

Financial Statements of

ALITIS PRIVATE REIT

And Independent Auditor's Report thereon

Year ended December 31, 2024



KPMG LLP

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INDEPENDENT AUDITOR'S REPORT

To the Unitholders of Alitis Private REIT

Opinion

We have audited the accompanying financial statements of Alitis Private REIT (the "Entity"), which comprise the statement of financial position as at December 31, 2024, the statements of comprehensive income, changes in net assets attributable to holders of redeemable units and cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies (hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2024 and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represents the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, stylized font and is underlined with a single horizontal stroke.

Chartered Professional Accountants

Winnipeg, Canada

April 14, 2025


ALITIS PRIVATE REIT

Statement of Financial Position

As at December 31, 2024, with comparative information for 2023

	2024	2023
Assets		
Investments	\$ 113,058,662	\$ 110,074,041
Cash	6,499,818	1,695,606
Interest and dividends receivable	16,738	23,588
Subscriptions receivable	759,027	592,451
Prepaid expenses	11,485	4,440
	\$ 120,345,730	\$ 112,390,126
Liabilities		
Accounts payable and accrued liabilities	\$ 88,452	\$ 77,732
Management fees payable (note 5)	103,818	109,454
Redemptions payable	1,330,459	582,165
Loans payable to investee, non-interest bearing	—	10,180,108
Term loans payable (note 11)	4,853,528	—
	6,376,257	10,949,459
Net assets attributable to holders of redeemable units	\$ 113,969,473	\$ 101,440,667
Net assets attributable to holders of redeemable units per class:		
Class A	\$ 832,102	\$ 776,085
Class D	46,851,294	40,438,524
Class E	43,786,082	43,618,195
Class F	22,499,995	16,607,863
	\$ 113,969,473	\$ 101,440,667
Number of redeemable units outstanding (note 6):		
Class A	59,960	59,960
Class D	2,140,762	2,039,957
Class E	2,032,771	2,195,968
Class F	1,452,403	1,162,228
Net assets attributable to holders of redeemable units per unit:		
Class A	\$ 13.88	\$ 12.94
Class D	21.89	19.82
Class E	21.54	19.86
Class F	15.49	14.29

The accompanying notes form an integral part of these financial statements.

Approved on behalf of the Trust,  Manager
Alitis Investment Counsel Inc.

ALITIS PRIVATE REIT

Statement of Comprehensive Income

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Income:		
Investment income	\$ 1,555,739	\$ 561,835
Other income	432	3,085
Net change in fair value on financial assets at fair value through profit or loss:		
Net change in unrealized appreciation in in value of investments	6,520,753	6,611,031
Net realized gain on sale of investments	2,964,668	1,692,281
	11,041,592	8,868,232
Expenses:		
Management fees (note 5)	1,140,086	1,047,488
Operating costs	428,968	206,660
Legal fees	61,343	3,130
Audit fee	17,254	17,951
Custodian fees	2,520	2,520
	1,650,171	1,277,749
Increase in net assets attributable to holders of redeemable units	\$ 9,391,421	\$ 7,590,483
Increase in net assets attributable to holders of redeemable units per class:		
Class A	\$ 56,017	\$ 44,914
Class D	4,333,011	3,424,937
Class E	3,621,044	2,984,415
Class F	1,381,349	1,136,217
	\$ 9,391,421	\$ 7,590,483
Increase in net assets attributable to holders of redeemable units per unit:		
Class A	\$ 0.93	\$ 0.75
Class D	2.07	1.69
Class E	1.68	1.37
Class F	1.19	0.97

The accompanying notes form an integral part of these financial statements.

ALITIS PRIVATE REIT

Statement of Changes in Net Assets Attributable to Holders of Redeemable Units

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Net assets attributable to holders of redeemable units, beginning of year:		
Class A	\$ 776,085	\$ 731,171
Class D	40,438,524	36,048,290
Class E	43,618,195	39,562,315
Class F	16,607,863	15,420,458
	101,440,667	91,762,234
Increase in net assets from operations:		
Class A	56,017	44,914
Class D	4,333,011	3,424,937
Class E	3,621,044	2,984,415
Class F	1,381,349	1,136,217
	9,391,421	7,590,483
Capital transactions:		
Proceeds from redeemable units issued:		
Class A	63,160	—
Class D	5,516,551	3,200,529
Class E	3,862,708	4,234,786
Class F	6,361,111	2,583,099
	15,803,530	10,018,414
Redemption of redeemable units:		
Class A	(63,160)	—
Class D	(3,436,792)	(2,235,232)
Class E	(7,315,865)	(3,163,321)
Class F	(1,850,328)	(2,531,911)
	(12,666,145)	(7,930,464)
Net assets attributable to holders of redeemable units, end of year:		
Class A	832,102	776,085
Class D	46,851,294	40,438,524
Class E	43,786,082	43,618,195
Class F	22,499,995	16,607,863
	\$ 113,969,473	\$ 101,440,667

The accompanying notes form an integral part of these financial statements.

ALITIS PRIVATE REIT

Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Cash flow from (used in) operating activities:		
Increase in net assets attributable to holders of redeemable units	\$ 9,391,421	\$ 7,590,483
Adjustments for non-cash items:		
Net change in unrealized appreciation in value of investments	(6,520,753)	(6,611,031)
Net realized gain on sale of investments, including foreign exchange adjustments	(2,964,668)	(1,692,281)
Amortization of finance costs	48,908	—
Change in non-cash balances:		
Interest and dividends receivable	6,850	(17,817)
Prepaid expenses	(7,045)	3,630
Accounts payable and accrued liabilities	10,720	5,207
Management fees payable	(5,636)	12,743
Loans payable	(10,180,108)	7,012,913
Proceeds from sale of investments	13,389,052	6,793,619
Purchase of investments	(6,888,252)	(19,838,648)
Net cash flow from (used in) operating activities	(3,719,511)	(6,741,182)
Cash flow from (used in) financing activities:		
Proceeds from issuances of redeemable units	15,636,954	9,989,876
Amount paid on redemption of redeemable units	(11,917,851)	(7,455,813)
Proceeds from term loans payable	5,102,040	—
Finance costs paid	(297,420)	—
Net cash flow from financing activities	8,523,723	2,534,063
Increase (decrease) in cash during the year	4,804,212	(4,207,119)
Foreign exchange gain on cash	—	465
Cash, beginning of year	1,695,606	5,902,260
Cash, end of year	\$ 6,499,818	\$ 1,695,606
Supplemental information*:		
Interest paid	\$ 180,844	\$ —
Interest and dividends received	1,562,590	544,018

*Included as part of “cash flow from operating activities”.

The accompanying notes form an integral part of these financial statements.

ALITIS PRIVATE REIT

Schedule of Investment Portfolio

December 31, 2024

Number of share/units/ par value	Investments owned	Average cost	Fair value	% of net assets
Canadian Private Debt:				
120,000	Anthem 585 Austin Developments GP LTD. 5% 29OCT2026	\$ 120,000	\$ 120,000	0.11
1,200,000	TC Evolution Limited Partnership. 12% 31DEC2024 CONV	1,200,000	—	—
		1,320,000	120,000	0.11
Canadian Real Estate:				
2,300,000	898 Klahanie Development LP	2,300,000	2,576,251	2.26
1,000,000	Anthem 220 Bay Investments LP	934,410	1,630,793	1.43
511	Anthem 6075 Wilson Developments LP Series 2	—	214,543	0.19
2,150	Anthem Calgary Core Industrial Investments 2023 Limited Partnership	1,752,037	2,331,731	2.05
1,600	Anthem Class A Investment LP	1,600,000	2,303,871	2.02
1,000	Anthem Ducklow Developments Limited Partnership	1,000,000	1,000,000	0.88
1,400	Anthem East 3rd Developments Limited Partnership	—	24,717	0.02
750	Anthem Fleetwood Rise Developments Limited Partnership	—	14,033	0.01
2,011	Anthem Metro Vancouver High-Rise Development Fund LP - Class B	2,011,000	2,381,942	2.09
600	Anthem Steveston Development Limited Partnership	—	37,009	0.03
2,800	Belmont Landing Limited Partnership - Class A Series II	1,950,000	4,433,016	3.89
50	CMCC Capital Fund Limited Partnership	220,012	247,150	0.22
40	CMCC Capital Fund V Limited Partnership	870,000	1,099,174	0.96
18,875	Dream Impact Trust	396,590	71,536	0.06
30	Empire (Grand Niagara) Project LP Class B	3,000,000	3,625,973	3.18
2,000,000	Fiera Properties GTA Opportunity Fund LP Class A	810,408	1,354,572	1.19
2,014,216	Fiera Real Estate Developments Fund IV LP Class A	2,014,216	2,251,751	1.98
2,000,000	Ironclad Developments Allure LP Class A-1	1,616,660	2,445,609	3.91
100	Ironclad Developments Allure LP Class B	3,698,437	4,455,219	2.15
1,500,000	Ironclad Developments Aurora LP Class A-1	—	24,669	0.02
1,900,000	Ironclad Developments Bishop Grandin LP Class A-1	1,772,122	2,400,658	2.11
6,000,000	Ironclad Developments Bridgewater Limited Partnership Class A-3	3,356,361	5,787,933	5.08
14	Ironclad Developments Bridgewater Limited Partnership Class B	1,411,641	2,012,428	1.77
21	Ironclad Developments Bridgewater Limited Partnership Class B-2	1,339,254	2,653,550	2.33
1,500,000	Ironclad Developments Costin & Carlow LP Class A-1	—	92,853	0.08
5,000,000	Ironclad Developments Eagleson Limited Partnership Class A	—	335,072	0.29
24	Ironclad Developments Eagleson Limited Partnership Class B	389,110	355,243	0.31
5,000,000	Ironclad Developments Elliot Limited Partnership Class A	—	68,965	0.06
1,690,909	Ironclad Developments Jubilee Limited Partnership Class A-1	—	181,703	0.16
15	Ironclad Developments Jubilee Limited Partnership Class B	760,937	179,682	0.16
3,090,000	Ironclad Developments Pembina Limited Partnership Class A	—	2,058,603	1.81
18	Ironclad Developments Pembina Limited Partnership Class B-1	1,907,640	3,577,797	3.14
32	Ironclad Developments Pembina Limited Partnership Class B-2	2,917,702	5,985,737	5.25
3,000,000	Ironclad Developments Tenth Line Limited Partnership Class A-1	2,136,492	5,231,254	4.59
18	Ironclad Developments Treanor Limited Partnership Class B-1	1,154,462	1,876,739	1.65
68	Ironclad Developments Treanor Limited Partnership Class B-2	4,472,711	6,629,462	5.82

ALITIS PRIVATE REIT

Schedule of Investment Portfolio (continued)

December 31, 2024

Number of share/units/ par value	Investments owned	Average cost	Fair value	% of net assets
2,050,000	Ironclad Developments Treanor Limited Partnership Class A-1	\$ —	\$ 1,742,644	1.53
2,908	Kingsett Canadian Real Estate Income Fund LP	3,352,699	2,569,404	2.25
1,250,000	Kinnaird Konversion Limited Partnership - Class A	1,250,000	1,582,076	1.39
999	Mercury Annex Limited Partnership Class C	9,450,000	11,101,713	9.74
225,000	Mission Group Okanagan Real Estate LP - Class A	2,109,867	2,720,221	2.39
50,000	Starlight Canadian Residential Growth Fund I - Class C	2,088,011	6,736,544	5.91
65,000	Starlight Canadian Residential Growth Fund II - Class C	5,755,519	8,424,824	7.39
20,000	Starlight Canadian Residential Growth Fund III - Class F	1,923,750	2,226,584	1.95
1,178,965	TC Evolution Limited Partnership Class A	1,893,749	—	—
425,178	TC Evolution Limited Partnership Class C	150,938	—	—
247	The Mercury Block Limited Partnership Class D	3,513,246	3,883,414	3.41
		77,279,981	112,938,662	99.11
Total investments owned		78,599,981	113,058,662	99.22
Net investments owned		\$ 78,599,981	\$ 113,058,662	99.22
Other assets, net			910,811	0.78
Net assets attributable to holders of redeemable units			\$ 113,969,473	100.00

The accompanying notes form an integral part of these financial statements.

ALITIS PRIVATE REIT

Notes to Financial Statements

Year ended December 31, 2024

1. REIT organization and nature of operations:

Alitis Private REIT (the “REIT”) is an open-ended limited purpose trust which was created under the laws of the Province of British Columbia pursuant to a Trust Indenture dated March 10, 2016. BNY Trust Company of Canada, a company constituted under laws of Canada, is the trustee of the REIT (the “Trustee”) pursuant to a master trust agreement dated March 10, 2016 and amended on March 10, 2017, April 19, 2018, July 18, 2018 and April 30, 2021 (the “Trust Agreement”). Alitis Investment Counsel Inc., a corporation incorporated under laws of British Columbia, is the manager of the REIT (the “Manager”) pursuant to the Trust Agreement. The REIT commenced active operations on April 1, 2016.

The address of the REIT’s registered office is c/o Alitis Investment Counsel Inc. 909 Island Hwy., Suite 101, Campbell River, British Columbia, V9W 2C2.

The investment objective of the REIT is to generate a moderate level of income and a moderate level of capital appreciation over the long-term. The REIT invests in underlying Limited Partnerships (LPs), funds and pooled products and individual securities. This structure enables the REIT to gain exposure to a wide range of real estate types, geographic regions, and manager expertise.

The success of the REIT depends on the continued services of the Manager and will be influenced by a number of risk factors associated with investments in LPs, investment funds and other pooled products and the use of leverage, including derivative hedge risk, market liquidity, short sales, portfolio turnover, foreign currency exposure, foreign market exposure, and interest rate fluctuations.

2. Basis of presentation:

(a) Statement of compliance:

These annual financial statements have been prepared in compliance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS). The REIT reports under this basis of accounting as required by Canadian Accounting Standards Board.

These financial statements were authorized for issuance by the Manager on April 14, 2025.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

2. Basis of presentation (continued):

(b) Basis of measurement:

These financial statements have been prepared on the historical cost basis except for financial instruments at fair value through profit or loss, which are measured at fair value.

(c) Functional and presentation currency:

These financial statements are presented in Canadian dollars, which is the REIT's functional currency.

3. Material accounting policy information:

The accounting policies set out below have been applied consistently to the years presented in these financial statements.

(a) Financial instruments:

(i) Classification and measurement:

Financial assets are required to be classified into one of the following categories: fair value through profit or loss (FVTPL), amortized cost or fair value through other comprehensive income (FVOCI) based on the entity's business model for managing financial assets and the contractual cash flow characteristics of the financial assets. Financial liabilities are measured at amortized cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is derivative or it is designated as such on initial recognition.

Assessment and decision on the business model approach used is an accounting judgement.

All financial instruments are measured at fair value on initial recognition. Measurement in subsequent periods depends on the classification of the financial instrument. Transaction costs are included in the initial carrying amount of financial instruments except for financial instruments classified as FVTPL, in which case transaction costs are expensed as incurred.

Financial instruments at FVTPL are recognized initially on the trade date, which is the date on which the REIT becomes a party to the contractual provisions of the instrument. Other financial assets and financial liabilities are recognized on the date on which they are originated. The REIT derecognizes a financial liability when its contractual obligations are discharged, cancelled or expire.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Material accounting policy information (continued):

(a) Financial instruments (continued):

(i) Classification and measurement (continued):

Financial assets and liabilities are offset and the net amount presented in the statement of financial position only when the REIT has a legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously. At December 31, 2023 and 2022, no amounts have been offset in the statement of financial position.

(ii) FVTPL:

Financial instruments classified as FVTPL are subsequently measured at fair value at each reporting period with changes in fair value recognized in the statement of comprehensive income in the period in which they occur. The REIT has classified its investments, derivative financial assets and derivative financial liabilities as FVTPL.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of financial assets and liabilities traded in active markets (such as publicly traded derivatives and marketable securities) are based on quoted market prices at the close of trading on the reporting date. The REIT uses the last traded market price for both financial assets and financial liabilities where the last traded price falls within that day's bid-ask spread. In circumstances where the last traded price is not within the bid-ask spread, the Manager determines the point within the bid-ask spread that is most representative of fair value based on the specific facts and circumstances. The REIT's policy is to recognize transfers into and out of the fair value hierarchy levels as of the date of the event or change in circumstances giving rise to the transfer.

The fair value of financial assets and liabilities that are not traded in an active market, including derivative instruments, is determined using valuation techniques. Valuation techniques also include the use of comparable recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, option pricing models and other valuation techniques commonly used by market participants and which make the maximum use of observable inputs. Should the value of the financial asset or liability, in the opinion of the Manager, be inaccurate, unreliable or not readily available, the fair value is estimated on the basis of the most recently reported information of a similar financial asset or liability. These valuation techniques require assumptions that are based on market conditions existing at each statement of financial position date.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Material accounting policy information (continued):

(a) Financial instruments (continued):

(ii) FVTPL (continued):

The REIT will generally invest in underlying LPs, funds and pooled products rather than individual securities; however, the REIT is not restricted from holding individual securities. Investments in private companies and other assets for which no published market exists are adjusted each reporting period according to the REIT's formal Real Estate Valuation Policy.

The policy states that investments are held at cost from their date of acquisition or initial investment until: (1) an updated valuation is received from the manager, (2) a preferred return or accrual rate is applied to the investment and is expected to be collected and (3) an internal valuation will be conducted using industry-standard approaches.

The REIT's accounting policies for measuring the fair value of investments are consistent with those used for measuring its net asset value (Trading NAV) for transactions with unitholders.

(iii) Amortized cost:

Financial instruments classified as amortized cost include financial assets that are held to collect contractual cash flows and are expected to give rise to cash flows representing solely payments of principal and interest and financial liabilities not classified as FVTPL. Such financial assets and liabilities are recognized initially at fair value plus any directly attributable transaction costs. Subsequent measurement of these financial assets and financial liabilities is at amortized cost using the effective interest method, less any impairment losses. Interest income is recognized by applying the effective interest rate. The REIT classifies cash, interest and dividends receivable, subscriptions receivable, accounts payable and accrued liabilities, management fees payable, redemptions payable, loans payable to investee and loan payable as amortized cost. Cash includes cash on deposit with the custodian.

The effective interest method is a method of calculating the amortized cost of a financial asset or liability and of allocating interest income or expense over the relevant period. The effective interest rate is the rate that discounts estimated future cash payments through the expected life of the financial asset or liability, or where appropriate, a shorter period.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Material accounting policy information (continued):

(a) Financial instruments (continued):

(iv) Impairment:

For financial assets measured at amortized cost, the REIT uses an expected credit loss (ECL) impairment model. The ECL model uses an allowance for expected credit losses being recorded regardless of whether or not there has been an actual loss event.

The REIT measures the loss allowance at an amount equal to lifetime ECL for trade and other receivables. Lifetime ECL's are the ECL's that result from all possible default events over the expected life of the trade and other receivables.

ECL's are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (that being the difference between the cash flows due to the REIT in accordance with the contract and the cash flows that the REIT expects to receive). ECL's are discounted at the effective interest rate of the financial asset.

(v) Redeemable units:

The REIT classifies financial instruments issued as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments. The REIT has multiple classes of redeemable units that do not have identical features and therefore, does not qualify as equity under International Accounting Standard (IAS) 32, *Financial Instruments - presentation* (IAS 32). The redeemable units, which are measured at the redemption amounts and are considered a residual amount of the net assets attributable to holders of redeemable units, provide investors with the right to require redemption, subject to available liquidity, for cash at a unit price based on the REIT's valuation policies at each redemption date.

(b) Fair value measurements:

The REIT classifies fair value measurements within a hierarchy which gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1) and the lowest priority to unobservable inputs (level 3). Investments measured at fair value are classified into one of three fair value hierarchy levels, based on the lowest level input that is significant to the fair value measurement in its entirety. The inputs or methodologies used for valuing securities are not necessarily an indication of the risk associated with investing in those securities. The REIT recognizes transfers between levels of the fair value hierarchy as at the end of the reporting period during which the change has occurred.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Material accounting policy information (continued):

(b) Fair value measurements (continued):

The three fair value hierarchy levels are as follows:

Level 1: Inputs that reflect unadjusted quoted prices in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly including inputs in markets that are not considered to be active.

Level 3: Inputs for the asset or liability that are not based on observable market data.

Refer to note 8 for fair value measurements analysis.

(c) Investment transactions and revenue recognition:

Investment transactions are accounted for on the trade date. Interest income is accrued daily and dividend income is recognized on the ex-dividend date. Realized gains and losses from investment transactions are calculated on an average cost basis.

The interest for distribution purposes shown on the statement of comprehensive income represents the coupon interest received by the REIT accounted for on an accrual basis.

Realized gain/loss on sale of investments and unrealized appreciation/depreciation in investments are determined on an average cost basis. Average cost does not include amortization of premiums or discounts on fixed income securities with the exception of zero coupon bonds which are amortized on a straight line basis.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Material accounting policy information (continued):

(d) Income tax:

The REIT qualifies as a mutual fund trust or unit trust under the *Income Tax Act (Canada)* (the “Tax Act”), and accordingly, is not subject to tax on its net taxable income for the tax year which ends in December, including net realized capital gains, which is paid or payable to its unitholders as at the end of the tax year. The REIT is required to make distributions each year of its net income and net realized capital gains, and therefore will not generally be liable for income tax. It is the intention of the REIT to distribute all net income and net realized capital gains on an annual basis. Accordingly, no tax provision has been recorded. The REIT may be subject to alternative minimum tax, which is potentially recoverable, as applicable to unit trusts.

Non-capital losses are available to be carried forward for twenty years and applied against future taxable income. Capital losses for income tax purposes may be carried forward indefinitely and applied against future capital gains.

(e) Translation of foreign currency:

Transactions in currencies other than the Canadian dollar are translated at the rate of exchange prevailing at the transaction date. Assets and liabilities denominated in currencies other than the Canadian dollar are translated at the applicable exchange rates prevailing at the reporting date. Foreign exchange gains are presented as net realized gain (loss) on foreign exchange in the statement of comprehensive income, if applicable, except those arising from financial instruments at fair value through profit or loss which are recognized as a component within net realized gain on sale of investments, including foreign exchange adjustments and net change in unrealized appreciation in value of investments in the statement of comprehensive income.

(f) Net assets attributable to holders of redeemable units per unit:

The net assets attributable to holders of redeemable units per unit is calculated by dividing the net assets attributable to holders of redeemable units of a particular class of units by the total number of units of that particular class outstanding at the end of the year.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Material accounting policy information (continued):

- (g) Increase in net assets attributable to holders of redeemable units per unit:

Increase in net assets attributable to holders of redeemable units per unit is based on the increase in net assets attributable to holders of redeemable units attributed to each class of units, divided by the weighted average number of units outstanding of that class during the year. Refer to note 11 for the calculation.

- (h) Investment entity:

The REIT has determined that it is an investment entity as defined by IFRS 10, *Consolidated Financial Statements and the Amendments to IFRS 10*, as the following conditions exist:

- (i) The REIT has obtained funds from one or more investors for the purpose of providing those investors with investment management services;
 - (ii) The REIT has committed to its investors that its business purpose is to invest funds solely for returns from capital appreciation and investment income; and
 - (iii) The REIT measures and evaluates the performance of substantially all of its investments on a fair value basis. As an investment entity, the REIT is exempt from consolidating particular subsidiaries and instead is required to measure its investments in these particular subsidiaries at fair value through profit and loss.
- (i) Accounting standards issued but not yet effective:

The International Accounting Standards Board (IASB) issued IFRS 18, *Presentation and Disclosure in Financial Statements* (IFRS 18) on April 9, 2024, which will replace IAS 1, *Presentation of Financial Statements*. This new standard, effective for annual periods beginning on or after January 1, 2027, aims to improve financial statement comparability and transparency by introducing a more structured statement of comprehensive income. Key changes include new categories for income and expenses (operating, investing, and financing), defined subtotals like operating profit, and requirements for management-defined performance measures. It is anticipated the REIT's classification of income and expenses, particularly within the operating category, will be impacted. The Manager is assessing the implications of IFRS 18 and its impact on the REIT's financial statements and disclosures.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

4. Critical accounting estimates and judgments:

The preparation of financial statements in accordance with IFRS requires management to use accounting estimates. It also requires management to exercise its judgment in the process of applying the REIT's accounting policies. Estimates are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results could differ from those estimates.

The following discusses the most significant accounting judgments and estimates that the REIT has made in preparing the financial statements:

Classification and measurement of investments and application of the fair value option:

In classifying and measuring financial instruments held by the REIT, the Investment Manager is required to make significant judgments about whether or not the business of the REIT is to manage its portfolio of investments and evaluate performance on a fair value basis and that the portfolio of investments is neither held to collect contractual cash flows nor held both to collect contractual cash flows and to sell financial assets. The most significant judgments made include assessing and determining the appropriate business model that enables the decision that the REIT's investments are classified as FVTPL under IFRS 9.

Fair value measurement of investments not quoted in an active market:

The REIT may, from time to time, hold financial instruments that are not quoted in active markets, such as unlisted securities, private securities or derivatives. The valuation methods for these financial instruments are described in note 3(a)(ii). The values of these securities are independently assessed by the Manager to ensure they are reasonable. However, because of the inherent uncertainty of valuation, the estimated fair value for these securities may be materially different from the values that would have been used had a ready market for the investment existed. The fair values of private securities are affected by the perceived credit risks of the issuer, predictability of cash flows and the length of time to maturity. Valuation models use observable data, to the extent practicable. However, areas such as credits risk (both own and counterparty); volatilities and correlations require the Manager to make estimates. Changes in assumption about these factors could affect the reporting of fair values of financial instruments.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

5. Related party transactions:

Related party transactions are incurred for management and incentive allocations. Balances are unsecured, interest free and to be settled in cash.

Management fees:

The REIT paid the Manager a monthly management fee equal to 1/12th of 2.00 percent of the Net Asset Value of class A units, 1/12th of 1.10 percent of the Net Asset Value of class E units and 1/12th of 1.00 percent of the Net Asset Value of class F units up to June 30, 2022. From June 30, 2022, the REIT pays the Manager a monthly management fee equal to 1/12th of 2.60 percent of the Net Asset Value of class A units, 1/12th of 1.70 percent of the Net Asset Value of Class E units and 1/12th of 1.60 percent of the Net Asset Value of class F units. The management fee is calculated and accrued monthly, in arrears, on the last Friday of each month (or preceding business day if the last Friday is a holiday) based on the REIT's Net Asset Value on such day and is paid on the last valuation date of each month. Management fees in respect of the class D units of the REIT are charged to each individual account by the Manager.

For the year ended December 31, 2024, management fees of \$1,140,086 (2023 - \$1,047,488) were incurred by the REIT and \$103,818 (2023 - \$109,454) was payable to the Manager at December 31, 2024.

6. Net assets attributable to holders of redeemable units:

The REIT is authorized to issue an unlimited number of redeemable units, issuable in an unlimited number of classes, each of which represents an equal, undivided, beneficial interest in the net assets attributable to holders of redeemable units of the REIT. The REIT currently offers class A, class D, class E and class F units.

Each unit of each class entitles the holder to vote, with one vote for each unit and to participate equally with respect to any and all distributions made by the REIT. Units of a class may be consolidated and/or redesignated by the Manager.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

6. Net assets attributable to holders of redeemable units (continued):

Units of the REIT surrendered for redemption may be redeemed by giving the manager written notice. The redemption proceeds will be equal to the net asset value per unit of such Units being redeemed on the redemption date. An early redemption charge of 5 percent will be charged on Units redeemed within 12 months of purchase of if the redemption notice provides for less than six months between the date of the redemption notice and the redemption date. The unit activity during the year ended December 31 is as follows:

	2024	2023
Redeemable units, beginning of year:		
Class A	59,960	59,960
Class D	2,039,957	1,987,816
Class E	2,195,968	2,138,616
Class F	1,162,228	1,158,513
Redeemable units issued:		
Class A	4,745	—
Class D	263,295	173,634
Class E	187,245	225,193
Class F	416,201	189,807
Redeemable units redeemed:		
Class A	(4,745)	—
Class D	(162,490)	(121,493)
Class E	(350,442)	(167,81)
Class F	(126,026)	(186,092)
Redeemable units, end of year:		
Class A	59,960	59,960
Class D	2,140,762	2,039,957
Class E	2,032,771	2,195,968
Class F	1,452,403	1,162,228

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

6. Net assets attributable to holders of redeemable units (continued):

Capital disclosure:

The capital of the REIT is represented by issued and redeemable units. The redeemable units are entitled to distributions, if any, and to payment of a proportionate share based on the REIT's Net Asset Value per unit upon redemption. The REIT has no restrictions or specific capital requirements on the subscriptions while the total amount payable by the REIT by cash payment in respect of the redemption of Units in any month in which the Redemption Date occurs will not exceed 1 percent of total Units outstanding unless approved by the Manager in its sole discretion. The relevant movements are shown on the statement of changes in financial position. In accordance with its investment objectives and strategies, and the risk management practices outlined in note 7, the REIT endeavours to invest the subscriptions received in appropriate investments while maintaining sufficient liquidity to meet redemptions, such liquidity being augmented by short-term borrowings or disposal of investments where necessary.

7. Financial instruments risk:

Management of financial instrument risks:

The REIT's activities expose it to a variety of financial risks: interest rate risk, foreign currency risk, price risk, credit risk, liquidity risk and capital risk. An investment in the REIT is speculative and involves a high degree of risk due to the nature of the portfolio of investments and the strategies employed.

There can be no assurance that the investment objectives of the REIT will be achieved. Use of short sales may create special risks and substantially increase the impact of adverse price movements on the portfolio of investments.

Asset allocation is determined by the Manager who manages the distribution of the assets to achieve the investment objectives. Divergence from target asset allocations and the composition of the portfolio is monitored by the Manager.

The current geopolitical environment increases uncertainty in financial markets with a possible resurgence of trade tariffs and inflation, including upward pressure on commodity prices and the potential for global supply-chain disruptions. With the recent changes in the United States, the threat of protectionism increases the risks of tariffs, stagflation, turbulence in the financial markets, and a weakening of the Canadian Dollar against other currencies. The Manager will continue to monitor the impact of geopolitical risk on its use of judgements, estimates and assumptions

The nature and extent of the financial instruments outstanding at the reporting date and the risk management policies employed by the REIT are discussed below.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

7. Financial instruments risk (continued):

Interest rate risk:

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or fair values of financial instruments. Interest rate risk arises when the REIT invests in interest-bearing financial instruments. The REIT is exposed to the risk that the value of such financial instruments will fluctuate due to changes in the prevailing levels of market interest rates.

There is minimal sensitivity to interest rate fluctuations on any cash and cash equivalents invested at short-term market interest rates.

The table below summarizes the REIT's exposure to interest rate risk, categorized by earlier of contractual re-pricing or maturity dates as at December 31, 2024:

Debt instruments**
by maturity date

1 - 5 years	\$	120,000
-------------	----	---------

** Excludes cash

The table below summarizes the REIT's exposure to interest rate risk, categorized by earlier of contractual re-pricing or maturity dates as at December 31, 2023:

Debt instruments**
by maturity date

1 - 5 years	\$	180,000
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** Excludes cash

Foreign currency risk:

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

7. Financial instruments risk (continued):

Foreign currency risk (continued):

Currency risk arises from financial instruments (including cash and cash equivalents) that are denominated in a currency other than Canadian dollars, which represents the functional currency of the REIT. The REIT may enter into foreign exchange forward contracts or future contracts for hedging purposes to reduce its foreign currency exposure, or to establish exposure to foreign currencies.

The REIT may invest in financial instruments denominated in currencies other than its measurement currency. Consequently, the REIT is exposed to risks that the exchange rate of its currency relative to other currencies may change in a manner that has an adverse effect on the value of the portion of the REIT's assets or liabilities denominated in currencies other than Canadian dollars. Although investments owned by the REIT are denominated in Canadian or United States dollars, the currency risk of the investment owned may be different than the currency in which it trades. For example, an investment denominated in United States dollars may hold assets that trade in Euros or Pounds. The currency risk for the REIT in this example is to the underlying currency of the investment owned, referred to as the indirect currency, being Euros or Pounds. When calculating the currency risk for the REIT, when an investment's indirect currency is different than its direct currency, the indirect currency is used as this reflects the true currency risk of the REIT.

At December 31, 2024 and 2023, the REIT did not have direct investments denominated in United States dollars.

The amounts above are based on a fair estimate of the REIT's underlying investments and financial instruments (including cash) as well as the underlying principal amounts of future and/or forward currency contracts, as applicable. Other financial assets (including interest and dividends receivable and subscriptions receivable) and financial liabilities (including payable for investments purchased) that are denominated in foreign currencies do not expose the REIT to significant currency risk.

7. Financial instruments risk (continued):

Price risk:

Price risk is the risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk).

As at December 31, 2024, 0.1 percent (2023 - 0.1 percent) of the REIT's net assets attributable to holders of redeemable units were invested in securities traded on North American stock exchanges. If security prices on the North American stock exchanges had increased or decreased by 10 percent as at the year end, with all other factors remaining constant, net assets attributable to holders of redeemable units could possibly have increased or decreased by approximately

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

\$110,000 (2024 - \$12,000) respectively. In practice, the actual results may differ from this sensitivity analysis and the difference could be material.

Credit risk:

Credit risk is the risk that the counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the REIT.

Where the REIT invests in debt instruments and derivatives, this represents the main concentration of credit risk. The fair value of debt instruments and derivatives includes consideration of the credit worthiness of the issuer, and accordingly, represents the maximum credit risk exposure of the REIT.

All transactions executed by the REIT in listed securities are settled/paid for upon delivery using approved brokers. The risk of default is considered minimal, as delivery of securities sold is only made once the broker has received payment. Payment is made on a purchase once the securities have been received by the broker. The trade will fail if either party fails to meet its obligation.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

7. Financial instruments risk (continued):

Credit risk (continued):

As at December 31, 2024, the REIT invested in debt instruments with the following credit rating:

Debt instruments* by credit rating	Net assets attributable to holders of redeemable units (%)
AAA	—
Not rated	0.2
Mortgages	—

*Excludes cash

As at December 31, 2023, the REIT invested in debt instruments with the following credit rating:

Debt instruments* by credit rating	Net assets attributable to holders of redeemable units (%)
AAA	—
Not rated	0.2
Mortgages	—

*Excludes cash

The REIT may employ the use of derivatives to moderate certain risk exposures. There is no guarantee that a market will exist for some derivatives and it is possible that the exchanges may impose limits on trading of derivatives.

All investments represent a risk of loss of capital. The Manager aims to moderate this risk through careful selection and diversification of securities and other financial instruments in accordance with the REIT's investment objective and strategy. The maximum risk resulting from financial instruments is determined by the fair value of the financial instruments. The REIT's overall market positions are monitored on a regular basis by the Manager. Financial instruments held by the REITs are susceptible to market price risk arising from uncertainties about future prices of the instruments.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

7. Financial instruments risk (continued):

Capital risk management:

The Manager manages the capital of the REIT in accordance with the REIT's investment objectives, policies and restrictions, as outlined in the REIT's offering memorandum, while maintaining sufficient liquidity to meet Unitholders' withdrawals.

The REIT does not have externally imposed capital requirements.

8. Fair value measurements:

The following table summarizes the levels in the fair value hierarchy in which the REIT's investments are categorized as of December 31, 2024:

Assets	Level 1	Level 2	Level 3	Total
Private debt	\$ —	\$ —	\$ 120,000	\$ 120,000
Real estate	71,536	—	112,867,126	112,938,662
	\$ 71,536	\$ —	\$ 112,987,126	\$ 113,058,662

During the year ended December 31, 2024, the reconciliation of investments measured at fair value using unobservable inputs (Level 3) is presented as follows:

Balance, beginning of year	\$ 109,957,960
Purchases	6,619,830
Sales	(10,154,955)
Change in unrealized appreciation in value of investments	6,564,291
Balance, end of year	\$ 112,987,126

The following table summarizes the levels in the fair value hierarchy in which the REIT's investments are categorized as of December 31, 2023:

Assets	Level 1	Level 2	Level 3	Total
Private debt	\$ —	\$ —	\$ 180,000	\$ 180,000
Real estate	116,081	—	109,777,960	109,894,041
	\$ 116,081	\$ —	\$ 109,957,960	\$ 110,074,041

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

8. Fair value measurements (continued):

During the year ended December 31, 2023, the reconciliation of investments measured at fair value using unobservable inputs (Level 3) is presented as follows:

Balance, beginning of year	\$ 88,421,900
Purchases	18,162,670
Sales	(3,412,237)
Change in unrealized appreciation in value of investments	6,785,627
Balance, end of year	\$ 109,957,960

Significant unobservable inputs in measuring fair value:

The table below sets out information about significant unobservable inputs used in measuring financial instruments categorized as Level 3 in the fair value hierarchy.

Description	Held as of December 31, 2024	Held as of December 31, 2023	Valuation technique	Unobservable input	Range (weighted average)	Sensitivity to changes in significant unobservable inputs
Real Estate Limited Partnership	\$ 37,009	\$ 37,009	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	24,717	24,717	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	14,033	14,033	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	1,354,572	1,550,448	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	247,150	885,498	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	335,072	2,801,743	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	68,965	68,965	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	1,630,793	1,533,342	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	1,000,000	1,000,000	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	6,736,544	5,856,901	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	5,787,933	5,617,794	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	181,703	2,310,235	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	3,577,797	3,113,321	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	1,742,644	1,599,373	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	2,569,404	2,845,376	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	2,226,584	1,169,918	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	6,629,462	6,052,047	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership	5,985,737	5,160,002	Net asset value	N/A	N/A	N/A

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

8. Fair value measurements (continued):

Description		Held as of December 31, 2024	Held as of December 31, 2023	Valuation technique	Unobservable input	Range (weighted average)	Sensitivity to changes in significant unobservable inputs
Real Estate Limited Partnership	\$	8,424,824	\$ 7,537,212	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		4,433,016	3,700,503	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		355,243	3,029,828	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		5,231,254	5,096,964	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		1,582,076	1,664,564	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		214,543	159,506	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		2,303,871	2,306,652	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		2,381,942	2,602,009	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		92,853	2,821,428	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		3,883,414	3,211,302	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		2,720,221	2,077,745	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		1,099,174	1,041,347	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		1,876,739	1,723,894	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		179,682	709,742	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		2,012,428	1,672,871	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		24,669	24,669	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		2,400,658	2,139,536	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		2,331,731	2,218,021	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		2,653,550	2,144,214	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		2,445,609	2,824,919	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		2,251,751	1,304,045	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		3,625,973	3,386,630	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		2,576,252	1,297,200	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		4,455,219	4,252,657	Net asset value	N/A	N/A	N/A
Real Estate Limited Partnership		11,101,713	7,393,809	Net asset value	N/A	N/A	N/A
Promissory Note		120,000	180,000	Net asset value	N/A	N/A	N/A
Investment Trust		2,058,603	1,795,971	Net asset value	N/A	N/A	N/A

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

9. Investment in underlying funds:

The table below describes the types of structured entities that the REIT does not consolidate but in which it holds an interest.

Type of structured entity	Nature and purpose	Interest held by the REIT
Investment funds, mortgage investments, corporations and limited partnerships	To manage assets on behalf of third party investors and generate fees for the investment manager. These vehicles are financed through the issue of units or shares to investors.	Investment in units issued by funds or limited partnership or shares issued by corporations.

The table below sets out interests held by the REIT in unconsolidated structured entities. The maximum exposure to loss is the carrying amount of the financial assets held.

December 31, 2024	Number of investments	Average cost	Carrying amount included in investments at FVTPL
Investments in structured entities:			
Canadian real estate	47	\$ 77,279,981	\$ 112,938,662
Canadian private debt - long	2	1,320,000	120,000
Total	49	\$ 78,599,981	\$ 113,058,662

December 31, 2023	Number of investments	Average cost	Carrying amount included in investments at FVTPL
Investments in structured entities:			
Canadian real estate	47	\$ 80,756,113	\$ 109,894,041
Canadian private debt	2	1,380,000	180,000
U.S real estate	1	—	—
Total	50	\$ 82,136,113	\$ 110,074,041

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

9. Investment in underlying funds (continued):

During the year, the REIT did not provide financial support to unconsolidated structured entities and has no intention of providing financial or other support.

It is estimated that the REIT could redeem between \$6,000,000 and \$8,100,000 in the above structured entities per month. The REIT has determined that all of the other funds ("Investee Funds") in which it invests are unconsolidated structured entities. This represents a significant judgment by the REIT and generally because decision making about the Investee Funds' investing activities is not governed by voting rights held by the REIT and other investors.

The Investee Funds are managed by asset managers who are unrelated to the REIT and apply various investment strategies to accomplish their respective investment objectives.

The change in fair value of each Investee Fund is included in the statement of comprehensive income in net changes in unrealized appreciation in value of investments.

10. Expenses:

The Manager has the power to incur and make payment out of the REIT's property for any charges or expenses which, in the opinion of the Manager, are necessary or incidental to, or proper for, carrying out any of the purposes of the Trust Agreement, including without limitation all fees and expenses relating to the management and administration of the REIT. The REIT is responsible for any income or excise taxes and brokerage commissions on portfolio transactions.

11. Term loans payable:

During the year ended December 31, 2024, the REIT entered into a credit facility agreement which includes \$10,204,080 in term loans. The REIT has drawn the initial \$5,102,040 term loan at December 31, 2024. The term loans are interest bearing at prime rate plus 4.00 percent (9.45 percent at December 31, 2024) and mature on August 30, 2026. The terms loans are secured by a first-priority security interest over all assets of the REIT. The REIT incurred finance costs of \$297,420 related to the term loans payable with \$248,512 unamortized at December 31, 2024. The REIT is required to comply with certain restrictive covenants under its credit facility agreement. As at December 31, 2024, the REIT is in compliance with these financial covenants.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

12. Increase in net assets attributable to holders of redeemable units per unit:

The increase in net assets attributable to holders of redeemable units per unit for the years ended December 31, 2024 and 2023 is calculated as follows:

	Increase in net assets attributable to holders of redeemable units per class	Weighted average of redeemable units outstanding during the year	Increase in net assets attributable to holders of redeemable units per unit
2024:			
Class A	\$ 56,017	59,960	\$ 0.93
Class D	4,333,011	2,097,731	2.07
Class E	3,621,044	2,159,574	1.68
Class F	1,381,349	1,163,075	1.19
2023:			
Class A	\$ 44,914	59,960	\$ 0.75
Class D	3,424,937	2,024,160	1.69
Class E	2,984,415	2,178,911	1.37
Class F	1,136,217	1,167,946	0.97

13. Indemnification of the Manager:

The REIT under the terms of their Trust Agreement, shall indemnify the Manager, their principals and their respective affiliates from all claims that may arise for mistakes of judgment or for action or inaction or for losses due to such mistakes, action or inaction so long as they acted honestly and not in bad faith and reasonably believed that their conduct was in the best interests of the REIT.

14. Filing exemption:

The REIT is relying on the exemption pursuant to Section 2.11 of National Instrument 81-106 not to file its financial statements with the applicable Provincial Securities Commission.

ALITIS PRIVATE REIT

Notes to Financial Statements (continued)

Year ended December 31, 2024

15. Income taxes:

The REIT qualifies as a Mutual Fund Trust under the provisions of the Tax Act and accordingly, is not subject to tax on its net taxable income for the tax which ends in December, including net realized capital gains, which is paid or payable to its Unitholders as at the end of the tax year. However, such part of the REIT's net income and net realized capital gains that is not paid or payable, is subject to income tax in the REIT. It is the intention of the REIT to distribute all of its income and sufficient net realized capital gains so that the REIT will not be subject to income tax. The REIT may be subject to alternative minimum tax, potentially recoverable, as applicable to unit trusts.

Non-capital losses are available to be carried forward for twenty years and applied against future taxable income. Capital losses for income tax purposes may be carried forward indefinitely and applied against future capital gains.

As at the tax year ended December 31, 2024 and 2023 there was no capital losses carried forward available for income tax purposes. As at the tax year ended December 31, 2024, the REIT has \$1,280,872 (2023 - \$136,115) non-capital losses available for carry-forward for income tax purposes.