NCB CAPITAL MARKETS LIMITED

UNIT TRUST FACT SHEET

INVEST SIMPLY

NCB CapFunds are designed to simplify the investment process for you, while delivering meaningful value.

With our suite of unit trust products, investors will gain access to six expertly managed funds. The portfolios benefit from disciplined investment strategies, risk management, and market expertise.

FLEXIBLE SOLUTIONS

NCB CapFunds provides both diversified and non-diversified portfolio options. This flexibility ensures that each investor can build an optimal balanced portfolio.

Learn more about our CapFunds and the performances as at June 2026 here.

DIVERSIFIED SCHEME

JMD Money Market Fund
JMD Caribbean Equity Fund
USD Money Market Fund
USD Bond Fund

NON- DIVERSIFIED SCHEME

JMD Income Optimizer
JMD Real Estate Fund

JMD MONEY MARKET FUND

Investment Objective and Strategy

The primary objective of the JMD Money Market Portfolio ('MMF') is to achieve maximum income while preserving capital and liquidity.
The portfolio invests in short-term J$ government and commercial/ corporate papers, and foreign currency money market instruments from Caribbean, US, UK, and Canadian companies. The fund also includes medium-term debt securities offering high-income yields and potential short-term capital appreciation, as well as high-dividend-yield stocks of listed companies.

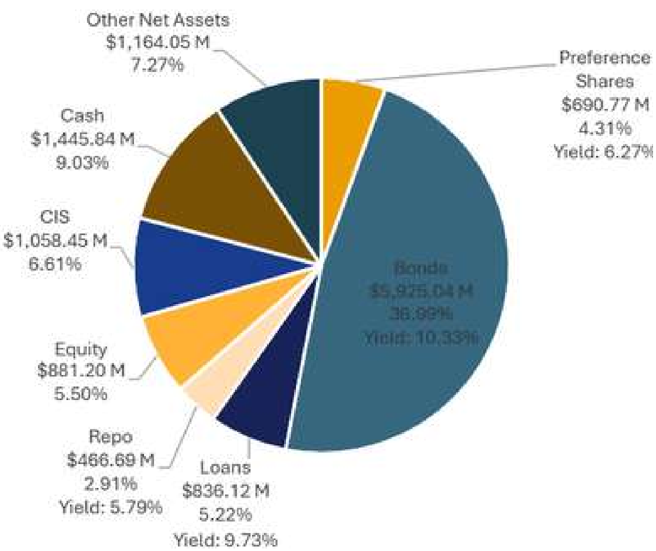
Fund Details & Performance

Main Currency:	JMD
Minimum Investment:	$50,000
Subsequent Investment:	$5,000
Minimum Holding Period:	30 days
Early Redemption Charge:	2%
Preliminary Charge:	0%
Management Fees:	1.75%
Fund Manager:	NCB Capital Markets Ltd
Trustee:	MF&G Asset Mgmt

Performance as at June 2026

Net Asset Value per unit:	$ 16.7424
Year-to-date Growth Rate:	2.96%
12-Month Growth Rate:	5.69%
Estimated Yearly Yield:	4.00%
Inception Date:	Nov. 2013
Growth Since Inception:	67.42%

Portfolio Asset Allocation



Risk Rating

The MMF has a **low-risk** rating. This indicates that the investments have minimal potential for loss of principal and stable returns.

Target Investor

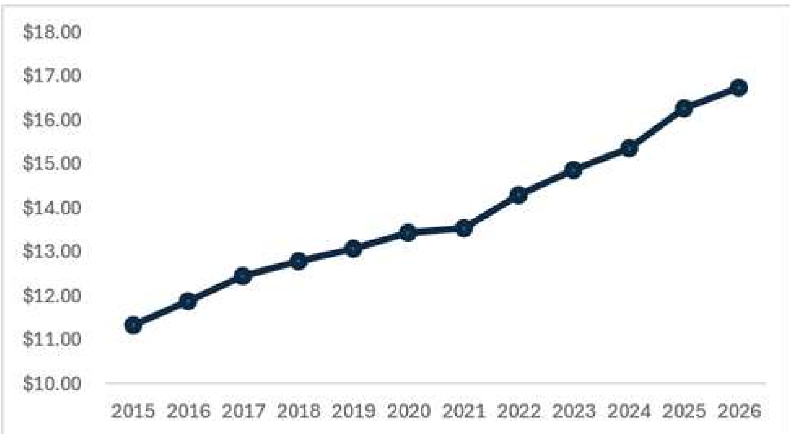
This fund is suitable for conservative, income-oriented investors, as well as those seeking a short-term investment vehicle.

It is designed for investors with a short investment horizon for whom capital preservation and principal security are key priorities.

Portfolio Top Holdings

Holdings	Value	% of Portfolio
BOJ CDs	$3.7B	22.16%
Cash	$1.4B	9.03%
Real Estate Fund	$1.1B	6.61%
NCBFG 12.50% 2029	$700M	4.37%
Stratus INF	$691M	4.32%
Total	$7.45B	46.48%

Historical Portfolio Performance



JMD CARIBBEAN EQUITY FUND

Investment Objective and Strategy

The Caribbean Equity Fund ('CEF') utilizes a dynamic mix of growth and value investing strategies to generate long-term capital appreciation primarily through equity securities.

The portfolio invests in publicly traded equities across Jamaica, the region, and global markets. It includes common and preferred shares, convertible debt, and rights offerings. The asset allocation is guided by expected equity market and company performance, accounting for economic, social, and political factors. There is active rebalancing to favor resilient stocks.

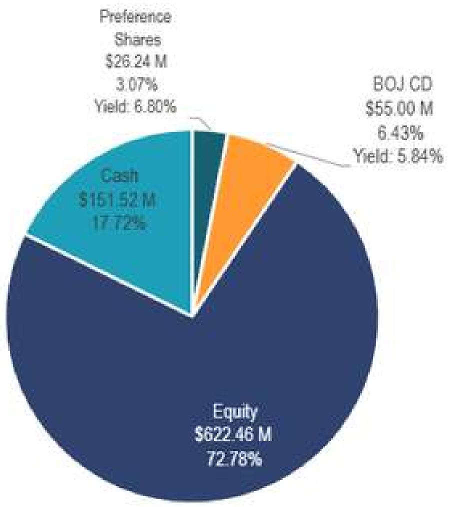
Fund Details & Performance

Main Currency:	JMD
Minimum Investment:	$50,000
Subsequent Investment:	$5,000
Minimum Holding Period:	30 days
Early Redemption Charge:	2%
Preliminary Charge:	2.30%
Management Fees:	1.75%
Fund Manager:	NCB Capital Markets Ltd
Trustee:	MF&G Asset Mgmt

Performance as at June 2026

Net Asset Value per unit:	$ 27.3062
Year-to-date Growth Rate:	2.94%
12-Month Growth Rate:	-2.75%
Inception Date:	Nov. 2013
Growth Since Inception:	173.06%

Portfolio Asset Allocation



Risk Rating

The CEF has a **high-risk** rating. This indicates that the equity fund investments have a greater potential for significant losses but also higher potential returns.

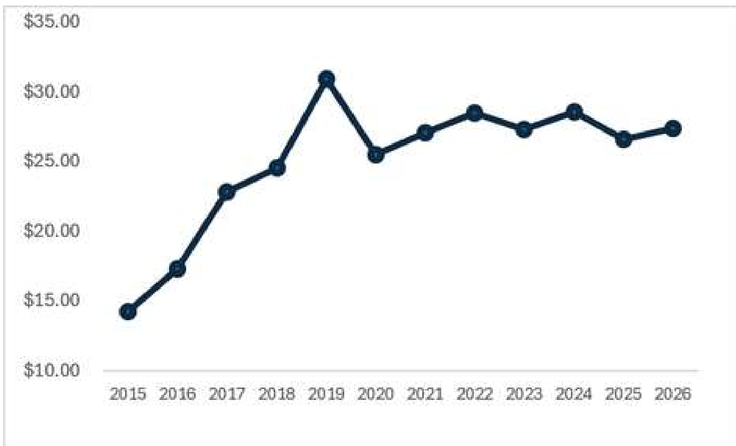
Target Investor

This fund is suitable for Investors with an aggressive risk profile who are seeking a diversified equity portfolio. Additionally, it is ideal for investors with a medium to long-term investment horizon seeking to maximize capital growth.

Portfolio Top Holdings

Holdings	Value	% of Portfolio
Cash	$151.52 M	17.72%
NCB Financial Group	$103.71 M	12.13%
Seprod Limited	$100.63 M	11.77%
OUTLOOK	$99.72 M	11.66%
WISYNCO Group	$84.47 M	9.88%
Total	$540.05M	63.15%

Historical Portfolio Performance



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USD MONEY MARKET FUND

Investment Objective and Strategy

The primary objective of this fund is to generate a high level of current income in US dollars (US$) while prioritizing capital preservation and liquidity. The portfolio invests in short-term US dollar-denominated money market instruments and other interest-bearing securities.

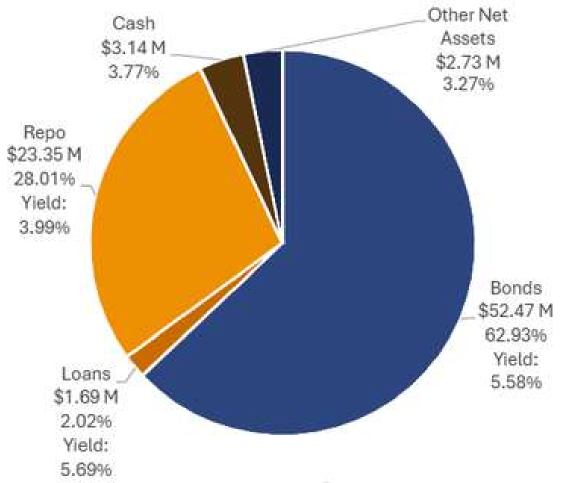
The primary investments include attractively priced US dollar short to medium-term debt securities issued or backed by the Governments of Jamaica, the US, the UK, and Canada, as well as their agencies, loan obligations and high-yielding short to medium-term debt investment grade corporate securities.

Fund Details and Performance

Main Currency:	USD
Minimum Investment:	$100
Subsequent Investment:	$50
Minimum Holding Period:	30 days
Early Redemption Charge:	2%
Preliminary Charge:	0%
Management Fees:	1.50%
Fund Manager:	NCB Capital Markets Ltd
Trustee:	MF&G Asset Mgmt.

As at June 2026	
Net Asset Value per unit:	$ 1.2552
Year-to-date Growth Rate:	1.66%
12 Month Growth Rate:	3.30%
Estimated Yearly Yield:	2.18%
Inception Date:	Oct. 2014
Growth Since Inception:	25.52%

Portfolio Asset Allocation



Risk Rating

The portfolio is ideal for conservative investors with **low-risk** tolerance who prioritize principal security. It suits those seeking hard currency investments or a temporary investment vehicle while deciding on long-term options.

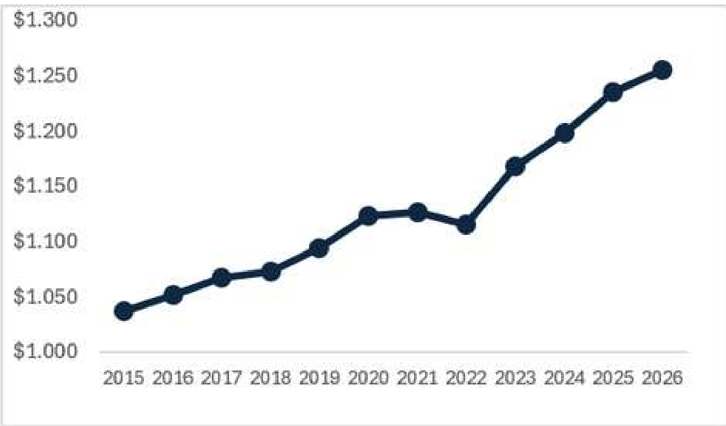
Target Investor

The portfolio is ideal for conservative investors with low risk tolerance who prioritize principal security. It suits those seeking hard currency investments or a temporary investment vehicle while deciding on long-term options.

Portfolio Top Holdings

Holdings	Value	% of Portfolio
Repos	$23.35 M	28.01%
US 0.0% 20/08/26 Treasury Bond	$9.70 M	11.64%
Sagicor Finance 5.30% 2028 Eurobond	$8.37 M	10.04%
Proven Group Limited 8.25% 2028 Senior Secured Corporate Bond	$6.40 M	7.68%
BOJ 4.25% 2029 USD Indexed Note	$4.39 M	5.26%
Total	$52.22M	62.63%

Historical Portfolio Performance



USD BOND FUND

Investment Objective and Strategy

The primary objective of the USD Bond Fund (xB) is to maximize total return in US dollars through capital appreciation and income by investing in medium to long term fixed income securities.

The portfolio primarily invests in US dollar-denominated medium to long-term debt securities issued or backed by the Government of Jamaica, as well as instruments from the governments of the US, UK, and Canada or their agencies. It may also include global commercial paper, investment-grade sovereign and corporate debt securities, and shares with investment-grade ratings.

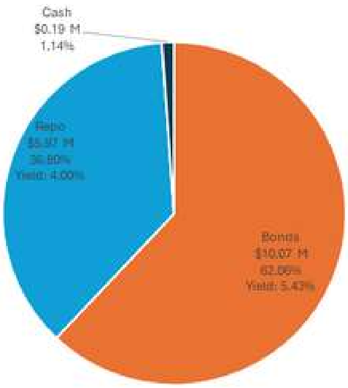
Fund Details and Performance

Main Currency:	USD
Minimum Investment:	$100
Subsequent Investment:	$50
Minimum Holding Period:	90 days
Early Redemption Charge:	2%
Preliminary Charge:	0%
Management Fees:	1.75%
Fund Manager:	NCB Capital Markets Ltd
Trustee:	MF&G Asset Mgmt.

As at June 2026

Net Asset Value per unit:	$1.3637
Year-to-date Growth Rate:	1.64%
12-Month Growth Rate:	2.56%
Estimated Yearly Yield:	2.92%
Inception Date:	Oct. 2014
Return Since Inception:	36.37%

Portfolio Asset Allocation



Risk Rating

The xB portfolio has a **medium-risk** rating. This indicates that the fund's investments have a greater potential for moderate losses but also higher potential returns.

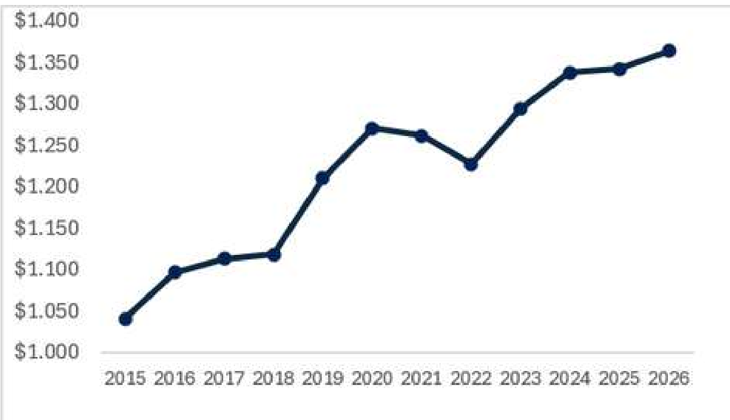
Target Investor

The portfolio is ideal for investors who have a moderate to aggressive risk profile. Also, for investors who are seeking capital appreciation and are willing to accept moderate to high fluctuations in unit prices over the short term.

Portfolio Top Holdings

Holdings	Value ($)	% of Portfolio
Repos	$5.97 M	38.42%
BOJ 4.25% 2029 USD Indexed Note	$4.02 M	25.90%
GOJ 6.75% 2028 Eurobond	$2.38 M	15.32%
TransJamaican Highway 5.75% 2036 Global Bond	$1.81 M	11.67%
Barclays 5.60% 2031 Floating Eurobond	$0.75 M	4.81%
Total	$14.94 M	96.13%

Historical Portfolio Performance



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JMD HIGH YIELD ASSET AND LOAN PORTFOLIO

Investment Objective and Strategy

The primary objective of the portfolio is to generate a stable level of income and capital appreciation by investing mainly in high yielding medium to long term J$ denominated corporate debt instruments.

The portfolio primarily invests in medium to long-term fixed-income corporate assets, loans, preference shares, and high-dividend-yield listed companies. While it focuses predominantly on Jamaican dollar-denominated securities, investments in other currencies are considered. The portfolio targets high-yield corporate debt exposures and loans, with the Investment Manager actively monitoring and repositioning as needed.

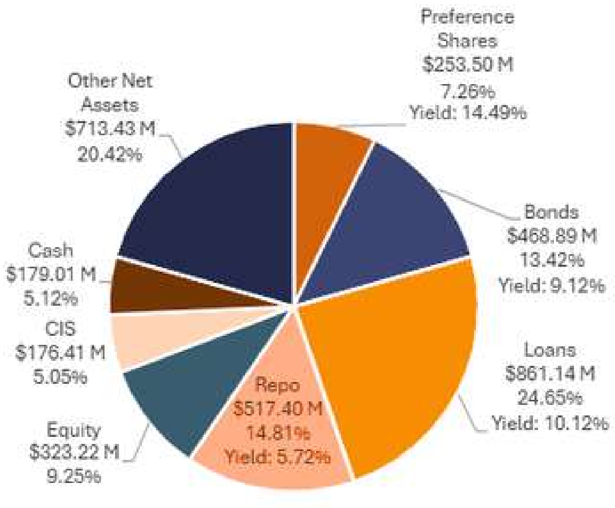
Fund Details and Performance

Main Currency:	JMD
Minimum Investment:	$50,000
Subsequent Investment:	$5,000
Minimum Holding Period:	180 days
Early Redemption Charge:	4%
Preliminary Charge:	0%
Management Fees:	1.75%
Fund Manager:	NCB Capital Markets Ltd
Trustee:	MF&G Asset Mgmt

As at June 2026

Net Asset Value per unit:	$ 15.7788
Year-to-date Growth Rate:	2.43%
12-Month Growth Rate:	5.80%
Estimated Yearly Yield:	3.47%
Inception Date:	Feb. 2017
Growth Since Inception:	57.79%

Portfolio Asset Allocation



Risk Rating

The HYAL portfolio has a **high-risk** rating. This indicates that the fund's investments have a greater potential for moderate losses but also higher potential returns.

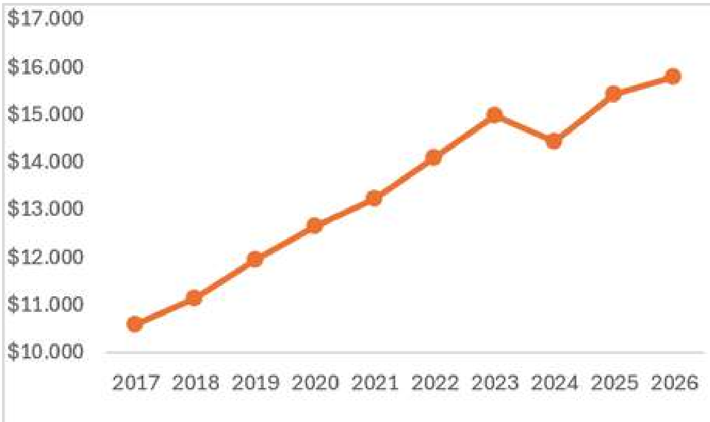
Target Investor

Suitable for investors with a medium- to long-term horizon who have a moderate to aggressive risk appetite, are comfortable with price fluctuations, and seek capital appreciation and diversification through bond investments.

Portfolio Top Holdings

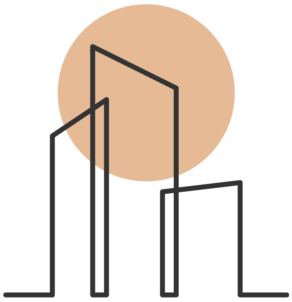
Holdings	Value ($)	% of Portfolio
Caploans	$844.62 M	23.93%
Repos	$517.40 M	14.66%
Morant Bay Urban Centre	$199.01 M	5.64%
Port Authority of Jamaica 8.35% 2044	$182.75 M	5.18%
Cash	$179.01 M	5.07%
Total	$1.92 B	54.48%

Historical Portfolio Performance



JMD REAL ESTATE PORTFOLIO

Investment Objective and Strategy



The Real Estate Portfolio ('rE') seeks long-term capital appreciation by giving investors access to a broad range of income and growth producing real estate assets.

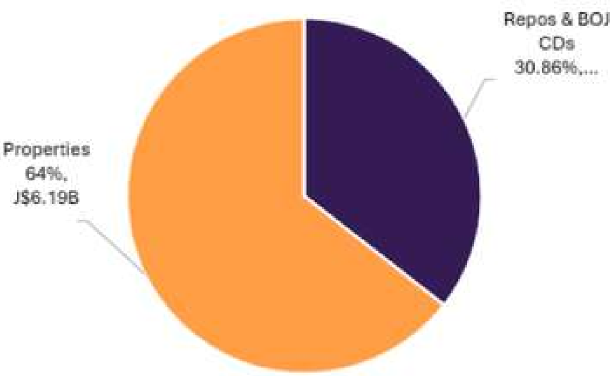
The portfolio focuses on local high-quality commercial real estate assets in prime locations designed to attract and sustain high occupancy levels. The Investment Manager seeks to continuously enhance returns by boosting occupancy rates and maximizing lease income. Additionally, the portfolio may include investments in real estate securities.

Fund Details and Performance

Main Currency: JMD
Minimum Investment: $50,000
Subsequent Investment: $5,000
Minimum Holding Period: 3 years
Early Redemption Charge: 4.0%
Preliminary Charge: 2.0%
Management Fees: 2.50%
Fund Manager: NCB Capital Markets Ltd
Trustee: MF&G Asset Mgmt.

As at June 2026
Net Asset Value per unit: $17.6408
Year-to-date Growth Rate: 4.08%
12-Month Growth Rate: 17.85%
Estimated Yearly Yield: 1.84%
Inception Date: March 2023
Return Since Inception: 76.41%

Portfolio Asset Allocation



Risk Rating

The rE portfolio has a **medium risk** rating. This indicates that the fund's investments have a greater potential for moderate losses but also higher potential returns.

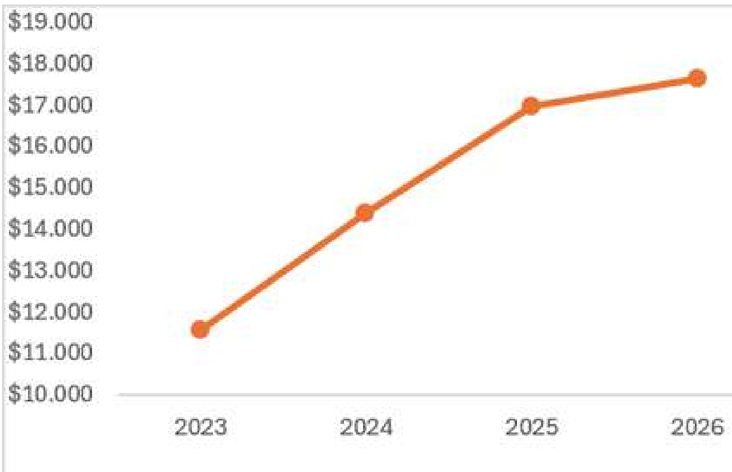
Target Investor

The portfolio is ideal for investors who have a moderate to aggressive risk profile. Also, for investors who are seeking capital appreciation and are willing to accept moderate to high fluctuations in unit prices over the short term.

Portfolio Top Holdings

Top 5 Holdings	Value	% of Portfolio
REPOS	$3.81B	34.9%
NCB Half-Way Tree Branch	$1.42B	13.0%
Bioprist Property	$1.05B	9.6%
NCB 1-7 Knutsford Blvd Branch	$940M	8.6%
NCB Mandeville Branch	$610M	5.5%
Total	$7.83B	71.6%

Historical Portfolio Performance



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DISCLOSURE

Company Identification

NCB Capital Markets Limited (formerly Edward Gayle and Company) was established in 1968 and is Jamaica's oldest stock brokerage company. The company became a part of the NCB Group in 1994 and a fully owned subsidiary in October 2002. In December 2002, the then Edward Gayle and Company was merged with another NCB subsidiary, NCB Investments. The products distributed by this combined subsidiary cover the traditional money market product offerings (J$ and US$ Repos), primary dealer services, stock brokerage and investment advisory services. Edward Gayle and Company was renamed NCB Capital Markets Limited in October 2003.

Important Disclosures

The views expressed in this report are the views of NCB Capital Markets Limited at the date of this report.

Disclaimer

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In accordance with Section 39 (I) of the Securities Act of 1993, NCB Capital Markets Limited hereby states that it is a subsidiary of NCB Jamaica Ltd. and to that extent may be regarded as interested in the acquisition or disposal of the shares of NCB Jamaica Ltd. However, the company acts in a proper and professional manner in making any recommendations regarding shares listed on the Jamaica Stock Exchange. Share prices may fluctuate, and past performance is not necessarily a guarantee of future returns.