

Financial Statements (unaudited)

Lincluden Private Trust

June 30, 2008

Lincluden Private Trust

STATEMENT OF NET ASSETS (unaudited)

	June 30, 2008	#####
ASSETS		
Investments	\$ 97,045,564	\$ 101,647,859
Cash	316,522	350,506
Accrued investment income	452,464	465,820
Receivable for securities sold	206,279	-
Total assets	98,020,829	102,464,185
LIABILITIES		
Accrued expenses	58,877	75,071
Redemptions payable	764,052	496,923
Total liabilities	822,929	571,994
NET ASSETS REPRESENTING UNITHOLDERS' EQUITY	\$ 97,197,900	\$ 101,892,191
UNITS OUTSTANDING (note 3)	9,133,738	9,404,079
NET ASSET PER UNIT	\$ 10.64	\$ 10.83

(See accompanying notes)

Lincluden Private Trust

STATEMENT OF OPERATIONS (unaudited)

Six months ended June 30

	2008	2007
INCOME		
Interest	\$ 1,304,506	\$ 1,149,336
Dividend	586,514	606,393
Securities lending revenue	11,361	5,809
	1,902,381	1,761,538
EXPENSES		
Custodial fees	28,370	31,878
Operating	26,250	24,204
Audit fees	8,839	8,422
Legal fees	-	1,871
Security holder reporting costs	5,369	
Goods and Services Tax	3,441	3,982
	72,269	70,357
NET INVESTMENT INCOME	1,830,112	1,691,181
REALIZED AND UNREALIZED GAIN (LOSS) ON INVESTMENTS		
Net realized gain on sale of investments	1,176,230	4,325,123
Net realized gain on foreign exchange forward contracts	5,118	694
Net realized and unrealized gain (loss) on foreign exchange	43,438	(29,034)
Transaction costs (note 7)	(20,541)	(24,106)
Change in unrealized depreciation of investments	(3,454,427)	(4,938,107)
NET LOSS ON INVESTMENTS AND TRANSACTION COSTS	(2,250,182)	(665,430)
INCREASE (DECREASE) IN NET ASSETS FROM OPERATIONS	\$ (420,070)	\$ 1,025,751
Increase (decrease) in net assets from operations per unit		
(Based on the average number of units outstanding during the period)	\$ (0.05)	\$ 0.12

(See accompanying notes)

Lincluden Private Trust

STATEMENT OF CHANGES IN NET ASSETS (unaudited)

Six months ended June 30

	2008	2007
NET ASSET VALUE, BEGINNING OF PERIOD	\$ 102,005,968	\$ 102,669,213
Adjustment for new accounting standards (note 2)	(113,777)	(61,469)
NET ASSETS, BEGINNING OF PERIOD	101,892,191	102,607,744
Increase (decrease) in net assets from operations	(420,070)	1,025,751
DISTRIBUTIONS TO UNITHOLDERS		
Distribution from net investment income	(1,420,442)	(1,011,192)
Distribution from net realized gains on investments	-	(1,400,000)
	(1,420,442)	(2,411,192)
CAPITAL UNIT TRANSACTIONS (note 3)		
Proceeds from issuance of units	2,273,587	6,753,565
Reinvested distributions	1,420,442	2,411,192
Payments on redemption	(6,547,808)	(4,950,889)
	(2,853,779)	4,213,868
Increase (decrease) in net assets for the period	(4,694,291)	2,828,427
NET ASSETS, END OF PERIOD	\$ 97,197,900	\$ 105,436,171

(See accompanying notes)

Lincluden Private Trust Fund

STATEMENT OF INVESTMENTS (unaudited)

As at June 30, 2008

	Number of Shares	Average Cost \$	Fair Value \$
COMMON AND PREFERRED SHARES — 49.17%			
Canadian Equities — 25.16%			
Consumer Discretionary — 2.11%			
CanWest Global Communications Corp.	70,626	723,838	194,222
Shaw Communications Inc.	46,490	924,618	965,597
Thomson Reuters Corp.	27,200	1,146,111	891,072
		2,794,567	2,050,891
Energy — 7.13%			
ARC Energy Trust	32,945	683,838	1,109,588
Cameco Corp.	17,200	308,515	751,812
Imperial Oil Ltd.	6,721	109,669	375,099
Penn West Energy Trust	30,955	829,053	1,063,923
Petro-Canada	26,800	1,339,474	1,505,356
Talisman Energy Inc.	69,100	973,347	1,560,278
Trilogy Energy Trust	11,250	97,343	152,888
Zargon Energy Trust	16,000	483,308	412,000
		4,824,547	6,930,944
Financials — 8.54%			
Bank of Montreal	25,100	1,097,297	1,064,240
Bank of Nova Scotia	23,500	653,426	1,096,745
Canadian Imperial Bank of Commerce	13,515	898,513	755,759
Great-West Lifeco Inc.	16,600	501,868	483,724
ING Canada Inc.	10,600	372,484	376,512
Manulife Financial Corp.	34,400	1,340,352	1,218,104
Renasant Financial Partners Ltd.	37,204	152,596	55,806
Royal Bank of Canada	15,365	844,383	698,800
Sun Life Financial Inc.	23,300	1,095,263	972,775
Toronto-Dominion Bank (The)	24,620	1,281,913	1,577,403
		8,238,095	8,299,868
Health Care — 0.89%			
CML Healthcare Income Fund	60,985	862,800	869,036
		862,800	869,036
Industrials — 1.20%			
Bombardier Inc., Class 'B'	32,100	280,419	235,293
Canadian Pacific Railway Ltd.	13,750	833,914	926,888
		1,114,333	1,162,181
Information Technology — 0.53%			
March Networks Corp.	22,030	459,257	104,863
Nortel Networks Corp.	49,702	1,021,269	415,012
		1,480,526	519,875
Materials — 2.08%			
Barrick Gold Corp.	19,600	732,565	891,016
Cascades Inc.	23,444	296,509	156,371
Eldorado Gold Corp.	30,600	207,246	265,914
NOVA Chemicals Corp.	28,300	861,464	710,330
		2,097,784	2,023,631
Telecommunication Services — 2.68%			
Bell Aliant Regional Communications Income Fund	23,917	745,444	695,506
Rogers Communications Inc., Class 'B'	24,500	808,197	969,220
Telus Corp.	22,000	897,628	936,760
		2,451,269	2,601,486
Total Canadian Equities — 25.16%		23,863,921	24,457,912
United States Equities — 19.77%			
Consumer Discretionary — 2.95%			
Autoliv Inc.	5,700	372,361	268,964
Comcast Corp., Class 'A'	47,449	1,295,690	907,427
Harley-Davidson Inc.	12,120	540,628	445,866
Lowes Cos. Inc.	26,770	920,273	563,560
Timberland Co. (The), Class 'A'	40,913	1,171,985	678,660
		4,300,937	2,864,477

Lincluden Private Trust Fund

STATEMENT OF INVESTMENTS (unaudited)

As at June 30, 2008

	Number of Shares	Average Cost \$	Fair Value \$
Consumer Staples — 0.95%			
Coca-Cola Co. (The)	10,240	521,205	540,020
Walgreen Co.	11,630	393,513	383,593
		914,718	923,613
Energy — 1.88%			
Chevron Corp.	8,800	624,438	885,037
Pioneer Natural Resources Co.	11,820	555,827	937,773
		1,180,265	1,822,810
Financials — 3.26%			
Aon Corp.	9,235	269,979	430,429
Bank of America Corp.	17,364	672,234	417,867
Brookfield Properties Corp.	29,370	549,005	533,066
MetLife Inc.	13,030	841,099	695,879
Wachovia Corp.	26,900	1,303,109	417,558
Wells Fargo & Co.	28,210	825,500	677,732
		4,460,926	3,172,531
Health Care — 3.62%			
IMS Health Inc.	25,420	583,806	600,904
Johnson & Johnson	15,580	1,174,017	1,016,054
Pfizer Inc.	34,400	1,085,638	609,712
Quest Diagnostics Inc.	13,690	766,549	673,209
Zimmer Holdings Inc.	8,920	614,166	615,838
		4,224,176	3,515,717
Industrials — 2.18%			
3M Co.	11,062	906,160	780,107
Danaher Corp.	8,720	585,465	683,421
Honeywell International Inc.	12,930	535,562	658,793
		2,027,187	2,122,321
Information Technology — 2.73%			
Dell Inc.	31,892	862,129	707,950
Microsoft Corp.	32,994	969,898	920,871
Oracle Corp.	47,950	1,013,571	1,021,601
		2,845,598	2,650,422
Materials — 1.68%			
Dow Chemical Co. (The)	14,022	646,757	496,061
E.I. du Pont de Nemours & Co.	13,699	635,474	595,821
Newmont Mining Corp. Holding Co.	10,200	507,186	539,773
		1,789,417	1,631,655
Telecommunication Services — 0.52%			
Verizon Communications Inc.	14,150	576,939	508,198
		576,939	508,198
Total United States Equities — 19.77%		22,320,163	19,211,744
International Equities — 4.24%			
Finland — 0.32%			
Nokia OYJ, ADR	12,370	322,934	307,224
		322,934	307,224
France — 0.53%			
France Télécom SA, ADR	10,750	280,379	322,612
TOTAL SA, ADR	2,265	119,685	195,740
		400,064	518,352
Germany — 0.39%			
Bayerische Motoren Werke AG	7,790	472,860	379,789
		472,860	379,789
Ireland — 0.20%			
Experian Group Ltd.	26,210	201,893	197,527
		201,893	197,527
Japan — 0.74%			
Keyence Corp.	400	90,805	96,627

Lincluden Private Trust Fund

STATEMENT OF INVESTMENTS (unaudited)

As at June 30, 2008

	Number of Shares	Average Cost \$	Fair Value \$
NTT DoCoMo Inc., ADR	20,800	318,780	308,099
Toyota Motor Corp.	3,270	318,461	310,194
		728,046	714,920
Netherlands — 0.23%			
ING Groep NV, ADR	7,000	362,928	223,921
		362,928	223,921
South Korea — 0.43%			
Samsung Electronics Co. Ltd., GDR	1,400	511,347	418,654
		511,347	418,654
Switzerland — 0.22%			
Nestlé SA, ADR, Registered	1,930	161,541	216,779
		161,541	216,779
United Kingdom — 1.18%			
Barclays PLC, ADR	6,560	222,230	153,941
BP PLC, ADR	2,000	143,899	141,104
HSBC Holdings PLC, ADR	6,155	531,485	477,771
Kingfisher PLC	48,398	182,829	109,643
Standard Life PLC	51,900	260,629	219,800
Wolseley PLC	6,200	103,884	47,132
		1,444,956	1,149,391
Total International Equities — 4.24%		4,606,569	4,126,557
TOTAL EQUITIES — 49.17%		50,790,653	47,796,213
BONDS — 40.52%			
Government of Canada — 13.89%			
Canada Housing Trust No. 1, 3.750%, 2010/03/15	510,000	511,683	512,034
Canada Housing Trust No. 1, 4.050%, 2011/03/15	3,830,000	3,795,823	3,862,762
Canada Housing Trust No. 1, 4.550%, 2012/12/15	3,260,000	3,297,391	3,343,413
Government of Canada, 4.000%, 2017/06/01	3,760,000	3,638,552	3,832,831
Government of Canada, 5.750%, 2033/06/01	355,000	438,780	445,152
Government of Canada, 5.000%, 2037/06/01	1,300,000	1,491,425	1,500,824
		13,173,654	13,497,016
Provincial Government — 8.00%			
Province of Manitoba, 5.700%, 2037/03/05	790,000	919,438	900,485
Province of Ontario, 4.300%, 2017/03/08	550,000	535,029	547,734
Province of Ontario, 4.200%, 2018/03/08	300,000	291,348	294,316
Province of Ontario, 4.700%, 2037/06/02	1,490,000	1,473,010	1,479,682
Province of Ontario, Series 'KJ', 7.600%, 202706/02	790,000	1,074,243	1,066,310
Province of Quebec, 4.500%, 2018/12/01	2,960,000	2,935,988	2,949,438
Province of Quebec, 5.000%, 2038/12/01	520,000	534,919	533,078
		7,763,975	7,771,043
Corporate — 17.21%			
407 International Inc., Series '07-A2', Callable, 4.900%, 2010/10/04	300,000	304,830	303,719
809062 Alberta Ltd. And ARCI, Series 'A', Callable, Sinking Fund, 6.660%, 2008/12/08	395,833	406,719	397,215
American International Group Inc., 4.900%, 2014/06/02	200,000	199,976	185,464
Bank of Montreal, 4.650%, 2013/03/14	900,000	910,008	889,473
Bank of Montreal, 5.450%, 2017/07/17	600,000	599,848	602,566
Bank of Nova Scotia, 3.930%, 2010/02/18	250,000	249,945	248,184
Bank of Nova Scotia, 5.040%, 2013/04/08	300,000	299,946	301,326
Bank of Nova Scotia, 4.560%, 2013/10/30	250,000	243,140	245,740
Bell Canada, 6.250%, 2012/04/12	250,000	280,615	244,820
Canadian Imperial Bank of Commerce, 4.950%, 2010/09/02	400,000	416,220	401,913
Canadian Utilities Ltd., 6.140%, 2012/11/22	1,000,000	1,047,910	1,061,071
Cards II Trust, Class '4A', Series '2005-5', 3.870%, 2010/10/15	500,000	490,517	490,456
Citigroup Finance Canada Inc., 4.780%, 2009/06/15	400,000	406,512	399,767
CU Inc., 5.563%, 2028/05/26	100,000	100,000	99,389
Enbridge Inc., Callable, 5.000%, 2016/08/09	200,000	197,696	192,598
General Motors Acceptance Corp. of Canada Ltd., 5.450%, 2009/08/20	500,000	497,775	464,289
Golden Credit Card Trust, Series '99-3', 6.190%, 2009/07/15	400,000	419,866	407,007
Golden Credit Card Trust, Class 'A', Series '2005-1', Callable, 4.047%, 2010/06/15	400,000	392,172	395,603
Golden Credit Card Trust, Series '2008-1', 5.106%, 2011/04/15	250,000	250,000	251,963
Greater Toronto Airport Authority, 6.700%, 2010/07/19	390,000	423,485	408,456
Greater Toronto Airport Authority, 6.250%, 2012/12/13	200,000	210,822	212,998

Lincluden Private Trust Fund

STATEMENT OF INVESTMENTS (unaudited)

As at June 30, 2008

	Number of Shares	Average Cost \$	Fair Value \$
Honda Canada Finance Inc., Series '2007-2', 5.675%, 2012/09/26	200,000	200,000	202,717
HSBC Bank of Canada, 5.310%, 2010/10/12	250,000	255,693	253,076
HSBC Financial Corp. Ltd., 4.800%, 2011/04/13	150,000	145,974	149,178
Hydro One Inc., 6.400%, 2011/12/01	500,000	530,750	532,042
Hydro One Inc., 4.640%, 2016/03/03	900,000	893,772	898,997
Loblaw Cos. Ltd., 6.150%, 2035/01/29	275,000	290,667	212,751
Master Credit Card Trust, Class 'A', Series '2006-2', 4.444%, 2011/11/21	1,200,000	1,192,872	1,184,385
NOVA Chemicals Ltd., Callable, 7.850%, 2010/08/30	250,000	230,000	243,310
Royal Bank of Canada, 4.530%, 2012/05/07	200,000	194,770	198,103
Royal Bank of Canada, 5.000%, 2014/01/20	500,000	521,265	502,381
Royal Bank of Canada, 4.710%, 2014/12/22	500,000	512,830	492,774
Royal Bank of Canada, 5.950%, 2014/06/18	170,000	172,802	169,303
TELUS Corp., Series 'CD', 4.950%, 2017/03/15	400,000	397,900	369,286
Thomson Reuters Corp., Callable, 5.250%, 2011/07/15	180,000	179,577	179,933
Toronto-Dominion Bank (The), 5.141%, 2012/11/19	300,000	300,000	302,771
Toronto-Dominion Bank (The), 4.850%, 2013/02/13	500,000	504,365	499,043
Toronto-Dominion Bank (The), Callable, Variable Rate, 2015/10/30	160,000	151,413	148,071
TransAlta Corp., 6.600%, 2009/10/13	600,000	598,890	611,714
TransCanada PipeLines Ltd., 11.100%, 2014/06/20	400,000	527,556	515,603
TransCanada PipeLines Ltd., 7.900%, 2027/04/15	130,000	151,138	152,817
TransCanada PipeLines Ltd., Series 'W', 9.450%, 2018/03/20	160,000	210,109	203,979
Wells Fargo Financial Canada Corp., Callable, 4.330%, 2013/12/06	520,000	498,988	503,867
		17,009,333	16,730,118
Foreign Bond — 1.42%			
Bank of America Corp., 5.450%, 2014/09/17	200,000	199,816	198,992
Bank of America Corp., 4.360%, 2015/09/21	200,000	186,638	188,920
Kreditanstalt fuer Wiederaufbau (KfW), 4.300%, 2012/05/24	350,000	349,657	353,234
United States Treasury Bond, 5.375%, 2031/02/15	570,000	712,710	642,924
		1,448,821	1,384,070
TOTAL BONDS — 40.52%		39,395,783	39,382,247
	Par Value \$	Average Cost \$	Fair Value \$
SHORT-TERM NOTES — 10.15%			
Treasury Bills — 10.15%			
Government of Canada Treasury Bill, 2.530%, 2008/07/24	4,500,000	4,482,146	4,489,311
Government of Canada Treasury Bill, 2.700%, 2008/09/04	5,400,000	5,367,068	5,377,793
		9,849,214	9,867,104
TOTAL SHORT-TERM NOTES — 10.15%		9,849,214	9,867,104
TRANSACTION COSTS		(37,658)	
TOTAL INVESTMENT PORTFOLIO — 99.84%		99,997,992	97,045,564
OTHER ASSETS, NET OF LIABILITIES — 0.16%			152,336
NET ASSETS — 100.00%			97,197,900

Lincluden Private Trust

NOTES TO STATEMENT OF INVESTMENTS (unaudited)

Financial Instruments Risk

Investment activities of the Fund exposes it to some financial risks. The Fund's overall risk management program seeks to minimize the potentially adverse effect of risk on the Funds' financial performance in a manner consistent with the Fund's investment objectives and longer term investment time horizon.

Credit Risk

Credit risk on financial instruments is the risk of a loss occurring as a result of the default of a counterparty on its obligation to a Fund. Credit risk is managed by dealing with counterparties that are believed to be creditworthy and by regular monitoring of credit exposures. Additionally, credit risk is reduced by diversification of issuer, industry and geography.

The table below summarizes the Fund's exposure to the credit ratings of debt securities as at June 30, 2008.

Debt Securities by credit rating	2008
AAA	43.73%
AA	27.93%
A	21.42%
BBB	5.12%
Below BBB	1.80%
Total	100.00%

Currency Risk

Changes in the value of the Canadian dollar compared to foreign currencies will affect the value, in Canadian dollars, of any foreign securities held in the Fund. From time to time, the Fund may manage currency risk through foreign currency hedging strategies.

The table below indicates the currencies to which the Fund had significant exposure as at period end, on both its trading monetary, non-monetary assets and liabilities as well as the underlying principle amount of foreign exchange contracts.

Currency	Currency risk exposed holdings (including derivatives)*	Foreign exchange contracts	Net Exposure	As a % of Net Assets
US Dollar	22,556,062		22,556,062	23.01%

*Amounts include monetary and non-monetary items.

As at June 30, 2008, had the Canadian dollar strengthened or weakened by 5% in relation to all currencies, with all other variables held constant, net assets would have decreased or increased, respectively, by approximately \$1,182,523. In practice, the actual trading results may differ from this sensitivity analysis and the difference could be material.

Interest Rate Risk

Changes in market interest rates expose income securities, such as bonds, to interest rate risk. Funds that hold income investments are exposed to this risk since changes in prevailing market interest rates will affect the value of income securities.

The table below summarizes the Fund's exposure to interest rate risks. It includes the Fund's assets and trading liabilities at fair values, categorized by the earlier of contractual re-pricing or maturity dates.

	Less than 1 year	1-3 years	3-5 years	> 5 years	Total
Bonds	796,982	9,003,663	9,505,329	20,076,273	39,382,247

As at June 30, 2008, had the prevailing interest rates raised or lowered by 1.00%, with all other variables held constant, net assets would have decreased or increased, respectively, by approximately \$2,550,195.

Liquidity Risk

Unitholders may redeem their units on each valuation date. Therefore, the Fund is invested in securities that are traded in active markets and can be readily disposed. The Fund retains sufficient cash and cash equivalent positions to maintain liquidity.

Market Risk

Market risk is the risk that the value of financial instruments will fluctuate as a result of changes in market prices caused by factors specific to a security, its issuer or all factors affecting a market or a market segment.

As at June 30, 2008, a 5% change in stock prices would have changed the Fund's Net Assets by \$2,389,811, with all other factors held constant. In practice, the actual results may differ from this sensitivity analysis and the difference could be material.

NOTES TO FINANCIAL STATEMENTS

June 30, 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Lincluden Private Trust (the "Trust") was created under the laws of the Province of Ontario by a Declaration of Trust. The Trust was established on March 5, 2003 and commenced operations on this date.

The Trust is not a reporting issuer and is exempt from the filing requirements of Sections 2.1 and 2.3 for the period ended June 30, 2008. The Trust has prepared its financial statements according to National Instrument 81-106 ("NI 81-106") and has advised the Ontario Securities Commission that it is relying on the exemption not to file its financial statements according to Sections 2.1 and 2.3.

The financial statements of the Trust have been prepared within the framework of the significant accounting policies summarized below, in accordance with Canadian generally accepted accounting principles ("GAAP"):

- [a] Investments are recorded in the accounts at their fair value in Canadian dollars with the difference between this amount and the average cost being shown as unrealized appreciation (depreciation) of investments, net of unrealized gains (losses) resulting from foreign currency translations.
- [b] The fair values of investments and short-term notes denominated in other than Canadian dollars are translated into Canadian dollars at the rates of exchange applicable on the valuation date.
- [c] Purchases and sales of foreign securities and income and expenses are translated into Canadian dollars at the exchange rates prevailing on the dates of the transactions.
- [d] The gain or loss on sale of investments, net of unrealized gains (losses) from foreign currency translations, is calculated with reference to the average cost of the related investments.
- [e] The Trust follows the accrual method of recording investment income and expenses. Security transactions are recorded on the trade date. Dividends are accrued as of the ex-dividend date. Stock dividends are recorded in income based on the market value of the security.
- [f] Short-term notes are recorded at fair value.
- [g] For each unit sold, the Trust receives an amount equal to the net asset value per unit at the date of sale, which amount is included in unitholders' equity. Units are redeemable at the option of unitholders at their net asset value on the redemption date. For each unit redeemed, unitholders' equity is reduced by the net asset value of the unit at the date of redemption.

NOTES TO FINANCIAL STATEMENTS

June 30, 2008

2. NEW ACCOUNTING STANDARDS

NI 81-106, Section 14.2, issued by the Canadian Securities Administrators (“CSA”) in 2005, requires the daily net asset value of an investment fund to be calculated in accordance with Canadian GAAP. The CSA has granted temporary relief to investment funds from complying with Section 3855, for the purpose of calculating and reporting of NAV (other than for financial reporting purposes) until September 30, 2008, to permit review of the suitability of these financial reporting requirements for purposes other than the financial statements, such as the purchase and redemption price of an investment fund. The CSA has completed this review and has proposed amendments to NI 81-106 that will permit funds to have two different net asset values: one for financial statements, which will be prepared in accordance with Canadian GAAP (referred to as “net assets”); and another for all the other purposes including unit pricing (referred to as “net asset value”). These financial statements have been prepared on a basis consistent with the proposed amendments by including a reconciliation between net assets and net asset value (note 9).

On January 1, 2008, the Funds adopted the Canadian Institute of Chartered Accountants (“CICA”) Section 3862, “Financial Instruments-Disclosures” of the CICA Handbook-Accounting (“Section 3862”) and Section 3863, “Financial Instruments-Presentation” (“Section 3863”). These sections establish standards for comprehensive disclosure and presentation requirements for financial instruments. The standards include new requirements to quantify certain risk exposures and to provide sensitivity analysis for certain risks.

3. UNITHOLDERS' EQUITY

Unit transactions during the period were as follows:

	June 30, 2008		June 30, 2007	
	Number of units	Amount \$	Number of units	Amount \$
Subscriptions	208,499	2,273,587	564,687	6,753,565
Redemptions	608,414	6,547,808	414,667	4,950,889
Reinvestments	129,574	1,420,442	204,025	2,411,192

The number of issued and outstanding units at the period ended June 30, 2008 is 9,133,738 [June 30, 2007 - 8,992,110].

NOTES TO FINANCIAL STATEMENTS

June 30, 2008

4. FOREIGN EXCHANGE FORWARD CONTRACTS

The Trust utilizes foreign exchange forward contract hedging in the management of currency risk associated with its investment in foreign securities. The objective is to protect the Trust from the possibility of capital losses on foreign currency denominated investments due to increases in the value of the Canadian dollar. However, credit and market risks associated with foreign exchange contracts potentially expose the Trust to losses.

In order to minimize the possibility of loss arising from credit risk, the Trust deals only with large financial institutions.

Market risks relate to the possibility that foreign exchange contracts change in value due to fluctuations in market prices. The foreign exchange contracts are marked-to-market daily and the resulting unrealized gains or losses are recognized in the Statement of Net Assets.

The result of employing foreign exchange forward contracts is that the foreign exchange gains and losses in the securities portfolio move substantially in opposite directions from the gains and losses in the hedging portfolio.

As at June 30, 2008, the Trust held no foreign exchange forward contracts.

5. FINANCIAL INSTRUMENTS

Interest rate risk

The Trust invests in short-term interest bearing securities. The income of the Trust may be affected by changes in interest rates relevant to particular securities or as a result of the Trust's sub-advisor being unable to secure similar returns on the expiry or sale of securities.

Credit risk

Credit risk on financial instruments is the risk of a financial loss occurring as a result of the default of a counterparty on its obligation to the Fund. Credit risk is managed by dealing with counterparties the Fund believes to be creditworthy and by regular monitoring of credit exposures. Additionally, credit risk is reduced by diversification of issuer, industry and geography.

Currency risk

The Trust invests in securities denominated in currencies other than its reporting currency, the Canadian dollar. Consequently, the Trust is exposed to risks that the exchange rate of the Canadian dollar relative to the other currencies that may change in a manner which has an adverse effect on the reported value of that portion of the Trust's assets. The Trust will from time to time manage its currency risk through foreign currency hedging strategies.

Lincluden Private Trust

NOTES TO FINANCIAL STATEMENTS

June 30, 2008

6. INCOME TAXES

The Trust is a unit trust for pension funds and similar investors. The net investment income and net realized capital gains of the Trust are distributed by capitalization, without the issuance of additional units of the Trust, such that the Trust is not subject to any Part I tax liability.

7. BROKERAGE COMMISSIONS

The Trust paid brokerage commissions with respect to portfolio transactions in the amount of \$20,541 for the period ended June 30, 2008 and \$23,996 for the period ended June 30, 2007.

8. SECURITY LENDING

The Trust lends portfolio securities from time to time in order to earn additional income. The Trust has entered into a securities lending program with its custodian, CIBC Mellon Global Securities Services. The aggregate market value of all securities cannot exceed 50% of the net assets of the Trust. The Trust receives collateral in the form of debt obligations of the Government of Canada and any other Sovereign States and Canadian provincial government, against the loaned securities and maintains collateral in an amount of at least 105% of the market value of the loaned securities during the period of the loan. At June 30, 2008, certain securities shown in the Statement of Net Assets with a market value of \$23,804,519 [June 30, 2007 - \$25,415,352] had been loaned as part of the security lending program. The Trustee held securities with a market value of \$25,130,431 [June 30, 2007 - \$27,055,353] as collateral for such loans. Under the terms of the program, the Trust may instruct that securities be returned within three days.

9. RECONCILIATION OF NET ASSETS TO NET ASSET VALUE

In accordance with the proposed amendments issued by the Canadian securities regulatory authorities, a reconciliation of net assets, calculated in accordance with Section 3855 for an investment fund, and net asset value, calculated in accordance with the Manager's fair value policies and procedures for unit pricing as at June 30, 2008, is as follows:

Fund	Net Asset Value	Adjustment for New Accounting Standards (note 2)	Net Assets
Lincluden Private Trust	\$97,428,999	(\$231,099)	\$97,197,900