Crystal Enhanced Mortgage Fund
Financial Statements
For the six months ended June 30, 2015
(Unaudited)

Crystal Enhanced Mortgage Fund

Statements of Financial Position

(Unaudited)

	June 30, 2015	December 31, 2014
Assets		
Current assets		
Investments at fair value	**$ 42,159,790**	$ 40,883,183
Cash and cash equivalents	**1,768,730**	1,628,470
Subscriptions receivable	**8,194**	–
Accrued interest receivable	**891,872**	558,073
Prepaid administration fees	**521,459**	680,967
Due from related party (Note 11)	**826,255**	–
Total assets	**46,176,300**	43,750,693
Liabilities		
Current liabilities		
Bank indebtedness (Note 14)	**7,517,172**	3,658,357
Accounts payable and accrued liabilities	**44,514**	112,230
Distributions payable	**80**	9,834
Redemptions payable	–	10,038
Due to related party (Note 11)	**1,283,265**	–
Total liabilities (excluding net assets attributable to holders of redeemable units)	**8,845,031**	3,790,459
Net Assets Attributable to Holders of Redeemable Series A Units	**$ 37,331,269**	**$ 39,960,234**
Number of Redeemable Series A Units Outstanding (Note 6)	**3,710,451**	4,006,388
Net Assets Attributable to Holders of Redeemable Series A Units per unit	**$ 10.06**	$ 9.97

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

On behalf of the Manager, Crystal Wealth Management System Limited

"Clayton Smith " (Signed)
____________________ Director

Crystal Enhanced Mortgage Fund

Statements of Comprehensive Income

For the six month periods ended June 30 (Unaudited)

		2015		2014
Income				
Interest income	$	**2,047,125**	$	2,076,744
Lender fee income		**174,074**		217,315
		2,221,199		2,294,059
Other Income				
Penalty fee income		**1,179**		21,968
Net realized gain (loss) on foreclosures		**(87,035)**		(221,391)
Unrealized appreciation on mortgage and other loan investments		**(242)**		1,006,175
Other investment income		**247**		(25,778)
		(85,852)		780,974
Expenses				
Interest and bank charges		**156,180**		
Administration fees		**99,921**		401,447
Management fees		**443,819**		409,856
Legal fees		**29,676**		32,418
Mortgage service and registration fees		**193,502**		140,862
Transaction costs		**100**		25
		923,198		**984,608**
Increase in Net Assets Attributable to Holders of Redeemable Series A Units	**$**	**1,212,149**	$	2,090,425
Increase in Net Assets Attributable to Holders of Redeemable Series A Units per unit (Note 12)	**$**	**0.31**	$	0.54

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

On behalf of the Manager, Crystal Wealth Management System Limited

"Clayton Smith " (Signed)

Director

Crystal Enhanced Mortgage Fund

Statements of Changes In Net Assets Attributable to Holders of Redeemable Units

For the six month periods ended June 30 (Unaudited)

2015	**Net assets attributable to holders of redeemable units, beginning of period**	**Issue of redeemable units**	**Redemption of redeemable units**	**Increase in net assets attributable to holders of redeemable units**	**Net assets attributable to holders of redeemable units, end of period**
Series A	**$ 39,960,234**	**$ 8,738,437**	**$ (12,579,550)**	**$ 1,212,149**	**$ 37,331,269**

2014	Net assets attributable to holders of redeemable units, beginning of period	Issue of redeemable units	Redemption of redeemable units	Increase in net assets attributable to holders of redeemable units	Net assets attributable to holders of redeemable units, end of period
Series A	$ 39,531,145	$ 5,702,076	$ (8,069,257)	$ 2,116,203	$ 39,280,167

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

Crystal Enhanced Mortgage Fund

Statements of Cash Flows

For the six month periods ended June 30 (Unaudited)

	2015	2014
Cash flow from operating activities		
Increase in net assets attributable to holders of redeemable units, for the period	**$ 1,212,149**	$ 2,116,203
Adjustments to reconcile change in net assets attributable to holders of participating shares from operations to cash provided by operating activities		
Purchase of investments	**(14,403,245)**	(1,665,653)
Proceeds on disposal of investments	**13,332,383**	–
Net realized loss on investments		–
Change in unrealized appreciation on investments	**(344,521)**	(1,947)
Changes in operating assets and liabilities		
Subscriptions receivable	**(8,194)**	(346,214)
Due from related party	**(820,000)**	–
Accrued interest receivable	**(38,966)**	(1,070,136)
Prepaid administration fees	**159,508**	140,862
Bank indebtedness	**3,770,907**	(200,287)
Due to related party	**1,281,000**	–
Accrued liabilities	**(75,006)**	147,558
Distributions payable	**(162,510)**	(9,009)
Redemptions payable	**(10,038)**	–
Cash (used in) / provided by operating activities	**3,893,466**	(888,623)
Cash flows from financing activities		
Proceeds from issuances of redeemable units	**8,738,437**	5,702,076
Amount paid on redemption of redeemable units	**(12,579,550)**	(8,069,257)
Cash flows used in financing activities	**(3,841,113)**	(2,367,181)
Net decrease in cash	**52,353**	(3,255,804)
Cash, beginning of period	**1,628,470**	6,009,347
Cash, end of period	**$ 1,680,823**	$ 2,753,543

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

Crystal Enhanced Mortgage Fund

Schedule of Investment Portfolio

June 30, 2015 (Unaudited)

Mortgages (106.58%)

	Original Principal	Fair Value
Residential	$ 38,067,590	$ 37,435,533
Commercial	2,400,000	2,351,602
	40,467,590	39,787,135

Loans Receivable (4.82%)

Secured by general security with a charge on all assets and backed by AON insurance, bearing interest at 13%, maturing 1 May 2018.	$ 1,800,000	$ 1,800,000
	$ 1,800,000	$ 1,800,000

Other Investments (1.53%)

No. of Units	Name	**Avg Cost ($)**	**Fair Value ($)**
0	Crystal Wealth Strategic Yield Media Fund	1	1
57,131	Crystal Wealth High Yield Mortgage Strategy	572,897	572,654
		572,897	572,655
Total Invested assets		**$ 42,840,487.49**	**$ 42,159,790.36**
Other assets, net	(-12.93%)		(4,828,521)
Total net assets	(100%)		**$ 37,331,269**

Schedule of Mortgages

Interest Rate			Number of Mortgages	Original Principal	Fair Value
0.000	to	5.500	11	3,004,500	2,985,607
5.501	to	6.000	2	745,000	630,202
6.001	to	7.500	7	1,442,783	1,433,867
7.501	to	8.000	12	1,751,098	1,785,842
8.001	to	8.500	26	4,298,819	4,301,036
8.501	to	9.000	41	7,469,500	7,424,216
9.001	to	9.500	15	1,990,796	2,005,554
9.501	to	10.000	25	2,150,018	2,109,894
10.001	to	10.500	14	1,421,000	1,401,605
10.501	to	11.000	26	1,790,400	1,845,112
11.001	to	11.500	10	615,000	553,652
11.501	to	12.000	46	3,540,620	3,527,686
12.001	to	12.500	31	2,949,328	2,782,814
12.501	to	13.000	36	5,010,000	4,695,445
13.001	to	13.500	10	542,000	512,836
13.501	to	14.000	9	1,008,500	1,050,834
14.001	to	14.500	6	412,500	414,930
14.501	to	15.000	1	52,500	50,144
15.001	to	15.500	0		
15.501	to	16.000	2	273,227	275,859
17.001	to	17.500	0		
Total			330	$ 40,467,590	$ 39,787,135

All mortgages have maturities of two years or less and none of the mortgages are insured under the National Housing Act.

Schedule of Maturity

Maturity	Number of Mortgages	Amortized Cost	Fair Value
2015	98	$ 13,919,581.39	$ 14,215,212.60
2016	232	$ 28,920,906.10	$ 27,944,577.76
	330	$ 42,840,487	$ 42,159,790

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

1. The Fund

The Crystal Enhanced Mortgage Fund (the "Fund") is an open-ended unit trust established under the laws of Ontario by Declaration of Trust dated August 14, 2009 by an amendment to a Master Declaration of Trust dated as of April 12, 2007, as amended and restated as of December 17, 2007. The address of the Fund's registered office is 3385 Harvester Road, Suite 200 Burlington, ON L7N 3N2.

The investment objective of the Fund is to generate a consistently high level of interest income while focusing on preservation of capital by investing primarily in residential mortgages in Canada.

Crystal Wealth Management System Limited is the promoter, trustee, manager ("Manager"), and portfolio advisor of the Fund.

The Fund is not a reporting issuer under securities legislation and therefore is relying on Part 2.11 of National Instrument 81-106 for exemption from the requirement to file financial statements with the applicable securities regulatory authorities

These unaudited financial statements for the period ended June 30, 2015 were authorized for issue by the manager on August 31, 2015.

2. Basis of Presentation and Adoption of IFRS

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS), as issued by the International Accounting Standards Board ("IASB"). The policies applied in these financial statements are based upon IFRS issued and outstanding as of August 31, 2015. The Fund adopted this basis of accounting in 2014 as required by Canadian securities legislation and the Canadian Accounting Standards Board. Previously, the Fund prepared its financial statements in accordance with Canadian generally accepted accounting principles as defined in the Part V of the CPA Handbook ("Canadian GAAP"). As these are the Fund's first annual financial statements prepared using IFRS, IFRS 1 – First Time Adoption of International Financial Reporting Standards ("IFRS 1") has been applied. The comparative information has been restated from Canadian GAAP to comply with IFRS. The Fund has consistently applied the accounting policies used in the preparation of its opening IFRS Statement of Financial Position at January 1, 2013 and throughout all periods presented, as if these policies had always been in effect. Note 15 discloses the impact of the transition to IFRS on the Fund's reported financial position, financial performance and cash flows, including the nature and effect of significant changes in accounting policies from those used in the Fund's financial statements for the year ended December 31, 2013 prepared under Canadian GAAP.

Basis of measurement

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, and are presented in Canadian dollars, which is the Fund's functional and presentation currency.

3. Significant Accounting Policies

New standards, interpretations and amendments not yet adopted
The following new standards and amendments to existing standards were issued by the International Accounting Standards Board ("IASB"):

The final version of IFRS 9, financial instruments, was issued by the IASB in July 2014 and will replace IAS 39 Financial Instruments: Recognition and Measurement. IFRS 9 introduces a model for classification and measurement, a single, forward-looking 'expected loss' impairment model and a substantially reformed approach to hedge accounting. The new single principle based approach for determining the classification of financial assets is driven by cash flow characteristics and the business model in which an asset is held. The new model also results in a single impairment model being applied to all financial instruments, which will require more timely recognition of expected credit losses. It also includes changes in respect of credit risk in measuring liabilities elected to be measured at fair value, so that gains caused by the deterioration of an entity's own credit risk on such liabilities are no longer recognized in profit or loss. IFRS 9 is effective for annual periods beginning on or after January 1, 2018, however, is available for early adoption. In addition, the credit changes can be early applied in isolation without otherwise changing the accounting for financial instruments. The Fund is in the process of assessing the impact of IFRS 9 and has not yet determined when it will adopt the new standard.

IFRS 15, Revenue from Contracts with Customers, is based on the core principle to recognize revenue to depict the transfer of goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. IFRS 15 focuses on the transfer of control. IFRS 15 replaces all of the revenue guidance that previously existed in IFRSs. The effective date of IFRS 15 is January 1, 2017. The Fund is in the process of evaluating the impact of the new standard.

Adoption of new standards

Amendments to IAS 32 Offsetting financial assets and financial liabilities
The amendments are effective for annual periods beginning on or after January 1, 2014. These amendments clarify the offsetting criteria in IAS 32 and address inconsistencies in their application. This includes clarifying the meaning of 'currently has a legally enforceable right of set-off' and that some gross settlement systems may be considered equivalent to net settlement. The amendments did not have any impact on the Fund's financial position or performance.

The following summarizes the accounting policies of the Fund:

3. Significant Accounting Policies (Continued)

(a) Valuation of mortgage investments and loans receivable

Mortgage investments and loans receivable for which there is no active market are valued at fair value using valuation techniques which include net present value and discounted cash flow models and comparisons with similar instruments for which observable market price exists. Assumptions and inputs used in valuation techniques include risk-free interest rate, credit spreads as well as prevailing rates of return on similar mortgages. The output of the valuation technique is an estimate or approximation of a value that cannot be determined with certainty, and valuation techniques employed may not fully reflect all factors relevant to the positions held by the Fund. Valuations are therefore adjusted where appropriate, to allow for additional factors including interest rate risk, liquidity risk and counterparty risk.

The Fund measures the fair value of its investments for Trading NAV purposes as described below:

In accordance with the Fund's Offering Memorandum, the Fund continues to calculate its net asset value using the mortgage loans at the outstanding principal on the Valuation Date. The Manager continues to value mortgage loans at their full outstanding principal even if a mortgage is in foreclosure, unless the Manager has incontrovertible proof that the final recovery from the borrower will be less than the outstanding principal, in which case the Manager will reduce the value of the mortgage to the expected recovery amount. This measurement is not consistent with the Fund's fair value measurement policies under IFRS, however, is in accordance with the Fund's Offering Memorandum.

As a result, as at June 30, 2015, there was no material difference between Trading NAV and IFRS NAV.

(b) Classification

The Fund classifies its mortgage investments and loans receivable at fair value through profit or loss.

This category has two sub-categories: financial assets held for trading; and financial assets designated at fair value through profit or loss at inception.

3. Significant Accounting Policies (Continued)

(b) Classification (Continued)

(i) Financial assets held for trading
A financial asset is classified as held for trading if it is acquired or incurred principally for the purpose of selling or repurchasing in the near term or if on initial recognition is part of a portfolio of identifiable financial investments that are managed together and for which there is evidence of a recent actual pattern of short-term profit taking. Derivatives are also categorized as held for trading.

(ii) Financial assets designated at fair value through profit or loss at inception
Financial assets designated at fair value through profit or loss at inception are financial instruments that are not classified as held for trading but are managed, and their performance is evaluated on a fair value basis in accordance with the Fund's documented investment strategy.

The Fund recognizes financial instruments at fair value upon initial recognition, plus transaction costs in the case of financial instruments measured at amortized cost. Regular way purchases and sales of financial assets are recognized at their trade date. The Fund's investments have been designated at fair value through profit or loss (FVTPL). The Fund's obligation for net assets attributable to holders of redeemable units is presented at the redemption amount. Cash and cash equivalents, subscriptions receivable, accrued interest receivable, prepaid administrative fees, due from related parties, bank indebtedness, accounts payable and accrued liabilities, distributions payable, redemptions payable and due to related parties are measured at amortized cost. Under this method, the amount required to be received or paid, is discounted, when appropriate, at the contract's effective interest rate.

The Fund's obligation for net assets attributable to holders of redeemable units is presented at the redemption amount. All other financial assets and financial liabilities are measured at amortized cost.

(c) Fair value measurements

Investments at fair value are each classified into one of three fair value levels.

The hierarchy of inputs is summarized below:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1),
- Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices) (Level 2); and,
- Inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

The Fund's mortgage and loans receivable investments were classified as Level 3 at June 30, 2015, December 31, 2014, December 31, 2013 and January 1, 2013.

3. Significant Accounting Policies (Continued)

(d) Investment transactions and income recognition

Investment transactions are accounted for on the date that an order is executed. Income from mortgage and loans receivable is recognized on an accrual basis. Lender fees and interest received in advance on mortgage and loans receivable are deferred until the related expenses are incurred. All transaction costs relating to the purchases and sales of investments are charged to comprehensive income in the year. Realized gains and losses from investments and unrealized appreciation (depreciation) from investments are calculated on an average cost basis.

Distributions received from funds are recognized based on the nature of the underlying components such as dividend income, interest income, capital gains, and return of capital.

(e) Offsetting financial instruments

Financial assets and financial liabilities are 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.

(f) Recognition/derecognition

The Fund recognizes financial instruments at fair value upon initial recognition, plus transaction costs in the case of financial instruments measured at amortized cost. Regular way purchases and sales of financial assets are recognized at their trade date. Any gains and losses arising from changes in fair value of the assets or liabilities are recognized in the Statements of Comprehensive Income.

Other financial assets are derecognized only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. The Fund derecognizes financial liabilities when the Fund's obligations are discharged, cancelled or they expire.

(g) Impairment of financial assets

The Fund assesses at each reporting date whether a financial asset or group of financial assets measured at amortized cost is impaired. If there is objective evidence that an impairment loss has been incurred, the amount of the loss is measured as the difference between the asset's amortized cost and the present value of estimated future cash flows discounted using the asset's original effective interest rate. Impairment losses on assets measured at amortized cost are reversed in subsequent periods if the amount of the loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized.

3. Significant Accounting Policies (Continued)

(h) Translation of foreign currencies

Transactions in currencies other than the Canadian dollar are translated at the rate of exchange prevailing at the transaction date. Assets and liabilities denominated in currencies other than the Canadian dollar are translated at the applicable exchange rates prevailing at the reporting date. Resulting exchange differences are recognized in the Statements of Comprehensive Income.

(i) Valuation of redeemable fund units

The Fund's units are issued and redeemed at the net asset value per unit, which is determined as of the close of business each week. The net asset value per unit of the Fund is determined by dividing the total market value of the Fund's net assets by the number of units outstanding.

Net asset value per unit for each class is calculated at 4:00 p.m. (Eastern time) each business week by dividing the net assets of each class by its outstanding units. The net assets of each class is computed by calculating the value of that class's proportionate share of the Fund's assets less that class's proportionate share of the Fund's common liabilities, and less class specific liabilities. Expenses directly attributable to a class are charged to that class while common fund expenses are allocated to each class in a reasonable manner as determined by the Manager. Other income, and realized and unrealized gains and losses, are allocated to each class of the Fund based on that class's prorata share of total net asset value of the Fund.

For each unit sold, the Fund receives an amount equal to the net asset value per unit on the date of sale, which is included in net assets attributable to holders of redeemable units. Units are redeemable at the option of the unitholders at their net asset value on the redemption date. For each unit redeemed, the number of issued and outstanding units is reduced and the net asset value of the Fund is reduced by the related net asset value on the date of redemption.

(j) Net assets attributable to holders of redeemable units per unit

The net assets attributable to holders of redeemable units per unit is calculated by dividing the net assets attributable to holders of redeemable units of a particular class of units by the total number of units of that particular class outstanding at the end of the period.

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

Increase in net assets attributable to holders of redeemable units per unit is based on the increase in net assets attributable to holders of redeemable units attributed to each class of units, divided by the weighted average number of units outstanding of that class during the year.

3. Significant Accounting Policies (Continued)

(l) Income taxes

The Fund qualifies as a mutual fund trust under the Income Tax Act (Canada). All of the Fund's net income for tax purposes and sufficient capital gains realized in any period are required to be distributed to unitholders such that no tax is payable by the Fund. As a result, the Fund does not record income taxes. Since the Fund does not record income taxes, the tax benefit of capital and non-capital losses has not been reflected in the Statements of Financial Position as a deferred income tax asset.

(m) Critical estimates and judgements

In the application of the Fund's accounting policies, management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily available from other sources.

The most significant estimates that the Fund is required to make relate to the fair value of the mortgages and loans receivable. The estimates may include: assumptions regarding local real estate market conditions; interest rates and the availability of credit; cost and terms of financing; the impact of present or future legislation or regulation; prior encumbrances and other factors affecting the mortgage and underlying security of the mortgage investments and loans receivable.

These assumptions are limited by the availability of reliable comparable data, economic uncertainty, ongoing geopolitical concerns and the uncertainty of predictions concerning future events. Credit markets, equity markets, and consumer spending are factors in the uncertainty inherent in such estimates and assumptions. Accordingly, by their nature, estimates of fair value are subjective and do not necessarily result in precise determinations. Should the underlying assumptions change, the estimated fair value could change by a material amount.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects that period, or in the period of the revision and future periods if the revision affects both current and future periods.

4. Reconciliation of Level 3 Fair Value Measurements of Financial Assets

	June 30 2015	Dec 31 2014
Mortgage and other loan investments, beginning of period	**$ 40,883,183**	$ 40,492,820
Additional mortgages and loans funded	**14,264,469**	25,204,905
Discharge of mortgages and loans	**(13,332,383)**	(25,201,369)
Unrealized appreciation on mortgage and other loan investments	**344,521**	386,827
Mortgage and other loan investments, end of period	**$ 42,159,790**	$ 40,883,183

There were no transfers into or out of Level 3 for the periods ended June 30, 2015 or Dec 31, 2014.

5. Financial Instruments and Risk Management

The Fund may be exposed to a variety of financial risks: credit risk, liquidity risk and market risk (including interest rate risk, currency risk, and other price risk). The level of risk depends on the Fund's investment objectives and the types of investments it invests in. The Schedule of Investment Portfolio presents the investments held by the Fund as at June 30, 2015, and groups the investments by asset type, geographic region and/or market segment. All other assets and liabilities are carried at amortized cost; their carrying values are a reasonable approximation of fair value.

The following is a summary of the Fund's main risks:

Credit risk
Credit risk is the risk that the counterparty to a financial instrument will fail to discharge an obligation or commitment that is entered into with the Fund. A deterioration in the Canadian economy may affect the ability of some borrowers to pay their monthly mortgage payments. The fair value of investments represents the maximum credit risk as at June, 2015, however, the Fund's exposure to credit risk is limited since all mortgages are collateralized by the underlying real estate. The Fund is also exposed to limited credit risk related to the loans receivable. The loans receivable are secured by the underlying investments and a general security with a charge on all assets. The underlying investments are other funds that are managed by the Manager ("Underlying Crystal Wealth Funds"). The loans can only be redeemed or transferred out of the underlying investments with express written consent of the Fund.

Liquidity risk
Liquidity risk is defined as the risk that the Fund may not be able to settle or meet its obligations on time or at a reasonable price. The Fund is exposed to weekly cash redemptions of redeemable units. The units of the Fund are issued and redeemed on demand at the then current Trading NAV per unit at the option of the unitholder. All liabilities are payable within a year. The Fund retains sufficient cash positions to maintain liquidity.

Interest rate risk
Interest rate risk arises from the possibility that changes in market interest rates will affect future cash flows or fair values of financial instruments. Mortgage interest rates are at fixed rates that are not directly impacted by changes in prevailing rates, thereby reducing the Fund's exposure to interest rate risk. Generally, the fair value of mortgages is impacted by changes in interest rates, however, given the short duration of the mortgages held by the Fund, their fair value approximates carrying values and any changes in prevailing interest rates would not have a significant impact on their fair value.

6. Capital Management

The capital of the Fund is represented by issued redeemable units with no par value. The unitholders are entitled to distributions, if any, and to payment of a proportionate share of the Fund's net asset value per unit upon redemption. The relevant movements are shown on the Statements of Changes in Net Assets Attributable to Holders of Redeemable Units. In accordance with its investment objectives and strategies and the risk management practices outlined in Note 5, the Fund endeavors to invest the subscriptions received in appropriate investments while maintaining sufficient liquidity to meet redemptions, such liquidity being augmented by disposal of investments where necessary. The Fund does not have any specific capital requirements on the subscription and redemption of units, other than certain minimum subscription requirements.

7. Redeemable Units

Redeemable units of the Fund, which are redeemable at the option of the holder in accordance with the provisions of the Declaration of Trust, do not have any nominal or par value, the Fund is permitted to issue unlimited number of Series of units and is authorized to issue an unlimited number of units of each series. The redeemable units of the Fund are issued or redeemed on a weekly basis at the net asset value per unit which is determined as of the close of business each week.

Summary of sales and redemption of units for the periods ended

Series A	**Jun 30 2015**	Dec 31 2014
Units, beginning of period	**4,006,388**	4,029,616
Units issued	**868,063**	2,335,134
Units redeemed	**(1,243,943)**	(2,571,427)
Units reinvested	**79,943**	213,065
Units, end of period	**3,710,451**	4,006,388

8. Investments

	%	June 30 2015	%	Dec 31 2014
First mortgages and other loans	**49**	**$20,362,007**	55	$22,522,502
Second mortgages and other loans	**51**	**21,797,783**	45	18,360,681
	100	**$40,883,183**	100	$40,883,183

The mortgage investments are secured by the real property to which they relate, bear interest at a weighted average interest rate of 10.15% (2014 – 9.71%) and mature between 2015 and 2016. The Fund aims to have a loan to value ratio of no more than 85% on an individual mortgage at time of purchase.

Mortgages in arrears

A mortgage is considered past due when a counterparty has not made a payment by the contractual date. The tables below represents the fair value of the mortgages at the end of the period that are past due but not classified as impaired because they are either i) less than 90 days past due, ii) fully secured and collection efforts are reasonably expected to result in repayment, or iii) the Fund has sufficient accrued loan loss provision to cover any potential losses.

June 30, 2015

	Under 30 days	*31-60 Days*	*61-90 days*	*91 days and greater*	*Total*
Residential (8)	**$ -**	**$ -**	**$ -**	**$2,121,091**	**$2,121,091**
Commercial (1)	**-**	**-**	**-**	**226,667**	**226,667**
Total	**$ -**	**$ -**	**$ -**	**$2,347,758**	**$2,347,758**

December 31, 2014

	Under 30 days	*31-60 Days*	*61-90 days*	*91 days and greater*	*Total*
Residential (10)	$ -	$ -	$ 27,502	$2,943,865	$ 2,971,367
Commercial (4)	-	-	-	648,195	648,195
Total	$ -	$ -	$ 27,502	$3,592,060	$ 3,619,562

December 31, 2013

	Under 30 days	*31-60 Days*	*61-90 days*	*91 days and greater*	*Total*
Residential (4)	$ -	$ -	$ -	$ 661,911	$ 661,911
Commercial (7)	-	-	-	1,613,134	1,613,134
Total	$ -	$ -	$ -	$2,275,045	$ 2,275,045

9. Income Taxes

The Fund qualifies as a "mutual fund trust" within the meaning of the Income Tax Act (Canada). The Fund is subject to applicable federal and provincial taxes on the amounts of its net income for tax purposes for the period, including net realized taxable capital gains, to the extent such net income for tax purposes has not been paid or made payable to unitholders in the period.

No provision for income taxes is recorded in the financial statements as all income and net realized capital gains are distributed to the unitholders.

10. Management Fees and Expenses

Pursuant to the management agreement between the Fund and the Manager, the Manager is to provide management and investment advisor services to the Fund. For this service, the Fund agrees to pay the Manager a management fee, which is calculated daily and payable monthly based on an annual rate of 2.20% of the net asset value.

To encourage large investments in the Fund, the Manager may reduce the management fee that would be charged to the Fund in respect of units held by an investor making a large investment. The amount of the reduction is distributed by the Fund (the "Management Fee Distribution") to the investor for whose benefit the fees were reduced. All Management Fee Distributions will be reinvested in additional units unless otherwise requested.

The Fund pays expenses relating to its operations including professional fees, brokerage commissions, interest and administrative costs relating to the issue and redemption of units as well as the cost of financial and other reports and compliance with all applicable laws, regulations and policies.

11. Related Party Transactions

The following table summarizes amounts due from (to) related parties:

	June 30 2015	December 31 2014
Crystal Wealth Strategic Yield Media Fund	**$ (622,657)**	$ -
Crystal Wealth Medical Income Fund	**(660,608)**	-
Crystal High Yield Mortgage Strategy Fund	**826,255**	

The Funds are related through common directors, trustees, officers and Fund management. The Fund may invest in any one of the funds that are managed by the Manager ("Underlying Crystal Wealth Funds"). The amounts due to Crystal Wealth Strategic Yield Media Fund is unsecured, bears interest at 5% and is due on demand. The Fund paid $2,329 (2014 - received - $165,542) in interest. The amount due to Crystal Wealth Medical Income Fund is unsecured, bears interest at 5% and is due on demand. The Fund paid $845 (2014 - $0) in interest. The amount due from Crystal High

Yield Mortgage Strategy Income Fund is unsecured, bears interest at 5% and is due on demand. The Fund received $5,540 (2014 - $0) in interest.

11. Related Party Transactions (Continued)

As of June 30, 2015 the Underlying Crystal Wealth Funds include Crystal Enlightened Resource and Precious Metals Fund, Crystal Wealth Medical Income Fund, Crystal Enlightened Income Fund, Crystal Wealth Strategic Yield Media Fund, ACM Income Fund, ACM Growth Fund, Crystal High Yield Mortgage Strategy and Crystal Wealth Retirement ONE Fund. At June 30, 2015, ACM Growth Fund held 66,974 units with a fair value of $673,828 in the Fund, The Crystal Wealth Retirement One held 482,318 units with a fair value of $4,855,675 in the Fund, the Crystal Enlightened Income Fund held 39 units with a fair value of $392, and the Crystal Enlightened Resource and Precious Metals Fund held 50 units with a fair value of $503 in the Fund.

No sales or redemption fees will be payable by the Fund in relation to its purchases or redemptions of units of the Underlying Crystal Wealth Funds, and no management fees or incentive fees will be payable by the Fund that would duplicate a fee payable by the Underlying Crystal Wealth Funds for the same service. Such a reduction in management fees is to be facilitated by an additional distribution from the Underlying Crystal Wealth Funds to the Fund and is included in investment income of the Fund.

12. Increase in Net Assets Attributable to Holders of Redeemable Units

The increase in net assets attributable to holders of redeemable Series A units per unit for the periods ended June 30, 2015 and December 31, 2014 is calculated as follows:

	Increase in net assets attributable to holders of redeemable units	Weighted average of redeemable units outstanding during the year	Increase in net assets attributable to holders of redeemable units per unit
June 30 2015	**$1,212,149**	**3,865,720**	**$ 0.31**
Dec 31 2014	$2,783,448	4,221,002	$ 0.66

13. Prepaid Administration Fees

In 2010, with the approval of the unitholders, the Fund entered into an agreement with its mortgage administration service provider in which the Fund paid $1,600,000 as a pre-payment for future mortgage administration services. Future administration fees charged based on a percentage of outstanding mortgages will reduce the prepaid balance until the balance is extinguished. The Fund will continue to pay fees on the same basis after the balance is settled. During the period, administration fees were paid which reduced the balance of the prepaid administration fees to $521,459 at June 30, 2015 (2014 - $680,967).

14. Bank Indebtedness

The bank indebtedness, bears interest at prime plus 1% per annum, is due on demand and is secured by a general security agreement. The Fund's limit is the lesser of $10,000,000 and the total of 75% of the eligible balance of amortizing residential first mortgages plus 65% of the eligible balance of interest only first mortgages plus 50% of the eligible balance of amortizing residential second mortgages on eligible Single Family Residential properties, up to a maximum of 75% of appraised property value. The credit line of the Fund may not exceed 20% of the transactional NAV of the Fund. Any excess funding is to be repaid within 5 days of such occurrence.

15. Transition to IFRS

The effect of the Fund's transition to IFRS is summarized as follows:

Transition Elections
The only voluntary exemption adopted by the Fund upon transition was the ability to designate a financial asset or financial liability at fair value through profit or loss upon transition to IFRS. All financial assets designated at FVTPL upon transition were previously carried at fair value under Canadian GAAP as required by Accounting Guideline 18, Investment Companies.

Statement of Cash Flows
Under Canadian GAAP, the Fund was exempt from providing a Statement of Cash Flows. IAS 1 requires that a complete set of financial statements include a Statement of Cash Flows for the current and comparative periods, without exception.

Classification of Redeemable Units Issued by the Fund
Under Canadian GAAP, the Fund accounted for its redeemable units as equity. Under IFRS, IAS 32 requires that units which include a contractual obligation for the issuer to repurchase or redeem them for cash or another financial asset be classified as financial liabilities. The Fund's units do not meet the criteria in IAS 32 for classification as equity as not all redeemable units have identical features and therefore, have been reclassified as financial liabilities on transition to IFRS.

Revaluation of Investments at FVTPL
Under Canadian GAAP, the Fund measured the fair values of its investments in accordance with Section 3855, Financial Instruments — Recognition and Measurement. Under IFRS, the Fund measures the fair values of its investments using the guidance in IFRS 13. Under IFRS, the manager concluded that previous fair value measurements are representative, and are used to measure the fair value of investments. As a result, the aggregate adjustment to net assets attributable to holders of redeemable units at January 1, 2013 and December 31, 2013 is $Nil.

15. Transition to IFRS (Continued)

Reconciliation of net assets and comprehensive income as previously reported under Canadian GAAP to IFRS

Equity	December 31, 2013	January 1, 2013
Equity reported under Canadian GAAP	$ 39,531,145	$ 46,184,681
Revaluation of investment at FVTPL	-	-
Net assets attributable to holders of redeemable units	$ 39,531,145	$ 46,184,681

Comprehensive Income	December 31, 2013
Comprehensive income reported under Canadian GAAP	$ 3,020,098
Revaluation of investments at FVTPL	-
Increase in net assets attributable to holders of redeemable units	$ 3,020,098

The adoption of IFRS did not result in any changes to the previously reported net assets of the Fund, or the previously reported NAV per class of redeemable unit. Redeemable units of the Fund are puttable instruments, and IFRS requires them to be presented as equity or liability depending on certain criteria. As at January 1, 2013, and throughout the years ended December 31, 2013 and 2014, redeemable units of the Fund did not meet the criteria to be classified as equity. As a result, the redeemable units have been presented as liabilities in the Statements of Financial Position.

IFRS requires the presentation of a Statement of Cash Flows, including comparatives for 2013. The Fund had not previously presented this statement as permitted under Canadian GAAP. In addition, other statements presented have been renamed as follows:

Canadian GAAP	IFRS
Statements of Net Assets	Statements of Financial Position
Statements of Operations	Statements of Comprehensive Income
Statements of Changes in Net Assets	Statements of Changes in Net Assets Attributable to Holders of Redeemable Units
Statement of Investment Portfolio	Schedule of Investment Portfolio