

# Management Report of Fund Performance

## For the year ended December 31, 2025

### Hazelview Alternative Real Estate Fund

This management report of fund performance contains financial highlights but does not contain the complete financial statements of Hazelview Alternative Real Estate Fund. You can obtain a copy of the financial statements at your request, at no cost, by any of the following:

#### PHONE

Carrie Morris, Managing Partner,  
Investor Relations  
1.888.949.8439

#### INTERNET

Visiting SEDAR at [www.sedar.com](http://www.sedar.com)  
or [www.hazelview.com](http://www.hazelview.com)

#### MAIL

Writing to the Fund at:  
Hazelview Alternative Real Estate Fund  
Attention: Investor Relations  
1133 Yonge Street, 4<sup>th</sup> Floor  
Toronto, Ontario  
M4T 2Y7

Unitholders may also contact us using one of these methods to request a copy of the Fund's financial report, proxy voting policies and procedures, proxy voting disclosure record, or quarterly portfolio disclosure.



## **HAZELVIEW ALTERNATIVE REAL ESTATE FUND**

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### **FORWARD-LOOKING STATEMENTS**

#### **Caution regarding forward-looking statements**

The terms the “Fund”, “we”, “us” and “our” in the following Management Report of Fund Performance (“MRFP”) refer to the Fund and its financial position and results of operations for the year ended December 31, 2025 (the “Year”). Financial data provided, except as disclosed, has been prepared in accordance with International Financial Reporting Standards (“IFRS”) as required by Canadian securities legislation and the Canadian Accounting Standards Board. This MRFP should be read in conjunction with the Fund’s financial statements for the years ended December 31, 2025 and 2024, both of which have been prepared in accordance with IFRS. Copies of these documents have been filed electronically with securities regulators in Canada through the System for Electronic Document Analysis and Retrieval (“SEDAR”) and may be accessed through the SEDAR website at [www.sedar.com](http://www.sedar.com). Historical results and percentage relationships contained in the Fund’s financial statements and MRFP related thereto, including trends which might appear, should not be taken as indicative of future operations or results.

This document may contain forward-looking statements relating to anticipated future events, results, circumstances, performance or expectations that are not historical facts but instead represent our beliefs regarding future events. These statements are typically identified by expressions like “believes”, “expects”, “anticipates”, “would”, “will”, “intends”, “projected”, “in our opinion” and similar expressions. By their nature, forward-looking statements require us to make assumptions which include, among other things, (i) the Fund will have sufficient capital under management to effect its investment strategies and pay its targeted distributions, (ii) the Fund’s investment strategies will produce the results intended by Hazelview Securities Inc., (iii) markets will react and perform in a manner consistent with the investment strategies, and (iv) the Fund is able to acquire real estate securities that will generate returns that meet and/or exceed the Fund’s targeted investment returns.

Forward-looking statements are subject to inherent risks and uncertainties. There is significant risk that forecasts and other forward-looking statements will prove to not be accurate. We caution readers of this document not to place undue reliance on our forward-looking statements as a number of factors could cause actual future results, conditions, actions or events to differ materially from the targets, expectations, estimates or intentions expressed or implied in the forward-looking statements. Actual results may differ materially from management expectations as projected in such forward-looking statements for a variety of reasons, including but not limited to, general global market conditions, general risks relating to real estate and the risks detailed from time to time in the Fund’s prospectus.

We caution that the foregoing list of factors is not exhaustive and that when relying on forward-looking statements to make decisions with respect to investing in the Fund, investors and others should carefully consider these factors, as well as other uncertainties, potential events and the inherent uncertainty of forward-looking statements. Due to the potential impact of these factors, the Fund and the Manager do not undertake, and specifically disclaim any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, unless required by applicable law.

### **MANAGEMENT DISCUSSION OF FUND PERFORMANCE**

This MRFP presents management’s view of the significant factors and developments during the past year that have affected the performance and outlook of the Fund and should be read in conjunction with the financial statements of the Fund for the years ended December 31, 2025 and 2024, together with the notes related thereto. This MRFP is not intended to provide legal, accounting, tax or investment advice.

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### Investment Objectives and Strategies

The investment objective of the Fund is to provide superior risk-adjusted return by investing primarily in securities of real estate investment issuers in developed markets globally. The Fund combines a market neutral long-short overlay (the "Long-Short Portfolio") with a concentrated long-only portfolio (the "Long Portfolio"). The Fund uses leverage to enhance returns primarily by short selling, cash borrowing and/or investing in derivatives. The Fund's aggregate exposure to short selling, cash borrowing and derivatives may not exceed the limits on the use of leverage as permitted under applicable securities legislation and/or regulatory approval.

#### Distributions:

The Fund distributes income to unitholders at each quarter-end. The Fund distributes income to unitholders of the Fund and additionally net realized capital gains prior to the fiscal period-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.

### Risk

No changes affecting the overall level of risk associated with investing in the Fund were made during the year.

### Results of Operations

In 2025, the Fund gained 4.1%, net of all fees.

In 2025, global REITs delivered a 5.6% (CAD) total return<sup>1</sup>. REIT performance varied widely across regions, led by Japan and Hong Kong, which generated returns of 39.3% (JPY) and 31.5% (HKD), respectively. Similarly, Singapore outperformed on a relative basis with a return of 20.9% (SGD). Canada and the U.K. delivered respective returns of 11.8% (CAD) and 11.1% (GBP) while Australia modestly underperformed with a return of 7.8% (AUD). Continental Europe also modestly underperformed in 2025 (7.6%). U.S. REITs were the weakest performing major region in 2025, posting a return of 2.7% (USD). In our view, this primarily reflected a more restrictive U.S. monetary policy stance relative to other major economies, which kept interest rates higher for longer than anticipated and weighed on investor sentiment. Sector performance in 2025 also exhibited pronounced dispersion as divergent supply and demand dynamics drove materially different outcomes across property types.

The Long-Only component of the portfolio underperformed the Global REITs universe, primarily as a result of underexposure to the Asia-Pacific region which saw remarkable outperformance during the year. Holdings that contributed positively to performance within the Long-Only component included Sonida Senior Living, Ventas, Chartwell Retirement Residences and Hilton.

In the U.S. healthcare sector, Sonida Senior Living had a remarkable year, delivering an outsized total return. One of the major reasons for the stock's outperformance in 2025 was its operational execution, generating impressive revenue and earnings growth as occupancy rates increased and margins improved on the back of strengthening senior housing fundamentals. Additionally, news of a strategic merger with CNL Healthcare Properties in November led to further outperformance. The transaction, valued at an estimated \$1.8 billion (USD), considerably increases Sonida's portfolio footprint to ~14,700 units and cements them as the eighth largest owner of senior living assets in the U.S.

Also within the U.S. healthcare sector, Ventas contributed positively to performance. The company delivered impressive earnings results throughout the year and for the third quarter specifically reported normalized FFO per share increasing 10% and same-store NOI increasing 7.8% year-over-year while also raising its full-year guidance. Additionally, Ventas raised its forward acquisition guidance, which we view positively, as the company is taking advantage of its cost of equity to purchase assets that are immediately accretive to earnings leading to higher bottom-line growth over the next 12 months.

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Similarly, in the Canadian healthcare sector, Chartwell Retirement Residences contributed positively to the Fund, generating a notable total return for the year. The company continued to deliver robust operational results throughout 2025 with same-property occupancy rising 470 basis points year-over-year as of the third quarter, a new record and keeping Chartwell on track to hit their goal of 95% by year-end. Chartwell also reported ~3.7% rental rate growth which helped to drive FFO per share growth of 20%.

Within the U.S. hotel sector, Hilton contributed positively to performance, particularly after delivering impressive third quarter results. During the third quarter, the company reported better than expected EBITDA and EPS while also raising full-year guidance for both metrics. These robust operating results speak to the strength of their fee-driven business model which also saw a year-over-year increase of 5.3%. We believe the setup for Hilton heading into 2026 is positive, driven by a resilient economy, a more favorable calendar shift and events like the World Cup and America250 which should result in higher inbound foreign travel to the U.S.

Holdings within the Long-Only component that detracted from performance included CubeSmart, SL Green and data centre holdings Digital Realty Trust and Equinix.

Within the U.S. data centre sector, Digital Realty Trust and Equinix detracted from performance. U.S. data centre operators faced headwinds stemming from market fears around circular reference deals involving large AI companies like OpenAI and uncertainty about the sustainability of AI capex spending. Equinix also saw more pronounced underperformance during the summer as the company revised their AFFO growth guidance lower due to higher capex and interest costs as the company focuses on growing long-term capacity through new development over short-term earnings. We continue to maintain a positive outlook on the data centre sector overall as AI training clusters and inference increase in scale and supply remains considerably constrained by power availability.

Within the U.S. self-storage sector, CubeSmart saw underwhelming performance for the year and as a result detracted from Fund performance. The overall U.S. self-storage sector experienced a challenging year as operational headwinds tied to a sluggish housing market resulted in tepid new demand that weighed on Cubesmart's stock price. Even stable updates throughout the year were not enough to shift sentiment in a backdrop of muted leasing activity and constrained external growth. The company's third quarter results showed earnings metrics like core FFO in-line with expectations with a modest full-year guidance raise, reflecting a stabilization in fundamentals. We believe valuation is attractive, especially as sector fundamentals and sentiment gradually improve over the next 12 months with our underwriting indicating the company trading at a 23.5% discount to its intrinsic value.

In the U.S. office sector, SL Green also underperformed in 2025, detracting from performance. Despite positive occupancy and leasing trends, the company's shares saw a decline after reporting its third quarter earnings results. SL Green's complex business model, which includes debt and preferred equity investments, creates noise within their operational results. This complexity resulted in weaker than expected metrics like FFO per share growth and weighed on the company's stock price in 2025, especially when coupled with negative headlines surrounding New York's new mayor. Nevertheless, we continue to believe New York's office fundamentals are strong and will support continued gains in occupancy in upcoming quarters.

The Fund's net beta exposure typically ranged from 70%-90% during the year as REITs mostly traded within a stable channel. However, during periods of elevated volatility like in April when markets reached peak tariff fears, the Fund went to the higher end of this range, approximately ~90% as the market screened more attractively. Overall, the Fund's active beta management contributed to reducing volatility throughout the year.

The Long/Short market-neutral strategy contributed positively to the Fund's performance throughout 2025. Several pair trades generated positive performance during the period including within the Canadian office, self-storage and industrial sector as well as within the U.S. cold storage, regional mall and triple net-lease sectors.

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During the full year of 2025, the minimum and maximum amounts borrowed were both zero. The Fund had no cash borrowing at the end of this period. Cash borrowing is utilized from time to time to capitalize on attractive market opportunities. In such cases, borrowing is expected to be facilitated through the Fund's prime brokerage facility, with rates comprising the local benchmark interest rate of each jurisdiction plus an agreed-upon spread.

The total leverage employed by the Fund includes a combination of cash borrowing, short selling, and the notional value of derivatives that could potentially result in an obligation, such as short positions in option contracts. Total leverage excludes derivatives where no obligation can occur, such as long positions in option contracts, covered call writing, and spread trading in options where the short position is fully covered by another long position. Additionally, total leverage excludes the notional value of currency forward contracts, which are used to hedge currency risks and do not increase market risk for the Fund.

During the first half of 2025, the aggregate exposure to various sources of leverage ranged from a minimum of CAD \$4.8 million to a maximum of CAD \$18.6 million. On a percentage of net asset basis, the aggregate exposure to leverage during the period was below 300%. The majority of the leverage resulted from short positions in stocks as part of the Fund's long/short portfolio strategy. These short positions helped to mitigate market risk on the long side of the portfolio, thereby reducing the overall market risk of the Fund.

Compared to 2024, the fund's redemptions increased to \$9.5 million for the year ended in December 2025 from \$5.8 million due to overall market conditions; and subscriptions increased to \$21.7 million from nil. The Fund recognized a net gain for the year ended in December 2025 of \$588 thousand compared to a net gain of \$537 thousand recognized in 2024. There was a slight year over year increase in the fund's expenses, attributable to higher subscription activity. Total notional distributions during 2025 did not exceed net income.

### Recent Development

Since the start of 2020, global REITs have generated a cumulative total return of just 10.5%, compared with 111.9% for global equities<sup>2</sup>. This extended period of underperformance reflects an unusually challenging backdrop for real estate, defined by two successive shock events: the COVID-19 pandemic and one of the most aggressive global monetary tightening cycles in modern history. Together, these forces disproportionately impacted commercial real estate, driving a sharp compression in valuations and a deterioration in investor sentiment.

Today, investor sentiment towards real estate remains remarkably low. In our view, current market positioning is reminiscent of the periods preceding the 2000 tech crash and following the global financial crisis. From such low levels of sentiment, even a modest improvement in investor confidence or a partial rotation out of more crowded sectors could have a profound impact on fund flows into real estate.

Looking forward, the fundamental and macro backdrop for real estate entering 2026 is materially more constructive. New supply is declining across most major property types globally, demand for space remains resilient, and pricing power has re-emerged. Against this backdrop, REIT earnings globally are projected to grow by 7.2% in 2026<sup>3</sup>. We view this attractive earnings growth as another important piece of the public real estate mosaic for the year ahead.

Taken together, we believe global REITs are poised to transition out of this atypical period of underperformance and into an environment where performance more closely resembles the two decades preceding the pandemic. During that period, global REITs generated annualized returns of approximately 9.4%, over five times higher than their annualized returns since 2020, supported by favourable supply-demand dynamics, strong earnings growth, and healthier investor sentiment.

A cornerstone of our outlook for global REITs in 2026 lies in the improving fundamental landscape, led by declining supply trends across major property types. After several years of elevated development activity in select sectors, construction starts have fallen meaningfully as higher costs, labour shortages, and more restrictive development financing constrain new projects. As a result, new supply as a percentage of existing inventory is expected to continue declining over the next 24 months, enhancing pricing power for incumbent owners and supporting stronger rental growth and earnings expansion. This dynamic is evident across most developed markets, including the U.S., Europe, Canada, Australia, Japan, Singapore, and South Korea.

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The demand side of the equation is also expected to remain resilient in 2026, forming another key piece within the broader real estate mosaic. Occupancy rates for major property types in most geographies are at or above historical averages, reflecting steady tenant demand despite a more subdued macro environment. Even in challenged sectors like office, premium assets continue to see stronger absorption as tenants gravitate towards higher-quality space amid limited supply in prime locations.

While the improving fundamental backdrop provides REITs with a solid foundation for growth, we believe valuations represent the most compelling piece of the public real estate mosaic entering 2026.

Trailing 10-year returns for REITs across the U.S., Europe, Asia-Pacific, and globally are at or near cyclical lows. Historically, when global REIT trailing 10-year returns decline toward ~4%, that has marked an attractive entry point for investors, followed by meaningfully above-average forward returns. Entering 2026, trailing 10-year returns stand at the 4.2% level globally, approximately 5.0% in the U.S. and 0.5% in Europe, placing each of those regions firmly within its historical “buy zone”.

This signal is reinforced by relative valuation metrics. After underperforming global equities for much of the past six years, REITs now trade at valuation discounts that rank among the widest observed in decades. Global REITs are trading at their lowest price-to-cash-flow multiple relative to global equities in roughly 20 years. A similar conclusion emerges on an EV/EBITDA basis, where REITs also trade at historically low levels versus the broader equity market. In our view, this valuation gap highlights how REITs are too cheap to ignore heading into 2026.

Importantly, this valuation disconnect has not gone unnoticed by REIT management teams, many of which are actively repurchasing shares at significant discounts to intrinsic value. U.S. REITs provide a clear signal of this dynamic with remaining share buyback authorizations estimated at 4.5% of aggregate equity market capitalization. In the third quarter of 2025, U.S. REITs repurchased \$1.26 billion (USD) worth of stock, 138% more than the third quarter of 2024.

REITs also screen attractive on an absolute basis. Hazelview’s internal valuation models suggest that REITs are priced at a 17.0% discount to intrinsic value, defined as a blend of NAV and Cash Flow. This implies over 20% upside in price from current levels<sup>4</sup>.

As a result, we continue to believe REITs are too cheap to ignore as we enter 2026 and the opportunity set for active managers is particularly compelling as the dispersion across sectors, regions, and individual companies is wide.

<sup>1</sup>Bloomberg LP. Data as of December 31st, 2025. Global REITs represented by the FTSE EPRA NAREIT Developed Total Return Index in CAD. Regional returns represented by their respective FTSE EPRA NAREIT Total Return regional sub-indices in local currency.

<sup>2</sup>Bloomberg LP. Global Equities represented by the MSCI World Index. Global REITs represented by the FTSE EPRA NAREIT Developed Total Return Index. Timeframe from January 2nd, 2020. December 31st, 2025. Returns presented in USD.

<sup>3</sup>UBS Global Research, priced as of December 31st, 2025.

<sup>4</sup>Hazelview Underwriting. Data as of January 7th, 2026.

## Related Party Transactions

The Manager acts as the trustee, manager and portfolio adviser of the Fund and is deemed to be a related party. The below “Management Fees” section describes fees paid to the Manager. The Manager has also appointed an independent review committee (“IRC”) as required by National Instrument 81-107 – *Independent Review Committee for Investment Funds* (“NI 81-107”) in order to review and provide recommendations or approval, as required, regarding certain conflict of interest matters referred to it by the Manager on behalf of investment funds managed by the Manager, including the Fund. The IRC is responsible for overseeing the Manager’s decisions in situations where the Manager is faced with any present or perceived conflict of interest, all in accordance with NI 81-107. IRC members receive fees and reimbursement of expenses for services provided to the Fund and other funds and such costs are allocated among all the funds on a fair and reasonable basis.

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The Fund was created on January 2, 2023 per schedule A to the Declaration of Trust.

### FINANCIAL HIGHLIGHTS – Series A

The following tables show selected key financial information about the Fund and are intended to help you understand the Fund's financial performance for the years shown.

The first unit of Series A was purchased on December 23, 2025.

The Fund's Net Assets per unit <sup>1</sup>	December 31, 2025	December 31, 2024	December 31, 2023
Net assets, beginning of year	\$ -	\$ -	\$ -
Increase (decrease) from operations			
Total revenue	0.06	-	-
Total expenses	(0.18)	-	-
Commissions and other transaction costs	(0.14)	-	-
Other expenses	(0.04)	-	-
Realized gains (losses) for the year	0.10	-	-
Unrealized gains (losses) for the year	-	-	-
Total increase (decrease) from operations <sup>2</sup>	(0.02)	-	-
Distributions:			
From income (excluding dividends)	(0.10)	-	-
From dividends	-	-	-
From capital gains	-	-	-
Return of capital	-	-	-
Total distributions for the year <sup>3</sup>	(0.10)	-	-
Net assets, at end of year <sup>4</sup>	\$ 9.89	\$ -	\$ -

(1) This information is derived from the Fund's financial statements.

(2) Net assets and distributions are based on the actual number of units outstanding for the relevant Series at the relevant time. The increase/decrease from operations is based on the weighted average number of units outstanding for the relevant Series over the financial period.

(3) The characterization of the distributions is based on management's estimate of the taxable income for the year. The distribution made during the year is in line with the yield generated by the Fund. Distributions were both paid in cash/reinvested in additional units of the Fund.

(4) This table is not intended to be a reconciliation of beginning to ending net assets per unit.

Ratios and supplemental data	December 31, 2025	December 31, 2024	December 31, 2023
Total net asset value <sup>1</sup>	\$ 2	\$ -	\$ -
Number of units outstanding <sup>1</sup>	202	-	-
Management expense ratio <sup>2</sup>	0.38%	0.00%	0.00%
Management expense ratio (excluding performance fees)	0.38%	0.00%	0.00%
Management expense ratio (before management fee rebate distribution and expenses absorbed)	6.31%	0.00%	0.00%
Trading expense ratio <sup>3</sup>	1.44%	0.00%	0.00%
Portfolio turnover rate <sup>4</sup>	412.24%	0.00%	0.00%
Net asset value per unit <sup>1</sup>	\$ 9.89	\$ -	\$ -

(1) This information is provided as at year end for the year shown.

(2) Management expense ratio is based on total expenses (excluding distributions, commissions and other portfolio transaction costs) for the stated period and is expressed as an annualized percentage of daily average net asset value during the period.

(3) The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of the daily average net asset value during the stated years.

(4) The Fund's portfolio turnover rate indicates how actively the Fund's portfolio adviser manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the stated year. The higher the Fund's portfolio turnover rate in a year, the greater the trading costs payable by the Fund in the year, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high turnover rate and the performance of the Fund.

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### FINANCIAL HIGHLIGHTS – Series F - 1

The following tables show selected key financial information about the Fund and are intended to help you understand the Fund's financial performance for the years shown.

The Fund's Net Assets per unit <sup>1</sup>	December 31, 2025	December 31, 2024	December 31, 2023
Net assets, beginning of year	\$ 12.15	\$ 11.08	\$ 10.00
Increase (decrease) from operations			
Total revenue	0.91	0.85	0.77
Total expenses	(0.97)	(0.66)	(0.90)
Commissions and other transaction costs	(0.18)	(0.12)	(0.11)
Other expenses	(0.79)	(0.54)	(0.79)
Realized gains (losses) for the year	1.10	1.17	(0.17)
Unrealized gains (losses) for the year	(0.41)	(0.78)	0.70
Total increase (decrease) from operations <sup>2</sup>	0.63	0.58	0.39
Distributions:			
From income (excluding dividends)	(0.17)	-	-
From dividends	-	-	-
From capital gains	(0.10)	-	-
Return of capital	-	-	-
Total distributions for the year <sup>3</sup>	(0.27)	-	-
Net assets, at end of year <sup>4</sup>	\$ 12.49	\$ 12.15	\$ 11.08

(1) This information is derived from the Fund's financial statements.

(2) Net assets and distributions are based on the actual number of units outstanding for the relevant Series at the relevant time. The increase/decrease from operations is based on the weighted average number of units outstanding for the relevant Series over the financial period.

(3) The characterization of the distributions is based on management's estimate of the taxable income for the year. The distribution made during the year is in line with the yield generated by the Fund. Distributions were both paid in cash/reinvested in additional units of the Fund.

(4) This table is not intended to be a reconciliation of beginning to ending net assets per unit.

Ratios and supplemental data	December 31, 2025	December 31, 2024	December 31, 2023
Total net asset value <sup>1</sup>	\$ 21,672	\$ 9,463	\$ 14,726
Number of units outstanding <sup>1</sup>	1,734,566	778,893	1,328,519
Management expense ratio <sup>2</sup>	1.34%	1.57%	1.54%
Management expense ratio (excluding performance fees)	0.77%	1.50%	-
Management expense ratio (before management fee rebate distribution and expenses absorbed)	3.83%	3.08%	2.17%
Trading expense ratio <sup>3</sup>	1.44%	1.09%	1.38%
Portfolio turnover rate <sup>4</sup>	412.24%	383.99%	426.43%
Net asset value per unit <sup>1</sup>	\$ 12.49	\$ 12.15	\$ 11.08

(1) This information is provided as at year end for the year shown.

(2) Management expense ratio is based on total expenses (excluding distributions, commissions and other portfolio transaction costs) for the stated period and is expressed as an annualized percentage of daily average net asset value during the period.

(3) The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of the daily average net asset value during the stated years.

(4) The Fund's portfolio turnover rate indicates how actively the Fund's portfolio adviser manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the stated year. The higher the Fund's portfolio turnover rate in a year, the greater the trading costs payable by the Fund in the year, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high turnover rate and the performance of the Fund.

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### FINANCIAL HIGHLIGHTS – Series S

The following tables show selected key financial information about the Fund and are intended to help you understand the Fund's financial performance for the years shown.

The first unit of Series S was purchased on October 15, 2025.

The Fund's Net Assets per unit <sup>1</sup>	December 31, 2025	December 31, 2024	December 31, 2023
Net assets, beginning of year	\$ -	\$ -	\$ -
Increase (decrease) from operations			
Total revenue	0.19	-	-
Total expenses	(0.30)	-	-
Commissions and other transaction costs	(0.14)	-	-
Other expenses	(0.16)	-	-
Realized gains (losses) for the year	0.27	-	-
Unrealized gains (losses) for the year	(0.14)	-	-
Total increase (decrease) from operations <sup>2</sup>	0.02	-	-
Distributions:			
From income (excluding dividends)	(0.13)	-	-
From dividends	-	-	-
From capital gains	(0.03)	-	-
Return of capital	-	-	-
Total distributions for the year <sup>3</sup>	(0.16)	-	-
Net assets, at end of year <sup>4</sup>	\$ 10.09	\$ -	\$ -

(1) This information is derived from the Fund's financial statements.

(2) Net assets and distributions are based on the actual number of units outstanding for the relevant Series at the relevant time. The increase/decrease from operations is based on the weighted average number of units outstanding for the relevant Series over the financial period.

(3) The characterization of the distributions is based on management's estimate of the taxable income for the year. The distribution made during the year is in line with the yield generated by the Fund. Distributions were both paid in cash/reinvested in additional units of the Fund.

(4) This table is not intended to be a reconciliation of beginning to ending net assets per unit.

Ratios and supplemental data	December 31, 2025	December 31, 2024	December 31, 2023
Total net asset value <sup>1</sup>	\$ 513	\$ -	\$ -
Number of units outstanding <sup>1</sup>	50,888	-	-
Management expense ratio <sup>2</sup>	0.40%	0.00%	0.00%
Management expense ratio (excluding performance fees)	0.40%	0.00%	-
Management expense ratio (before management fee rebate distribution and expenses absorbed)	3.06%	0.00%	0.00%
Trading expense ratio <sup>3</sup>	1.44%	0.00%	0.00%
Portfolio turnover rate <sup>4</sup>	412.24%	0.00%	0.00%
Net asset value per unit <sup>1</sup>	\$ 10.09	\$ -	\$ -

(1) This information is provided as at year end for the year shown.

(2) Management expense ratio is based on total expenses (excluding distributions, commissions and other portfolio transaction costs) for the stated period and is expressed as an annualized percentage of daily average net asset value during the period.

(3) The trading expense ratio represents total commissions and other portfolio transaction costs expressed as an annualized percentage of the daily average net asset value during the stated years.

(4) The Fund's portfolio turnover rate indicates how actively the Fund's portfolio adviser manages its portfolio investments. A portfolio turnover rate of 100% is equivalent to the Fund buying and selling all of the securities in its portfolio once in the course of the stated year. The higher the Fund's portfolio turnover rate in a year, the greater the trading costs payable by the Fund in the year, and the greater the chance of an investor receiving taxable capital gains in the year. There is not necessarily a relationship between a high turnover rate and the performance of the Fund.

### Management Fees

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

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

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Series F units: 1.00% per annum

Series F-1 units: 0.90% per annum

Series S units: 0.80% per annum

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

Management fees expense for the year ended December 31, 2025 was \$44 (December 31, 2024 - \$112), which is net of the management fee rebate distribution of \$41 (December 31, 2024 - nil).

Effective, October 1, 2025, the Manager has temporarily reduced the management fee that the Manager would otherwise be entitled to receive from the Fund. The amount of such reduction is paid in the form of a distribution and is reinvested in additional units of the Fund. The management fee distribution arrangement applies to all units of the Fund and remains in effect until the earlier of the Fund's net asset value reaching \$30,000 or two years from the effective date (for existing investors) or two years from the date of new subscriptions thereafter. These distributions are non-cash in nature and do not result in a change to the Fund's net asset value per unit.

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; or
- (ii) for Series F Units, Series F-1 Units, Series S Units and Series I 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;

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 net asset value 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) 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 any deduction of any management fee or trailer fee payable by the Fund to the Manager pursuant to the 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 upon the computation of performance fee.

The Manager reserves the right, in its discretion, to discontinue, decrease or waive the performance fee at any time.

# HAZELVIEW ALTERNATIVE REAL ESTATE FUND

## Management Report of Fund Performance

For the year ended December 31, 2025

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

Net performance fees expense for the year ended December 31, 2025 was \$66 (December 31, 2024 - \$8). Performance fees payable, including applicable taxes, as at December 31, 2025 were \$66 (December 31, 2024 - \$8).

For the year ended December 31, 2025, the Fund incurred total expenses of \$767 (December 31, 2024 - \$590), before the absorption of \$252 (December 31, 2024 - \$155) by the Manager.

As at December 31, 2025, \$152 (2024 - \$56) was due from the Manager.

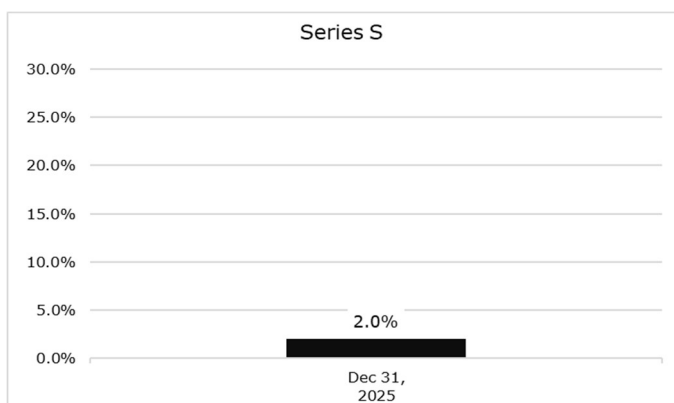
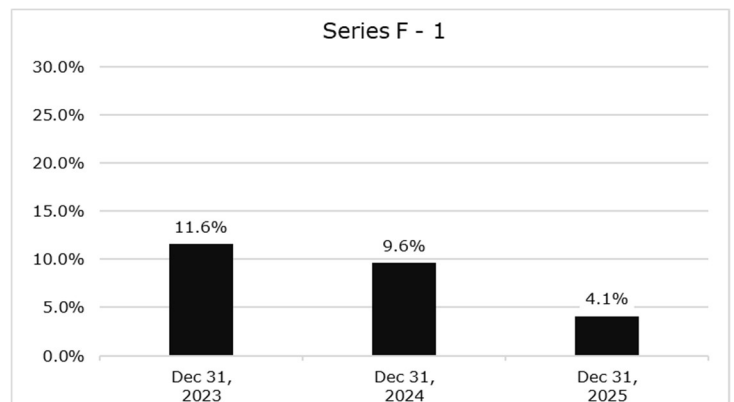
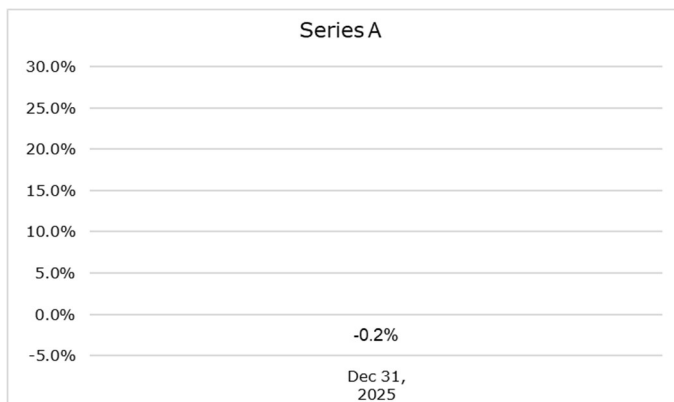
## PAST PERFORMANCE

The performance information shown assumes that all distributions made by the Fund in the year shown were reinvested in additional units of the Fund. The performance information does not take into account sales, redemptions, distribution or other optional charges that would have reduced returns or performance. How the Fund has performed in the past does not necessarily indicate how it will perform in the future.

## YEAR-BY-YEAR RETURNS

The following charts show the performance of each series of the Fund, in percentage terms, for each of the fiscal years shown (ended December of each year) and illustrate how the performance has changed from year to year. The charts show, in percentage terms, how much an investment made on the first day of each fiscal year, or the series inception date, as applicable, would have increased or decreased by the last day of the fiscal year presented, and assumes reinvestment of distributions at NAV on the day the distributions were paid.

For series started during a fiscal year, corresponding returns are not annualized and represent period returns from series inception date to last day of the fiscal year presented. For the year ended December 31, 2025, corresponding returns are not annualized and represent returns for this year.



## HAZELVIEW ALTERNATIVE REAL ESTATE FUND

Management Report of Fund Performance

For the year ended December 31, 2025

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

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### ANNUAL COMPOUND RETURNS

The following table shows the Fund's historical annual compound total returns for the periods indicated ending on December 31 as described below:

	<b>1 year</b>	<b>3 years</b>	<b>5 years</b>	<b>Since inception</b>
Series A	-0.2%	NA	NA	-0.2%
Series F - 1	4.1%	8.4%	NA	8.5%
Series S	2.0%	NA	NA	2.0%

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## HAZELVIEW ALTERNATIVE REAL ESTATE FUND

Management Report of Fund Performance

For the year ended December 31, 2025

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

### SUMMARY OF INVESTMENT PORTFOLIO

As at December 31, 2025

The Summary of Investment Portfolio may change due to ongoing portfolio transactions.

<b>Summary of Top 25 Holdings</b>	<b>Asset Class</b>	<b>% of NAV</b>
<b>LONG POSITIONS</b>		
Digital Realty Trust Inc.	Common Equity	7.2%
CubeSmart	Common Equity	6.9%
Sonida Senior Living Inc.	Common Equity	5.4%
Essential Properties Realty Trust Inc.	Common Equity	5.3%
Prologis Inc.	Common Equity	5.2%
Vanguard Real Estate ETF	Common Equity	5.0%
Broadstone Net Lease Inc.	Common Equity	4.6%
Invitation Homes Inc.	Common Equity	4.3%
Ventas Inc.	Common Equity	3.7%
EastGroup Properties Inc.	Common Equity	3.5%
LXP Industrial Trust	Common Equity	3.4%
Equity Residential	Common Equity	3.4%
Kimco Realty Corp.	Common Equity	3.4%
Tritax Big Box REIT Plc	Common Equity	3.2%
Simon Property Group Inc.	Common Equity	3.2%
Vonovia SE	Common Equity	3.2%
Mississauga Retail Industrial Acquisition Loan 9.55% 01FEB30	Private debt	3.2%
Automotive Properties Real Estate Investment Trust	Common Equity	3.0%
<b>SHORT POSITIONS</b>		
Vanguard Global ex-U.S. Real Estate ETF	Common Equity	-5.0%
National Storage Affiliates Trust	Common Equity	-3.5%
Kilroy Realty Corp.	Common Equity	-3.4%
Acadia Realty Trust	Common Equity	-3.4%
Mid-America Apartment Communities Inc.	Common Equity	-3.1%
Sun Communities Inc.	Common Equity	-3.1%
iShares S&P/TSX Capped REIT Index ETF	Common Equity	-3.0%
<b>Total</b>		<b>52.5%</b>

## HAZELVIEW ALTERNATIVE REAL ESTATE FUND

Management Report of Fund Performance

For the year ended December 31, 2025

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

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### SUMMARY OF INVESTMENT PORTFOLIO (Continued)

As at December 31, 2025

#### Portfolio Breakdown

<b>Regional</b>	<b>% of NAV</b>	<b>Sector</b>	<b>% of NAV</b>
United States	59.4%	Industrial	12.3%
Canada	9.9%	Healthcare	11.8%
Germany	4.9%	Shopping Centre	10.0%
Ireland	4.6%	Data Centre	9.6%
United Kingdom	4.4%	Multifamily	9.1%
Netherlands	2.8%	Triple Net Lease	8.1%
Sweden	1.5%	Homebuilder	4.6%
Switzerland	-2.4%	Self Storage	4.5%
Belgium	-0.3%	Private Real Estate	3.2%
Cash	14.5%	Single Family Rental	3.0%
Other assets, net of other liabilities	0.7%	Hotel	3.0%
<b>Total</b>	<b>100.0%</b>	Office	2.1%
		Cell Towers	1.3%
		Diversified	1.2%
		Regional Mall	1.1%
		Student Housing	0.1%
		Cash	14.5%
		Other assets, net of other liabilities	0.7%
		<b>Total</b>	<b>100.0%</b>

<b>Asset Type</b>	<b>% of NAV</b>
Common Equity	74.8%
Private Debt	5.0%
Fixed income	5.0%
Cash	14.5%
Other assets, net of other liabilities	0.7%
<b>Total</b>	<b>100.0%</b>