

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 \$ 118,552,947

Inception Dates

Fund Mar. 10, 2016

Class Apr. 29, 2016

Unit Price \$ 22.0746

Fund Code ALI501 – Class E

Other Fund Codes

ALI500 Class D
ALI503 Class F
ALI504 Class A

Fees

Management Fee 1.70%

Administrative Costs 0.58%

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
0.20%	0.54%	2.48%	6.99%	8.90%	6.70%	8.34%	10.52%		10.09%

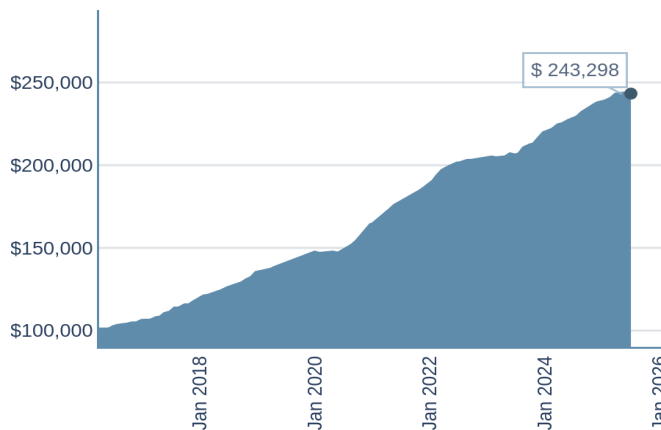
Standard Deviation - Annualized

1 Year	2 Year	3 Year	4 Year	5 Year	10 Year	Since Inception
1.23%	1.57%	1.67%	1.78%	2.13%		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	0.11	0.23	0.20							2.48%
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%

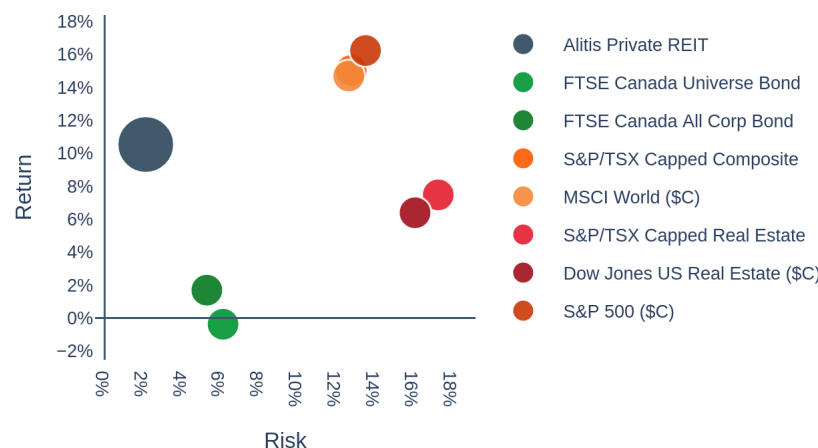
Growth of \$100,000 (Since Inception)



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	92.7%
Avg. Positive Return	0.90%
Avg. Negative Return	-0.23%

Risk / Return Chart - Trailing 5 Years



Correlation

	Index ²	1 yr	3 yr	5 yr
	Cdn Stocks	-0.06	0.09	0.13
	US Stocks	-0.16	0.03	-0.00
	Real Estate	0.09	0.21	0.26
	Cdn Bonds	0.14	0.23	-0.01

Fund Analysis

Apartment/Unit Count37,860
Number of Projects/Buildings248

Investing in the Fund

RSP EligibleYes
FrequencyMonthly
Min. Initial Investment\$ 5,000
StatusOM, Exempt Market, Continuous Offering
AvailableBC, AB, SK, MB, ON, NS, NB, PEI, YT, NWT, NU

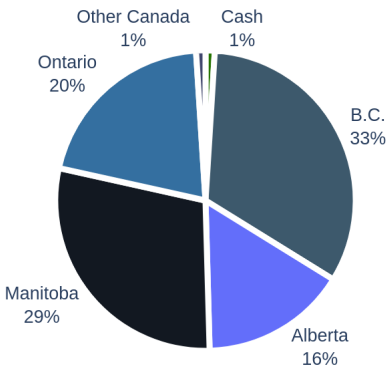
Redemptions

Min. Hold PeriodNone
FrequencyMonthly
Early Red. ChargeYes
Held for less than 1 year before redemption notice given OR less than 6 months' notice provided5%

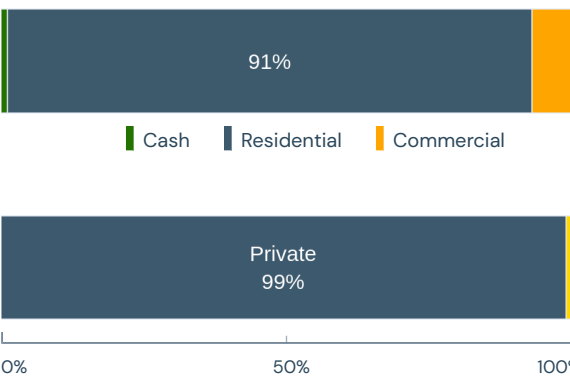
Partnerships

Fund AdministratorSGGG Fund Services
Primary CustodianAviso Financial
TrusteeComputershare
AuditorKPMG
Legal CounselMLT Aikins

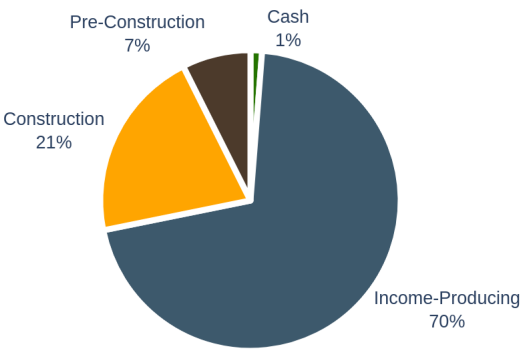
Regional Breakdown



Property Type



Categories of Real Estate



Top 10 Holdings

Name	Percent
Treanor Terrace (Ironclad Treanor LP)	11.8%
The Onyx (Ironclad Pembina LP)	10.3%
The Cobalt (EDGAR Mercury Annex LP)	10.0%
The Bravado (Ironclad Bridgewater LP)	8.9%
Starlight Cdn Residential Growth II	7.1%
Allure (Ironclad Allure LP)	6.7%
Starlight Cdn Residential Growth I	5.7%
Hatley Apartments (Belmont Landing LP)	4.0%
Mercury Block (EDGAR Mercury Block LP)	3.4%
Empire Grand Niagara Project LP	3.1%
Total of Top 10 Holdings	71.0%

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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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
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