

2019 Annual Report



Tr'ondëk Hwëch'in
TRUST

*Celebrating
10 Years*





The Trust's mandate is to preserve the Trust Property for future generations of the Tr'ondëk Hwëch'in and to receiving, holding, managing, investing, allocating and otherwise any income earned by the Trust for the purposes of promoting, funding or carrying out social, community or economic development activities of direct benefit to the Tr'ondëk Hwëch'in.



*Celebrating
10 Years*

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Meet the Trustees



Maureen Birckel

Maureen has been a Trustee with the Tr'ondëk Hwëch'in Trust since its creation in 2009. She was appointed by her fellow trustees as Secretary/Treasurer in 2011, to oversee the day-to-day administrative matters for the Trust and continues in this role. This past year Maureen participated in a trustee focus group with other Yukon First Nation trustees to discuss building capacity among First Nation citizens in the area of finance and took evening courses at Yukon College.



Majida L. Lord-Martin

Majida has worked with the Trust since 2007, has been a trustee for ten years, Happy 10th Anniversary Tr'ondëk Hwëch'in Trust!!! Majida continues to encourage all TH citizens, especially our younger citizens to get involved and learn about the Trust and all your businesses, investments and opportunities that exist together we can create growth and opportunities for future generations. Majida enjoys her work with the Trust and is always willing to help progress.



MaryAnn Knutson

MaryAnn Knutson has been part of the Tr'ondëk Hwëch'in Trust for the last 5 years. She appreciates and respects working with the other Trustees who have a lot of experience and knowledge in their positions. She attended the NATOA Conferences and found them very interesting and enlightening hearing from the speakers and other FN Trusts from all over Canada. She has completed the online "Aboriginal Trust Officers Training Program" which she found very helpful. She enjoys living in Dawson with her family and being part of her First Nation. Her full-time work is with her husband in their small mining business which keeps her busy throughout the year.



Darren Kates

Darren is a member of the Tr'ondëk Hwëch'in First Nation. He has lived in Whitehorse, Yukon for the majority of his life.

After many years working in the oil and gas industry in Alberta, Darren returned to Whitehorse Yukon to be closer to family.

Darren holds a seat as a board member of the Yukon Development Corporation. Darren is also employed with the Yukon Government as a Project Manager for Highways and Public works.

Darren has many interests that include outdoors activities within the Yukon and his Traditional Territory of the Tr'ondëk Hwëch'in.

Darren's interest in the TH Trust is to promote positive growth and maintain resources for all Tr'ondëk Hwëch'in members, current and future generation.

Trustees' Report



Kalilah Olson

Kalilah Olson, a Tr'ondëk Hwëch'in citizen has actively learned her culture since she was young, starting with the Han Singers.

She participated in many of the Cultural Camps as a youth; she is currently a Youth Rep on Chief & Council representing the Youth Council. Kalilah graduated high school in 2017, she has chosen to travel to Asia in the winter months to gain life experience and explore what the world has to offer. She is very outgoing, open to try new things and always loves her visits with the elders. Kalilah currently works at Tr'inke Zho Daycare and loves engaging with the kids. She is excited to be apart of the TH Trust to learn how it all works and bring her perspective as a youth and Dawson resident. Kalilah is inspired to find a career that will embrace her cultural values, knowledge and community spirit.

The Trustees are pleased to present their 2019 Annual Report. This report summarizes the Trust's private and public market investments in 2019.

The Trustees' mission and mandate continues to be to protect and grow the money in the Trust for current and future generations.

This year we reached an important milestone – the 10th anniversary since the creation of the Trust.

This also means that the moratorium on paying monies to Tr'ondëk Hwëch'in (the "TH") expired in September 2019 and the sum of \$1,377,084.00 was paid to the TH for distribution to citizens in accordance with the Distribution Policy approved by the General Assembly. We encourage all citizens to contact the TH to obtain a copy of the Distribution Policy and application.

The Trust continued to benefit from a "bull" market in 2019 and its public market portfolio had one of its best years since its creation ending 2019 with a gain of 14.9%. As an update, the COVID-19 pandemic has had a significant impact on public markets and economies around the world. However, the Trust's investments have largely recovered by May 2020 and we believe that our investment policies and managers will be to deal with these tumultuous market conditions.

In late 2019, the Trust completed its review of its Public Market Investment Policy and added a second investment manager – Mawer Investment Management ("Mawer"). With this addition, we split the public market portfolio between two managers – Shaunessey Investment Counsel and Mawer.

On the private market side, many of our private market investments had a great year. We also purchased additional shares in Northern Vision Development Limited Partnership ("NVDLP") increasing our ownership to 17.69% making the Trust the largest investor in NVDLP. The Dawson Downtown Limited Partnership – which is jointly owned by the Tr'ochëk Limited Partnership and NVDLP – also purchased the Midnight Sun Hotel and Caley building.

Many of the Trust's documents can be found on the Trust's webpage www.thtrust.com including past annual reports. You will note that we have removed some confidential information from the report online, such as the audited financial statements. If a citizen wants a copy of our audited financial statements for a past year, please contact any member of the Trust.

Mähsi,

Maureen Birckel, MaryAnn Knutson, Kalilah Olson, Darren Kates and Majida Lord



Message from the Protector

Since the establishment of the Tr'ondëk Hwëch'in Trust (the "Trust") in 2009, many significant milestones have reached. The value of the trust property now exceeds \$65 million. The Trustees made a policy for the provision of annual disbursements from the Trust. The Trustees have made significant investments in the local economy, such as the purchase of the Downtown Hotel, the construction of the Eliza Isaac Building and the creation of employment and training opportunities for citizens and other local residents with the CII Group of Companies.

Many people are responsible for the success of the Trust. Chief Ed Taylor who committed to establish a body that would be arm's-length from the Tr'ondëk Hwëch'in (the "TH") to be responsible for the management of the financial compensation paid to the TH under the Tr'ondëk Hwëch'in Final Agreement. The past and present Trustees who have worked tirelessly for our community to manage the trust property wisely and prudently. The Elders who pointed out that we always managed our resources responsibly – whether it was salmon or caribou – on the basis that we take only what we needed and leave enough for future use and told us to manage our money the same way. The Youth who are keen to learn about the Trust and willing to become engaged and involved. And, of course, the employees, managers and directors of the companies owned, in whole or part, by the Trust who have worked to make those companies successful and, as a result, increase the value of those investments.

But most importantly, the contribution and input of citizens must be recognized. You have been supportive and patient. For the past ten years, you have attended meetings, asked questions and provided suggestions to ensure that the Trust always operates in a transparent and accountable manner. In particular, your decision to prohibit any disbursements from the Trust during this first decade so the trust property could grow was selfless and farsighted.

The successful of the Trust to date has only been possible because we worked together to realize the common objective to preserve, protect and enhance our financial resources. These financial resources will ultimately allow our community to be truly autonomous and independent from the influence of other governments. It will allow us to determine our priorities and objectives and pursue them.

In closing, I express deep appreciation for all who have contributed to the success of the Trust and encourage you to remain engaged with the Trustees as they manage our financial resources for today and tomorrow. We look forward to working with you for the next ten years!

If you have any questions or require any information about the Trust, please do not hesitate to contact me at your convenience at daryn.leas@me.com.

Mähsi,

Daryn Leas,
Protector, Tr'ondëk Hwëch'in Trust



**Daryn
Leas**

Protector, Tr'ondëk Hwëch'in Trust

About the Trust

How was the decision made to create the Trust?

Chief and Council created the Trust Committee (Doris Martin, Ronald Johnson, Angie Joseph-Rear, Pat Titus and Majida Lord) in 2008 at the direction of the General Assembly. This committee held community meetings in both Whitehorse and Dawson and asked citizens what was important to them in creating a Trust Indenture. The Trust Indenture was finalized and submitted to the General Assembly for final approval in 2009.

What is the purpose and objectives of the Tr'ondëk Hwëch'in Trust?

- ▶ To preserve the Trust Property for future generations.
- ▶ To receive, hold, manage, invest and allocate income earned from Trust Property for the purpose of:
 - ▶ promoting, funding or carrying out social, community or economic development activities of direct benefit to the Tr'ondëk Hwëch'in;
 - ▶ for the benefit of all citizens of Tr'ondëk Hwëch'in.

Who is the Tr'ondëk Hwëch'in Trust?

The Tr'ondëk Hwëch'in Trust was formally established on September 24, 2009 through the irrevocable Trust Indenture approved by the General Assembly in August 2009. The Trust is a separate legal entity from Chief and Council and the Government. The Trust Indenture provides the Trustees with authority to manage and invest the compensation dollars.

What is a Trust?

A legal relationship where one party transfers property to another party for the benefit of a third-party. (Example: Tr'ondëk Hwëch'in transferred its compensation dollars and business assets to the Tr'ondëk Hwëch'in Trust for the benefit of all Tr'ondëk Hwëch'in citizens).



Distribution from the Trust

Questions & Answers

What is the Trust?

The General Assembly approved the trust indenture in 2009 (the “**Indenture**”) which established the Tr’ondëk Hwëch’in Trust (the “**Trust**”) and set out the terms and conditions to govern its management and administration. The Indenture also establishes the roles and responsibilities of the Trustees and Protector.

The Trust is separate and independent from the Tr’ondëk Hwëch’in (the “**TH**”). It is responsible to hold and manage the financial compensation investments and certain other assets of the TH on behalf of the TH citizens.

What is the Trust property?

“Trust property” refers to the monies and assets transferred to or settled on the Trust.

The TH Council transferred the financial compensation paid to the TH under the *Tr’ondëk Hwëch’in Final Agreement* (the “**Final Agreement**”) to the Trustees. In addition, the TH transferred various investments made with the TH financial compensation before the establishment of the Trust and certain other assets that were purchased with surplus program and service or administrative funding.

Today the value of the trust property exceeds \$70 million.

How is the Trust property managed?

The Trustees have a legal duty to manage the trust property in the best interests of the TH and TH citizens in accordance with their broad powers, authorities and liabilities under the Indenture.

The Trustees made an investment policy to guide the investment of the trust property. Shaunessy Investment Counsel and Mawer Investment Management, the managers of the Trust’s public market investments, invests the trust property in accordance with this investment policy.

The Trust’s ownership interest in various companies are managed by the boards of the specific companies. The Trustees manage those companies and appoint persons to these boards who are responsible to provide periodic reports to the Trustees.

Please see page 10 of this annual report that provides a summary of the investments of the trust property.

Why is Trust property distributed from the Trust?

While the Trustees have authority under the Indenture to make distributions of the trust property to the TH in accordance with the Indenture, it must be noted that the General Assembly passed a resolution requesting that the Trustees not make any distributions from the Trust until 2019 so that the trust property would grow for the benefit of future generations, unless such a distribution was required to mitigate or reduce the tax liability of the Trust.





Tr'ondëk Hwëch'in
TRUST

When the Trustees make a decision to distribute a portion of the trust property to the TH, that decision would be based on one of two objectives: to provide benefits for the current generation of TH citizens or to mitigate any tax liability with respect to the Trust's investment income.

i. Distributions to the current generation

The Trustees intend to provide annual distributions to the TH that would be used to benefit the current generation of TH citizens. The distribution policy, approved by the General Assembly, provides transparency and accountability as to how the distributions are used and allocated.

Such distributions require the Trustees to consider the impacts for future generations.

ii. Distributions to mitigate or reduce tax liability

If the Trust is operated in accordance with the Indenture, any income earned in the Trust should not be subject to tax. In general, income earned by the capital would not be subject to tax and any tax on the secondary income would be mitigated if the Trustees make a distribution to the TH.

“Capital” refers to the original funds that were transferred or settled on the Trust by the TH, including the income earned directly from those original funds. Capital does not include secondary income. “Secondary income” is the earnings or income that was made from the income of the capital. In other words, secondary income is the “earnings on earnings.”

It is expected that all secondary income for a taxation year would be paid to the TH since secondary income is taxable in the Trust. If the secondary income is distributed to the TH, it would not be taxable so long as the TH maintains its tax status under the *Tr'ondëk Hwëch'in Self-Government Agreement* as “a public body performing a function of government in Canada” in accordance with the *Income Tax Act* (Canada).

Who makes decisions about the use and allocation of the Trust property distributed from the Trust?

Only the Trustees have the authority to make a decision to make a distribution of the trust property to the TH. However, they have no authorities or powers as to how the TH may use or allocate the trust property to them. The Indenture only provides that the income earned by the Trust must be used to promote, fund or carry out social, community or economic development activities of direct benefit to the TH. As discussed below, the General Assembly directed that the distribution policy would govern the allocation and use of the distributions from the Trust.

Distributions

The TH established a disbursement committee in 2019 to recommend a policy to the General Assembly for the allocation and use of funds distributed from the Trust to the TH. The committee completed its work and a policy was approved by the General Assembly in the fall of 2019. Under this policy, all TH citizens are entitled to an equal share of the distribution made to the TH.

We encourage all citizens to contact the TH to obtain a copy of the Distribution Policy and application.

If you have not received an application package, please contact the Registrar Officer at 867-993-7100 ext. 101 to ensure the TH has your correct address and that you are registered as a Tr'ondëk Hwëch'in citizen.

Questions related to disbursements, please contact Reija Warren, Finance Administrative Officer at 867-993-7100 ext. 135 or toll-free at 1-844-993-7100. You can also email disbursements@trondek.ca.

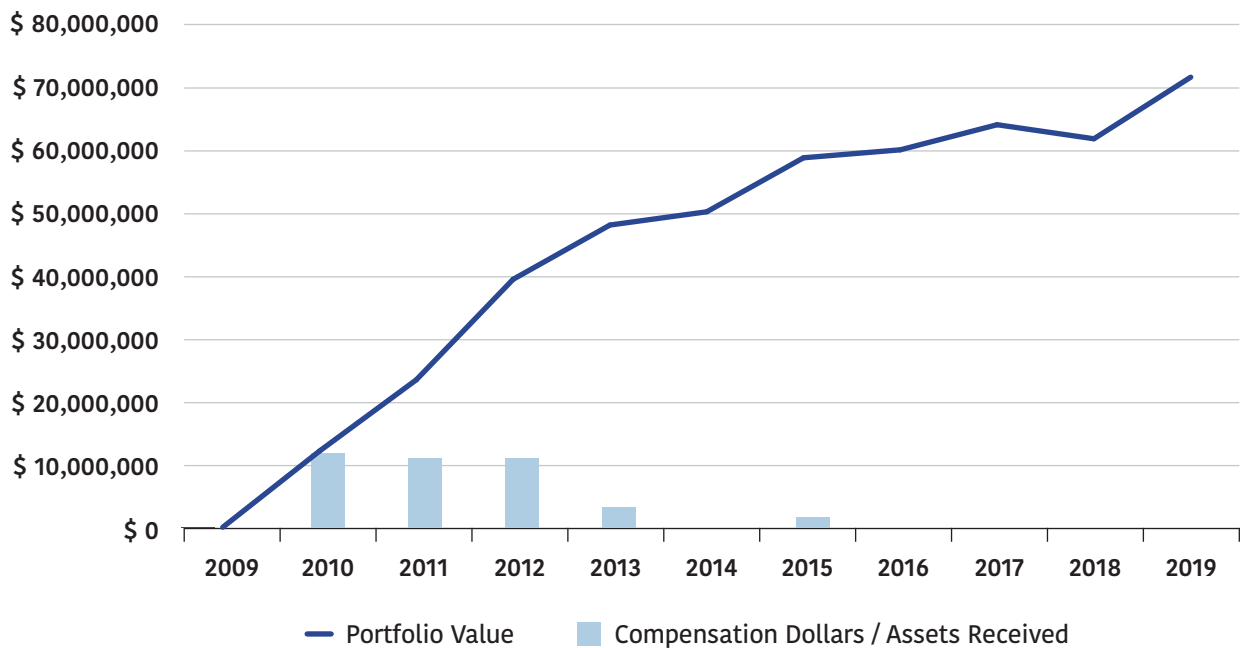
Organizational Structure



Tr'ondëk Hwëch'in Trust Portfolio

Tr'ondëk Hwëch'in Trust Portfolio

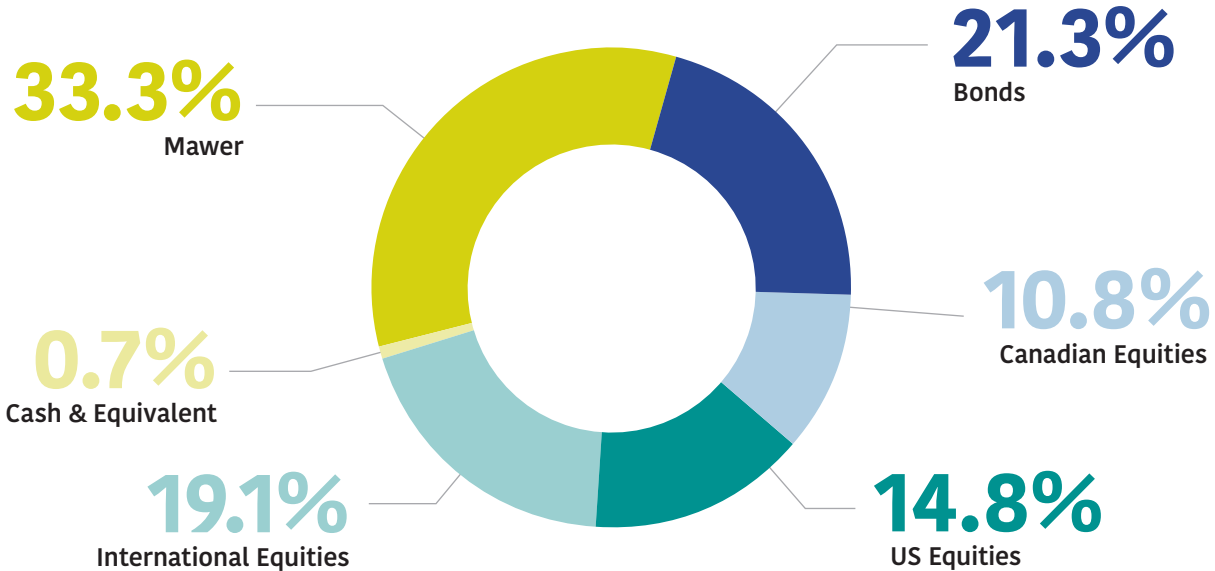
VALUE OF PORTFOLIO SINCE INCEPTION - 2009



2010	\$11,773,975	Compensation Dollars settled on Trust
2011	\$11,104,317	Compensation Dollars, Powerline loan, Kilrich, THE settled on Trust
2012	\$11,058,780	Compensation Dollars, CII Group of Companies , Tr'ochëk LP settled on Trust
2013	\$3,202,121	Compensation Dollars settled on Trust
2015	\$1,724,062	Yukon Inn settled on Trust
2018	\$ 3	Yukon Indian Development Corporation settled on Trust

Detailed Public Holdings

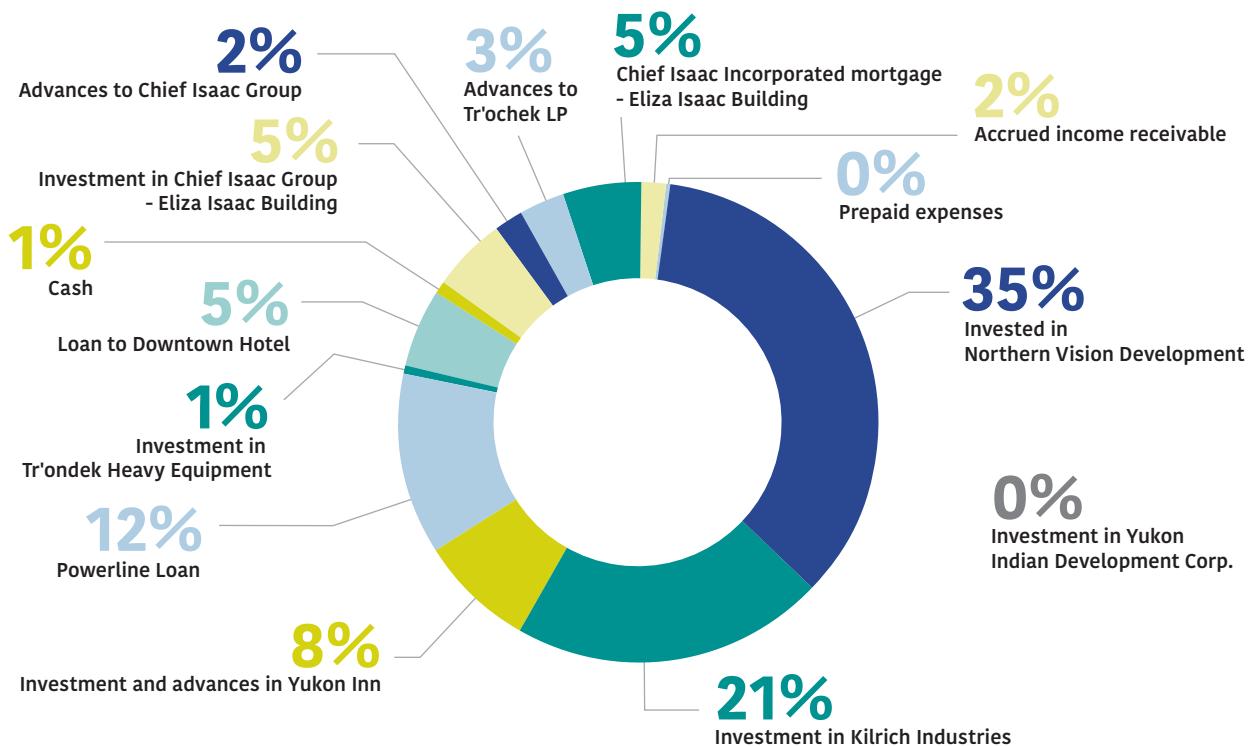
AS AT DECEMBER 31, 2019



This chart represents approximately **58%** of the total portfolio of the Tr'ondëk Hwëch'in Trust. In December 2019 **50%** of the Public Holdings was transferred to Mawer Investment Management.

Detailed Private Holdings - TBD

AS AT DECEMBER 31, 2019



This chart represents approximately **42%** of the total portfolio of the Tr'ondëk Hwëch'in Trust.

Shaunessy Investment Counsel Inc.

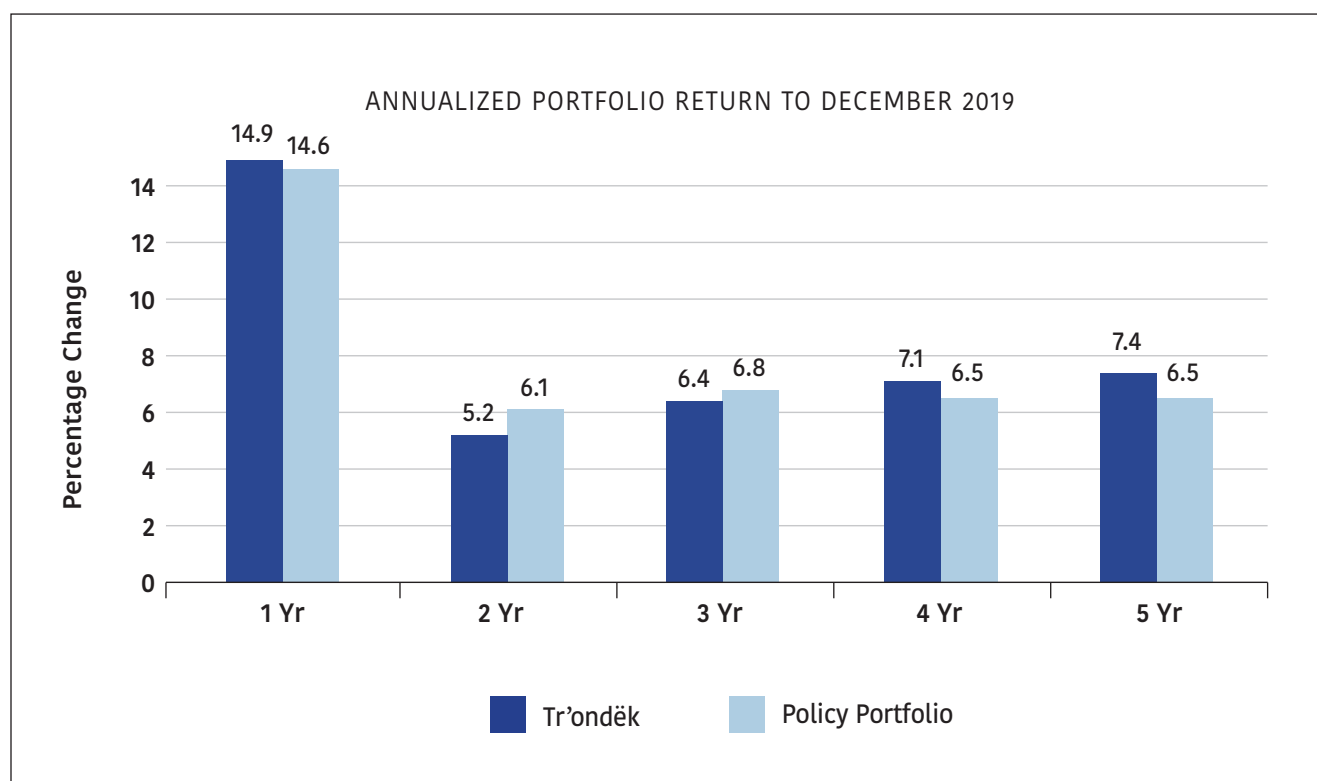


Investment Performance

	Q4 2019	Q3 2019	Q2 2019	Q1 2019	12 months Dec. 31, 2019	Since Inception March 2011
Portfolio \$ Millions	\$20.0	\$41.8	\$42.6	\$42.6		
Tr'ondëk Portfolio	3.9	0.4	1.7	8.3	14.9	97.6
Benchmark	2.7	1.5	2.2	7.5	14.6	

Global equity markets finished the final quarter of 2019 on a strong note, producing some of the best portfolio returns seen since 2013. (The decline in portfolio value reflects the transfer out of half the portfolio to Mawer in mid December.)

In 2019, US equities outperformed all other developed equity markets. However, during the fourth quarter economically sensitive regions and deep cyclical sectors sprang into action. Q4 saw emerging market equities and global base metal stocks post impressive returns - 10% and 12% respectively. For the year, your portfolio marginally outperformed the benchmark. Since inception, SIC has outperformed your benchmark in 7 out of 8 years.



Portfolio Composition

	Dec. 31, 2019	Sept. 30, 2019	June 30, 2019	Range
Cash & Equivalent	-1.1	1.7	1.4	0-10%
Bonds	32.7	29.4	31.7	30-50%
Fixed Income	31.6	31.1	33.1	
Cdn Equities	16.6	15.5	14.5	9-29%
US Equities & Pref	22.6	25.8	24.6	8-28%
Intl Equities	29.2	27.6	27.8	8-28%
Equities	68.4	68.9	66.9	

There were no major changes in asset mix in the fourth quarter. The small overdraught at year-end resulted in timing differences between deposits and withdrawals during a holiday period. On January 2, the overdraught had been eliminated and all asset categories were in compliance with the investment policy.

For 2020, we believe leadership will shift from growth-oriented US technology stocks to more value-oriented sectors such as industrials, financials and economic cyclicals. Accordingly, international and emerging markets should continue the trend established in Q4, providing superior performance in the months ahead. We remain overweight international equities and neutral weight on North American stocks relative to the benchmark.

2019 Review and Investment Outlook

Annual returns in 2019 for all major asset classes exceeded historical averages. Low interest rates and continued leadership from US mega cap technology and communications stocks (e.g. Apple, Microsoft, Google, etc.) buoyed investor confidence. This occurred despite the trade tensions between China and the US. For the year, a typical balanced portfolio (60% equity: 40% fixed income) produced returns in the mid-teens. The best showing since 2013.

At the beginning of 2020, the investment climate was looking very positive. Overall economic and monetary conditions remained favourable for global capital markets. US employment and consumer debt levels were the healthiest seen in decades. Also, the US 2020 presidential election race suggested that overall domestic policies would remain accommodative to growth and corporate profits. As the largest economy in the world, the positive picture in the US meant that the benefits would likely extend worldwide. Then the world was introduced to a new term: COVID-19.

COVID-19 will most certainly go down in the history books as one of those “out of the blue” events that shock capital markets and temporarily impact the global economy. In our opinion, COVID-19 is similar to a natural disaster – occurring suddenly, disrupting the economic tempo and instilling unnecessary fear and panic. Ultimately, everything recovers, and the disaster becomes a memory.

We expect coordinated policy responses by central banks and governments that will reboot the global economy. These policy initiatives combined with the magnitude of the current sell-off should be sufficient to stabilize the capital markets and pave the way for recovery in the second half of the year. To be sure, the market’s reaction has been uncomfortable for all, but take confidence in the quality and diversity of your portfolio. Despite near term heightened volatility, we believe that the economic consequences of COVID-19 will only delay and not short-circuit the appreciation of global equity markets. Consequently, we will continue to rebalance your portfolio so as to slowly take advantage of positive developments as they occur.

T.E. Wealth Indigenous Services



On behalf of T.E. Wealth's Indigenous Investment Advisory practice, we remain extremely honored to be able to support the Tr'ondëk Hwëch'in Trustees and Community surrounding the Trust's ongoing investment advisory needs. Joining the Trustees in 2018, our role continues to include the provision of independent and objective advisory assistance relating to;

- ▶ Planning and implementation of current and future investment strategies
- ▶ Citizen communications and consultation as required
- ▶ Ongoing development of the Trust's Investment Policies & Guidelines
- ▶ Ongoing monitoring/measurement and safeguarding of Trust investments

It remains our objective to assist the Trustees in creating a state of Sustainable Wealth that balances the needs of the present without compromising the ability of future generations to meet their own needs. To nurture and grow the tree that provides the fruit for both today and tomorrow.

Your T.E. Wealth Team



Lisa Caswell CFA
Vice President

Lisa brings over 25 years of investment industry experience and holds a Masters in Business; a Bachelor of Science; and a Chartered Financial Analyst (CFA) designation. Prior to joining T.E. Wealth, Lisa served as Director, Investment Services with a national investment firm. Lisa brings a deep understanding of global economics, financial markets, as well as extensive knowledge of debt, equity and alternative investments. Lisa has been a regular presenter, moderator and panel participant at various economic development events and conferences including the National Aboriginal Trust Officers Assoc. and the Aboriginal Financial Officers Association.



Jack Jamieson
Vice President

As Vice President (and founder) of T.E. Wealth's Indigenous Services practice, Jack brings over 35 years within the investment and financial services industry and is honored to have been working with Indigenous Communities across Canada for over 20 years. He currently serves on the National Advisory Board and membership committee for the National Aboriginal Trust Officers Association (NATOA) and through T.E., he is a partner member of the Aboriginal Financial Officers Association (AFOA) and an Achievement Award recipient of AFOA. Jack will tell you that he always enjoys his visits to the Tr'ondëk Hwëch'in community in light of the personal friendships that he has made over the last couple years.

What Was New in 2019!

Mawer Investment Management Hired to Complement Shaunessy Investment Counsel

It can be suggested that even the best investment management firms can suffer through periods of under-performance which can range from months to years. In order to reduce such risk exposure, the Trustees initiated a formal investment manager search in 2019 and through a short-listing and interview process, Mawer Investment Management was hired to support the ongoing management of half the Trust's public market investments going forward. Such a multi-manager structure can be expected to help minimize the impact of any one single manager's performance drastically affecting results and thereby decreasing the volatility or the risk of the overall portfolio. This approach can also add value over the long run through various market conditions.

A Little Bit About Mawer Investment Management

- ▶ Offices in Calgary, Toronto and Singapore
- ▶ In excess of \$65 billion dollars under management
- ▶ Approximately 30 First Nation relationships across Canada
- ▶ Consistently ranked in the top 5% of Balanced Investment Managers in Canada over the last 10 years ending Dec 2019 based on performance and risk
- ▶ Competitive fee structure
- ▶ Consistent Award Winner for Performance amongst their industry peers

Note: On December 27th, 2019, \$21,000,000 was transferred from Shaunessy Investment Council to Mawer Asset Management and as such, no formal performance is being made available for the period ending December 31st, 2019 relative to the Mawer managed funds.

In Closing...

On behalf of T.E. Wealth's Indigenous Advisory practice, we would like to thank you for allowing us to join you on this important journey!

Tr'ondëk Hwëch'in Trust — Disbursement Policy

It is the desire of the Trustees to achieve an annual funding and spending policy that allows for consistent multi-year budgeting and planning based on the authorized purposes and uses of Trust property and in this regard, the Trust's Statement of Investment Policies and Guidelines was updated in November 2019 to define a prudent approach to future annual disbursements. Such a process is also considered prudent and necessary as it is also recognized that the market value of the Trust portfolio is subject to fluctuations over time due to volatility within the investment markets.

With the foregoing in mind, the Trustees have adopted a formula designed to increase the probability that real growth occurs over the life of the Trust that ultimately maintains the purchasing power of the Trust property adjusted by inflation yet also achieves sustainable disbursements to the Tr'ondëk Hwëch'in Community and its citizens.

The formula is a two-part spending formula that equates to the sum of;

- 70% of the prior year's spending, plus;
- 3.5% of 30% of the market value of the Trust's investment portfolio as at December 31st.

It should be noted that the foregoing formula only considers the Trust's public marketable securities (and not any private or less liquid Investments of the Trust). The foregoing formula is subject to the discretion of the Trustees when considering current and future market conditions.



The Corporations





Chief Isaac Group of Companies

Established: JUNE 8, 1984

Date Acquired: 2012



100% owned by Tr'ondëk Hwëch'in Trust

The mandate of the Chief Isaac Group of Companies is to maximize profitable and sustainable revenue for our shareholder, the Tr'ondëk Hwëch'in Trust on behalf of all Tr'ondëk Hwëch'in Citizens.

This year has been a time of great change for us as we have gone through a process to look at how our organization can improve revenue for the future.

We have seen changes to our Board over the past year. Chief Isaac would like to thank the departing Board members for their service and contributions. We are very pleased that Gina Nagano has been elected Chair and Joe Fraser has joined the Board too – improving Citizen-representation. Currently, we are recruiting for other Board members.

This year we agreed to sell the Administration Building to the Tr'ondëk Hwëch'in Government. It's right that the Government should own its building and the proceeds from the sale have allowed us to pay off a significant amount of debt. We also sold our shares in RAB Energy Group which again has allowed us to reduce our debt.

It was also a busy year at the Coffee Creek mine. Goldcorp was bought by Newmont though staffing and operations remained pretty much the same throughout the season which was shorter than last year. Income from our business partnerships remained at the same healthy level as 2018 and this was largely due to income from the Coffee Creek operations.

Our partnership with Summit Camps (Chief Isaac-Summit Inc.) produced a healthy profit and we have learned a lot from Summit's expertise in managing large mining camps. Their advice helped to guide us through some tough conversations with Newmont during our open book negotiations this year.

In November we were proud to host the opening of the Eliza Building in Dawson City. This provides housing for a number of Citizens and other local people as well as an office in town for Golden Predator (owners of the Brewery Creek mine).

The Trust asked us to conduct a major review of our finances, organization, HR policies and relations with our stakeholders. Thank you to all the Citizens who contributed to the survey back in December 2019. We gained a lot of insight into what people think about us and what we need to be better at. We have already started implementing changes.

The areas we are focusing on include reducing our debt, simplifying our organizational structure, refreshing and strengthening our HR policies, growing the mutual benefits from our partnerships and improving our communications.

We have a terrific team at Chief Isaac who are the backbone of our organization – Citizens and other local people who are committed and work hard. The reason they work for Chief Isaac is because they know they are serving Citizens and the local community.

Please help them be even more successful and help all Citizens by spending money with Chief Isaac businesses whenever you can.

For more information about our corporation and businesses, please visit ChiefIsaac.ca

Directors: Gina M Nagano, Joe Fraser

Look for Citizen Discount Information



Please note: information accurate to June 2020. Discounts are subject to change without notice

Contact:

Main Contact Person:
Gina M Nagano, Chair
Tel: 867-993-5384 Email: chair@chiefisaac.ca

Dawson City
PO Box 1110, Dawson City, YT Y0B 1G0
Tel: 867-993-5384 Email: info@chiefisaacgroup.ca



Chief Isaac Inc.

Established: JUNE 8, 1984

Date Acquired: 2012



100% owned by Tr'ondëk Hwëch'in Trust

It was a busy year for Chief Isaac Inc. as well as a time to say goodbye.



Margie Kormendy (R) with Julia Spriggs (L) on the roof of the Eliza Building.

Margie Kormendy, who had been involved with Chief Isaac since its creation in 1987, retired as general manager. She had steered the business through good times and bad, always making sure that staff were under her wing. She will be sorely missed, and Chief Isaac cannot express its thanks enough for her unparalleled contribution over so many years.

Our partnership with Summit Camps, Chief Isaac-Summit Inc., launched in May 2019. It has been a great success turning a decent profit in its first year of trading.

Summit's expertise has really helped us to become more efficient in our camp operations at Coffee Creek.

The huge number of wild-fires last year provided a great opportunity for catering, custodial and security teams. The fire crews who worked so hard had to be looked after and our staff were able to step up and support the vital work they were doing.



The Chief Isaac Wildfire catering team.

In November last year we held the grand opening of the Eliza Building. The opening ceremony was attended by Chief Roberta Joseph, Mayor Wayne Potoroka,

Gerald Isaac (Chief Isaac's grandson) and a host of others. It was a symbol of cooperation between many different organizations and Chief Isaac was proud to play a leading role in delivering the project.

The building offers 14 apartments and a commercial space, now rented to Golden Predator (owners of the Brewery Creek mine). There is a total 9,713 square feet divided into 6 bachelor suites, 3 one-bedroom apartments and 5 two-bedroom apartments.



The grand opening of the Eliza Building

The project was the work of many organizations working together including the Tr'ondëk Hwëch'in Trust, Tr'ondëk Hwëch'in Government, the Klondike Development Corporation, Yukon Housing as well as Chief Isaac.

There are often employment opportunities at Chief Isaac Inc., if you are looking for work, please send your resume to Heidi Bliedung, Operations Manager (see contact details below).

The Chief Isaac HQ team (from left to right):
Tina Timms,
Julia Spriggs, Paul Isaac,
Heidi Bliedung,
Ben Pearson,
Mikaila Blanchard,
Monica Hawthorne.



Citizen Discount

Courtesy of Chief Isaac Inc.



Tr'ondëk Hwëch'in citizens are eligible for a **10% discount on Air North** airfares. To qualify for this discount citizens must inform Air North that they are a TH citizen and Air North will verify the name with the list they currently have on file, which was provided by TH. There are restrictions on this discount.

Contact:

Heidi Bliedung, Operations Manager
Tel: 867-993-5384, ext. 1006
Email: heidi.bliedung@chiefisaac.ca

PO Box 1110, Dawson City, YT Y0B 1G0
Tel: 867-993-5384
Email: info@chiefisaacgroup.ca



Mackenzie Petroleum Limited

Established: 1992

Date Acquired: 2012



100% owned by Tr'ondëk Hwëch'in Trust



MacKenzie Petroleum has been in business for over 40 years in the Dawson area. We pride ourselves on our commitment to customer service – we always ‘jump to the pump’. We keep a pot of coffee on the go and often have home-baked treats.

2019 was a busy year for us. Our biggest customer was Newmont and we kept the Coffee Creek Project supplied with fuel. Over the past year we delivered hundreds of thousands of litres by air and by barge to keep the mining operations working. Most of the fuel had to be flown in so we spent a lot of time shuttling between our depot in Callison and the airport to meet the tight delivery schedule.

We were also working with Golden Predator at their Brewery Creek mine. They are a long-standing customer of Chief Isaac and we're very pleased to be of service to them again.

Our lubes business has been growing steadily and also picked up again this past year. We're a distributor for

Boss Lubes and with our fuel, propane and welding supplies we're able to be a one-stop-shop for local miners.

We know from our customer survey – thanks to all the Citizens who took part last year – that you'd like us to be closer to town, that you appreciate that we keep our prices competitive and value the customer service we provide. You'd also like us to upgrade our equipment and provide 24-hour cardlock for all customers. Most of all, you appreciate that we are a locally owned business where profits go back to the Tr'ondëk Hwëch'in Trust.

We'd like to be serving more Citizens for fuel, lubes and propane. Ultimately, your money goes back to the Trust for the good of all Citizens.

Contact:

Steve Gabryelczyk, General Manager
Tel: 867-993-5445
Email: steve.gabryelczyk@mackenziepetroleum.ca

MacKenzie Petroleum
103 Callison Way, Callison Subdivision,
PO Box 647, Dawson City, YT Y0B 1G0
Tel: 867-993-5445, After hours: 867-993-3715, Fax: 867-993-5452
Email: customer.service@mackenziepetroleum.ca



536647 Yukon Inc. (formerly Kluane Freight Lines)

Established: 1992

Date Acquired: 2012



100% owned by Tr'ondëk Hwëch'in Trust



In December 2018 we reached an agreement with Manitoulin Transport to transfer our staff and operations in Whitehorse and Edmonton to them. The Dawson hub and staff remained part of Chief Isaac Group of Companies. We transferred the Kluane Freight Lines name to Manitoulin, so this now operates as a numbered company.

Our agreement with Manitoulin provides us with ongoing revenue from all freight shipped between Whitehorse and Dawson (wherever it originates). We have also set up a joint venture partnership with Manitoulin to develop new freight opportunities in the Yukon. Their wide range of equipment allows us to win business we previously could not have serviced.

The partnership with Manitoulin has improved our logistics technology which means better communications and easier billing and shipment tracing. That makes our operation more efficient.

Our customers are Citizens, other local people and businesses as well as contracts we have with the Tr'ondëk Hwëch'in Government and the Yukon Government. We keep the hospital in Dawson supplied with its medicines and fresh linen every week. We always go the extra mile.

We'd like to be serving more Citizens, so whether you want to send a small package or a large shipment in the Yukon, Canada or the world, give us a call on 1-800-265-1485 with the size and weight and we'll do the rest. Ultimately, your money goes back to the Trust for the good of all Citizens.

Contact:

Don Tutin, Manager

Tel: 867-993-5632

Email: dtutin@manitoulintransport.com

Manitoulin Transport

Lot #13 Callison Way,

Dawson City, YT Y0B 1G0

Tel: 1-800-265-1485



Chief Isaac Mechanical

Established: 2012

 **100%** owned by Tr'ondëk Hwëch'in Trust

From our workshop on the Callison Industrial Area in Dawson City we service and repair small engines, light vehicles, trucks and heavy equipment. We also provide a roadside recovery service to make sure people can get on their way as soon as possible if they have mechanical issues.

It was another busy year for Chief Isaac Mechanical keeping Citizens, other locals and visitors on the road, safely.

We answered around 100 call-outs and tow-calls over the year and changed or repaired 200 sets of tires on heavy and light vehicles and did over 50 seasonal tire swaps. That was on top of all the oil changes, repairs and inspections we carried out.

Chief Isaac Mechanical prides itself on the quality of its customer service and regularly receives thank you letters from customers here and abroad.

We'd like to be serving more Citizens, so whatever mechanic help you need, give us a call. Ultimately, your money goes back to the Trust for the good of all Citizens.



Chief Isaac Mechanical shop at Callison



Answering a tow-call

Contact:

Sean Aitken

Tel: 867-993-6552

Email: sean.aitken@chiefisaacgroup.ca

Chief Isaac Mechanical

Lot #11 Callison Way,

Dawson City, YT Y0B 1G0

Tr'ondëk Heavy Equipment

Established: 1992



100% owned by Tr'ondëk Hwëch'in Trust

It's been a busy year for Tr'ondëk Heavy Equipment. The heavy snowfall this winter meant there was plenty of snow removal work to be done.

We acquired a new Kubota loader that allows us to do this in a more environmentally friendly way. It's more fuel efficient and requires less maintenance than the equipment we had been using.

Our soil treatment facility has been busy too. This allows us to collect and treat dirt from spills that have contaminated the ground around the Dawson area. We are planning to expand this facility, so we can handle and treat more soil, more quickly and keep the local environment clean.



The new Kubota loader

Contact:

Sean Aitken

Tel: 867-993-6552

Email: sean.aitken@chiefisaacgroup.ca

Tr'ondëk Heavy Equipment

PO Box 1149,

Dawson City, YT Y0B 1G0



Han Construction

Established: 1992



100% owned by Tr'ondëk Hwëch'in Trust

Han Construction was started in 1992 to meet the residential construction and maintenance needs of the Tr'ondëk Hwëch'in while creating employment and training opportunities for our Citizens.

The company has been largely dormant over the past few years though has an ongoing partnership with Backcountry Resources which produces revenue.

Contact:

Tel: 867-993-5220

Email: info@chiefisaac.ca

Han Construction

1371 - 2nd Ave, Dawson City, YT Y0B 1G0

39484 Yukon Inc. Tr'ochëk Limited Partnership

Established: 2012

Date Acquired: April 2013



100% owned by Tr'ondëk Hwëch'in Trust



Tr'ochëk Limited Partnership (“TLP”) is the Trust’s private real estate company and is managed by its general partner 39484 Yukon Inc., a corporation owned by the Trust.

TLP currently owns two properties in Whitehorse — the Platinum Road property and Unit 420 at Waterfront Station. This past year property appraisals were completed to determine market value of both properties should the Trust decide to sell one or both properties.

The Platinum Road property underwent some much needed repairs such as roof repairs, heating and electrical maintenance and hired a property maintenance person. There are currently two corporate tenants — Goldcorp and Cantex Mining, as well as one residential unit which is rented to a TH citizen.

The Waterfront Station property received a new floor this year. It is currently rented to Chief Isaac Incorporated and the Yukon First Nation Chamber of Commerce. Both properties have vacancies and tenants are being sought.

TLP also owns 50% of the Downtown Hotel with Northern Vision Development Corp. through the Dawson Downtown Limited Partnership (“DDL”). In 2019, DDL purchased the Midnight Sun Hotel and Caley building and received funding from CanNor to complete renovations. Grand re-opening of the Midnight Sun Hotel was set for May 2020 but has now been postponed to possibly 2021.

Director: Gina M Nagano

Contact:

Tel: 867-993-5384
PO Box 1110,
Dawson City, YT Y0B 1G0



Kilrich Industries Limited

Established: 1977

Date Acquired: 2008

Transferred to THT: 2011



41.33% owned by Tr'ondëk Hwëch'in Trust



Kilrich Building Centres strives to be the contractor's choice for professional grade construction materials, custom trusses, building supplies and tools.

Founded in 1977, Kilrich is the largest building materials supplier and truss manufacturer north of 60. Based in Whitehorse, Kilrich delivers a full range of building and construction materials to communities across Yukon, Northwest Territories, Northern BC, and Alaska.

Kilrich continues to grow its inventory and services provided to maintain its vision of being "the preferred supplier for the Yukon builder". New product offerings for 2019/2020 include Senco auto feed screw systems, pre-cut pressure treated wood stringers, LP exterior Smarttrim, Grabber Premium LOX screws, Wood Owl woodworking accessories, Erie wheelbarrow and

tools, and the reintroduction of James Hardie fiber cement siding.

Kilrich had another extremely successful year in 2019, and achieved significant growth for the 6th consecutive year. Kilrich Industries is owned by the Trust (41.33%), Chu Niikwän Development Corporation (Kwanlin Dün) (25%), dāna Näye Ventures (12.5%), and the original owners Anne Marie Peeters, Richard Boyd and Denlin Holdings Ltd. (21.17%).

Directors: Richard (Rick) Reaume, Ernie Bourassa, Jorn Meier

Contact:

Kilrich Industries Limited
Tel: 867-668-5958
Email: sales@kilrich.ca
30 Denver Road
Whitehorse, YT Y1A 5S7

Citizen Discount Information



Tr'ondëk Hwëch'in citizens are eligible for a discount on building supplies and tools purchased from Kilrich Industries Ltd. — "their best contractor's rate".

Contact Rob Fordham at 867-668-5958 or sales@kilrich.ca to obtain a price quote and identify yourself as a Tr'ondëk Hwëch'in citizen.



Northern Vision Development

Established: 2004

Date Acquired: April 2012



17.69% owned by Tr'ondëk Hwëch'in Trust

Northern Vision Development Limited Partnership (“NVD”) is a leading real estate developer, hotel and commercial property owner and operator in the Yukon.

The partnership owns and operates six hotels in the Yukon. Three are 100% owned and operated in Whitehorse and comprise 214 rooms and a number of food and beverage outlets: the Best Western Gold Rush Inn, the Coast High Country Inn and the Edgewater Hotel. NVD operates two hotels in a 50/50 partnership with Tr'ochëk Limited Partnership in Dawson – The 59-room Downtown Hotel and the newly Renovated Midnight Sun Hotel and Caley Building. The Midnight Sun and Caley were slated to open in May 2020, however that opening has been delayed do to the impact of the COVID-19 crisis. NVD also owns and operates the Bedrock Hotel in Mayo in a 49/51 partnership with Na-Cho Nyäk Dun Development Corporation.

NVD recently completed a 44-unit luxury residential condominium project on the Yukon River in Whitehorse and operates and manages a residential and commercial lease portfolio of more than 200,000 square feet located throughout the Yukon.

THT, as NVD's largest shareholder, has representation on the NVD board. The partnership follows a business plan and policy that supports both net asset value growth and the provision of regular distributions to its unitholders.

NVD posted solid results in 2019, growing net income slightly to \$2.85 million. It also increased total book value of assets by 19% from \$74.2 million to \$88.2 million during the year.

In 2019 NVD posted record net operating income in its two main operating divisions. In 2020, given its focus on Hotel and Real Estate operations it will be severely impacted by the economic lockdown associated with

the COVID-19 crisis and board and management will focus on survival strategies until some normal level of economic activity returns in the Yukon economy.

In the meantime it will complete its work on the renovation of the Midnight Sun and Caley buildings so that it can launch those products when tourism picks up once again in Dawson, and it will do what it can to ensure the balance sheet of the partnership is protected from the consequences of economic lockdown. Every effort will be made to keep key staff in place so that NVD can once again thrive when a new level of normal returns.

The Trust is the largest unitholder (17.69 %) in NVD. Other major unitholders include the Ta'an Kwacha'an Council, and the Carcross Tagish First Nation's Daana Jili Trust. First Nations grew their total percentage interest in the partnership in 2018 to 38.1% led by an additional investment made by the Trust and with 16 First Nations joining the investor group, or growing their investment in NVD through an allocation of units directly to owners of YIDC. Yukon investors, including First Nations, own 61.7% of the partnership and the remaining 38.3% is owned by investors across Canada and primarily located in Calgary. The Trust provides input and guidance to the partnership through Lori Simcox who is appointed to the board of NVD on the recommendation of the Trust.

Director: Lori Simcox

Contact:

Northern Vision Development LP
Tel: 867-668-7886 Email: admin@nvdlp.com
Suite 209, 212 Main Street
Whitehorse, YT Y1A 2B1

Citizen Discount Information



Tr'ondëk Hwëch'in citizens are eligible for a discount on hotel rooms, as follows:

Gold Rush Inn and Coast High Country Inn

Winter rate: \$99.00 + GST (Oct.-Apr.)

Summer rate: \$129.00 + GST (May-Sept.)

Edgewater Hotel Year-round: \$129.00 + GST

You must ask for the “Tr'ondëk Hwëch'in Trust” rate when making the reservation and must show your status card or Tr'ondëk Hwëch'in citizen card on check-in, if requested.



Downtown Hotel

Established: Early 1900's

Date Acquired: July 2013



50% owned by Tr'ondëk Hwëch'in Trust

With a lineage dating back to the Gold Rush, the Downtown Hotel is located in the heart of Dawson City, combining turn-of-the century atmosphere with modern comfort. It is a full-service hotel with a restaurant, lounge and conference room and home of the world famous "Sourtoe Cocktail".

Through the Tr'ochëk Limited Partnership the Trust owns a 50% interest alongside NVD through the Downtown Dawson Limited Partnership ("DDL") in the Downtown Hotel and an associated staff housing asset. This base of assets was built on with the May 2019 acquisition of the Midnight Sun Hotel and Caley Building by the DDL.

Since taking ownership of the Downtown Hotel, the rooms have been renovated and the property has been rated #1 by TripAdvisor as "Best Value Hotel in Dawson City". In 2019 the hotel delivered its second consecutive year of very strong operating results. Management and staff have worked diligently to create an outstanding guest experience and their collective efforts of the past five years, leading to the decision to invest further in the Dawson Hotel market.

The Midnight Sun will add 19 hotel rooms to the Hotel offering and the Caley will provide for 16 staff housing units as well as two high end "Boardwalk Suites" offered through the hotel and two additional long term stay units. Most of the new acquisitions will be offered on a seasonal basis only to start.

With the addition of the Midnight Sun and Caley assets, DDL has established itself as a leading hotelier in Dawson City. While COVID-19 related impacts will likely keep the grand opening of the Midnight Sun delayed until 2021, there remains a possibility of limited or soft opening this summer. A major event will be held to celebrate the grand opening when conditions are right.

Tr'ochëk Limited Partnership, wholly owned by the Trust, owns 50% of DDL and Northern Vision Development Limited Partnership, which is owned 17.7% by the Trust, owns 50%. As a consequence of its direct and indirect holdings, the Trust is therefore the majority owner of DDL and the associated assets – the Downtown Hotel, the Midnight Sun and Caley Building.



Downtown Hotel



Midnight Sun Hotel



Caley Building

Contact:

Tel: 1-800-661-0514

Tel: 867-993-5076

Email: info@downtownhotel.ca

Downtown Hotel

PO Box 780,

Dawson City, YT Y0B 1G0

Citizen Discount Information



Tr'ondëk Hwëch'in citizens are eligible for a discount on hotel rooms, as follows:

Downtown Hotel

Winter rate: \$99.00 + GST (Oct.-Apr.)

Summer rate: \$129.00 + GST (May-Sept.)



Yukon Inn

Established: 1970's

Date Acquired: 1996

Transferred to THT: 2015



33.33% owned by Tr'ondëk Hwëch'in Trust



For the Yukon Inn and Yukon Inn Plaza, 2019 was similar to the previous successful year. Our guest rooms, restaurant, lounge, bar, and meeting rooms continued to be busy, and almost all the suites in the Plaza were occupied.

As with the prior year, the high occupancies and busy food and beverage department has meant continued wear of the interior, and so the interior of the hotel was again the focus of our renovations this past year. In particular, the updating of the guest rooms has continued, with new flooring, paint, curtains and furniture. This interior updating will continue during 2020.

The major capital expenditure in 2019 was new roofing. Two sections of the hotel had the old tar and gravel

roofing removed, and replaced with new roofing and drains. Although it is not visible to our guests, this was a major, but necessary, capital investment.

We continue to appreciate our many regular guests, as well as those who are new to the Yukon Inn. Our many long term staff, as well as new employees, look forward to seeing our guests at their "home away from home".

The Yukon Inn is equally owned by the Tr'ondëk Hwëch'in Trust, Dakwakada Capital Investments Inc. and Little Salmon Carmacks First Nation.

Directors: Ernie Bourassa, President
Jenny Whitehouse

Citizen Discount Information



There is a First Nation rate. Please contact the hotel for more information. When signed up for the Yukon Inn loyalty program, points are earned each stay for additional benefits, including free nights.

Contact:

Brenda Riis, General Manager
Email: reservations@yukoninn.com

Yukon Inn
4220 - 4th Avenue
Whitehorse, YT
Y1A 1K1

Employment Opportunities

For employment opportunities, please contact the following:

Northern Vision Development Corp

Alexis Brandt,
Director of Human Resources

Tel: 403-910-3813, ext. 1109

Email: abrandt@nvdip.com

Downtown Hotel

Stephen Lancaster

Tel: 867-993-5346

Email: gm@downtownhotel.ca

Kilrich Industries Limited

Lisa Martin

Tel: 867-668-5958

Email: lisa@kilrich.ca

Yukon Inn

Joe Beckett

Tel: 867-667-2527

Email: joe@yukoninn.com

Chief Isaac Group of Companies

Heidi Bliedung

Tel: 867-993-5384, ext. 1006

Email: heidi.bliedung@chiefissac.ca

*Celebrating
10 Years*





Tr'ondëk Hwëch'in
TRUST

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info@thtrust.com

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