

Alitis Private REIT

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 Strategy

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

\$55,110,480

Details

Unit Price \$15.0246

Launch Date April 1st, 2016

Fund Code ALI500 Class D

Fees

Management Fee 0.00%

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

Administrative Costs 0.32%

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 ²
2016	\$0.16	\$ -	0.76%
2017	\$0.08	\$ -	0.78%
2018	\$0.45	\$ -	3.54%
2019	\$ -	\$0.73	5.24%
2020	\$ -	\$0.54	3.54%

Class D Units ¹

Target Return 9% - 13%

January 31, 2021

Annualized Returns

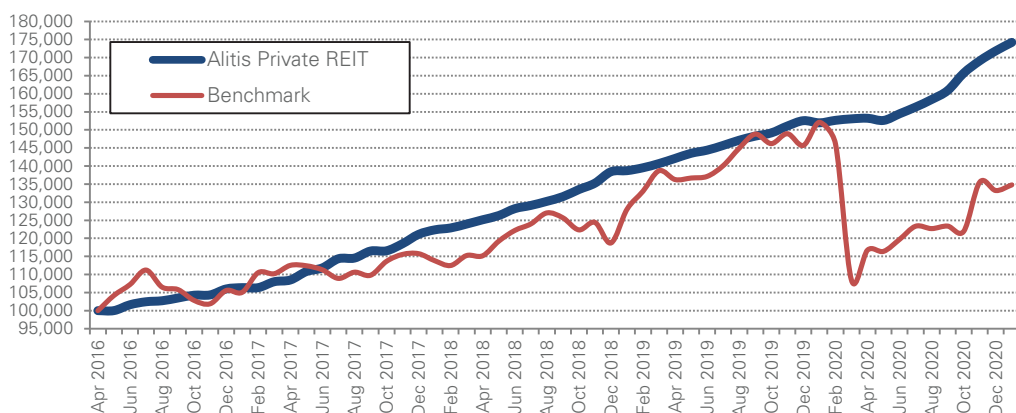
	1 Month	3 Months	6 Months	1 Year	2 Years	3 Years	5 Years	10 Years	Since Inception
Alitis Private REIT	1.36%	5.13%	11.45%	14.64%	12.06%	12.50%			12.40%
Benchmark*	1.18%	10.55%	9.28%	-11.38%	2.61%	5.80%			6.49%

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

Monthly Returns

	2016	2017	2018	2019	2020	2021
January		0.35%	1.03%	0.21%	-0.39%	1.36%
February		0.00%	0.44%	0.58%	0.45%	
March		1.54%	0.88%	0.84%	0.27%	
April		0.44%	0.95%	1.00%	0.11%	
May	0.01%	2.15%	0.93%	1.01%	-0.39%	
June	1.62%	0.92%	1.50%	0.60%	1.21%	
July	0.82%	2.27%	0.70%	0.91%	1.20%	
August	0.27%	0.16%	0.88%	0.99%	1.34%	
September	0.74%	1.70%	1.00%	0.77%	1.57%	
October	0.75%	0.06%	1.50%	0.60%	2.99%	
November	0.08%	1.68%	1.32%	1.27%	2.06%	
December	1.58%	2.18%	2.34%	0.98%	1.62%	
Total	6.00%	14.25%	14.32%	10.20%	12.66%	1.36%

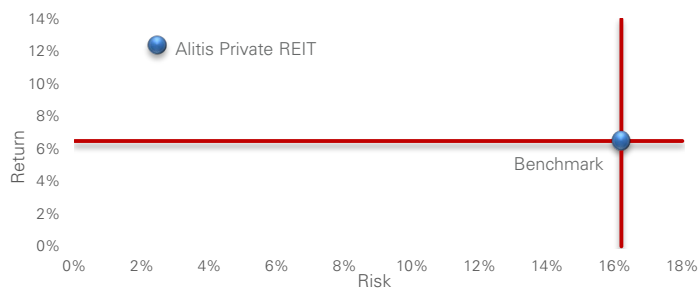
Growth of \$100,000



Risk/Returns

Best/Worst Returns

Best Monthly Return	2.99%
% Positive Months	94.74%
Worst Monthly Return	-0.39%
Worst Drawdown	-0.39%
Months to Recover	1



Standard Deviation - Annualized

	1 Year	2 Years	3 Years	4 Years	Since Inception
Alitis Private REIT	3.20%	2.53%	2.32%	2.48%	2.44%
Benchmark	31.10%	22.58%	19.37%	17.11%	16.19%

Top 10 Holdings

	% of Fund
Ironclad Elliott	14.2%
Ironclad Eagleson	12.9%
Starlight Cdn Res. Growth Fund	10.3%
Ironclad Pembina LP	6.8%
Canadian Cash	5.9%
Starlight Cdn Res. Growth Fund II	5.5%
CMCC Capital Fund LP	3.9%
Ironclad Bridgwater	3.7%
Ironclad Treanor	3.7%
Ironclad Jubilee	3.3%
	<hr/> 70.4%

Fund Analysis⁴

Number of Apartments/Units	23837
Number of Projects/Buildings	158
Percentage of Private Investments	89%

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

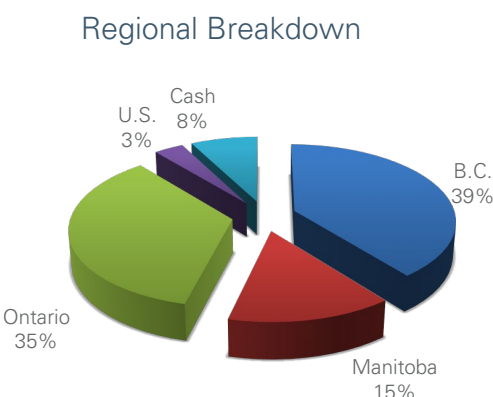
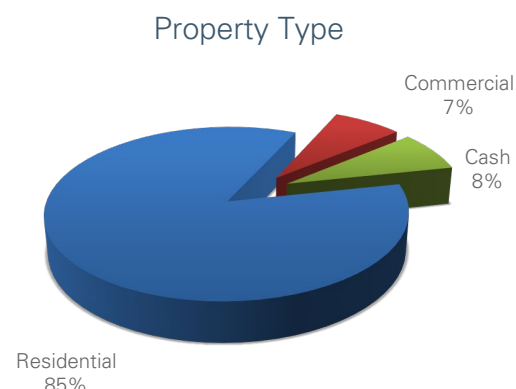
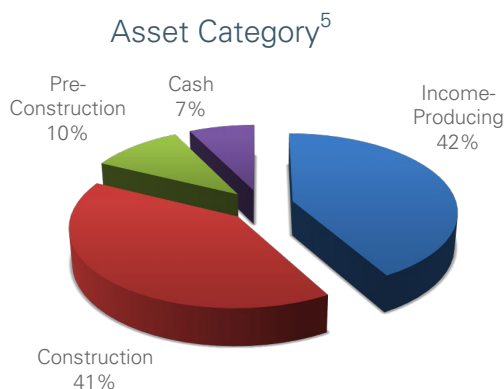
Fund Administrator	SGGG Fund Services
Custodians	Credential Qtrade Securities BMO Capital Markets
Trustee	BNY Trust Company of Canada
Auditor	KPMG
Legal Counsel	MLT Aikins

Fund Codes

Class A	ALI504
Class F	ALI503

Class D Units

January 31, 2021



Disclaimers, Disclosures and Notes

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This report is provided for informational purposes only and does not constitute an offer or solicitation to buy or sell any securities discussed herein to anyone in any jurisdiction where such offer or solicitation would be prohibited.

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. For Class D units, returns include administrative costs and performance fees and excludes management fees.

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, apartments, and units to which the Alitis Private REIT has exposure. Not all projects / apartments represent the same dollar exposure and these numbers may change materially from time-to-time.

5. 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.

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

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