

# 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

\$ 14,207,266

### Inception Dates

Fund Apr. 18, 2017

Class May. 26, 2017

### Unit Price

\$ 12.0219

### Fund Code

ALI601 – Class E

### Other Fund Codes

ALI600 Class D

### Fees

Management Fee 1.70%

Administrative Costs 0.27%

### 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
-1.91%	-14.15%	-18.27%	-18.29%	-8.92%	-8.95%	-3.33%	-0.19%		3.65%

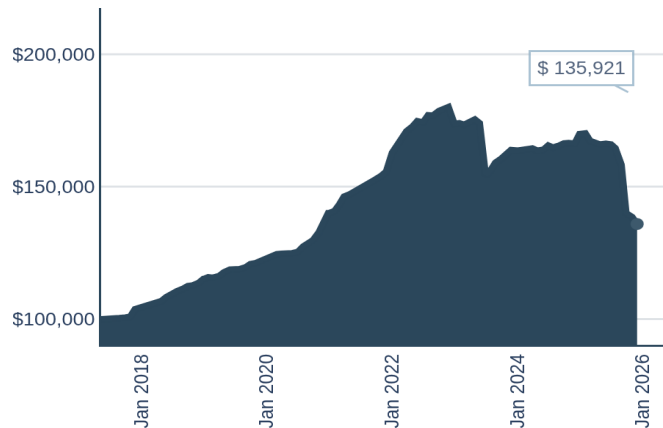
### Standard Deviation - Annualized

1 Year	2 Year	3 Year	4 Year	5 Year	10 Year	Since Inception
11.93%	8.86%	10.07%	9.43%	8.65%		6.92%

### Monthly & Calendar Year Returns (%)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2025	0.18	-1.70	-0.21	-0.56	0.16	-0.18	-0.86	-3.79	-11.57	-1.03	-1.91		-20.00%
2024	0.13	-0.09	0.46	-0.50	0.22	0.96	-0.48	0.43	0.53	0.09	-0.14	2.14	3.79%
2023	0.17	-0.35	0.69	0.48	-0.81	-11.38	1.28	1.83	1.01	0.82	1.18	-0.12	-5.79%
2022	1.55	1.88	1.49	1.07	1.17	-0.25	1.53	-0.07	0.97	0.40	0.43	-3.54	6.70%
2021	0.50	1.76	2.10	0.64	0.68	0.62	1.11	0.63	0.64	0.94	0.97	4.61	16.21%
2020	0.84	0.42	0.14	-0.04	0.20	0.38	1.65	0.81	0.98	2.30	3.38	2.10	13.91%
2019	0.57	-0.18	0.56	1.22	0.86	0.02	0.14	0.57	1.03	0.25	0.75	0.80	6.78%
2018	0.47	0.51	0.63	0.58	1.35	1.34	0.74	0.84	0.87	0.25	0.82	1.33	10.18%

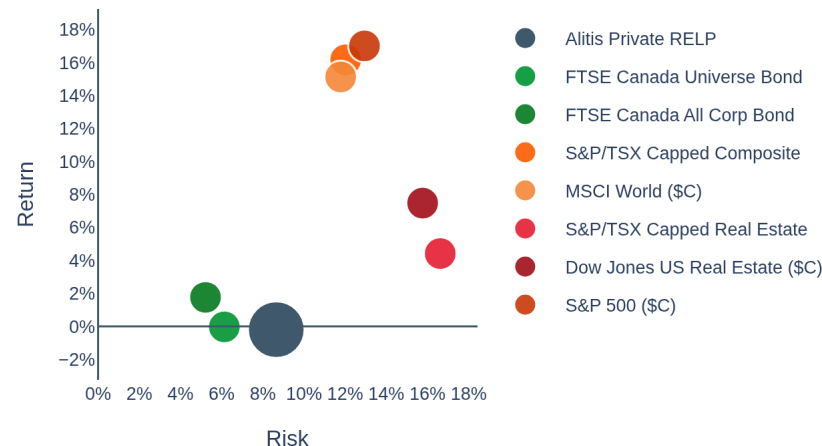
### Growth of \$100,000 (Since Inception)



### Risk Statistics

Max. Drawdown	-24.54%
Max. Drawdown Date	Nov 28, 2025
Days Peak to Trough	1099 days
Days to Recovery	Has not recovered
% Positive Months	78.4%
Avg. Positive Return	0.91%
Avg. Negative Return	-1.81%

### Risk / Return Chart - Trailing 5 Years



### Correlation

	Index <sup>2</sup>	1 yr	3 yr	5 yr
	Cdn Stocks	-0.53	-0.19	-0.11
	US Stocks	-0.26	-0.06	-0.05
	Real Estate	-0.09	0.02	0.06
	Cdn Bonds	-0.68	-0.02	-0.08

Fund Analysis

Apartment/Unit Count

3,375

Number of Projects/Buildings

23

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

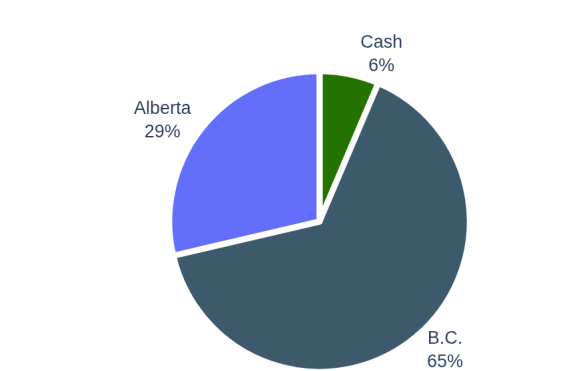
Auditor

KPMG

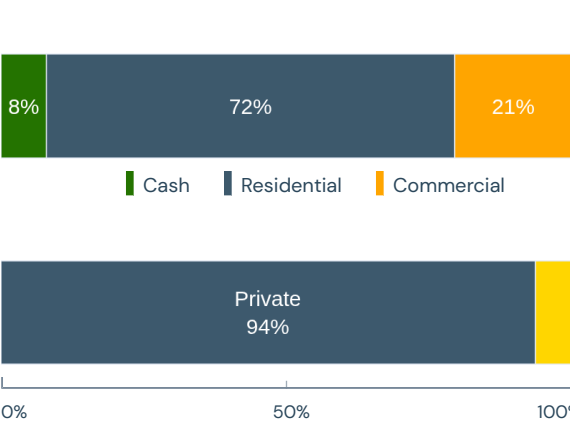
Legal Counsel

MLT Aikins

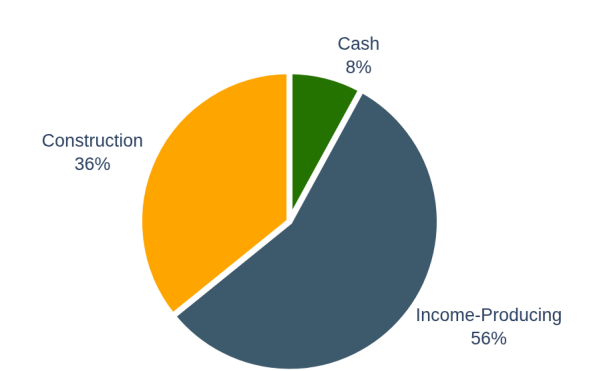
Regional Breakdown



Property Type



Categories of Real Estate



Top 10 Holdings

Name	Percent
Mercury Block (EDGAR Mercury Block LP)	28.6%
Mission Group Okanagan Real Estate LP	20.5%
Anthem 220 Bay Investments LP	13.4%
Westurban Government Road LP	13.2%
Anthem Class A Investment LP	7.2%
BNS Corp Tiered Inv Savings Account	5.6%
Anthem Metro Vancouver High-Rise Fund LP	5.3%
Anthem 6075 Wilson LP	2.5%
Anthem Georgetown One LP	1.3%
MHC Kinnaird Konversion LP P-Note	0.9%
Total of Top 10 Holdings	98.6%

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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