

Interim Financial Statements

**For the six months ended June 30, 2021 and 2020
(Unaudited)**

Hazelview Global Real Estate Fund



hazelview
INVESTMENTS

NOTICE TO UNITHOLDERS

The Auditors of the Fund have not reviewed these interim financial statements.

Hazelview Securities Inc., the manager and trustee of the Fund, appoints an independent auditor to audit the Fund's annual financial statements. Applicable securities laws require that if an auditor has not reviewed the Fund's interim financial statements, this must be disclosed in an accompanying notice.

HAZELVIEW GLOBAL REAL ESTATE FUND
Interim Statements of Financial Position (Unaudited)

As at June 30, 2021 and December 31, 2020

(in thousands of Canadian dollars, except unit and per unit amounts)

	June 30, 2021	December 31, 2020
ASSETS		
Current assets		
Investments, at fair value	\$ 161,261	\$ 133,446
Derivative assets - forward contracts	9	-
Cash	1,545	195
Subscriptions receivable	212	1,025
Due from Manager (note 6)	-	1
Dividends and interest receivable	449	821
Receivable for portfolio assets sold	150	766
Other assets and receivables	112	73
Current tax receivable	656	656
	164,394	136,983
LIABILITIES		
Current liabilities		
Derivative liabilities - forward contracts	392	54
Accounts payable and accrued liabilities	307	372
Redemptions payable	54	200
Payable for portfolio assets purchased	816	-
	1,569	626
Net assets attributable to holders of redeemable units	\$ 162,825	\$ 136,357
Net assets attributable to holders of redeemable units per Series		
Series A	\$ 40,032	\$ 36,186
Series AX	1,569	1,492
Series AY	16,797	15,576
Series F	58,396	53,902
Series F85	30,190	13,906
Series FT6.5	182	149
Series FX	565	520
Series FY	706	647
Series M	10,806	10,781
Series S	3,573	3,190
Series T6.5	9	8
	\$ 162,825	\$ 136,357

The accompanying notes are an integral part of these interim financial statements.

HAZELVIEW GLOBAL REAL ESTATE FUND**Interim Statements of Financial Position (Unaudited) (continued)**

As at June 30, 2021 and December 31, 2020

(in thousands of Canadian dollars, except unit and per unit amounts)

	June 30, 2021	December 31, 2020
Units outstanding (note 7)		
Series A	4,296,284	4,164,248
Series AX	168,248	171,751
Series AY	1,804,899	1,797,681
Series F	6,031,571	6,004,692
Series F85	3,196,524	1,587,959
Series FT6.5	19,974	17,532
Series FX	61,217	60,612
Series FY	73,494	72,721
Series M	1,144,041	1,233,512
Series S	349,851	337,429
Series T6.5	1,012	1,012
Net assets attributable to holders of redeemable units per unit by Series		
Series A	\$ 9.32	\$ 8.69
Series AX	9.32	8.69
Series AY	9.31	8.66
Series F	9.68	8.98
Series F85	9.44	8.76
Series FT6.5	9.09	8.51
Series FX	9.25	8.57
Series FY	9.61	8.89
Series M	9.45	8.74
Series S	10.21	9.45
Series T6.5	8.44	7.96

The accompanying notes are an integral part of these interim financial statements.

HAZELVIEW GLOBAL REAL ESTATE FUND**Interim Statements of Income (Loss) and Comprehensive Income (Loss) (Unaudited)**

For the six months ended June 30, 2021 and 2020

(in thousands of Canadian dollars, except unit and per unit amounts)

	2021	2020
Income (loss)		
Dividend income	\$ 2,087	\$ 2,974
Interest income for distribution purposes	946	290
Change in unrealized appreciation (depreciation) of investments and derivatives	7,949	(19,130)
Net realized gain (loss) on sale of investments and derivatives	6,473	(10,073)
	17,455	(25,939)
Expenses		
Management fees (note 6)	972	971
Commissions and other portfolio transaction costs	351	302
Fund administration fees	140	275
Withholding tax	54	365
Audit fees	44	42
Custodian fees	41	33
Independent review committee fees	26	32
Professional fees	18	57
Bank charges and interest	8	4
Legal fees	3	54
Income taxes (recovery) (note 11)	-	(388)
	1,657	1,747
Amount absorbed by the Manager and its affiliate (note 6)	(5)	(6)
	1,652	1,741
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 15,803	\$ (27,680)
Increase (decrease) in net assets attributable to holders of redeemable units per Series (note 10)		
Series A	\$ 3,789	\$ (7,432)
Series AX	151	(279)
Series AY	1,634	(3,048)
Series F	5,828	(13,217)
Series F85	2,749	(1,066)
Series FT6.5	17	(37)
Series FX	58	(97)
Series FY	72	(124)
Series M	1,141	(1,899)
Series S	363	(479)
Series T6.5	1	(2)
	\$ 15,803	\$ (27,680)

The accompanying notes are an integral part of these interim financial statements.

HAZELVIEW GLOBAL REAL ESTATE FUND**Interim Statements of Income (Loss) and Comprehensive Income (Loss) (Unaudited) (continued)**

For the six months ended June 30, 2021 and 2020

(in thousands of Canadian dollars, except unit and per unit amounts)

	2021	2020
Increase (decrease) in net assets per weighted average units attributable to holders of redeemable units (note 10)		
Series A	\$ 0.90	\$ (1.74)
Series AX	0.90	(1.69)
Series AY	0.91	(1.72)
Series F	0.97	(1.92)
Series F85	1.03	(1.66)
Series FT6.5	0.95	(1.80)
Series FX	0.94	(1.65)
Series FY	0.98	(1.70)
Series M	0.96	(1.59)
Series S	1.05	(1.72)
Series T6.5	0.81	(1.63)

The accompanying notes are an integral part of these interim financial statements.

HAZELVIEW GLOBAL REAL ESTATE FUND
Interim Statements of Changes in Net Assets Attributable to Holders of Redeemable Units (Unaudited)

For the six months ended June 30, 2021 and 2020

(in thousands of Canadian dollars, except unit and per unit amounts)

	Net assets attributable to holders of redeemable units, beginning of period	Proceeds from redeemable units issued	Redemptions of redeemable units	Distributions to unitholders - from net investment income	Distributions to unitholders - from capital gains	Distributions to unitholders - from return of capital	Reinvestments of distributions	Increase in net assets attributable to holders of redeemable units	Net assets attributable to holders of redeemable units, end of period
June 30, 2021									
Series A	\$ 36,186	\$ 3,417	\$ (3,075)	\$ (1,119)	\$ -	\$ -	\$ 834	\$ 3,789	\$ 40,032
Series AX	1,492	-	(73)	(45)	-	-	44	151	1,569
Series AY	15,576	-	(154)	(477)	-	-	218	1,634	16,797
Series F	53,902	6,268	(6,731)	(1,617)	-	-	746	5,828	58,396
Series F85	13,906	15,558	(1,827)	(748)	-	-	552	2,749	30,190
Series FT6.5	149	24	(2)	(6)	-	-	-	17	182
Series FX	520	-	(6)	(16)	-	-	9	58	565
Series FY	647	-	-	(20)	-	-	7	72	706
Series M	10,781	671	(1,787)	(306)	-	-	306	1,141	10,806
Series S	3,190	503	(483)	(99)	-	-	99	363	3,573
Series T6.5	8	-	-	-	-	-	-	1	9
	\$ 136,357	\$ 26,441	\$ (14,138)	\$ (4,453)	\$ -	\$ -	\$ 2,815	\$ 15,803	\$ 162,825

	Net assets attributable to holders of redeemable units, beginning of period	Proceeds from redeemable units issued	Redemptions of redeemable units	Distributions to unitholders - from net investment income	Distributions to unitholders - from capital gains	Distributions to unitholders - from return of capital	Reinvestments of distributions	Decrease in net assets attributable to holders of redeemable units	Net assets attributable to holders of redeemable units, end of period
June 30, 2020									
Series A	\$ 44,262	\$ 5,454	\$ (4,717)	\$ (1,140)	\$ -	\$ -	\$ 852	\$ (7,432)	\$ 37,279
Series AX	1,802	-	(99)	(44)	-	-	43	(279)	1,423
Series AY	18,538	-	(26)	(470)	-	-	214	(3,048)	15,208
Series F	63,010	24,054	(14,771)	(1,868)	-	-	961	(13,217)	58,169
Series F85	6,209	5,808	(39)	(189)	-	-	132	(1,066)	10,855
Series FT6.5	193	30	-	(7)	-	-	-	(37)	179
Series FX	601	-	-	(15)	-	-	10	(97)	499
Series FY	775	-	-	(19)	-	-	7	(124)	639
Series M	14,498	948	(3,636)	(306)	-	-	306	(1,899)	9,911
Series S	2,970	428	(181)	(80)	-	-	80	(479)	2,738
Series T6.5	10	-	-	-	-	-	-	(2)	8
	\$ 152,868	\$ 36,722	\$ (23,469)	\$ (4,138)	\$ -	\$ -	\$ 2,605	\$ (27,680)	\$ 136,908

The accompanying notes are an integral part of these interim financial statements.

HAZELVIEW GLOBAL REAL ESTATE FUND
Interim Statements of Cash Flows (Unaudited)

For the six months ended June 30, 2021 and 2020

(in thousands of Canadian dollars, except unit and per unit amounts)

	2021	2020
Cash provided by (used in):		
Operating Activities		
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 15,803	\$ (27,680)
Adjustments for non-cash items		
Change in unrealized (appreciation) depreciation of investments and derivatives	(7,949)	19,130
Net realized (gain) loss on sale of investments and derivatives	(6,473)	10,074
Commissions and other portfolio transaction costs	351	302
Changes in non-cash balances		
Decrease in due from Manager	1	13
Decrease in dividends and interest receivable	372	166
Decrease (increase) in receivable for portfolio assets sold	616	(647)
Increase in other assets and receivables	(39)	(19)
Decrease in accounts payable and accrued liabilities	(65)	(39)
Increase in payable for portfolio assets purchased	816	526
Decrease in deferred tax liability	-	(388)
Proceeds from sale of investments	114,871	72,586
Purchase of investments	(128,212)	(90,288)
Cash used in operating activities	(9,908)	(16,264)
Financing Activities		
Proceeds from redeemable units issued	27,254	36,936
Distributions to unitholders, net of reinvestments	(1,638)	(1,707)
Redemptions of redeemable units	(14,284)	(23,561)
Cash provided by financing activities	11,332	11,668
Increase (decrease) in cash during the period	1,424	(4,596)
Foreign exchange loss on cash	(74)	(36)
Cash, beginning of period	195	6,865
Cash, end of period	\$ 1,545	\$ 2,233
Supplemental information*		
Interest paid	\$ 5	\$ 2
Interest received	948	288
Dividends received, net of withholding taxes	2,402	2,749

*Included as a part of cash flows from operating activities

The accompanying notes are an integral part of these interim financial statements.

HAZELVIEW GLOBAL REAL ESTATE FUND
Schedule of Investment Portfolio (Unaudited)

As at June 30, 2021

(in thousands of Canadian dollars, except unit and per unit amounts)

Number of shares/units/ par value	Investments owned	Average cost	Fair value	% of net asset value
Common equities				
Australian equities				
971,331	Mirvac Group	\$ 2,250	\$ 2,637	1.6
1,423,435	National Storage REIT	2,413	2,620	1.6
		<u>4,663</u>	<u>5,257</u>	<u>3.2</u>
British equities				
7,218,027	Hammerson Plc	5,006	4,599	2.8
471,597	Land Securities Group Plc	5,795	5,455	3.4
2,337,290	Tritax EuroBox Plc	3,877	4,315	2.7
		<u>14,678</u>	<u>14,369</u>	<u>8.9</u>
Canadian equities				
191,028	Automotive Properties REIT	1,560	2,374	1.4
22,600	Canadian Apartment Properties REIT	982	1,313	0.8
200,495	Dream Industrial REIT	2,271	3,064	1.9
		<u>4,813</u>	<u>6,751</u>	<u>4.1</u>
European equities				
44,454	Cellnex Telecom SAU	3,128	3,510	2.2
2,597,551	Hibernia REIT Plc	4,643	4,735	2.9
50,554	Vonovia SE	3,911	4,052	2.5
		<u>11,682</u>	<u>12,297</u>	<u>7.6</u>
Hong Kong equities				
582,000	CK Asset Holdings Ltd.	4,413	4,983	3.1
843,000	Kerry Properties Ltd.	3,470	3,447	2.1
2,760,835	SUNeVision Holdings Ltd.	2,736	3,506	2.1
		<u>10,619</u>	<u>11,936</u>	<u>7.3</u>
Japanese equities				
691	LaSalle Logiport REIT	1,429	1,448	0.9
184,900	Mitsui Fudosan Co., Ltd.	5,064	5,315	3.3
2,377	Orix JREIT Inc.	5,255	5,677	3.4
		<u>11,748</u>	<u>12,440</u>	<u>7.6</u>
New Zealand equity				
1,245,142	Kiwi Property Group Ltd.	1,421	1,255	0.8
Singapore equity				
2,039,139	Ascendas India Trust	2,991	2,614	1.6
Swedish equities				
20,529	Catena AB	1,261	1,363	0.8
243,454	Samhallsbyggnadsbolaget i Norden AB	1,342	1,265	0.8
		<u>2,603</u>	<u>2,628</u>	<u>1.6</u>

The accompanying notes are an integral part of these interim financial statements.

HAZELVIEW GLOBAL REAL ESTATE FUND
Schedule of Investment Portfolio (Unaudited) (continued)

As at June 30, 2021

(in thousands of Canadian dollars, except unit and per unit amounts)

Number of shares/units/ par value	Investments owned	Average cost	Fair value	% of net asset value
Common equities (continued)				
U.S. equities				
9,150	Alexandria Real Estate Equities Inc.	\$ 2,050	\$ 2,065	1.3
11,331	Crown Castle International Corp.	2,325	2,742	1.7
10,700	Digital Realty Trust Inc.	1,815	1,997	1.2
57,144	Equity Residential	4,686	5,457	3.3
67,039	Invitation Homes Inc.	2,569	3,101	1.9
41,764	Kilroy Realty Corp.	3,411	3,608	2.2
55,000	Las Vegas Sands Corp.	3,906	3,595	2.2
109,488	Medical Properties Trust Inc.	2,882	2,730	1.7
75,312	MGM Growth Properties LLC	2,707	3,421	2.1
150,144	Park Hotels & Resorts Inc.	3,622	3,839	2.4
48,594	Prologis Inc.	6,228	7,205	4.4
16,400	Public Storage	5,274	6,117	3.8
307,546	Radius Global Infrastructure Inc.	5,284	5,532	3.4
29,500	Regency Centers Corp.	2,241	2,345	1.4
49,029	Rexford Industrial Realty Inc.	3,107	3,464	2.1
21,000	Simon Property Group Inc.	3,095	3,399	2.1
40,000	Spirit Realty Capital Inc.	2,349	2,373	1.5
9,664	Sun Communities Inc.	1,816	2,055	1.3
83,766	UDR Inc.	3,911	5,089	3.1
64,600	Vornado Realty Trust	3,737	3,740	2.3
57,170	Welltower Inc.	4,419	5,893	3.6
		71,434	79,767	49.0
	Total common equities	136,652	149,314	91.7
Preferred shares				
Norwegian preferred shares				
43,347	Pioneer Property Group ASA Preferred Shares 8.5%	692	630	0.4
	Total preferred shares	692	630	0.4
Private investments				
Canadian private equity				
120,000	Northview Canadian High Yield Residential Fund – Class C	1,500	1,811	1.1

HAZELVIEW GLOBAL REAL ESTATE FUND
Schedule of Investment Portfolio (Unaudited) (continued)

As at June 30, 2021

(in thousands of Canadian dollars, except unit and per unit amounts)

Number of shares/units/ par value	Investments owned	Average cost	Fair value	% of net asset value
Private investments (continued)				
Canadian private debt				
1,925 CAD	Chicago Office Corporate Loan (CAD) - Adventus 9% Jul 31, 2021	\$ 1,925	\$ 1,925	1.2
U.S. private debt				
2,556 USD	Chicago Office Corporate Loan (USD) - Adventus 9% Jul 31, 2021	3,408	3,171	1.9
European private debt				
3,000 EUR	Irish Debt Junior Debentures Jul 20, 2024	4,564	4,410	2.7
Total private investments		11,397	11,317	6.9
Total investments owned		148,741	161,261	99.0
Commissions and other portfolio transaction costs (note 3 (c))		(240)	-	-
Net investments owned		\$ 148,501	161,261	99.0
Unrealized loss, foreign exchange forward contracts (Schedule 1)			(383)	(0.2)
Other assets, net			1,947	1.2
Net assets attributable to holders of redeemable units			\$ 162,825	100.0

SCHEDULE 1 – FOREIGN EXCHANGE FORWARD CONTRACTS

Contract price	Settlement date	Purchased currency	Notional value as at June 30, 2021	Sold currency	Fair value as at June 30, 2021	Unrealized gain (loss)	Counterparty
0.143983 CAD	September 14, 2021	CAD	\$ (642)	NOK	\$ (633)	\$ 9	CIBC World Markets
1.240481 CAD	September 14, 2021	CAD	\$ (22,433)	USD	\$ (22,825)	\$ (392)	CIBC World Markets
Total foreign exchange forward contracts						\$ (383)	

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Financial Statements (Unaudited)

For the six months ended June 30, 2021 and 2020

(in thousands of Canadian dollars, except unit and per unit amounts)

1. FUND INFORMATION

Hazelview Global Real Estate Fund (formerly, Timbercreek Global Real Estate Income Fund, the "Fund"), is an investment trust that was created under the laws of the Province of Ontario pursuant to a Declaration of Trust as amended and restated on November 5, 2020 (the "Trust Agreement"). The address of the Fund's registered office is at 1133 Yonge Street, Toronto, Ontario, Canada, M4T 2Y7. Hazelview Securities Inc. (formerly, Timbercreek Investment Management Inc.) is the trustee and portfolio advisor of the Fund (the "Trustee" or the "Manager"). The Trustee provides management and investment advisory services to the Fund. The Fund commenced active operations on June 18, 2013.

The Fund is divided into units of participants that may be issued in one or more Series (the "Series"). Effective October 24, 2014, the Trustee amended and restated the Declaration of Trust in order to change the name of the Fund; redesignate Series A units of the Fund outstanding on that date to Series S units; redesignate Series B units outstanding on that date to Series T units; create new Series A and F units of the Fund; and to change the Fund's fundamental investment objectives and make other non-material amendments. Effective June 27, 2016, the Trustee amended and restated the Declaration of Trust to add new Series M units. Effective June 29, 2017, the Trustee amended and restated the Declaration of Trust to rename each "Class A Unit", "Class F Unit", "Class M Unit", "Class S Unit" and "Class T Unit" of the Fund to "Series A Unit", "Series F Unit", "Series M Unit", "Series S Unit" and "Series T Unit" of the Fund. In addition, five new Series of units of the Fund, Series AX Units, Series AY Units, Series FX Units, Series FY Units and Series I Units were created. Effective January 24, 2019, the Trustee amended and restated the Declaration of Trust to add in four new Series of units of the Fund, Series F90 Units, Series F90T6.5 Units, Series FT6.5 Units and Series T6.5 Units. Effective January 1, 2020, the Trustee amended the simplified prospectus of the Fund to rename Series F90 and Series F90T6.5 to Series F85 and Series F85T6.5. Effective November 5, 2020, the Trustee further amended and restated the Trust Agreement to reflect the name changes of the Trustee and the Fund. As of June 30, 2021, there were no units outstanding for Series I, Series T or Series F85T6.5.

The fundamental investment objectives of the Fund are to: (i) provide unitholders with monthly cash distributions; and (ii) preserve capital while providing the opportunity for long-term capital appreciation for unitholders, by investing in a diversified portfolio of premier real estate securities including common equity, preferred shares and debt of both public and private real estate investment trusts and real estate companies. The Fund provides unitholders with exposure to the global real estate market by owning a diversified portfolio of dividend-paying real estate securities in developed markets from around the world.

2. BASIS OF PRESENTATION

(a) Basis of preparation

These interim financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB") including International Accounting Standards ("IAS") 34 - Interim Financial Reporting.

The interim financial statements were authorized by the Board of Directors of the Manager on August 20, 2021.

(b) Basis of measurement

These interim financial statements have been prepared on a historical cost basis, except for financial assets and financial liabilities at fair value through profit or loss, which are presented at fair value.

(c) Functional and presentation currency

The Fund's interim financial statements are presented in Canadian dollars, which is the functional currency of the Fund.

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Financial Statements (Unaudited)

For the six months ended June 30, 2021 and 2020

(in thousands of Canadian dollars, except unit and per unit amounts)

3. SIGNIFICANT ACCOUNTING POLICIES

(a) Financial assets and financial liabilities

(i) Classification

The Fund classifies its financial assets and financial liabilities upon initial recognition into the following categories:

Financial instruments measured at fair value

The Fund's investments recorded at fair value are classified as fair value through profit or loss ("FVTPL") at inception. The changes in the investment fair values and related transaction costs are recorded in the Fund's Statements of Income (Loss) and Comprehensive Income (Loss).

Financial assets and financial liabilities at FVTPL are financial instruments that are managed, and their performance is evaluated on a fair value basis in accordance with the Fund's documented investment strategy. Financial instruments at FVTPL are neither held to collect contractual cash flows nor held both to collect contractual cash flows and to sell financial assets. The Fund is primarily focused on fair value information and uses that information to assess the assets' performance and to make decisions.

The Fund includes in this category investments at fair value such as common equities, preferred shares, derivatives, private common equities, private convertible debt, private debt and participating debentures.

The Fund measures financial assets and financial liabilities classified as measured at amortized cost

Financial assets classified as measured at amortized cost are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. A financial asset is classified as subsequently measured at amortized cost only if both of the following criteria are met:

- i) The asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- ii) The contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding.

Financial assets classified as measured at amortized cost include subscriptions receivable, due from Manager, dividends and interest receivable, receivable for portfolio assets sold, other assets and receivables and current tax receivable. These financial assets are measured at amortized cost. The fair values of these financial assets approximate their carrying amounts.

Financial liabilities at amortized cost include all financial liabilities, other than those classified as FVTPL. These include accounts payable and accrued liabilities, redemptions payable and payable for portfolio assets purchased. The fair values of these financial liabilities approximate their carrying amounts.

(b) Fair value measurements

The Fund measures financial instruments at fair value at each Statement of Financial Position date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date under current market conditions. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Financial Statements (Unaudited)

For the six months ended June 30, 2021 and 2020

(in thousands of Canadian dollars, except unit and per unit amounts)

The principal or the most advantageous market must be accessible by the Fund.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability assuming that market participants act in their economic best interests. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Fund uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Fund determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Fund has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Investments in securities listed on a public securities exchange or traded on an over-the-counter market are valued at the closing price. Securities with no available closing trade price are valued at the between bid-ask price.

The Fund invests in private direct real estate investments through equity interests held in limited partnerships or trusts, which are recorded at net asset value ("NAV") per unit of the respective entity. In other cases, fair value may be determined based on the recent market transactions. The Fund also invests in private direct real estate by way of investing in debt instruments or debentures of limited partnerships, companies or trusts. The real estate investments underlying the entity's units are recorded at cost from the date of acquisition until the next period's financial statements information or NAV of the investments become available; thereafter, they are recorded at fair value based on financial statements information or NAV. Other real estate investments, including private debt investments, may be held by these entities and are recorded at fair value.

(c) Transaction costs

Commissions and other portfolio transaction costs, which are incurred on the purchase and sale of an investment, such as fees and commissions paid to agents, advisors, brokers and dealers and exchange fees, are expensed and included in commissions and other portfolio transaction costs in the Statements of Income (Loss) and Comprehensive Income (Loss).

(d) Investment transactions and income recognition

Investment transactions are accounted for on a trade-date basis, that is, on the day that a buy or sell order is executed. Interest income for distribution purposes is accrued daily and dividend income is recognized on the ex-dividend date along with withholding taxes on foreign dividends, if any. Distributions from investment trusts are recorded when declared.

HAZELVIEW GLOBAL REAL ESTATE FUND

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Realized gains and losses from investment transactions are calculated as proceeds of disposition less their average cost. The cost of investments represents the amount paid for each security and is determined on an average cost basis, excluding transaction costs. Average cost does not include amortization of premiums or discounts on fixed income securities.

(e) Translation of foreign currencies

Foreign currency transactions during the period, including purchases and sales of securities, income and expenses, are initially recorded at the exchange rate prevailing on the dates of the transaction.

Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated at the functional currency rate of exchange at that date.

Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated into the functional currency at the exchange rate at the date on which the fair value was determined.

Foreign currency transaction gains and losses on financial instruments classified at FVTPL are included in profit or loss in the Statements of Income (Loss) and Comprehensive Income (Loss) as part of net changes in fair value of investments.

(f) Withholding tax expense

The Fund generally incurs withholding taxes imposed by certain countries on investment income and capital gains. Such income and gains are recorded on a gross basis and the related withholding taxes are shown as a separate expense in the Statements of Income (Loss) and Comprehensive Income (Loss).

(g) Income taxes

The Fund has qualified and is expected to continue to qualify as a mutual fund trust under the *Income Tax Act* (Canada) and, accordingly, is not taxed on the portion of taxable income that is paid or made payable to unitholders. Income tax on net realized capital gains not paid or made payable to unitholders may be recoverable by the Fund in future periods. It is the intention of the Fund to distribute all of its future income and sufficient net realized capital gains so that the Fund will not be subject to income tax.

The Fund is subject to current income tax, which is imposed by United States under the *Foreign Investment in Real Property Tax Act of 1980* ("FIRPTA") on disposition of US real property interests.

(h) Redeemable units and net assets attributable to holders of redeemable units

The Fund issues redeemable units in various series with varied fees structures, which are redeemable at the holder's option at the redemption date. As a result, redeemable units are classified as liabilities in the Statements of Financial Position.

For each Fund unit sold, the Fund receives an amount equal to the NAV per unit at the date of sale, which is included in net assets attributable to holders of redeemable units. For each unit redeemed, net assets attributable to holders of redeemable units is reduced by the NAV of the unit at the date of redemption. The redeemable shares are measured at the current value of the Fund's net assets and are considered a residual amount of the net assets attributable to holders of redeemable units.

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The Fund's NAV per unit on each valuation date is calculated by dividing the net assets attributable to holders of redeemable units with the total number of outstanding redeemable units for that series. There is no difference between the Fund's NAV per unit and net assets attributable to holders of redeemable units per unit.

The increase (decrease) in net assets attributable to holders of redeemable units per unit by series in the Statements of Income (Loss) and Comprehensive Income (Loss) represents the change in net assets attributable to holders of redeemable units divided by the weighted average number of units of that series outstanding during the reporting period.

4. CRITICAL JUDGMENTS AND ESTIMATES

In the preparation of these interim financial statements, the Manager has made judgments, estimates and assumptions that affect the application of the Fund's accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Refer to note 9 for details of the valuation techniques used for valuation of certain investments.

In making estimates and judgments, the Manager relies on external information and observable conditions where possible. There are no known trends, commitments, events, or uncertainties that the Manager believes will materially affect the methodology or assumptions utilized in making those estimates and judgments in these interim financial statements.

Beginning March 2020, the outbreak of the novel strain of coronavirus, specifically identified as "COVID-19", has resulted in governments worldwide enacting emergency measures to contain the spread of the virus. The COVID-19 outbreak has had a notable impact on general economic conditions, including but not limited to the temporary closures of many businesses; "stay at home" and other governmental regulations; which has resulted in an uncertain and challenging economic environment and volatile public markets.

The Manager is monitoring the potential impact of COVID-19 on equity and real estate markets generally, and particularly in connection with the Fund. The Manager has taken steps to be invested in companies which, from the Manager's view, that have resilient earnings potential or potentially negative impacts are priced in. Given the unprecedented and pervasive impact of changing circumstances surrounding the COVID-19 pandemic, there is an inherent impact on certain property types operations and company stock prices. From the trough levels of March 2020, along with increased vaccination rate, the economic conditions including job growth and the public markets continue to improve. However, until extensive immunization is achieved, public health measures will continue to be essential to minimize the outbreak. The situation is dynamic, and the ultimate duration and magnitude of the impact are unknown.

5. SOFT DOLLAR COMMISSIONS

Commissions are costs incurred to acquire, issue or dispose of financial assets or liabilities. They include fees and commissions paid to agents, advisers, brokers and dealers. Commissions may be paid to brokerage firms that provide (or pay for) certain services, other than order execution, which may include investment research, analysis and reports, and databases or software in support of these services. These services form an integral part of the investment decision-making process. Where applicable and ascertainable, the value of third-party services paid by soft dollars for the six months ended June 30, 2021 was \$110 (June 30, 2020 – \$126).

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6. RELATED PARTY TRANSACTIONS

The Fund incurs a management fee for each Series as follows:

- Series A units – up to 1.90% per annum of the Series A NAV. Included in the management fee is up to 1% of trailing commissions paid to the registered dealers by the Manager;
- Series AX units – up to 1.80% per annum of the Series AX NAV. Included in the management fee is up to 1% of trailing commissions paid to the registered dealers by the Manager;
- Series AY units – up to 1.70% per annum of the Series AY NAV. Included in the management fee is up to 1% of trailing commissions paid to the registered dealers by the Manager;
- Series F units – up to 0.90% per annum of the Series F NAV;
- Series F85 units – up to 0.85% per annum of the Series F85 NAV;
- Series F85T6.5 units – up to 0.85% per annum of the Series F85T6.5 NAV;
- Series FT6.5 units – up to 0.90% per annum of the Series FT6.5 NAV;
- Series FX units – up to 0.80% per annum of the Series FX NAV;
- Series FY units – up to 0.70% per annum of the Series FY NAV;
- Series M units – up to 0.90% per annum of the Series M NAV;
- Series S units – 0.80% per annum of the Series S NAV;
- Series T units – no management fee payable;
- Series T6.5 units – up to 1.90% per annum of the Series T6.5 NAV. Included in the management fee is up to 1% of trailing commissions paid to the registered dealers by the Manager; and
- Series I units – N/A. The Fund does not pay a management fee in respect of Series I Units because Series I investors negotiate and pay a separate annual fee directly to the Manager of up to 1.00% of the daily NAV of the Series I units they hold.

The management fee is calculated and accrued daily, aggregated and paid monthly in arrears, plus applicable taxes. Total management fee for the six months ended June 30, 2021 was \$972 (June 30, 2020 – \$971). The management fee was used by the Manager to pay for costs associated with managing the investment portfolio of the Fund. It was also used to pay for fund trailing commissions to registered dealers and brokers whose clients invest in the Fund. Additionally, the Manager may reduce the management fee that the Manager would otherwise be entitled to receive from the Fund, and the reduction is paid in a form of distribution which subsequently are reinvested in additional units of the Fund.

Effective November 5, 2020, the Fund ceased to be a related party of Timbercreek Ireland Private Debt Designated Activity Company (“DAC”), following the transfer of ownership of the Manager to Hazelview Investments Inc. (“Hazelview”, formerly Timbercreek Equities Corp.). The Fund incurred total expenses of \$1,657 for the six months ended June 30, 2021 (June 30, 2020 – \$1,747), before the absorption of \$5 by the Manager and its affiliate (June 30, 2020 – \$6).

7. REDEEMABLE UNITS OF THE FUND

The Trustee can issue an unlimited number of units of any Series authorized to be issued by the Fund. All units of the Fund are voting and vote equally with each other. In accordance with the Trust Agreement, the Fund is authorized to issue an unlimited number of Series A, Series AX, Series AY, Series F, Series F85, Series F85T6.5, Series FT6.5, Series T6.5, Series FX, Series FY, Series I, Series M and Series S units.

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During the six months ended June 30, 2021, the changes in units were as follows:

	Redeemable Units, beginning of period	Redeemable Units Issued	Redemption of Redeemable Units	Reinvestments of Units	Redeemable Units, end of period
June 30, 2021					
Series A	4,164,248	385,049	(346,452)	93,439	4,296,284
Series AX	171,751	–	(8,416)	4,913	168,248
Series AY	1,797,681	–	(17,211)	24,429	1,804,899
Series F	6,004,692	678,007	(731,773)	80,645	6,031,571
Series F85	1,587,959	1,753,457	(205,746)	60,854	3,196,524
Series FT6.5	17,532	2,672	(233)	3	19,974
Series FX	60,612	–	(552)	1,157	61,217
Series FY	72,721	–	–	773	73,494
Series M	1,233,512	74,599	(197,981)	33,911	1,144,041
Series S	337,429	51,858	(49,584)	10,148	349,851
Series T6.5	1,012	–	–	–	1,012

During the six months ended June 30, 2020, the changes in units were as follows:

	Redeemable Units, beginning of period	Redeemable Units Issued	Redemption of Redeemable Units	Reinvestments of Units	Redeemable Units, end of period
June 30, 2020					
Series A	4,190,948	570,650	(499,087)	96,161	4,358,672
Series AX	170,641	–	(9,095)	4,893	166,439
Series AY	1,764,027	–	(3,279)	24,341	1,785,089
Series F	5,842,802	2,350,185	(1,677,833)	106,078	6,621,232
Series F85	590,179	665,812	(4,359)	14,913	1,266,545
Series FT6.5	18,472	2,755	–	–	21,227
Series FX	58,297	–	–	1,109	59,406
Series FY	72,763	–	–	848	73,611
Series M	1,383,287	110,398	(368,038)	34,448	1,160,095
Series S	262,713	43,479	(17,879)	8,410	296,723
Series T6.5	1,012	–	–	–	1,012

(a) Subscriptions

The units and fractional units may be issued from time to time by the Trustee on behalf of the Fund but only on a valuation date. The subscription price per unit of the Series of units subscribed for pursuant to an application received and accepted by the Trustee prior to the valuation time on a valuation date will be the Series NAV per unit determined on the valuation date, and after such time on a valuation date or at any time on a date other than a valuation date will be Series NAV per unit determined on the next valuation date following such receipt and acceptance.

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(b) Redemptions

Each unitholder is entitled, at any time, to require the Fund to redeem all or any part of a unitholder's units for an amount equal to the Series NAV per unit (as defined in the Trust Agreement), subject to certain restrictions. The Trustee will deduct from the redemption amount any fees or charges to be paid by the unitholder of a Series upon redemption of such units in such form as the Trustee shall reasonably determine from time to time.

(c) Distributions

The Fund distributes income to unitholders of the Fund and additionally net realized capital gains prior to the fiscal year-end. Unless a unitholder requests cash payment in advance, in writing, distributions are reinvested in additional units of the same Series of units of the Fund.

8. CAPITAL AND FINANCIAL RISK MANAGEMENT

(a) Capital management

The Trustee manages the capital of the Fund, which consists of the net assets attributable to holders of redeemable units of the Fund, in accordance with the investment objectives set out in the Trust Agreement. The Fund is not subject to externally imposed capital requirements.

In the normal course of business, the Fund is exposed to a variety of financial risks: credit risk, liquidity risk and market risk (including interest rate risk, market price risk and currency risk). The value of investments within the Fund's portfolio can fluctuate on a daily basis as a result of changes in interest rates, general economic conditions and company news related to specific securities within the Fund. The level of risk depends on the Fund's investment objective and the type of securities in which it invests.

(b) Risk management

The Trustee seeks to minimize the potential adverse effects of risk on the Fund's performance by retaining professional, experienced portfolio advisors and analysts, monitoring the Fund's positions and market events and diversifying the investment portfolio within the parameters of the investment objectives. To assist in managing risk, the Trustee uses internal guidelines that identify the target exposures for each type of security, while adhering to the investment restrictions of the Fund. For concentration of risk, refer to the schedule of investments.

(i) Credit risk

Credit risk is the risk that the counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Fund. The maximum exposure to credit risk is represented by the total assets of the Fund.

All transactions executed by the Fund in listed securities are settled/paid for upon delivery using approved brokers. The risk of default is considered minimal, as delivery of securities sold is only made once the broker has received payment. Payment is made on a purchase once the securities have been received by the broker. The trade will fail if either party fails to meet its obligation.

The Fund is exposed to credit risk related to its preferred shares, which are disclosed in the Fund's Schedule of Investment Portfolio. The preferred shares are unrated. Given the nature of the real estate industry, many companies traditionally obtain debt financing through mortgages secured by real property and in certain circumstances will issue publicly listed debentures. For those companies that do not have public debt securities, they are typically not rated by the rating agencies. As such, to minimize the risk associated with a fixed return, the Trustee conducts a thorough analysis of the issuer to determine their creditworthiness. Specifically, the Trustee will conduct an analysis of each company, analyzing the loan-to-value ratios, debt service coverage ratio and the quality of the company's real estate holdings.

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(ii) Liquidity risk

Liquidity risk is defined as the risk that the Fund may not be able to settle or meet its obligation associated with financial liabilities.

The Fund's exposure to liquidity risk is concentrated in the periodic cash redemptions of units. The Fund primarily invests in securities that are traded in active markets and can be readily disposed of to pay for redemptions.

The majority of financial liabilities mature within 12 months.

(iii) Market risk

Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or fair values of financial instruments.

Interest rate risk arises when the Fund invests in interest-bearing financial instruments. The Fund is exposed to the risk that the value of such financial instruments will fluctuate due to changes in the prevailing levels of market interest rates. There is minimal sensitivity to interest rate fluctuations on any cash and cash equivalents invested at short-term market interest rates and the private debt investments have fixed interest rates with short durations.

Market price risk

Market price risk is the risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk). All investments present a risk of loss of capital, specifically the market price risk arising from investment in public securities. If equity prices on the respective stock exchanges for these securities had increased or decreased by 5% as at June 30, 2021, with all other variables held constant, the net assets attributable to holders of redeemable units of the Fund would have increased or decreased, respectively, by approximately \$7,497 (December 31, 2020 – \$6,091). In practice, actual results may differ from this sensitivity analysis and the difference could be material.

The Manager aims to moderate this risk through careful selection and diversification of securities and other financial instruments in accordance with the Fund's investment objectives. The Fund's overall market positions are monitored on a daily basis by the Manager. Financial instruments held by the Fund are susceptible to market price risk arising from uncertainties about future prices of the instruments.

Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates.

Currency risk arises from financial instruments (including cash) that are denominated in a currency other than Canadian dollars, which represents the functional currency of the Fund.

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As at June 30, 2021, if the Canadian dollar had strengthened or weakened by 1% in relation to the foreign currencies listed below, with all other variables being held constant, the Fund's net assets attributable to holders of redeemable units would have decreased or increased, respectively, by approximately \$1,275, or 0.8% of net assets (December 31, 2020 – \$1,069, or 0.8% of net assets). In practice, actual results may differ from this sensitivity analysis and the differences could be material.

As at June 30, 2021		Non-monetary exposure		Monetary exposure		Net foreign currency exposure		Percentage of net assets
Australian Dollar	\$	5,257	\$	–	\$	5,257		3.2%
British Pound		14,368		(397)		13,971		8.6%
Euro		16,707		748		17,455		10.7%
Hong Kong Dollar		11,936		(216)		11,720		7.2%
New Zealand Dollar		1,255		36		1,291		0.8%
Norwegian Krone		630		(633)		(3)		0.0%
Singapore Dollar		2,614		–		2,614		1.6%
United States Dollar		82,938		(22,852)		60,086		36.9%
Swedish Krona		2,628		–		2,628		1.6%
Japanese Yen		12,440		–		12,440		7.6%

As at December 31, 2020		Non-monetary exposure		Monetary exposure		Net foreign currency exposure		Percentage of net assets
Australian Dollar	\$	9,841	\$	–	\$	9,841		7.2%
British Pound		3,640		1		3,641		2.7%
Euro		20,398		(1)		20,397		15.0%
Hong Kong Dollar		5,858		35		5,893		4.3%
New Zealand Dollar		–		1		1		0.0%
Norwegian Krone		651		(639)		12		0.0%
Singapore Dollar		1,208		1		1,209		0.9%
United States Dollar		69,611		(16,458)		53,153		39.0%
Japanese Yen		12,758		–		12,758		9.4%

9. CLASSIFICATION OF FINANCIAL INSTRUMENTS – FAIR VALUE MEASUREMENTS

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy at June 30, 2021:

		Level 1		Level 2		Level 3		Total
Assets								
Equities	\$	149,314	\$	–	\$	–	\$	149,314
Private equity		–		–		1,811		1,811
Private debt		–		–		9,506		9,506
Preferred shares		630		–		–		630
Derivative assets – forward contracts		–		9		–		9
	\$	149,944	\$	9	\$	11,317	\$	161,270
Liabilities								
Derivative liabilities – forward contracts	\$	–	\$	392	\$	–	\$	392
	\$	–	\$	392	\$	–	\$	392

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The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy at December 31, 2020:

	Level 1	Level 2	Level 3	Total
Assets				
Equities	\$ 121,160	\$ -	\$ -	\$ 121,160
Private equities	-	-	1,500	1,500
Private debt	-	-	10,135	10,135
Preferred shares	651	-	-	651
	\$ 121,811	\$ -	\$ 11,635	\$ 133,446
Liabilities				
Derivative liabilities – forward contracts	\$ -	\$ 54	\$ -	\$ 54
	\$ -	\$ 54	\$ -	\$ 54

During the six months ended June 30, 2021 and the year ended December 31, 2020, no financial instruments were transferred between any levels.

The following table shows a reconciliation of the opening and closing balance of financial instruments recorded in Level 3 for the six months ended June 30, 2021:

	As at January 1, 2021	Realized fair value gain (loss)	Unrealized fair value gain (loss)	Purchases	Sales	Distributions	As at June 30, 2021
Financial assets:							
Private equity	\$ 1,500	\$ -	\$ 311	\$ -	\$ -	\$ -	\$ 1,811
Private debt	10,135	-	(21) *	-	-	(608)	9,506
	\$ 11,635	\$ -	\$ 290	\$ -	\$ -	\$ (608)	\$ 11,317

*Includes unrealized foreign exchange gain (loss) on foreign currency denominated private debt.

The following table shows a reconciliation of the opening and closing balance of financial instruments recorded in Level 3 for the year ended December 31, 2020:

	As at January 1, 2020	Realized fair value gain (loss)	Unrealized fair value gain (loss)	Purchases	Sales	Distributions	As at December 31, 2020
Financial assets:							
Private equities	\$ 6,622	\$ 1,111*	\$ (854)	\$ 1,500	\$ (6,879)	\$ -	\$ 1,500
Private convertible debt	3,074	(74)*	162	-	(3,162)	-	-
Private debt	4,216	-	586 **	5,333	-	-	10,135
	\$ 13,912	\$ 1,037	\$ (106)	\$ 6,833	\$ (10,041)	\$ -	\$ 11,635

*Includes realized foreign exchange gain (loss) from the dispositions of an USD - denominated private equity and a private convertible debt.

**Includes unrealized foreign exchange gain (loss) on foreign currency denominated private debt.

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Significant unobservable inputs used in measuring fair value

The table below sets out information about significant unobservable inputs used as June 30, 2021 and December 31, 2020, in measuring financial instruments categorized as Level 3 in the fair value hierarchy.

Description	Fair value as at June 30, 2021	Fair value as at December 31, 2020	Valuation technique	Unobservable input	Range	Sensitivity to changes in significant unobservable inputs
Private equity	\$ 1,811	\$ 1,500	NAV or recent transactions. The Fund has determined that the reported NAV and/or value from recent transactions represents fair value at the end of the reporting period.	n/a	n/a	n/a
Private debt	\$ 4,410	\$ 4,950	NAV	n/a	n/a	n/a
Private debt	\$ 5,096	\$ 5,185	Discounted cash flow model, representing fair value at period-end.	Discount rate	9-10%	Immaterial

10. INCREASE (DECREASE) IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE UNITS PER UNIT

The increase (decrease) in net assets attributable to holders of redeemable units per unit for six months ended June 30, 2021 and 2020 are calculated as follows:

	Increase in net assets attributable to holders of redeemable units per Series	Weighted average of redeemable units outstanding during the period	Increase in net assets per weighted average units attributable to holders of redeemable units
June 30, 2021			
Series A	\$ 3,789	4,220,202	\$ 0.90
Series AX	151	168,168	0.90
Series AY	1,634	1,799,012	0.91
Series F	5,828	5,983,483	0.97
Series F85	2,749	2,677,942	1.03
Series FT6.5	17	18,061	0.95
Series FX	58	61,001	0.94
Series FY	72	73,061	0.98
Series M	1,141	1,186,817	0.96
Series S	363	346,673	1.05
Series T6.5	1	1,012	0.81

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	Decrease in net assets attributable to holders of redeemable units per Series	Weighted average of redeemable units outstanding during the period	Decrease in net assets per weighted average units attributable to holders of redeemable units
June 30, 2020			
Series A	\$ (7,432)	4,277,922	\$ (1.74)
Series AX	(279)	165,322	(1.69)
Series AY	(3,048)	1,771,792	(1.72)
Series F	(13,217)	6,891,410	(1.92)
Series F85	(1,066)	643,629	(1.66)
Series FT6.5	(37)	20,475	(1.80)
Series FX	(97)	58,735	(1.65)
Series FY	(124)	73,127	(1.70)
Series M	(1,899)	1,197,698	(1.59)
Series S	(479)	278,655	(1.72)
Series T6.5	(2)	1,012	(1.63)

11. INCOME TAX

As at December 31, 2020, the Fund had accumulated capital losses of \$12,253 (2019 – nil). The capital losses for tax purposes are available for carry forward indefinitely, and may be applied against capital gains realized in the future.

The Fund had no accumulated non-capital losses. The Fund held certain investments that are subject to United States corporate taxes due to indirect investment in real estate, subject to a local blended tax rate of approximately 27% on realized gains for the 2020 taxation year (2019 – 27%). Such local tax on the net unrealized taxable gain on these investments is reflected as a deferred tax liability in the Statements of Financial Position. During the year ended December 31, 2020, the Fund disposed of a US private investment and as a result, deferred tax liability of \$597 was reversed and current income tax expense of \$376 was recognized from FIRPTA (Note 3(g)).