holds 624 units. This brings their total properties to 9 with Assets Under Management (AUM) of \$62 Million. Congratulations to Make Space on their recent acquisition!





Liahona Insurance & Wealth Creation is an independent Ontario Broker committed to offering the most comprehensive coverage to fit our clients' specific needs. Specializing in Personal and Corporately owned Life Insurance and Living Benefits, LI & WCI uses their internal team of licensed agents, along with other professionals, to build relationships with major insurance providers in Canada.

Liahona Insurance partners with:

Canada Life	Sunlife
Manulife	Equitable Bank
RBC	Foresters/Canada protection Plan (CPP)
Ivari	Empire Life
Industrial Alliance (IA)	BMO

Working with a qualified insurance professional can help you find the policy that's ideal for your needs. Get started today with [Liahona Insurance & Wealth Creation Inc.](http://www.liahona.ca)

Summary

We appreciate your continued interest and investment with us. For additional information visit our website at www.liahona.ca

As always, we welcome your feedback.

Sincerely,

The Liahona Team

This newsletter is intended for information purposes only and does not constitute an offer to sell or a solicitation to buy securities. No securities regulatory authority or regulator has assessed the merits of the information herein or reviewed this newsletter. Past performance is not a guarantee of future results and readers should not assume the future performance of any fund will equal or exceed prior performance generally or that the investment objectives of any fund will be achieved.

email: investorrelations@liahona.ca