

Alitis Private REIT

ALITIS
ASSET MANAGEMENT

Asset Manager

Alitis Investment Counsel Inc.

Objective

To generate a moderate level of income and a moderate level of capital appreciation over the long-term.

Investment Strategy¹

The fund focuses on the multi-family residential properties sector. From a base of Core Plus apartments, the fund seeks to add additional return by investing in Value-Add apartment properties in the US and new developments of apartments, townhomes and condos in Canada.

Fund Assets \$49,840,160

Details

Unit Price \$10.7506

Launch Date November 29th, 2019

Fund Code ALI503 Class F

Fees

Management Fee 1.00%

Performance Fee 20.0% over a hurdle rate of 9.0%²

Administrative Costs 0.29%

Investing in the Fund

Frequency Monthly

Min. Initial Investment \$5,000

Redemptions

Minimum Hold Period None

Frequency Monthly

Early Redemption Charge Yes

Held for less than 1 year before redemption notice given OR less than 6 months' notice provided 5%

Historical Taxable Distributions

	Other Income	Capital Gains	Percent ³
2019	\$ -	\$0.00	0.00%
2020			
2021			

Class F Units

Target Return 8% - 12%

October 31, 2020

Annualized Returns

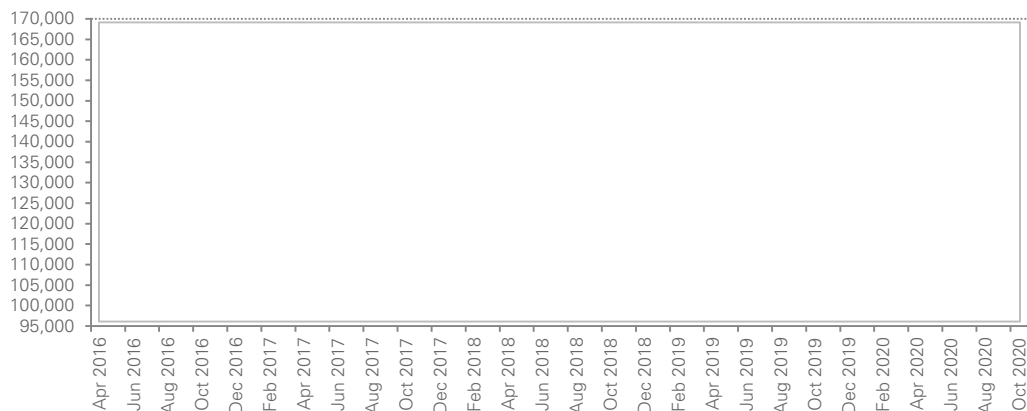
	1 Month	3 Months	6 Months	1 Year	2 Years	3 Years	5 Years	10 Years	Since Inception
Alitis Private REIT	2.59%	5.18%	6.81%						7.51%
Benchmark*	-2.54%	-3.35%	3.15%						-19.97%

*75% TSX Capped Real Estate, 25% Dow Jones Real Estate (C\$)

Monthly Returns

	2019	2020
January		-0.54%
February		0.30%
March		0.11%
April		-0.05%
May		-0.55%
June		1.05%
July		1.04%
August		1.22%
September		1.28%
October		2.59%
November		
December	0.84%	
Total	0.84%	6.61%

Growth of \$100,000



Risk/Returns

Best/Worst Returns

Best Monthly Return

% Positive Months

Worst Monthly Return

Worst Drawdown

Months to Recover

Not relevant until at least 1 year's data

Standard Deviation - Annualized

	1 Year	2 Years	3 Years	4 Years	Since Inception
Alitis Private REIT					
Benchmark					Not relevant until at least 1 year's data

Top 10 Holdings

	% of Fund
Ironclad Elliott	14.4%
Ironclad Eagleson	12.2%
Starlight Cdn Residential Growth	11.0%
Ironclad Pembina LP	9.9%
RISE Properties Trust	8.6%
Ironclad Bridgwater	6.4%
CMCC Capital Fund LP	4.6%
Anthem East 3rd Dev LP	3.4%
Anthem Cottonwood Dev LP	3.4%
TC Evolution	2.6%
	<hr/> 76.4%

Fund Analysis⁴

Number of Apartments/Units	24388
Number of Projects/Buildings	146
Percentage of Private Investments	95%

Legal Status

Fund Type	Open ended trust
Fund Status	OM, Exempt Market, Continuous Offering
Approved for Sale	BC, AB, SK, MB, ON, QC, NS, NB, PEI
Registered Plans Eligible	Yes

Partnerships

Fund Administrator	SGGG Fund Services
Custodians	Credential Qtrade Securities BMO Capital Markets
Trustee	BNY Trust Company of Canada
Auditor	KPMG
Legal Counsel	MLT Aikins

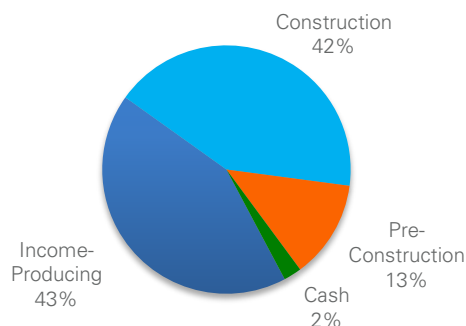
Fund Codes

Class A	ALI504
Class F	ALI503

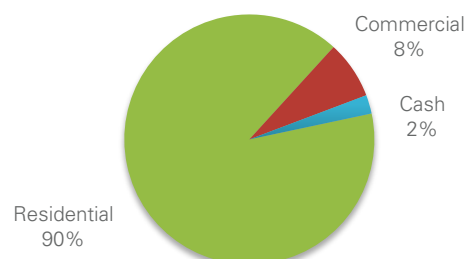
Class F Units

October 31, 2020

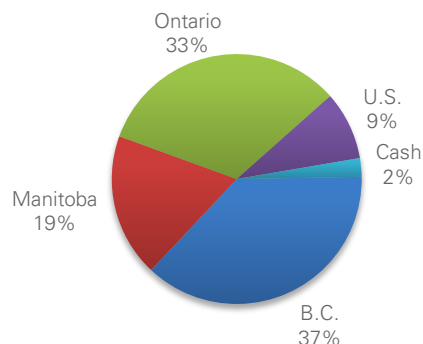
Asset Category



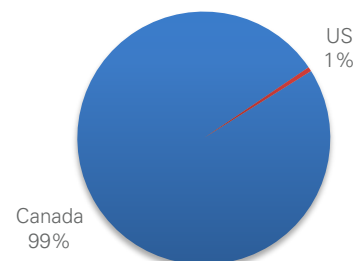
Property Type



Regional Breakdown



Currency Exposure



Disclaimers, Disclosures and Notes

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Unless otherwise noted, the indicated rates of return are the historical annual compounded returns for the period indicated, including changes in security value and the reinvestment of all distributions and do not take into account income taxes payable by any securityholder that would have reduced returns. The investments are not guaranteed; their values change frequently, and past performance may not be repeated. Target returns are determined through a number of methods intended/designed to maintain the desired returns within the specified risk tolerance set for the pool/portfolio. These methods vary.

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Fund analysis, property type, asset allocation and currency allocation represent the approximate exposure, asset and currency mix of the underlying investments as of the date of this report.

1. Categories of real estate: Core real estate is considered to be the least risky because they often target stabilized, fully leased, secure investments in major core markets. Core Plus real estate, is similar to Core, but not quite as high quality as the property might be in the suburbs or a secondary metropolitan area, the tenants may not be quite as high quality, or it may involve a property type that is not one of the four main property types. A newly-built property may also be classified as Core Plus if the leverage is in the 40% to 70% range. Value Added real estate investments typically target properties that have in-place cash flow but seek to increase that cash flow over time by making improvements to or repositioning the property. Opportunistic strategies involve the development of raw land into residential or commercial properties. It may also involve the conversion of properties or target highly distressed properties that require major renovations.

2. Hurdle rate changed from 8% on 9% on July 26, 2019.

3. Total taxable distributions as a weighted average percent of the quarterly pre-distribution net asset value per unit.

4. Number of Projects/Buildings* and the "Number of Apartments/Units" represents our best estimate of the total number of projects, buildings,

Benchmark may change over time. Benchmark is currently: 75% TSX Capped Real Estate, 25% Dow Jones Real Estate (C\$)

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