Nunavut Tunngavik Inc.

NUNAVUT INUIT HOUSING FUND POLICY

Approved by the Board of Directors in August 2025

I. PURPOSE OF POLICY

The purpose of this Policy is to establish the Nunavut Inuit Housing Fund (the "Fund") and to provide the necessary guidance on how the fund will be accessed and managed.

II. FUND OBJECTIVE

The objective of the Fund is to provide ongoing funding to the Inuit Housing Entity (the "Entity") to enable the Entity to provide affordable housing solutions to Inuit.

III. CONTRIBUTIONS TO THE FUND

The Fund will receive an initial contribution from NTI consisting of the principal of $56,441,816.95 of the Negotiation Loan Reimbursements, net of amounts spent on the *Angirratsaliulauqta* – Nunavut Inuit Housing Action Plan, plus all investment income accrued thereon.

The Fund may receive additional contributions from Nunavut Tunngavik Inc. (NTI), Regional Inuit Associations (RIAs) and other sources.

IV. SUSTAINABILITY

The Fund will be managed through a segregated investment account at NTI.

The Fund will be managed sustainably, with the goal of making the Fund a long-term, stable source of funding to enable the Nunavut Inuit Housing Entity to provide affordable housing options to Inuit to perpetuity.

NTI shall invest the funds in accordance with NTI's Long-Term Surplus Funds Investment Policy.

Understanding that the generation of investment income by the Fund is dependent on a number of macro and micro-economic factors that may be outside the control of NTI, including the overall state of the global and Canadian economies, global and Canadian interest rates, and laws of general application in relation to income taxation, NTI shall be guided by the following principles when managing invested funds:

a) Invest the funds as a prudent person would.

b) Attempt to generate sufficient investment income to allow the Nunavut Inuit Housing Entity to provide affordable housing options to Inuit.

c) Endeavour to maintain the capital of the Fund at the real dollar level of 2025 (ensure that the real value of the fund is not eroded by inflation).

Funds distributed from the Fund to the Entity are intended to ensure that the Entity provides affordable housing options to Inuit on a long term and self-sustaining basis.

V. DISTRIBUTION OF FUNDING TO THE NUNAVUT INUIT HOUSING ENTITY

The Fund shall distribute to the Entity an amount equivalent to no more than 4% of the average market value of the Fund in the immediately preceding twenty fiscal quarters to September of each calendar year ("the Annual Distribution"). The Fund's quarterly market value is the value reported in the investment statement provided by the portfolio manager at the end of each quarter.

For the purpose of calculating the 4% Annual Distribution, the fiscal quarter ended 31 December 2024 shall be considered the first of the 20 quarters.

Until the fund has had twenty consecutive quarters of history, during the first five years until 30 September 2029, the 4% Annual Distribution shall be based on the average market value of the Fund in the immediately preceding quarters since 31 December 2024.

In October of each year, NTI will inform the Entity of the amount of the Annual Distribution. Such amount, subject to the approval requirement provided in this Policy, will generally be NTI's financial commitment to the Entity for the ensuing financial year that commences on April 1 of the following fiscal year, subject to a contribution agreement with terms and conditions relating to the use of and accountability for the Annual Distribution at the discretion of NTI.

VI. APPROVALS

The Finance Committee will the amount of Annual Distribution and make a recommendation to the Board of Directors for final approval before any disbursements to the Entity are made.

VII. AMENDMENTS AND REVIEW

This Policy may be amended or repealed by a duly approved resolution of the Board. This Policy may be reviewed by NTI from time to time or at the request of a Regional Inuit Association.