

ALITIS

ASSET MANAGEMENT

Alitis Private REIT

Asset Manager

Alitis Investment Counsel Inc.

Overview

A diversified portfolio of alternative investments with a focus on private real estate and a mix of income-producing and development projects

Fund Assets \$ 116,970,412

Inception Dates

Fund Mar. 10, 2016

Class Apr. 29, 2016

Unit Price \$ 21.9559

Fund Code ALI501 - Class E

Other Fund Codes

ALI500 Class D
ALI503 Class F
ALI504 Class A

Fees

Management Fee 1.70%

Administrative Costs 0.46%

Distribution Details

Yield (12 month trailing) 0.00%

Historical Taxable Distributions

	Income ¹	Cap. Gains
2022		
2023		
2024		

Performance - Annualized

1 Month	3 Month	6 Month	1 Year	2 Year	3 Year	4 Year	5 Year	10 Year	Since Inception
0.96%	1.93%	3.82%	8.21%	9.05%	7.23%	9.28%	10.54%		10.31%

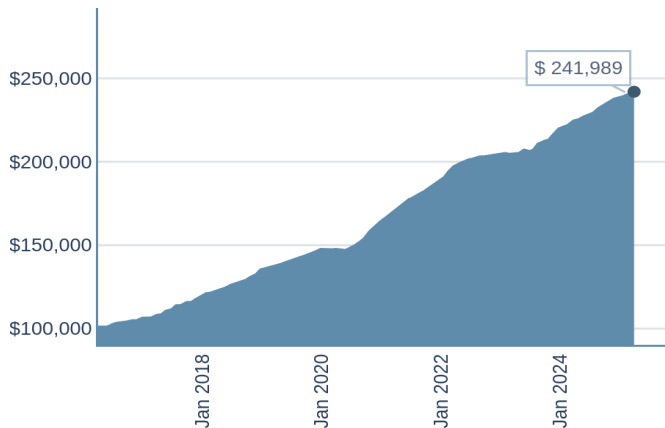
Standard Deviation - Annualized

1 Year	2 Year	3 Year	4 Year	5 Year	10 Year	Since Inception
1.02%	1.66%	1.65%	1.84%	2.19%		2.18%

Monthly & Calendar Year Returns (%)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2025	0.44	0.52	0.96										1.93%
2024	0.49	0.48	1.16	0.31	0.83	0.54	0.42	1.30	0.77	0.75	0.79	0.30	8.44%
2023	0.08	-0.22	-0.08	0.38	0.85	-0.41	0.62	1.66	0.73	0.38	1.46	1.72	7.37%
2022	1.12	1.86	1.47	0.90	0.87	0.27	0.51	0.33	0.10	0.31	0.12	0.44	8.59%
2021	1.28	1.38	1.25	1.84	1.37	0.81	1.21	0.66	0.78	1.18	1.00	1.38	15.07%
2020	-0.49	0.36	0.17	0.01	-0.49	1.11	1.10	1.25	1.48	2.90	1.97	1.52	11.38%
2019	0.11	0.48	0.74	0.90	0.92	0.51	0.81	0.90	0.67	0.50	1.18	0.89	8.97%
2018	0.94	0.35	0.79	0.86	0.83	1.41	0.61	0.78	0.90	1.41	1.22	2.25	13.05%

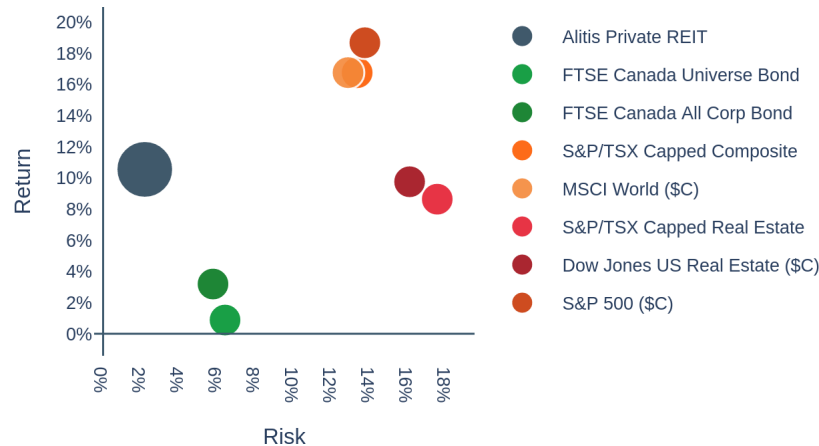
Growth of \$100,000 (Since Inception)



Risk Statistics

Max. Drawdown	-0.51%
Max. Drawdown Date	Jan 31, 2020
Days Peak to Trough	35 days
Days to Recovery	56 days
% Positive Months	92.5%
Avg. Positive Return	0.92%
Avg. Negative Return	-0.23%

Risk / Return Chart - Trailing 5 Years



Correlation

Index ²	1 yr	3 yr	5 yr
Cdn Stocks	0.19	0.12	0.07
US Stocks	-0.04	0.01	-0.07
Real Estate	0.29	0.21	0.24
Cdn Bonds	0.13	0.17	-0.06

Fund Analysis

Apartment/Unit Count 51,658
 Number of Projects/Buildings 314

Investing in the Fund

RSP Eligible Yes
 Frequency Monthly
 Min. Initial Investment \$ 5,000
 Status OM, Exempt Market, Continuous Offering
 Available BC, AB, SK, MB, ON, NS, NB, PEI, YT, NWT, NU

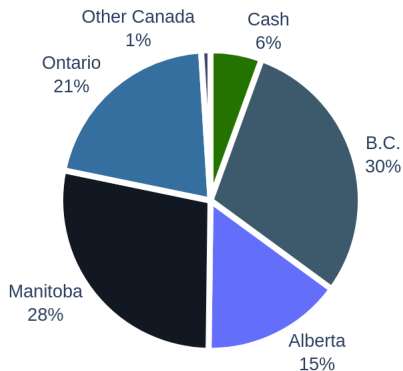
Redemptions

Min. Hold Period None
 Frequency Monthly
 Early Red. Charge Yes
 Held for less than 1 year before redemption notice given OR less than 6 months' notice provided 5%

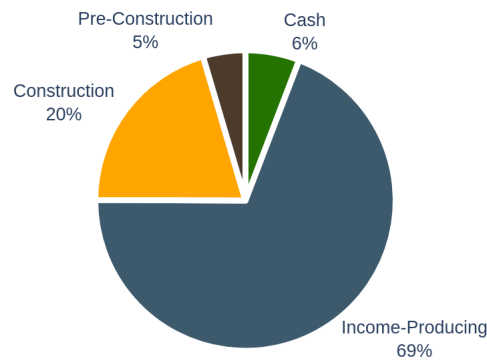
Partnerships

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

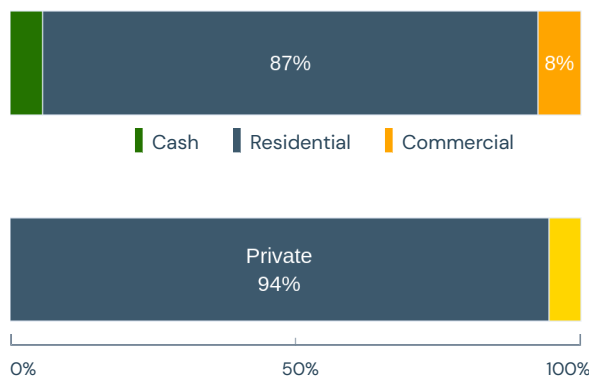
Regional Breakdown



Categories of Real Estate



Property Type



Top 10 Holdings

Name	Percent
Treanor Terrace (Ironclad Treanor LP)	11.4%
The Onyx (Ironclad Pembina LP)	10.0%
The Cobalt (EDGAR Mercury Annex LP)	9.6%
The Bravado (Ironclad Bridgewater LP)	8.7%
Starlight Cdn Residential Growth II	7.1%
Allure (Ironclad Allure LP)	6.8%
Starlight Cdn Residential Growth I	5.7%
Hatley Apartments (Belmont Landing LP)	3.9%
Mercury Block (EDGAR Mercury Block LP)	3.3%
Cash (Canadian Dollars)	3.1%
Total of Top 10 Holdings	69.7%

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.

Alitis Asset Management is a division of Alitis Investment Counsel Inc. 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. The information contained in this report has been drawn from sources believed to be reliable but is not guaranteed to be accurate or complete. Alitis assumes no duty to update any information or opinion contained in this report. 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. Unless otherwise noted, risk refers to the annualized standard deviation of returns for the period indicated. All fund analytics, such as aggregated breakdowns and asset allocation, represent the approximate exposure to the underlying investments relevant to the analytic as of the date of this report. E Class units are NOT available for sale through third-party channels and have been used for illustrative purposes only. Please refer to offering documents and F-class Fact Sheet for more details.



Chris Kyer, CIM®
 Senior Manager,
 Distribution
 ckyer@alitis.ca
 1.416.938.4490

Victoria Office

1480 Fort Street
 Victoria, BC V8S 1Z5

1.800.667.2554

Campbell River Office

101 - 909 Island Hwy
 Campbell River, BC V9W 2C2

www.alitis.ca

info@alitis.ca