

# ALITIS

INVESTMENT COUNSEL

## Alitis Private RELP

### 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

\$ 17,234,387

### Inception Dates

Fund Apr. 18, 2017

Class May. 26, 2017

### Unit Price

\$ 16.4018

### 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 <sup>1</sup>

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
0.34%	-0.16%	0.87%	3.18%	-0.48%	0.10%	4.58%	7.47%		7.96%

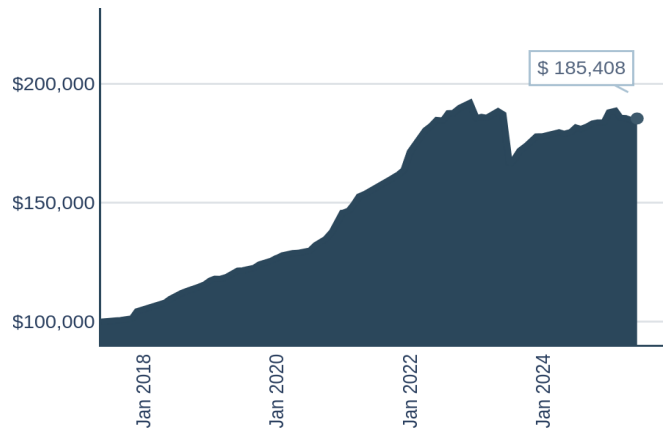
### Standard Deviation - Annualized

1 Year	2 Year	3 Year	4 Year	5 Year	10 Year	Since Inception
3.22%	8.76%	7.52%	7.09%	6.66%		5.38%

### Monthly & Calendar Year Returns (%)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2025	0.33	-1.57	-0.08	-0.42	0.34								-1.40%
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%

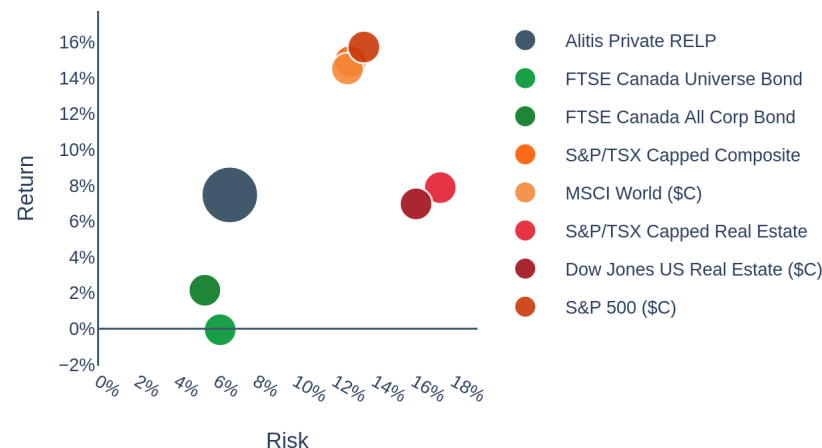
### Growth of \$100,000 (Since Inception)



### 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	88.5%
Avg. Positive Return	0.96%
Avg. Negative Return	-1.68%

### Risk / Return Chart - Trailing 5 Years



### Correlation

	Index <sup>2</sup>	1 yr	3 yr	5 yr
	Cdn Stocks	-0.29	0.00	0.09
	US Stocks	0.24	0.08	0.09
	Real Estate	-0.25	0.02	0.12
	Cdn Bonds	-0.24	0.13	0.04

Fund Analysis

Apartment/Unit Count 6,110  
Number of Projects/Buildings 26

Investing in the Fund

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

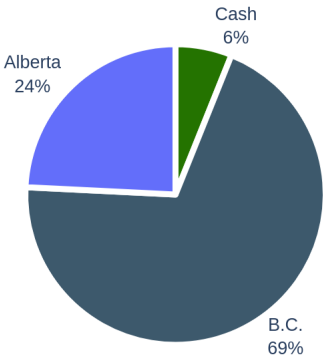
Redemptions

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

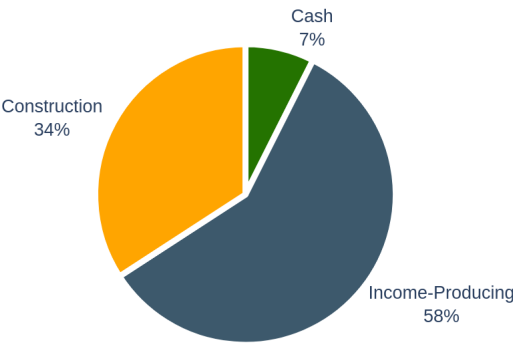
Partnerships

Fund Administrator SGGG Fund Services  
Primary Custodian Aviso Financial  
Trustee Computershare  
Auditor KPMG  
Legal Counsel MLT Aikins

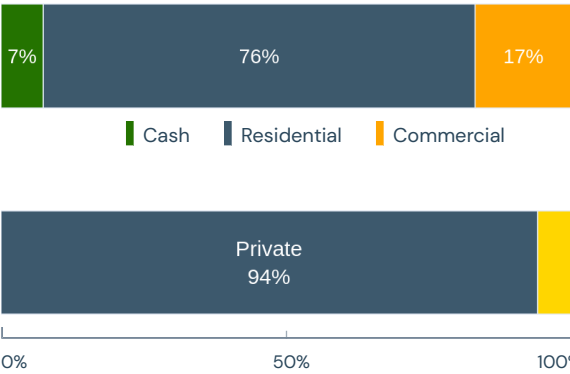
Regional Breakdown



Categories of Real Estate



Property Type



Top 10 Holdings

Name	Percent
Mercury Block (EDGAR Mercury Block LP)	23.8%
Mission Group Okanagan Real Estate LP	17.7%
Westurban Government Road LP	11.1%
Kinnaird (MHC Kinnaird Konversion LP)	11.1%
Anthem 220 Bay Investments LP	10.9%
Anthem Class A Investment LP	8.1%
Anthem Metro Vancouver High-Rise Fund LP	5.7%
Cash (Canadian Dollars)	4.3%
Anthem 6075 Wilson LP	2.3%
BNS Corp Tiered Inv Savings Account	1.7%
Total of Top 10 Holdings	96.6%

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

<sup>1</sup> Income may be comprised of amounts of Other Income, Foreign Income and Eligible Dividend Income. Future distributions may be materially different from historical distributions.

<sup>2</sup> 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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