

FLOW-THROUGH FACT SHEET

MAPLE LEAF SHORT DURATION 2021-II FLOW-THROUGH LIMITED PARTNERSHIP



Québec Portfolio Maximum Offering: \$20,000,000

The investment objective of the Québec Portfolio is to provide investors with up to an approximate 131% tax deductible investment in a diversified portfolio of Flow-Through Shares of Resource Companies principally in the Province of Québec with a view to maximizing tax benefits and achieving capital appreciation and/or income for investors.

Investors must be residents of Québec or liable to pay Québec Income Tax. Please see the Prospectus for details on the National Class offering.

Key Investment Highlights

Experienced Portfolio Manager

- Craig Porter has over 30 years of investment management experience.
- As lead or co-manager at Front Street Capital from 2005 to 2017, Mr. Porter managed or co-managed over \$900 million in flow-through limited partnerships.

Short Duration Flow-Through Investment

- The Partnership is committed to provide investors with liquidity after an approximate 1–1.5 year hold period.

Attractive Tax Deductions for Québec Residents

- Up to approximately 131% of the initial investment is expected to be tax deductible for Québec resident investors.

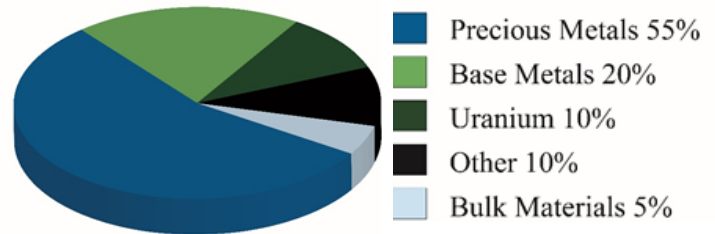
Diversified Portfolio with Potential for Capital Appreciation and Income

- Attractive diversified resource focused portfolio, with principal businesses in mineral and energy exploration, development and/or production and possibly renewable energy production companies.
- Targeted downside protection of approximately 61% on the initial investment (assuming minimum deal size and a 53.3% marginal tax rate).

Early Liquidity

- Tax-deferred Mutual Fund Rollover transaction expected to be implemented on or about December 31, 2022

QUÉBEC PORTFOLIO TARGETED ASSET ALLOCATION*



*Subject to availability and market conditions at time of investment.

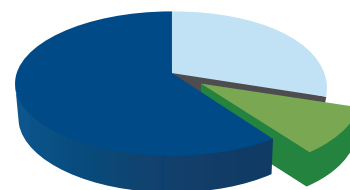
About the Portfolio Manager

Craig Porter, CFA, BA

- Portfolio Manager and President of Backer Wealth Management Inc. with over 30 years of investment management experience.
- As lead or co-manager at Front Street Capital, Mr. Porter managed or co-managed over \$900 million in flow-through limited partnerships, and in addition he managed the firm's resource equity and resource income mutual funds.
- Former Equity Analyst and Portfolio Manager at Altamira Management Ltd.



*Craig Porter, CFA, BA
Portfolio Manager and
President, Backer Wealth
Management Inc.*



CRAIG PORTER'S IDEAL DIVERSIFIED INVESTMENT CRITERIA

60%
CORE POSITION
CRITERIA

- Proven Management
- Recognized Leader in its Field
- Good Growth Prospect
- Strong Balance Sheet

30%
GROWTH
OPPORTUNITY
CRITERIA

- A Take-Over Candidate
- Undervalued Asset Base
- Cyclically Depressed
- Under New Management

10%
HIGH RISK / HIGH
REWARD CRITERIA

- Resource companies that fit most of the above criteria but have been hampered by factors such as adverse changes in the law, early stage exploration, etc.

Offering Summary

Issuer	Maple Leaf Short Duration 2021-II Flow-Through Limited Partnership (the “Partnership”).
Securities Offered	Series A and Series F Québec Class Units.
Size of Issue	Maximum Offering - Québec Class: \$20,000,000 (800,000 Québec Class Units).
Minimum Subscription	200 Units (\$5,000). Additional subscriptions may be made in multiples of one Unit.
Manager	CADO Investment Fund Management Inc. (the “Manager”).
Portfolio Manager	Craig Porter, President and Portfolio Manager of Backer Wealth Management Inc. (the “Portfolio Manager”) will manage the Investment Portfolio.
Investment Strategy	<p>To achieve the Québec Portfolio’s investment objectives through fundamental and quantitative research, both at the company and industry level and by actively managing diversified portfolios of Flow-Through Shares of Resource Companies that:</p> <ul style="list-style-type: none">i) are publicly traded on a North American stock exchange;ii) have proven, experienced and successful management teams;iii) have strong exploration programs or exploration, development and/or production programs in place;iv) have shares that represent good value and the potential for capital appreciation or income potential; andv) meet certain other criteria set out in the investment guidelines of the Partnership.
Tax Deduction	Up to an approximate 131% tax deduction for Québec resident investors.
Liquidity Event	Tax deferred rollover to a Mutual Fund expected to be implemented on or about December 31, 2022.
Risk Factors	An investment in Units is subject to a number of risks. Please review the risk factors set out in the Prospectus.

An Excellent Opportunity

An investment in Units of the Partnership represents an excellent opportunity for Québec resident investors that are:

- seeking exposure to a diversified portfolio of Canadian resource stocks, principally in the Province of Québec;
- Québec residents wanting up to an approximate 131% tax deduction equivalent and early liquidity;
- overweight in cash positions waiting for the right opportunity to invest;
- looking for capital appreciation potential; and/or
- wanting to convert income to capital gains or accelerate utilization of capital losses.

Further Information

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A preliminary prospectus dated August 19, 2021 (the “Prospectus”) relating to these securities has been filed with the securities commissions or similar authorities in each of the Provinces of Canada, but has not become final for the purpose of distribution to the public. This release shall not constitute an offer to sell or the solicitation of any offer to buy the securities. This release is provided for information purposes only. Commissions, trailing commissions, management fees and expenses all may be associated with investment funds. Please read the Prospectus before investing. Investment funds are not guaranteed, their values change frequently and past performance may not be repeated. Capitalized terms not defined herein have the meanings set forth in the Prospectus.