

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 \$ 120,854,527

Inception Dates

Fund Mar. 10, 2016

Class Oct. 30, 2020

Unit Price \$ 14.0747

Fund Code ALI504 – Class A

Other Fund Codes

ALI500 Class D
ALI501 Class E
ALI503 Class F

Fees

Management Fee 2.60%

Administrative Costs 0.64%

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
-0.68%	-0.40%	0.63%	3.70%	6.30%	5.09%	6.53%			8.06%

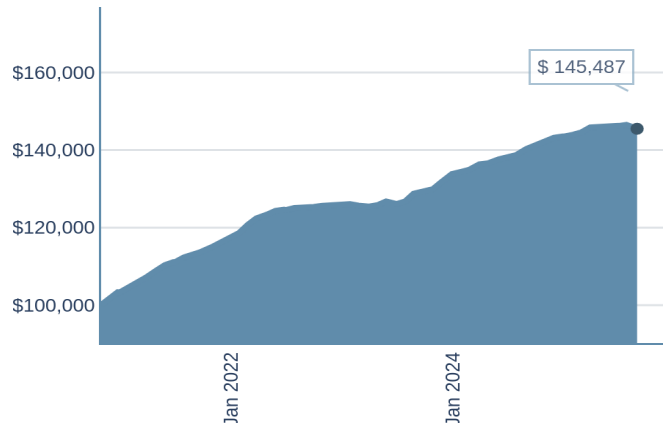
Standard Deviation - Annualized

1 Year	2 Year	3 Year	4 Year	5 Year	10 Year	Since Inception
1.44%	1.67%	1.79%	1.86%			2.00%

Monthly & Calendar Year Returns (%)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2025	0.35	0.44	0.88	0.03	0.13	0.10	0.18	-0.68					1.42%
2024	0.41	0.39	1.05	0.22	0.72	0.44	0.34	1.19	0.69	0.66	0.68	0.20	7.22%
2023	-0.01	-0.30	-0.19	0.29	0.76	-0.52	0.53	1.57	0.62	0.29	1.37	1.60	6.14%
2022	1.02	1.75	1.37	0.79	0.78	0.18	0.42	0.24	-0.01	0.22	0.03	0.32	7.33%
2021	1.19	1.28	1.16	1.71	1.27	0.70	1.11	0.57	0.69	1.06	0.90	1.27	13.71%
2020											1.85	1.41	N / A

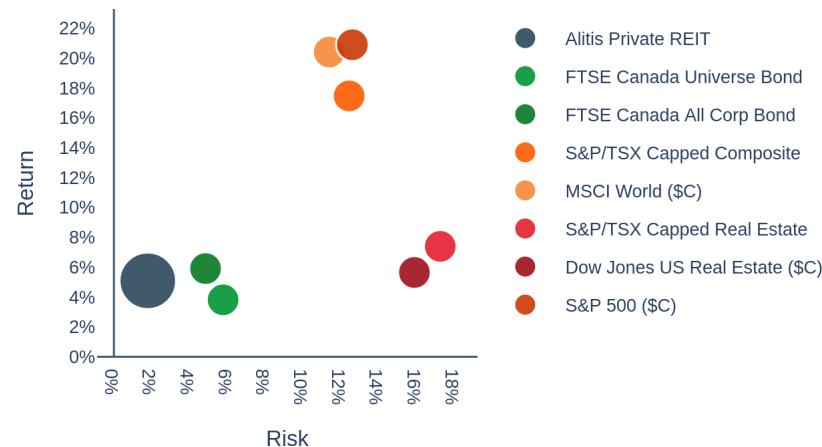
Growth of \$100,000 (Since Inception)



Risk Statistics

Max. Drawdown	-0.68%
Max. Drawdown Date	Aug 29, 2025
Days Peak to Trough	35 days
Days to Recovery	Has not recovered
% Positive Months	89.7%
Avg. Positive Return	0.76%
Avg. Negative Return	-0.29%

Risk / Return Chart - Trailing 3 Years



Correlation

	Index ²	1 yr	3 yr	5 yr
	Cdn Stocks	-0.23	0.02	
	US Stocks	-0.11	0.02	
	Real Estate	-0.28	0.15	
	Cdn Bonds	0.22	0.22	

Fund Analysis

Apartment/Unit Count35,125
Number of Projects/Buildings245

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

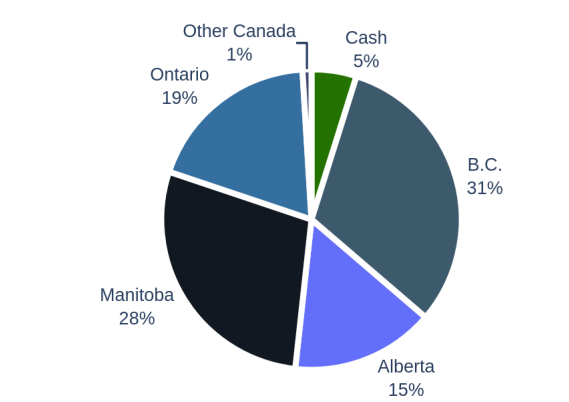
Redemptions

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

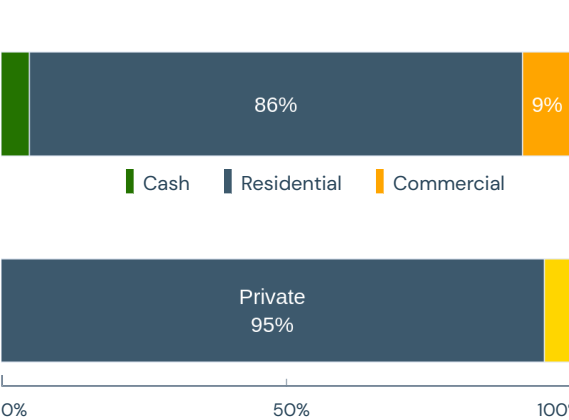
Partnerships

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

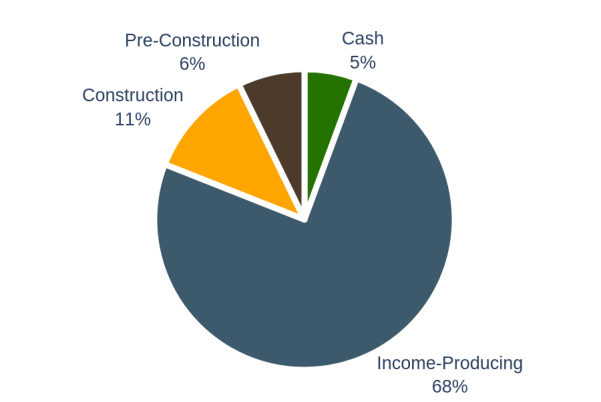
Regional Breakdown



Property Type



Categories of Real Estate



Top 10 Holdings

Name	Percent
Treanor Terrace (Ironclad Treanor LP)	11.7%
The Onyx (Ironclad Pembina LP)	10.2%
The Cobalt (EDGAR Mercury Annex LP)	10.0%
The Bravado (Ironclad Bridgewater LP)	8.6%
Starlight Cdn Residential Growth II	6.8%
Allure (Ironclad Allure LP)	6.7%
BNS Corp Tiered Inv Savings Account	6.5%
Starlight Cdn Residential Growth I	5.5%
Hatley Apartments (Belmont Landing LP)	3.9%
Mercury Block (EDGAR Mercury Block LP)	3.2%
Total of Top 10 Holdings	73.1%

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.

ALITIS

ASSET MANAGEMENT

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