

Interim Financial Statements

**For the six months ended June 30, 2023 and 2022
(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, 2023 and December 31, 2022

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

	June 30, 2023	December 31, 2022
ASSETS		
Current assets		
Investments, at fair value	\$ 102,901	\$ 119,818
Unrealized gain on foreign exchange forward contracts	48	450
Cash	457	-
Subscriptions receivable	10	21
Due from Manager (note 6)	1	1
Dividends and interest receivable	530	459
Receivable for portfolio assets sold	615	1,099
Other assets and receivables	109	73
	104,671	121,921
LIABILITIES		
Current liabilities		
Unrealized loss on foreign exchange forward contracts	27	-
Bank overdraft	-	285
Accounts payable and accrued liabilities	411	445
Redemptions payable	709	345
	1,147	1,075
Net assets attributable to holders of redeemable units	\$ 103,524	\$ 120,846
Net assets attributable to holders of redeemable units per Series		
Series A	\$ 30,474	\$ 32,255
Series AX	1,015	999
Series AY	12,328	12,534
Series F	32,899	43,019
Series F85	17,199	22,351
Series FT6.5	39	47
Series FX	322	438
Series FY	477	479
Series M	5,103	5,329
Series S	3,484	3,337
Series T6.5	184	58
	\$ 103,524	\$ 120,846

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, 2023 and December 31, 2022

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

	June 30, 2023	December 31, 2022
Units outstanding (note 7)		
Series A	4,408,886	4,578,347
Series AX	146,707	141,694
Series AY	1,776,320	1,774,358
Series F	4,464,510	5,768,403
Series F85	2,392,906	3,070,861
Series FT6.5	5,972	6,942
Series FX	45,764	61,350
Series FY	64,810	64,331
Series M	705,271	728,673
Series S	444,234	421,562
Series T6.5	31,055	9,503
Net assets attributable to holders of redeemable units per unit by Series		
Series A	\$ 6.91	\$ 7.05
Series AX	6.92	7.05
Series AY	6.94	7.06
Series F	7.37	7.46
Series F85	7.19	7.28
Series FT6.5	6.60	6.78
Series FX	7.05	7.13
Series FY	7.36	7.44
Series M	7.24	7.31
Series S	7.84	7.92
Series T6.5	5.93	6.15

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

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

For the six months ended June 30, 2023 and 2022

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

	2023	2022
Income (loss)		
Dividend income	\$ 2,328	\$ 2,039
Interest income and other income for distribution purposes	126	81
Change in unrealized appreciation (depreciation) of investments and derivatives	3,121	(37,034)
Net realized gain (loss) on sale of investments and derivatives	(1,474)	1,593
	4,101	(33,321)
Expenses		
Management fees (note 6)	818	1,008
Fund administration fees	186	170
Withholding tax	180	142
Commissions and other portfolio transaction costs	160	232
Custodian fees	48	48
Audit fees	36	35
Independent review committee fees	22	22
Professional fees	22	16
Bank charges and interest	10	6
Legal fees	7	13
	1,489	1,692
Amount absorbed by the Manager and its affiliate (note 6)	(8)	(6)
	1,481	1,686
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 2,620	\$ (35,007)
Increase (decrease) in net assets attributable to holders of redeemable units per Series (note 10)		
Series A	\$ 584	\$ (8,911)
Series AX	18	(362)
Series AY	247	(3,684)
Series F	946	(12,487)
Series F85	576	(6,704)
Series FT6.5	1	(32)
Series FX	14	(121)
Series FY	12	(156)
Series M	146	(1,681)
Series S	80	(854)
Series T6.5	(4)	(15)
	\$ 2,620	\$ (35,007)

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

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

For the six months ended June 30, 2023 and 2022

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

	2023	2022
Increase (decrease) in net assets per weighted average units attributable to holders of redeemable units (note 10)		
Series A	\$ 0.13	\$ (2.05)
Series AX	0.13	(2.07)
Series AY	0.14	(2.06)
Series F	0.16	(2.07)
Series F85	0.20	(2.06)
Series FT6.5	0.22	(1.96)
Series FX	0.29	(2.02)
Series FY	0.19	(2.09)
Series M	0.21	(2.14)
Series S	0.18	(2.19)
Series T6.5	(0.17)	(1.69)

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, 2023 and 2022

(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	Reinvestments of distributions	Increase (decrease) in net assets attributable to holders of redeemable units	Net assets attributable to holders of redeemable units, end of period
June 30, 2023							
Series A	\$ 32,255	\$ 1,298	\$ (3,289)	\$ (1,209)	\$ 835	\$ 584	\$ 30,474
Series AX	999	-	-	(38)	36	18	1,015
Series AY	12,534	-	(157)	(469)	173	247	12,328
Series F	43,019	5,254	(15,525)	(1,568)	773	946	32,899
Series F85	22,351	131	(5,698)	(753)	592	576	17,199
Series FT6.5	47	-	(7)	(2)	-	1	39
Series FX	438	-	(126)	(12)	8	14	322
Series FY	479	-	-	(18)	4	12	477
Series M	5,329	407	(779)	(180)	180	146	5,103
Series S	3,337	450	(383)	(125)	125	80	3,484
Series T6.5	58	138	-	(8)	-	(4)	184
	\$ 120,846	\$ 7,678	\$ (25,964)	\$ (4,382)	\$ 2,726	\$ 2,620	\$ 103,524

	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	Reinvestments of distributions	Increase (decrease) in net assets attributable to holders of redeemable units	Net assets attributable to holders of redeemable units, end of period
June 30, 2022							
Series A	\$ 43,324	\$ 3,500	\$ (4,636)	\$ (1,148)	\$ 806	\$ (8,911)	\$ 32,935
Series AX	1,706	-	-	(46)	45	(362)	1,343
Series AY	17,811	-	(414)	(473)	180	(3,684)	13,420
Series F	62,845	7,208	(10,523)	(1,626)	796	(12,487)	46,213
Series F85	33,001	696	(1,379)	(868)	662	(6,704)	25,408
Series FT6.5	159	-	-	(6)	-	(32)	121
Series FX	587	-	-	(16)	9	(121)	459
Series FY	759	-	-	(19)	3	(156)	587
Series M	9,947	32	(2,900)	(196)	196	(1,681)	5,398
Series S	4,267	458	(595)	(111)	111	(854)	3,276
Series T6.5	9	72	-	(3)	-	(15)	63
	\$ 174,415	\$ 11,966	\$ (20,447)	\$ (4,512)	\$ 2,808	\$ (35,007)	\$ 129,223

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, 2023 and 2022

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

	2023	2022
Cash provided by (used in):		
Operating Activities		
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 2,620	\$ (35,007)
Adjustments for non-cash items		
Change in unrealized (appreciation) depreciation of investments and derivatives	(3,121)	37,034
Net realized (gain) loss on sale of investments and derivatives	1,474	(1,593)
Commissions and other portfolio transaction costs	160	232
Changes in non-cash balances		
(Increase) decrease in dividends and interest receivable	(71)	107
(Increase) decrease in receivable for portfolio assets sold	484	2,738
(Increase) decrease in other assets and receivables	(36)	(67)
Increase (decrease) in accounts payable and accrued liabilities	(34)	(69)
Increase (decrease) in payable for portfolio assets purchased	-	(2,464)
Proceeds from sale of investments	90,774	98,481
Purchase of investments	(71,877)	(93,125)
Cash provided by (used in) operating activities	20,373	6,267
Financing Activities		
Proceeds from redeemable units issued	7,688	11,550
Distributions to unitholders, net of reinvestments	(1,656)	(1,704)
Redemptions of redeemable units	(25,600)	(20,314)
Cash provided by (used in) financing activities	(19,568)	(10,468)
Increase (decrease) in cash during the period	805	(4,201)
Foreign exchange gain (loss) on cash	(63)	(36)
Cash (Bank overdraft), beginning of period	(285)	4,532
Cash, end of period	\$ 457	\$ 295
Supplemental information*		
Interest paid	\$ (8)	\$ (4)
Interest received	126	98
Dividends received, net of withholding taxes	1,896	1,684

*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
Interim Schedule of Investment Portfolio (Unaudited)

As at June 30, 2023

(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				
577,577	Ingenia Communities Group	\$ 2,202	\$ 2,027	2.0 %
1,571,298	Mirvac Group	3,343	3,131	3.0
		<u>5,545</u>	<u>5,158</u>	<u>5.0</u>
British equities				
548,600	Life Science Reit PLC	655	628	0.6
112,162	Segro PLC	1,556	1,352	1.3
		<u>2,211</u>	<u>1,980</u>	<u>1.9</u>
Canadian equity				
219,910	InterRent Real Estate Investment Trust	2,840	2,819	2.7
European equities				
38,472	Cellnex Telecom SAU	2,132	2,056	2.0
318,443	Millenium Hospitality Real Estate SA	1,738	1,445	1.4
17,131	Montea NV	1,621	1,748	1.7
150,238	Vonovia SE	4,248	3,885	3.8
		<u>9,739</u>	<u>9,134</u>	<u>8.9</u>
Hong Kong equities				
1,508,084	Hang Lung Properties Ltd.	3,574	3,083	3.0
3,519,835	SUNeVision Holdings Ltd.	3,289	2,378	2.3
710,705	Swire Properties Ltd.	2,486	2,312	2.2
		<u>9,349</u>	<u>7,773</u>	<u>7.5</u>
Japanese equities				
2,710	Japan Hotel REIT Investment Corp.	2,095	1,825	1.8
101,000	Mitsui Fudosan Co., Ltd.	2,652	2,647	2.6
1,688,400	Polaris Holdings Co., Ltd.	1,454	1,562	1.5
		<u>6,201</u>	<u>6,034</u>	<u>5.9</u>
Norwegian equities				
783,380	KMC Properties	899	556	0.5
43,347	Pioneer Property Group ASA	692	487	0.5
		<u>1,591</u>	<u>1,043</u>	<u>1.0</u>
Singapore equities				
1,504,500	Capitaland India Trust	1,781	1,679	1.6
527,600	Daiwa House Logistics Trust	396	320	0.3
		<u>2,177</u>	<u>1,999</u>	<u>1.9</u>

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

As at June 30, 2023

(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)				
Swedish equities				
79,529	Castellum AB	\$ 1,413	\$ 1,005	1.0 %
62,015	Neobo Fastigheter AB	157	69	0.1
1,550,212	Samhallsbyggnadsbolaget i Norden AB	3,674	786	0.8
		<u>5,244</u>	<u>1,860</u>	<u>1.9</u>
U.S. equities				
9,775	American Tower Corp.	2,664	2,509	2.4
53,900	Americold Realty Trust	2,275	2,305	2.2
19,050	Camden Property Trust	2,827	2,746	2.7
20,200	Digital Realty Trust Inc.	2,845	3,045	2.9
71,147	DigitalBridge Group Inc.	2,165	1,386	1.3
8,320	DR Horton Inc.	1,041	1,340	1.3
5,107	Equinix Inc.	4,457	5,300	5.1
54,925	Equity Residential	4,643	4,796	4.6
94,773	Essential Properties Realty Trust Inc.	2,815	2,953	2.9
20,804	Extra Space Storage Inc.	4,557	4,099	4.0
49,791	Invitation Homes Inc.	2,203	2,267	2.2
69,712	Kite Realty Group Trust	1,863	2,061	2.0
36,686	Prologis Inc.	5,751	5,955	5.8
43,099	Rexford Industrial Realty Inc.	3,750	2,979	2.9
17,178	Sun Communities Inc.	3,535	2,966	2.9
15,460	Toll Brothers Inc.	1,154	1,618	1.6
10,471	United Homes Group Inc.	-	155	0.1
49,300	VICI Properties Inc.	2,017	2,051	2.0
48,964	Welltower Inc.	4,590	5,243	5.1
		<u>55,152</u>	<u>55,774</u>	<u>54.0</u>
	Total common equities	<u>100,049</u>	<u>93,574</u>	<u>90.7</u>
Private investments				
Canadian private equity				
120,000	Northview Canadian High Yield Residential Fund – Class C	1,500	1,958	1.9
	European private debt			
2,297 EUR	Irish Debt Junior Debentures Jul 20, 2024	3,506	3,449	3.3

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

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

As at June 30, 2023

(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)				
U.S. convertible bond				
2,250,000	United Homes Group Inc. 15% 30MAR2028 Convertible Debenture	\$ 2,856	\$ 3,920	3.8 %
Total private investments		<u>7,862</u>	<u>9,327</u>	<u>9.0</u>
Total investments owned		107,911	102,901	99.7
Commissions and other portfolio transaction costs		<u>(130)</u>	<u>-</u>	<u>-</u>
Net investments owned		<u>\$ 107,781</u>	102,901	99.7
Unrealized gain, foreign exchange forward contracts (Schedule 1)			21	0.0
Other assets, net			<u>602</u>	<u>0.3</u>
Net assets attributable to holders of redeemable units			<u>\$ 103,524</u>	<u>100.0</u>

SCHEDULE 1 – FOREIGN EXCHANGE FORWARD CONTRACTS

Contract price	Settlement date	Purchased currency	Notional value as at June 30, 2023	Sold currency	Fair value as at June 30, 2023	Unrealized gain (loss)
CAD 0.126410	September 18, 2023	CAD	\$ (556)	NOK	\$ (545)	\$ 11
CAD 1.321286	September 15, 2023	CAD	\$ (37,392)	USD	\$ (37,419)	\$ (27)
CAD 1.313180	September 15, 2023	USD	\$ 5,253	CAD	\$ 5,290	\$ 37
Total foreign exchange forward contracts						<u>\$ 21</u>

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

1. FUND INFORMATION

Hazelview Global Real Estate 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 "Declaration of Trust" or "Trust Agreement"). The address of the Fund's registered office is at 1133 Yonge Street, Toronto, Ontario, Canada, M4T 2Y7. Hazelview Securities 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 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, 2023, 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 approved by the Board of Directors of the Manager on August 8, 2023.

(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 ("FVTPL"), which are presented at fair value.

(c) Functional and presentation currency

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

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

3. SIGNIFICANT ACCOUNTING POLICIES

(a) Financial assets and financial liabilities

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 FVTPL at inception. The changes in the investment fair values and related transaction costs are recorded in the Fund's Interim Statements of 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, mortgage and loan investments, private debt and participating debentures.

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

Financial liabilities classified as measured at amortized cost include all financial liabilities, other than those classified as FVTPL. These include bank overdraft, 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 Interim 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.

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

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

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 interim 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 interim 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 in an over-the-counter market are valued at the closing price. Securities with no available closing trade price are valued at a point between bid-ask spread.

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 Interim Statements of 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

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

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 Interim Statements of 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 Interim Statements of 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 has a taxation year-end of December 15.

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

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

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 Interim Statements of 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.

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

4. CRITICAL JUDGMENTS AND ESTIMATES

In the preparation of these interim unaudited 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, other than the potential effects of situations outlined hereunder, which the Manager believes will materially affect the methodology or assumptions utilized in making those estimates and judgments in these interim financial statements.

Rising inflation driven by supply-chain and labour disruptions, changing monetary policy and escalating geopolitical tensions contribute to uncertainty regarding the timing of a full economic recovery. The situation is dynamic, and the ultimate duration and magnitude of the impact are unknown. The Manager continues to monitor the potential impact of these on equity and real estate markets generally, and particularly in connection with the Fund operations. The carrying value for the Fund's investments measured at FVTPL reflect its best estimate. Actual results may differ from the Fund's current estimates as the above noted situations evolve.

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, 2023 was \$62 (June 30, 2022 – \$78).

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 1.00% 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 1.00% 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 1.00% 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 1.00% of trailing commissions paid to the registered dealers by the Manager; and

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

- 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, 2023 was \$818 (June 30, 2022 – \$1,008). 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 is reinvested in additional units of the Fund.

The Fund incurred total expenses of \$1,489 for the six months ended June 30, 2023 (June 30, 2022 – \$1,692), before the absorption of \$8 by the Manager (June 30, 2022 – \$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, Series S and Series T units.

During the six months ended June 30, 2023, the changes in units were as follows:

	Redeemable Units, beginning of period	Redeemable Units Issued	Redemption of Redeemable Units	Reinvestments of Redeemable Units	Redeemable Units, end of period
June 30, 2023					
Series A	4,578,347	179,799	(465,745)	116,485	4,408,886
Series AX	141,694	–	–	5,013	146,707
Series AY	1,774,358	–	(22,048)	24,010	1,776,320
Series F	5,768,403	672,510	(2,077,877)	101,474	4,464,510
Series F85	3,070,861	17,997	(775,600)	79,648	2,392,906
Series FT6.5	6,942	–	(970)	–	5,972
Series FX	61,350	–	(16,727)	1,141	45,764
Series FY	64,331	–	–	479	64,810
Series M	728,673	54,745	(102,217)	24,070	705,271
Series S	421,562	54,951	(47,691)	15,412	444,234
Series T6.5	9,503	21,552	–	–	31,055

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

During the six months ended June 30, 2022, the changes in units were as follows:

	Redeemable Units, beginning of period	Redeemable Units Issued	Redemption of Redeemable Units	Reinvestments of Redeemable Units	Redeemable Units, end of period
June 30, 2022					
Series A	4,394,697	404,410	(517,881)	93,470	4,374,696
Series AX	172,953	-	-	5,213	178,166
Series AY	1,806,423	-	(47,397)	20,807	1,779,833
Series F	6,098,519	763,895	(1,114,647)	88,192	5,835,959
Series F85	3,282,704	82,382	(150,839)	74,896	3,289,143
Series FT6.5	16,553	-	-	-	16,553
Series FX	59,568	-	-	1,037	60,605
Series FY	74,130	-	-	306	74,436
Series M	988,006	3,634	(317,090)	22,025	696,575
Series S	391,892	47,177	(59,863)	11,580	390,786
Series T6.5	1,012	8,491	-	-	9,503

(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 the Series NAV per unit determined on the next valuation date following such receipt and acceptance.

(b) Redemptions

Each unitholder is entitled, at any time, to require the Fund to redeem all or any part of a unitholder's units on a valuation date 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 at each month-end. 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.

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

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 including 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 nature of its investments.

(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 Interim Schedule of Investment Portfolio.

(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.

Credit risk may arise on private debt investments, including interest receivable, where the borrower may be unable to honour its commitments that could result in a loss to the Fund. As at June 30, 2023, the Fund's interest receivable balance was \$nil (December 31, 2022 - \$nil). The Fund mitigates this risk by: (i) adhering to the investment objectives of the Fund; (ii) ensuring a comprehensive due diligence process is conducted on each debt investment prior to funding, which generally includes, but is not limited to, engaging professional independent consultants, lawyers and appraisers, and performing credit checks on prospective borrowers; and (iii) actively monitoring the private investment and initiating recovery procedures where required.

Exposure to credit risk relating to forward contracts is concentrated to one counterparty, which has a S&P Global credit rating or equivalent rating of 'A+' or higher. The notional and fair value of the forward contracts are disclosed in the Fund's Interim Schedule of Investment Portfolio Schedule 1 – Foreign Exchange Forward Contracts. The majority of exposure to credit risk relating to the cash balance is concentrated to two custodian banks, both of which have the S&P Global credit rating or equivalent rating of 'A+' or higher.

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022
(in thousands of Canadian dollars, except unit and per unit amounts)

(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 its 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 the Fund's 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 variable 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. As at June 30 2023 and December 31, 2022, there were no investments which bear interest at a variable rate.

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 investments in public securities. If equity prices on the respective stock exchanges for these securities had increased or decreased by 5% as at June 30, 2023, 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 \$4,679 (December 31, 2022 – \$5,694). 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.

As at June 30, 2023, 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 \$664, or 0.6% of net assets (December 31, 2022 – \$714, or 0.6% of net assets). In practice, actual results may differ from this sensitivity analysis and the differences could be material.

HAZELVIEW GLOBAL REAL ESTATE FUND**Notes to Interim Financial Statements (Unaudited)**

For the six months ended June 30, 2023 and 2022

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

		Non-monetary exposure		Monetary exposure		Net foreign currency exposure	Percentage of net assets
As at June 30, 2023							
Australian Dollar	\$	5,158	\$	142	\$	5,300	5.1%
British Pound		1,980		(296)		1,684	1.6%
Euro		12,583		38		12,621	12.2%
Hong Kong Dollar		7,773		-		7,773	7.5%
New Zealand Dollar		-		1		1	0.0%
Norwegian Krone		1,043		(544)		499	0.5%
Singapore Dollar		1,999		1		2,000	1.9%
United States Dollar		59,694		(31,103)		28,591	27.6%
Swedish Krona		1,860		-		1,860	1.8%
Japanese Yen		6,034		46		6,080	5.9%

		Non-monetary exposure		Monetary exposure		Net foreign currency exposure	Percentage of net assets
As at December 31, 2022							
Australian Dollar	\$	6,812	\$	-	\$	6,812	5.6%
British Pound		-		1		1	0.0%
Euro		17,503		-		17,503	14.5%
Hong Kong Dollar		8,015		-		8,015	6.6%
New Zealand Dollar		-		1		1	0.0%
Norwegian Krone		1,312		(609)		703	0.6%
Singapore Dollar		1,600		25		1,625	1.3%
United States Dollar		72,506		(43,411)		29,095	24.1%
Swedish Krona		3,404		-		3,404	2.8%
Japanese Yen		4,191		9		4,200	3.5%

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

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 as at June 30, 2023:

	Level 1	Level 2	Level 3	Total
Assets				
Equities	\$ 93,574	\$ -	\$ -	\$ 93,574
Private equities	-	-	1,958	1,958
Private debt	-	-	3,449	3,449
Convertible bond	-	-	3,920	3,920
Unrealized gain on foreign exchange forward contracts	-	48	-	48
	\$ 93,574	\$ 48	\$ 9,327	\$ 102,949
Liabilities				
Unrealized loss on foreign exchange forward contracts	\$ -	\$ 27	\$ -	\$ 27
	\$ -	\$ 27	\$ -	\$ 27

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy as at December 31, 2022:

	Level 1	Level 2	Level 3	Total
Assets				
Equities	\$ 113,164	\$ -	\$ -	\$ 113,164
Rights	-	135	-	135
Private equities	-	-	1,903	1,903
Private debt	-	-	4,040	4,040
Preferred shares	576	-	-	576
Unrealized gain on foreign exchange forward contracts	-	450	-	450
	\$ 113,740	\$ 585	\$ 5,943	\$ 120,268

During the six months ended June 30, 2023 and year ended December 31, 2022, 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, 2023:

	As at January 1, 2023	Realized gain (loss)	Change in unrealized gain (loss)	Purchases	Sales	As at June 30, 2023
Financial assets:						
Private equity	\$ 1,903	\$ -	\$ 55	\$ -	\$ -	\$ 1,958
Convertible bond	-	-	1,064	2,856	-	3,920
Private debt	4,040	(29) *	98 **	-	(660)	3,449
	\$ 5,943	\$ (29)	\$ 1,217	\$ 2,856	\$ (660)	\$ 9,327

*Includes realized foreign exchange gain (loss) from disposition of foreign currency denominated private debt.

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

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

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, 2022:

	As at January 1, 2022	Realized gain (loss)	Change in unrealized gain (loss)	Purchases	Sales	As at December 31, 2022
Financial assets:						
Private equity	\$ 1,804	\$ -	\$ 99	\$ -	\$ -	1,903
Private debt	5,799	2 *	45 **	-	(1,806)	4,040
	\$ 7,603	\$ 2	\$ 144	\$ -	\$ (1,806)	\$ 5,943

*Includes realized foreign exchange gain (loss) from disposition of foreign currency denominated private debt.

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

Significant unobservable inputs used in measuring fair value

The table below sets out information about significant unobservable inputs used as June 30, 2023 and December 31, 2022, in measuring financial instruments categorized as Level 3 in the fair value hierarchy.

Description	Fair value as at June 30, 2023	Fair value as at December 31, 2022	Valuation technique	Unobservable input	Level	Sensitivity to changes in significant unobservable inputs
Private equity	\$ 1,958	\$ 1,903	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.	NAV or recent transactions	N/A	N/A
Convertible bond	\$ 3,920	-	Black Scholes model	Underlying Stock Volatility	15.28%	Fair value increases (decreases) as volatility increases (decreases) or
				Bond Discount Rate	24.20%	discount rate decreases (increases)
Private debt	\$ 3,449	\$ 4,040		NAV	N/A	N/A

HAZELVIEW GLOBAL REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2023 and 2022

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

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 the six months ended June 30, 2023 and 2022 are calculated as follows:

	Increase (decrease) in net assets attributable to holders of redeemable units per Series	Weighted average of redeemable units outstanding during the period	Increase (decrease) in net assets per weighted average units attributable to holders of redeemable units
June 30, 2023			
Series A	\$ 584	4,580,159	\$ 0.13
Series AX	18	143,731	0.13
Series AY	247	1,771,356	0.14
Series F	946	5,890,949	0.16
Series F85	576	2,886,434	0.20
Series FT6.5	1	6,289	0.22
Series FX	14	49,849	0.29
Series FY	12	64,526	0.19
Series M	146	698,963	0.21
Series S	80	439,429	0.18
Series T6.5	(4)	20,850	(0.17)

	Increase (decrease) in net assets attributable to holders of redeemable units per Series	Weighted average of redeemable units outstanding during the period	Increase (decrease) in net assets per weighted average units attributable to holders of redeemable units
June 30, 2022			
Series A	\$ (8,911)	4,337,822	\$ (2.05)
Series AX	(362)	175,053	(2.07)
Series AY	(3,684)	1,790,560	(2.06)
Series F	(12,487)	6,024,220	(2.07)
Series F85	(6,704)	3,256,536	(2.06)
Series FT6.5	(32)	16,553	(1.96)
Series FX	(121)	60,015	(2.02)
Series FY	(156)	74,252	(2.09)
Series M	(1,681)	786,928	(2.14)
Series S	(854)	390,774	(2.19)
Series T6.5	(15)	9,174	(1.69)

11. INCOME TAX

As at December 31, 2022, the Fund had accumulated capital losses of \$11,798 (2021 – \$1,406). 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.

12. COMPARATIVE FINANCIAL INFORMATION

Where applicable, certain comparative figures in the financial statements have been reclassified in order to conform to the presentation of current period interim financial statements.