



Hazelview Global Real Estate Fund (the “Fund”), enhances portfolio diversification and provides unitholders with exposure to the global real estate market by owning an actively managed, diversified portfolio of dividend-paying real estate securities in developed markets around the world. The Fund primarily invests in the common equity of real estate investment trusts (REITs) and other real estate issuers.

Fund Details

Security	Series F – HZI203
Inception Date	July 7, 2025
Fund NAV	\$83,930,740
NAV Per Unit	Series F - \$7.44
Management Fee	Series F – 0.90%
Target Distribution	Monthly
Minimum Investment	\$500 initially; 100 subsequent
Registered Tax Plans	Series A units RRSP, RRIF, DPSP, RDSP, RESP, TFSA eligible

Top 10 Investments

Top 10 Investments	% of NAV
Hazelview Alternative Real Estate Fund	8.4
Prologis	6.4
Equinix	6.0
Welltower	5.9
Sonida Senior Living	4.0
Digital Realty Trust	4.0
Goodman Group	3.9
Cubesmart	3.7
Federal Realty Investment Trust	2.8
KSLK Trust Corp (2 nd Loan)	2.7

Returns

Annualized Returns (%) ²									Since Inception ³
	1 Mo	3 Mo	6 Mo	1 Yr	3 Yr	5 Yr	10 Yr		
Series F	-6.6	0.9	-1.6	3.0	6.9	2.7	3.3	3.2	

Calendar Returns (%) ²											
	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Series F	0.9	4.5	8.3	10.0	-22.7	21.4	-11.5	20.0	2.5	1.8	6.7

Investment Objective

The investment objectives of the Fund are to:

1. Provide unitholders with monthly distributions.
2. Provide the opportunity for long term capital appreciation.

Investment Highlights

- Invests in real estate companies that:
 - own a high-quality real estate portfolio,
 - deliver attractive yield with growing income
 - provide inflation protection and an attractive growth profile
- Investment portfolio is diversified by geography and property type
- Managed by an experienced global team with offices in
- Toronto, New York, Hamburg and Hong Kong.

Risk Rating¹

Hazelview has rated the volatility of this Fund as **medium**.

This rating is based on how much the Fund’s returns have changed from year to year. It doesn’t tell you how volatile the Fund will be in the future. The rating can change over time. A fund with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the Fund’s returns, see the ‘What are the risks of investing in the fund?’ section of the Fund’s simplified prospectus.

1.For more information about the risk rating and specific risks that can affect the Fund’s returns, see the ‘What are the risk of investing in the Fund?’ section of the Fund’s simplified Prospectus.
 2.The returns are based on Series F units, net of all fees and expenses. Returns for periods less than 1 year are not annualized. On January 22, 2018, Hazelview Global Real Estate Fund completed a fund merger with Timbercreek Global Real Estate Fund. The calendar returns for Class B securities of Timbercreek Global Real Estate Fund were as follow (as of December 31, 2017, the last completed monthly period): 2015: 4.8%; 2016: 9.1%; 2017: 4.2%. 3.Inception Date: July 7, 2015.



The Manager

Hazelview Investments, together with the Hazelview group of companies, is a global alternative investment manager. Hazelview is supported by over 80 investment management professionals located in key markets around the world. Hazelview employs a value-oriented investment philosophy and specializes in providing conservatively managed, risk-averse, alternative asset class investment opportunities.

Investment Team

Hazelview’s Securities team is led by Managing Partner, Co-CEO and CIO Public Real Estate, Corrado Russo. The team comprises of 13 portfolio management professionals and analysts located in Canada, the United States, Europe, and Hong Kong.

Investment Mix by Sector ⁴	% of NAV	Investment Mix by Country ⁴	% of NAV
Industrial	17.2	United States	55.7
Technology REITs	15.0	Canada	5.5
Healthcare	13.2	Australia	5.4
Multifamily	9.2	Germany	5.0
Diversified	8.3	Japan	4.7
Specialty / Triple Net Lease	6.1	Singapore	2.9
Office	5.8	Sweden	2.7
Self Storage	5.0	Hong Kong	2.5
Hotel	3.5	United Kingdom	1.6
Shopping Centre	2.8	Belgium	1.3
Regional Mall	2.3	Netherlands	1.1
Single Family Rental / MHC	1.5	Ireland	0.9
Cash & Other	1.7	Spain	0.4
		Cash & Other	1.7



Sam Sahn
MBA

Managing Partner
Portfolio Manager
New York



Claudia Reich Floyd
MBA

Managing Partner
Portfolio Manager
Hamburg

For more information, please contact:

Hazelview Investments Inc.
1133 Yonge St, 4th Floor
Toronto, ON
M4T 2Y7
info@hazelview.com

Jennifer Williams
Managing Partner,
Head of Retail Sales
jwilliams@hazelview.com

4. Percentages will change over time due to ongoing investments. Mutual funds have been removed from the sector and country exposures. The portfolio manager(s) may change the percentage range in some or all of the sectors and countries. These materials are not to be distributed, reproduced or communicated to a third party without the express prior written consent of Hazelview Securities Inc. These materials should be read in conjunction with the Fund’s most recent public disclosure documents, including the simplified Prospectus, AIF and Fund Facts. These materials are for information purposes only and do not constitute an offer to sell or a solicitation to buy securities. All figures in Canadian dollars unless otherwise stated.

Commissions, trailing commissions, management fees and expenses all may be associated with mutual fund investments. Please read the prospectus before investing. The indicated rates of return are the historical annual compounded total returns including changes in unit value and reinvestment of all distributions and do not take into account sales, redemption, distribution or optional charges or income taxes payable by any securityholder that would have reduced returns. Mutual funds are not guaranteed, their values change frequently and past performance may not be repeated.