

Asset Manager

Alitis Investment Counsel Inc.

Overview

A diversified portfolio of alternative investments with a focus on private real estate and a tilt towards development projects

Fund Assets \$ 21,878,046

Inception Dates

Fund Apr. 18, 2017
Class May. 26, 2017

Unit Price \$ 18.8664

Fund Code ALI600 - Class D

Other Fund Codes

ALI601 Class E

Fees

Management Fee 0%
Administrative Costs

Distribution Details

Yield (12 month trailing) 0.0%

Historical Taxable Distributions ¹

No distributions in the three previous years. Notional distributions may have occurred, ask your Adviser or refer to the offering documents for further details on the distribution policy.

Performance - Annualized

1 Month	3 Month	6 Month	1 Year	2 Year	3 Year	4 Year	5 Year	10 Year	Since Inception
0.33%	2.67%	4.22%	5.74%	0.68%	2.69%	6.49%	8.08%		8.56%

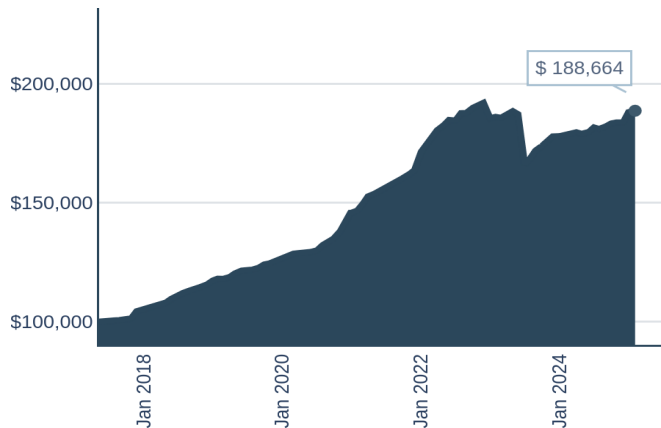
Standard Deviation - Annualized

1 Year	2 Year	3 Year	4 Year	5 Year	10 Year	Since Inception
2.48%	8.72%	7.62%	7.09%	6.57%		5.42%

Monthly & Calendar Year Returns (%)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2025	0.33												0.33%
2024	0.26	0.05	0.62	-0.35	0.39	1.10	-0.36	0.61	0.67	0.23	0.03	2.30	5.66%
2023	0.30	-0.22	0.87	0.63	-0.69	-11.23	1.42	1.97	1.18	0.96	1.31	0.06	-4.09%
2022	1.64	1.96	1.58	1.18	1.25	-0.14	1.67	0.06	1.14	0.54	0.57	-3.37	8.27%
2021	0.59	1.84	2.18	0.75	0.77	0.72	1.20	0.72	0.73	1.05	1.05	4.73	17.53%
2020	0.94	0.52	0.23	0.06	0.29	0.48	1.75	0.90	1.07	2.29	3.48	2.20	15.10%
2019	0.66	-0.09	0.66	1.32	0.95	0.12	0.24	0.67	1.12	0.35	0.85	0.90	8.02%
2018	0.56	0.61	0.73	0.68	1.44	1.43	0.84	0.94	0.97	0.34	0.92	1.42	11.42%

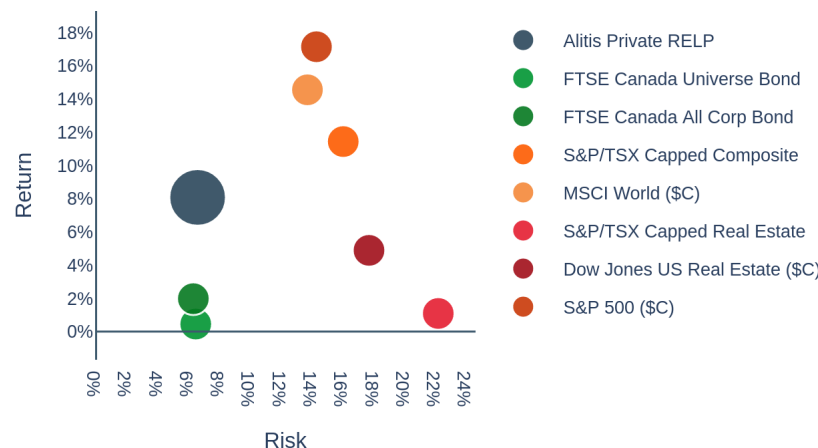
Growth of \$100,000 (Since Inception)



Risk Statistics

Max. Drawdown	-13.46%
Max. Drawdown Date	Jun 30, 2023
Days Peak to Trough	217 days
Days to Recovery	Has not recovered
% Positive Months	91.3%
Avg. Positive Return	0.97%
Avg. Negative Return	-2.06%

Risk / Return Chart - Trailing 5 Years



Correlation

Index ²	1 yr	3 yr	5 yr
Cdn Stocks	-0.56	-0.03	0.07
US Stocks	-0.15	-0.02	0.04
Real Estate	-0.26	-0.01	0.10
Cdn Bonds	-0.09	0.06	0.04

Fund Analysis

Apartment/Unit Count 5,897
 Number of Projects/Buildings 28

Investing in the Fund

RSP Eligible No
 Frequency Monthly
 Min. Initial Investment \$ 5,000

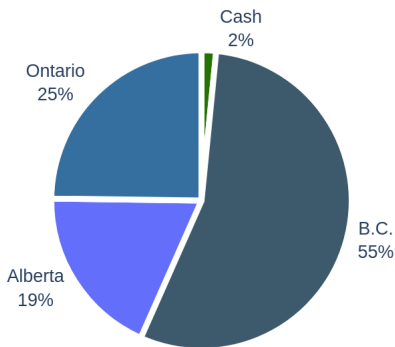
Redemptions

Frequency Annually
 Early Red. Charge None
 Redemption Requests 365 days notice

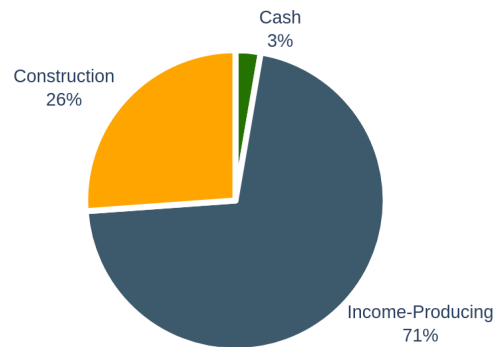
Partnerships

Fund Administrator SGGG Fund Services
 Primary Custodian Aviso Financial
 Trustee BNY Trust Company of Canada
 Auditor KPMG
 Legal Counsel MLT Aikins

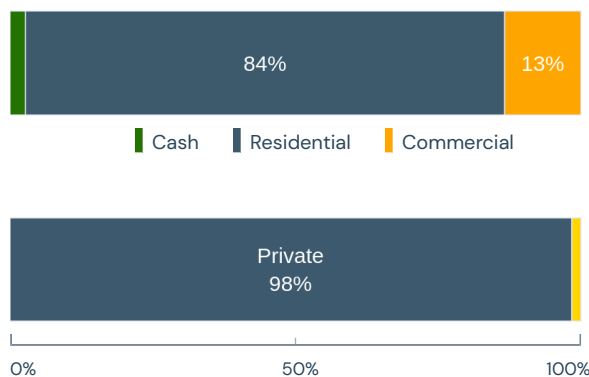
Regional Breakdown



Categories of Real Estate



Property Type



Top 10 Holdings

Name	Percent
Tenth Line (Ironclad Tenth Line LP)	24.8%
Mercury Block (EDGAR Mercury Block LP)	18.5%
Mission Group Okanagan Real Estate LP	12.7%
Kinnaird (MHC Kinnaird Konversion LP)	10.7%
Westurban Government Road LP	8.6%
Anthem 220 Bay Investments LP	8.6%
Anthem Class A Investment LP	6.5%
Anthem Metro Vancouver High-Rise Fund LP	4.9%
Anthem 6075 Wilson LP	1.7%
BNS Corp Tiered Inv Savings Account	1.6%
Total of Top 10 Holdings	98.6%

Disclaimers and Disclosures – Alitis Investment Counsel Inc. (“Alitis”)

¹ Income may be comprised of amounts of Other Income, Foreign Income and Eligible Dividend Income. Future distributions may be materially different from historical distributions.
² Indexes referred to in order of Cdn Stocks, US Stocks, Real Estate and Cdn Bonds are: S&P/TSX Capped Composite TR Index, S&P 500 TR Index (\$C), S&P/TSX Capped Real Estate TR Index, and FTSE Canada Universe Bond Index.

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