

Interim Financial Statements

**For the six months ended June 30, 2025 and 2024
(Unaudited)**

Hazelview Alternative 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 ALTERNATIVE REAL ESTATE FUND
Interim Statements of Financial Position (Unaudited)

As at June 30, 2025 and December 31, 2024

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

	June 30, 2025	December 31, 2024
ASSETS		
Current assets		
Investments pledged as collateral, at fair value (note 5)	\$ 5,750	\$ 9,996
Investments, at fair value	3,044	4,832
Unrealized gain on foreign exchange forward contracts	8	–
Cash	1,013	360
Due from Manager (note 7)	37	56
Dividends and interest receivable	108	109
Receivable for portfolio assets sold	51	721
	10,011	16,074
LIABILITIES		
Current liabilities		
Investments sold short, at fair value (note 5)	3,877	5,360
Unrealized loss on foreign exchange forward contracts	10	63
Accounts payable and accrued liabilities	8	96
Dividends payable on investments sold short	25	32
Performance fees payable (note 7)	68	8
Payable for portfolio assets purchased	60	1,052
	4,048	6,611
Net assets attributable to holders of redeemable units	\$ 5,963	\$ 9,463
Net assets attributable to holders of redeemable units per Series		
Series F-1	\$ 5,963	\$ 9,463
Units outstanding (note 8)		
Series F-1	473,451	778,893
Net assets attributable to holders of redeemable units per unit by Series		
Series F-1	\$ 12.59	\$ 12.15

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

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

For the six months ended June 30, 2025 and 2024

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

	2025	2024
Income (loss)		
Dividend income	\$ 257	\$ 261
Dividend expense on investments sold short	(114)	(68)
Interest income and other income for distribution purposes	54	79
Distributions from income trusts and partnerships	–	32
Change in unrealized depreciation of investments and derivatives	(252)	(40)
Net realized gain (loss) on sale of investments and derivatives	742	(674)
	687	(410)
Expenses		
Commissions and other portfolio transaction costs	74	67
Performance fees (note 7)	68	–
Fund administration costs	61	33
Management fees (note 7)	46	63
Audit fees	30	27
Withholding taxes	29	32
Bank charges and interest	28	32
Professional fees	15	18
Securities borrowing fees	10	11
Independent review committee fees	10	–
Distributions expense to income trusts and partnerships	4	–
Legal fees	1	–
	376	283
Amount absorbed by the Manager (note 7)	(102)	(55)
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 413	\$ (638)
Increase (decrease) in net assets attributable to holders of redeemable units per Series (note 11)		
Series F-1	\$ 413	\$ (638)
Increase (decrease) in net assets per weighted average units attributable to holders of redeemable units (note 11)		
Series F-1	\$ 0.56	\$ (0.60)

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

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

For the six months ended June 30, 2025 and 2024

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

	Net assets attributable to holders of redeemable units, beginning of period	Proceeds from redeemable units issued	Redemptions of redeemable units	Increase in net assets attributable to holders of redeemable units	Net assets attributable to holders of redeemable units, end of period
June 30, 2025					
Series F-1	\$ 9,463	\$ 4,594	\$ (8,507)	\$ 413	\$ 5,963

	Net assets attributable to holders of redeemable units, beginning of period	Proceeds from redeemable units issued	Redemptions of redeemable units	Decrease in net assets attributable to holders of redeemable units	Net assets attributable to holders of redeemable units, end of period
June 30, 2024					
Series F-1	\$ 14,726	\$ –	\$ (5,000)	\$ (638)	\$ 9,088

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

For the six months ended June 30, 2025 and 2024

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

	2025	2024
Cash provided by (used in):		
Operating Activities		
Increase (decrease) in net assets attributable to holders of redeemable units	\$ 413	\$ (638)
Adjustments for non-cash items		
Change in unrealized depreciation of investments and derivatives	252	40
Net realized (gain) loss on sale of investments and derivatives	(742)	674
Commissions and other portfolio transaction costs	74	67
Changes in non-cash balances		
Decrease in due from Manager	19	22
Decrease in dividends and interest receivable	1	21
Decrease (increase) in receivable for portfolio assets sold	670	(706)
Decrease in accounts payable and accrued liabilities	(88)	(63)
Increase in performance fees payable	60	-
Decrease in dividends payable on investments sold short	(7)	(104)
(Decrease) increase in payable for portfolio assets purchased	(992)	732
Proceeds from sale of investments	59,089	59,146
Purchase of investments	(54,191)	(53,994)
Cash provided by operating activities	4,558	5,197
Financing Activities		
Proceeds from redeemable units issued	4,594	-
Redemptions of redeemable units	(8,507)	(5,000)
Cash used in financing activities	(3,913)	(5,000)
Increase in cash during the period	645	197
Foreign exchange gain (loss) on cash	8	(6)
Cash, beginning of period	360	279
Cash, end of period	\$ 1,013	\$ 470
Supplemental information*		
Interest paid	\$ (29)	\$ (36)
Interest received	21	24
Dividends paid	(129)	(177)
Dividends received, net of withholding taxes	265	300

*Included as a part of cash flows from operating activities

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

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

As at June 30, 2025

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

Number of shares/units/ par value	Investments owned	Average cost	Fair value	% of net asset value
Common equities, options and private debt				
British equities				
28,521	Barratt Redrow PLC	\$ 243	\$ 243	4.2 %
18,690	Great Portland Estates PLC	119	125	2.1
4,210	Land Securities Group PLC	49	50	0.8
31,120	Supermarket Income Reit PLC	46	49	0.8
3,090	The UNITE Group PLC	48	49	0.8
17,670	Tritax Big Box REIT Plc	49	49	0.8
		<u>554</u>	<u>565</u>	<u>9.5</u>
Canadian equities				
10,038	Chartwell Retirement Residences	178	186	3.2
15,610	Dream Industrial Real Estate Investment Trust	177	184	3.1
710	Granite Real Estate Investment Trust	50	49	0.8
2,490	Killam Apartment Real Estate Investment Trust	46	49	0.8
2,610	Sienna Senior Living Inc.	46	50	0.8
44,990	StorageVault Canada Inc.	180	184	3.1
		<u>677</u>	<u>702</u>	<u>11.8</u>
European equities				
21,493	Cairn Homes PLC	73	73	1.3
1,820	Carmila SA	49	49	0.9
7,170	CTP NV	186	205	3.4
330	Gecina SA	49	49	0.8
5,160	Inmobiliaria Colonial Socimi SA	49	50	0.8
410	LEG Immobilien AG	48	50	0.8
840	Shurgard Self Storage Europe Sarl	47	50	0.8
4,070	Vonovia SE	184	195	3.3
		<u>685</u>	<u>721</u>	<u>12.1</u>
Swedish equity				
3,400	Wihlborgs Fastigheter AB	49	50	0.8
U.S. equities				
630	Agree Realty Corp.	62	63	1.1
1,630	American Healthcare REIT Inc.	82	82	1.4
395	American Tower Corp.	117	119	2.0
2,960	Apple Hospitality REIT Inc.	54	47	0.8
490	AvalonBay Communities Inc.	140	136	2.3
2,262	Brixmor Property Group Inc.	81	80	1.3
3,610	Broadstone Net Lease Inc.	81	79	1.3
2,095	Camden Property Trust	340	322	5.4
640	CBRE Group Inc.	117	122	2.0
934	Centerspace	83	77	1.3

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

As at June 30, 2025

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

Number of shares/units/ par value	Investments owned	Average cost	Fair value	% of net asset value
Common equities, options and private debt (continued)				
U.S. equities (continued)				
1,960	Cousins Properties Inc.	\$ 82	\$ 80	1.3 %
992	Crown Castle International Corp.	137	139	2.3
2,760	CubeSmart	163	160	2.7
1,421	Digital Realty Trust Inc.	343	337	5.7
2,640	Easterly Government Properties Inc.	83	80	1.3
585	EastGroup Properties Inc.	137	133	2.2
5,140	Empire State Realty Trust Inc.	61	57	1.0
167	Equinix Inc.	198	181	3.0
3,208	Essential Properties Realty Trust Inc.	142	139	2.3
4,906	Highwoods Properties Inc.	208	208	3.5
709	Hilton Worldwide Holdings Inc.	236	257	4.3
4,565	Host Hotels & Resorts Inc.	99	96	1.6
12,620	Hudson Pacific Properties Inc.	44	47	0.8
3,320	Independence Realty Trust Inc.	81	80	1.3
9,165	Invitation Homes Inc.	431	409	6.9
1,659	iShares US Real Estate ETF	217	214	3.6
4,370	Kite Realty Group Trust	135	135	2.3
2,215	Lineage Inc.	137	131	2.2
11,440	LXP Industrial Trust	142	129	2.2
4,582	Mitsui Fudosan Co., Ltd.	174	180	3.0
2,330	NNN REIT Inc.	138	137	2.3
2,710	Omega Healthcare Investors Inc.	139	135	2.3
1,452	Prologis Inc.	218	208	3.5
340	Public Storage	137	136	2.3
2,195	Regency Centers Corp.	218	213	3.6
330	Simon Property Group Inc.	74	72	1.2
470	SL Green Realty Corp.	40	40	0.7
9,160	Sonida Senior Living Inc.	323	311	5.2
6,310	The Macerich Co.	140	139	2.3
1,190	Ventas Inc.	106	102	1.7
5,854	Veris Residential Inc.	126	119	2.0
4,798	VICI Properties Inc.	215	213	3.6
659	Welltower Inc.	138	138	2.3
		<u>6,419</u>	<u>6,282</u>	<u>105.4</u>
U.S. option				
7,000	iShares U.S. Real Estate ETF Call \$95.50 18JUL25	<u>18</u>	<u>12</u>	<u>0.2</u>
European private debt				
300,000	KLSK Trust GmbH 15%	<u>440</u>	<u>462</u>	<u>7.7</u>
Total investments owned		<u>8,842</u>	<u>8,794</u>	<u>147.5</u>

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

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

As at June 30, 2025

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

Number of shares/units/ par value	Investments sold short	Proceeds on short sale	Fair value	% of net asset value
Common equities and options				
British equities				
(8,880)	Hammerson PLC	\$ (46)	\$ (50)	(0.8) %
(3,910)	Safestore Holdings PLC	(47)	(52)	(0.9)
(27,150)	Sirius Real Estate Ltd.	(49)	(49)	(0.8)
(6,880)	The British Land Co PLC	(49)	(48)	(0.8)
		<u>(191)</u>	<u>(199)</u>	<u>(3.3)</u>
Canadian equities				
(2,870)	Allied Properties Real Estate Investment Trust	(47)	(49)	(0.9)
(3,320)	Canadian Apartment Properties REIT	(147)	(147)	(2.5)
(3,310)	Choice Properties Real Estate Investment Trust	(48)	(49)	(0.8)
(9,450)	iShares S&P/TSX Capped REIT Index ETF	(146)	(149)	(2.5)
(2,760)	RioCan Real Estate Investment Trust	(49)	(49)	(0.8)
(1,910)	SmartCentres Real Estate Investment Trust	(48)	(49)	(0.8)
		<u>(485)</u>	<u>(492)</u>	<u>(8.3)</u>
European equities				
(1,150)	Eurocommercial Properties NV	(45)	(49)	(0.8)
(2,106)	TAG Immobilien AG	(49)	(51)	(0.9)
(1,470)	Warehouses De Pauw CVA	(49)	(49)	(0.8)
(970)	Xior Student Housing NV	(47)	(48)	(0.8)
		<u>(190)</u>	<u>(197)</u>	<u>(3.3)</u>
Swedish equity				
(720)	Catena AB	(46)	(50)	(0.8)
(2,750)	Hufvudstaden AB	(48)	(49)	(0.8)
		<u>(94)</u>	<u>(99)</u>	<u>(1.6)</u>
Swiss equities				
(240)	Swiss Prime Site AG	(44)	(49)	(0.8)

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

As at June 30, 2025

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

Number of shares/units/ par value	Investments sold short	Proceeds on short sale	Fair value	% of net asset value
Common equities and options (continued)				
U.S. equities				
(2,210)	Acadia Realty Trust	\$ (58)	\$ (56)	(0.9) %
(4,350)	American Homes 4 Rent	(222)	(214)	(3.6)
(5,955)	Americold Realty Trust	(145)	(135)	(2.3)
(1,427)	Boston Properties Inc.	(135)	(131)	(2.2)
(3,500)	COPT Defense Properties	(138)	(131)	(2.2)
(2,550)	Curblin Properties Corp.	(82)	(79)	(1.3)
(18,773)	DiamondRock Hospitality Co.	(204)	(196)	(3.3)
(1,009)	EPR Properties	(78)	(80)	(1.3)
(870)	Equity Residential	(82)	(80)	(1.3)
(356)	Essex Property Trust Inc.	(138)	(137)	(2.3)
(1,170)	First Industrial Realty Trust Inc.	(80)	(77)	(1.3)
(890)	Gaming and Leisure Properties Inc.	(57)	(57)	(1.0)
(6,506)	Healthcare Realty Trust Inc.	(146)	(141)	(2.4)
(1,680)	LTC Properties Inc.	(81)	(79)	(1.3)
(676)	Mid-America Apartment Communities Inc.	(144)	(136)	(2.3)
(1,301)	National Storage Affiliates Trust	(64)	(57)	(1.0)
(15,376)	Park Hotels & Resorts Inc.	(219)	(214)	(3.6)
(10,539)	Pebblebrook Hotel Trust	(145)	(143)	(2.4)
(1,730)	Realty Income Corp.	(138)	(136)	(2.3)
(1,140)	Rexford Industrial Realty Inc.	(58)	(55)	(0.9)
(433)	SBA Communications Corp.	(135)	(139)	(2.3)
(3,310)	Tanger Factory Outlet Centers Inc.	(138)	(138)	(2.3)
(1,440)	UDR Inc.	(82)	(80)	(1.3)
(5,320)	Urban Edge Properties	(138)	(135)	(2.3)
		<u>(2,907)</u>	<u>(2,826)</u>	<u>(47.4)</u>
U.S. options				
(7,000)	iShares U.S. Real Estate ETF Call \$97.50 18JUL25	(8)	(3)	(0.1)
(7,000)	iShares U.S. Real Estate ETF Put \$92 15AUG25	(11)	(12)	(0.2)
		<u>(19)</u>	<u>(15)</u>	<u>(0.3)</u>
Total investments sold short		<u>(3,930)</u>	<u>(3,877)</u>	<u>(65.0)</u>
Commissions and other portfolio transaction costs (note 3(c))		\$ <u>(10)</u>	\$ <u>–</u>	<u>–</u>
Net investments		\$ <u>4,902</u>	\$ <u>4,917</u>	<u>82.5</u> %
Unrealized loss, foreign exchange forward contracts (Schedule 1)			(2)	0.0
Other assets, net of other liabilities			<u>1,048</u>	<u>17.5</u>
Net assets attributable to holders of redeemable units		\$	<u>5,963</u>	<u>100.0</u>

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

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

As at June 30, 2025

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

SCHEDULE 1 – FOREIGN EXCHANGE FORWARD CONTRACTS

Contract price	Settlement date	Purchased currency	Notional value as at June 30, 2025	Sold currency	Fair value as at June 30, 2025	Unrealized gain (loss)
CAD 1.359456	July 11, 2025	CAD	\$ (353)	USD	\$ (354)	\$ (1)
CAD 1.370132	July 11, 2025	CAD	\$ (329)	USD	\$ (327)	\$ 2
CAD 1.374693	July 11, 2025	CAD	\$ (605)	USD	\$ (599)	\$ 6
CAD 1.572259	September 15, 2025	CAD	\$ (472)	EUR	\$ (481)	\$ (9)
Total foreign exchange forward contracts						\$ (2)

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

HAZELVIEW ALTERNATIVE REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2025 and 2024

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

1. FUND INFORMATION

Hazelview Alternative Real Estate Fund (the "Fund") is an open-ended trust established on January 2, 2023, governed under the laws of the Province of Ontario by a Master Declaration of Trust dated December 13, 2022 (the "Declaration of Trust"). Effective June 28, 2024, the Trustee amended and restated the Declaration of Trust, and introduced Series A, Series F-1, Series F and Series I. Hazelview Securities Inc. is the manager and trustee (the "Manager" and the "Trustee") of the Fund. The Manager provides management, administration and portfolio advisory services to the Fund. The address of the registered office of the Fund is 1133 Yonge Street, 4th Floor, Toronto, Ontario, Canada, M4T 2Y7.

The investment objective of the Fund is to provide superior risk-adjusted returns by utilizing a market-neutral strategy with a concentrated long-only overlay, investing in a portfolio of long and short securities comprised primarily of securities of real estate investment issuers in developed global markets. The Fund's aggregate exposure to short securities, cash borrowing and derivatives may not exceed the limits on the use of leverage as permitted under applicable securities legislation and/or regulatory approval. The fiscal year-end of the Fund is December 31.

The Interim Statements of Financial Position are as at June 30, 2025 and December 31, 2024. The Interim Statements of Comprehensive Income (Loss), Interim Statements of Changes in Net Assets Attributable to Holders of Redeemable Units and Interim Statements of Cash Flows are for the six months ended June 30, 2025 and 2024.

2. BASIS OF PRESENTATION

(a) Basis of preparation

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

The interim financial statements were authorized by the Board of Directors of the Manager on August 13, 2025.

(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 currency

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

3. MATERIAL ACCOUNTING POLICY INFORMATION

(a) Financial assets and financial liabilities

Classification

The Fund classifies and measures its investments based on both the Fund's business model for managing those financial assets and the contractual cash flow characteristics of the financial assets. 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. Short sales are classified as financial liabilities at FVTPL. The changes in the investment fair values and related transaction costs are recorded in the Fund's Interim Statements of Comprehensive Income (Loss).

HAZELVIEW ALTERNATIVE REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2025 and 2024

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

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 equity and debt securities, investment funds, exchange-traded funds, derivatives, and short sales.

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 cash, dividends and interest receivable, due from Manager, receivable for portfolio assets sold and prepaid expenses. 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 accounts payable and accrued liabilities, dividends payable on investments sold short, performance fees 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.

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:

HAZELVIEW ALTERNATIVE REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2025 and 2024

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- 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 the bid-ask spread. Unlisted securities and other instruments are valued based on price quotations received from recognized investment dealers, or determined by the Manager based on the latest reported information available or a pricing methodology that considers factors such as the market value of the underlying security, strike price and terms of the instrument, as applicable.

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 and other income for distribution purposes is accrued daily or recognized when earned. Dividend income is recognized on the ex-dividend date along with withholding taxes on foreign dividends, if any. Distributions from investment funds and exchange-traded funds are recorded when declared.

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 or received for each security and is determined on an average cost basis, excluding transaction costs.

(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.

HAZELVIEW ALTERNATIVE REAL ESTATE FUND

Notes to Interim Financial Statements (Unaudited)

For the six months ended June 30, 2025 and 2024

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

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 the change in unrealized depreciation of investments and derivatives.

(f) Short selling

When the Fund sells a security short, it will borrow that security from its Prime Broker (note 5) to complete the sale. As the Fund borrows a security from the Prime Broker, the Fund is required to maintain a margin account with the Prime Broker, containing cash or liquid securities. The cash held on margin in respect of short sale activity is included in cash in the Interim Statements of Financial Position. The maximum loss on securities sold short can be unlimited. The Fund will incur a loss as a result of a short sale if the price of the borrowed security increases between the date of the short sale and the date on which the Fund closes out its short position by buying that security. The Fund will realize a gain if the security declines in price between those dates. The gain or loss that would be realized if the position was to be closed out on the valuation date is reflected in the Interim Statements of Comprehensive Income (Loss) as part of the change in unrealized depreciation of investments and derivatives. When the short position is closed out, gains and losses are realized and included in net realized gain (loss) on sale of investments and derivatives in the Interim Statements of Comprehensive Income (Loss). Fees paid to the Prime Broker for borrowing a security are included in securities borrowing fees in the Interim Statements of Comprehensive Income (Loss).

(g) Withholding taxes

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).

(h) Income taxes

It is the intention of the Fund to distribute all of its income and realized capital gains so that the Fund will not be subject to income tax. As a result, the Fund does not record income taxes. Since the Fund does not record income taxes, the tax benefit of capital and non-capital losses, if any, has not been reflected in the Interim Statements of Financial Position. The Fund expects to qualify as a mutual fund trust by December 31, 2025, under the Income Tax Act (Canada).

The taxation year-end of the Fund is December 31.

(i) 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 prescribed in the Declaration of Trust, the Fund's preliminary prospectus or other disclosure documents. The redeemable units are classified as financial liabilities in the Interim Statements of Financial Position as they do not meet the definition of puttable instruments to be classified as equity in accordance with IAS 32, *Financial Instruments: Presentation*.

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 are reduced by the NAV of the unit at the date of redemption. The redeemable units 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 used for transactions with unitholders 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.

(j) New standards, amendments and interpretations not yet effective

A number of new standards, amendments to standards and interpretations are not yet effective as of June 30, 2025 and have not been applied in preparing these interim financial statements.

i) Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)

In May 2024, the IASB issued amendments to IFRS 9 and IFRS 7. Among other amendments, IASB clarified that a financial liability is derecognised on the 'settlement date' and introduce an accounting policy choice to derecognise financial liabilities settled using an electronic payment system before the settlement date. These amendments are effective for annual periods beginning on or after January 1, 2026, with early adoption permitted.

ii) IFRS 18 Presentation and Disclosure in Financial Statements

In April 2024, the IASB issued IFRS 18, which replaces IAS 1, *Presentation of Financial Statements*. It introduces several new requirements that are expected to impact the presentation and disclosure of the financial statements. These include:

- The requirement to classify all income and expense into specified categories and provide specified totals and subtotals in the statements of profit or loss.
- Enhanced guidance on the aggregation, location and labeling of items across the financial statements and the notes to the financial statements.
- Required disclosures about management-defined performance measures.

IFRS 18 is effective for annual periods beginning on or after January 1, 2027, with early adoption permitted.

The Fund is currently assessing the effect of the above standards and amendments. No other new standards, amendments and interpretations are expected to have a material effect on the financial statements of the Fund.

4. CRITICAL ACCOUNTING JUDGEMENTS AND ESTIMATES

In the preparation of these interim financial statements, the Manager has made judgements, 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 10 for details of the valuation techniques used for valuation of certain investments.

In making estimates and judgements, 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 judgements in these interim financial statements.

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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 reflect its best estimate, which takes into consideration the recent macroeconomic uncertainties introduced by interest rates and cost inflation.

5. PRIME BROKER FACILITY

The Trustee entered into a Prime Brokerage Services Agreement (the "PBA") with a Canadian regulated financial institution and its affiliates (the "Prime Broker"), in its capacity as trustee of the Fund.

The Prime Broker provides operational and custodial services to the Fund, pursuant to the terms of the PBA, to facilitate the settlement of investment transactions, including the borrowing of securities. The Fund is required to maintain margin, including cash and investments, in an account with the Prime Broker having an aggregate value determined by the Prime Broker with reference to the value of the holdings in the Prime Broker account and subject to a minimum net equity balance.

As at June 30, 2025, the liability for investments sold short having a fair value of \$3,877 (December 31, 2024 - \$5,360) is due to the Prime Broker. Interest on investments sold short is calculated based on a variable base rate(s) plus a fixed spread(s).

The Prime Broker has a first priority security interest, lien and right of set-off in respect of the Fund's rights and collateral under the PBA, which include the Fund's cash and investments having a fair value of \$5,750 (December 31, 2024 - \$9,996) held with the Prime Broker and related entitlements. The Fund held \$2,582 (December 31, 2024 - \$4,385) of excess margin with the Prime Broker as at June 30, 2025.

6. 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, 2025 was \$1 (June 30, 2024 - \$6).

7. RELATED PARTY TRANSACTIONS

The Manager receives a management fee payable by the Fund for providing its services to the Fund. The management fee varies for each series of units. The management fee is calculated and accrued daily based on a percentage of the NAV of the series of units of the Fund, plus applicable taxes, and is payable on the last day of each calendar quarter.

Series A units: 2.00% per annum

Series F units: 1.00% per annum

Series F-1 units: 0.90% per annum

Series I units: Negotiated by the investor and paid directly by the investor.

Management fees expense for the six months ended June 30, 2025 was \$46 (June 30, 2024 - \$63).

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In respect of each annual period (a "Determination Year") ending December 31 (the "Performance Valuation Date"), the Manager will be entitled to receive a performance fee ("Performance Fee") in respect of each of series unit of the Fund, on a per unit basis, equal to the following amount:

- (i) for Series A units and Series I units, 20% of the amount by which the Total Return (as defined below) of such Unit during the Determination Year exceeds the amount resulting from multiplying the Hurdle Rate (as defined below) by the High Water Mark (as defined below) of that Unit, calculated and accrued daily;
- (ii) for Series F-1 units, 15% of the amount by which the Total Return (as defined below) of such Unit during the Determination Year exceeds the amount resulting from multiplying the Hurdle Rate (as defined below) by the High Water Mark (as defined below) of that Unit, calculated and accrued daily; or
- (iii) for Series F units, 20% of the amount by which the Total Return (as defined below) of such Unit during the Determination Year exceeds the High Water Mark (as defined below) of that Unit, calculated and accrued daily;

The "Hurdle Rate" for all series of units is 2% per annum.

The "High Water Mark" for a unit is the highest of the following (after appropriate adjustment for distributions made, and any current or deferred tax liabilities for the relevant annual period):

- (i) the series daily unit price;
- (ii) the series NAV per unit on the Performance Valuation Date of the annual period prior to the Determination Year; and
- (iii) the series NAV per unit on the Performance Valuation Date of the last annual period in respect of which a Performance Fee was paid in respect of such unit.

The performance fee, if any, plus applicable taxes, is payable by the Fund to the Manager within 30 days of December 31 of each year. The aggregate amount of performance fee payable on all units within a series will be deducted as an expense of the Fund and allocated to that series of units in the calculation of the NAV of that series of units.

"Total Return" means the return generated on a series of units, including income from distributions declared and taxes (current and deferred, if any) allocated to a unitholder, as well as the appreciation or depreciation in the series net asset value per unit, over the calendar period, calculated on December 31st of each year after the deduction of any management fee or trailer fee payable by the Fund to the Manager pursuant to an investment management agreement.

The Manager may make adjustments to the unit price, the High Water Mark and/or the Hurdle Rate per unit as determined by the Manager to be necessary in order to account for the payment of any distributions on units, any unit splits or consolidations or any other event or matter that would, in the opinion of the Manager, impact the computation of performance fee.

Net performance fees expense for the six months ended June 30, 2025 was \$68 (June 30, 2024 - \$nil). Performance fees payable, including applicable taxes, as at June 30, 2025 were \$68 (December 31, 2024 - \$8).

For the six months ended June 30, 2025, the Fund incurred total expenses of \$376 (June 30, 2024 - \$283), before the absorption of \$102 (June 30, 2024 - \$55) by the Manager.

As at June 30, 2025, a net amount of \$37 (December 31, 2024 - \$56) was due from the Manager.

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8. 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 Declaration of Trust, the Fund is authorized to issue an unlimited number of Series A, Series F, Series F-1 and Series I units. As of June 30, 2025, there were no units outstanding for Series A, Series F and Series I.

The change in the number of units for the six months ended June 30, 2025 is as follows:

	Redeemable Units, beginning of period	Redeemable Units Issued	Redemption of Redeemable Units	Redeemable Units, end of period
June 30, 2025				
Series F-1	778,893	362,036	(667,478)	473,451

The change in the number of units for the six months ended June 30, 2024 is as follows:

	Redeemable Units, beginning of period	Redeemable Units Issued	Redemption of Redeemable Units	Redeemable Units, end of period
June 30, 2024				
Series F-1	1,328,519	–	(480,496)	848,023

(a) Subscriptions

The units and fractional units may be issued from time to time by the Trustee on behalf of the Fund 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, 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 at each quarter-end. The Fund also distributes 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.

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9. 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 Declaration of Trust. The Fund is not subject to externally imposed capital requirements.

(b) Risk management

In the normal course of business, the Fund is exposed to a variety of financial risks including concentration risk, credit risk, leverage and short-selling 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.

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.

(i) Concentration risk

Concentration risk arises as a result of the concentration of exposures within the same category, whether it is geographical allocation, asset type, industry sector or counterparty. Refer to the Interim Schedule of Investment Portfolio for details of the Fund's exposure to concentration risk.

(ii) 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, 2025, the Fund's interest receivable balance was \$75 (December 31, 2024 - \$42). 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 with one counterparty, which has an 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 credit risk relating to cash and cash collateral on deposit for short sales is concentrated with the Fund's Prime Broker (note 5), which has an S&P Global credit rating or equivalent rating of 'A+' or higher.

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The Fund is exposed to credit risk related to its preferred shares, which are disclosed in the Fund's Interim 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.

(iii) Leverage and short-selling risk

When the Fund makes investments in derivatives, borrows cash for investment purposes, or uses physical short sales on equities or other portfolio assets, leverage may be introduced into the Fund. Leverage occurs when the Fund's notional exposure to underlying assets is greater than the amount invested. It is an investment technique that magnifies gains and losses. Consequently, any adverse change in the value or level of the underlying asset, rate or index may amplify losses compared to those that would have been incurred if the underlying asset had been directly held by the Fund and may result in losses greater than the amount invested in the derivative itself. Leverage may increase volatility, may impair the Fund's liquidity and may cause the Fund to liquidate positions at unfavourable times.

During the six months ended June 30, 2025 and 2024, the Fund exercised leverage through participating in short-selling transactions, which expose the Fund to short-selling risk.

Short-selling risk is the risk of loss related to short-selling transactions. There is no assurance that securities will decline in value during the period of the short sale and make a profit for the Fund, and securities sold short may instead appreciate in value, resulting in a loss to the Fund. The Fund may experience difficulties repurchasing and returning the borrowed securities if a liquid market for the securities does not exist. The lender may also recall the borrowed securities at any time. The lender may go bankrupt, and the Fund may lose the collateral it has deposited with the lender. The Fund mitigates such risk by depositing collateral only with regulated financial institutions or dealers.

(iv) 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, on time or at a reasonable price.

The Fund's exposure to liquidity risk is concentrated in the periodic cash redemptions of redeemable units and in investments sold short. The Fund primarily invests in and/or sells short securities and derivatives that are traded in active markets and can be readily closed out or disposed of. The Fund may invest in unlisted securities and enter into over-the-counter derivative contracts, which may be illiquid.

The Fund's financial liabilities are due within 12 months.

(v) 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 and on the Fund's cash and cash indebtedness balances. 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, 2025 and December 31, 2024, there were no investments which bear interest at a variable rate. If there was a decrease or increase of 0.50% in the interest rate on cash, with all other variables held constant, the impact would not be significant for the six months ended June 30, 2025 and 2024.

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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, 2025, 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 \$223 (December 31, 2024 - \$437). 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, 2025, 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 \$30 (December 31, 2024 - \$48), or 0.5% (December 31, 2024 - 0.5%) of net assets. In practice, actual results may differ from this sensitivity analysis and the differences could be material.

		Non-monetary exposure		Monetary exposure		Net foreign currency exposure	Percentage of net assets
As at June 30, 2025							
United States Dollar	\$	3,452	\$	(1,281)	\$	2,171	36.4%
British Pound		366		1		367	6.2%
Euro		524		(4)		520	8.7%
Swedish Krona		(49)		–		(49)	-0.8%
Swiss Franc		(49)		–		(49)	-0.8%

		Non-monetary exposure		Monetary exposure		Net foreign currency exposure	Percentage of net assets
As at December 31, 2024							
United States Dollar	\$	6,825	\$	(4,068)	\$	2,757	29.1%
British Pound		1,097		6		1,103	11.7%
Euro		1,089		1		1,090	11.5%
Swedish Krona		81		–		81	0.9%
Swiss Franc		(248)		–		(248)	-2.6%

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10. 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, 2025:

	Level 1	Level 2	Level 3	Total
Assets				
Common equities	\$ 8,320	\$ –	\$ –	\$ 8,320
Unrealized gain on foreign exchange forward contracts	–	8	–	8
Options	–	12	–	12
Private debt	–	–	462	462
	\$ 8,320	\$ 20	\$ 462	\$ 8,802
Liabilities				
Common equities sold short	\$ 3,862	\$ –	\$ –	\$ 3,862
Unrealized loss on foreign exchange forward contracts	–	10	–	10
Options	–	15	–	15
	\$ 3,862	\$ 25	\$ –	\$ 3,887

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy as at December 31, 2024:

	Level 1	Level 2	Level 3	Total
Assets				
Common equities	\$ 13,650	\$ –	\$ –	\$ 13,650
Fixed income	–	291	–	291
Preferred shares	440	–	–	440
Private debt	–	–	447	447
	\$ 14,090	\$ 291	\$ 447	\$ 14,828
Liabilities				
Common equities sold short	\$ 5,337	\$ –	\$ –	\$ 5,337
Unrealized loss on foreign exchange forward contracts	–	63	–	63
Option	23	–	–	23
	\$ 5,360	\$ 63	\$ –	\$ 5,423

During the six months ended June 30, 2025 and year ended December 31, 2024, 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, 2025:

	As at January 1, 2025	Realized gain (loss)	Change in unrealized gain *	Purchases	Sales	As at June 30, 2025
Financial assets:						
Private debt	\$ 447	\$ –	\$ 15	\$ –	\$ –	\$ 462
	\$ 447	\$ –	\$ 15	\$ –	\$ –	\$ 462

* Includes realized foreign exchange gain (loss).

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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, 2024:

	As at January 1, 2024		Realized gain		Change in unrealized gain (loss) *		Purchases		Sales		As at December 31, 2024
Financial assets:											
Convertible bond	\$	949	\$	409	\$	(315)	\$	–	\$	(1,043)	–
Private debt		–		–		7		440		–	447
	\$	949	\$	409	\$	(308)	\$	440	\$	(1,043)	447

* Includes realized foreign exchange gain (loss).

Significant unobservable inputs used in measuring fair value

The table below sets out information about significant unobservable inputs used as June 30, 2025 and December 31, 2024 in measuring financial instruments categorized as Level 3 in the fair value hierarchy.

Description	Fair value as at June 30, 2025		Fair value as at December 31, 2024		Valuation technique	Unobservable input	Level	Sensitivity to changes in significant unobservable inputs
Private debt	\$	462	\$	447	Discounted cash flow model	Discount rate	14%	Fair value increases (decreases) as discount rate increases (decreases)

11. 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, 2025 and 2024 is 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, 2025						
Series F-1	\$	413	739,010	\$	0.56	
	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, 2024						
Series F-1	\$	(638)	1,059,230	\$	(0.60)	

12. INCOME TAX

As at December 31, 2024, the Fund had accumulated capital losses of \$309 (2023 - \$309) and accumulated non-capital losses of \$nil (2023 - \$nil). The capital losses for tax purposes are available for carry forward indefinitely, and may be applied against capital gains realized in the future.