MARKET OVERVIEW

Equity markets around the world entered bear market territory in the second quarter, marking the worst start to a year since the early 1960s. Inflation is running at a four-decade high in the U.K. (9.1%), the U.S. (8.6%), Continental Europe (8.1%), and Canada (7.7%). Central banks in response have accelerated the pace of monetary policy tightening, which is leading to growing recession fears, higher volatility[1] (up ~67% in first half of 2022), and a widening of credit spreads. So far in 2022 there have been 124 global interest rate hikes compared to 175 interest rate cuts in 2020 and 2021 combined. Nearly every asset class has been impacted by tighter financial conditions. In the first half of 2022, the S&P 500 Index entered its 20th bear market in the past 140 years. Bitcoin (pegged as a store of value) is down 59.6% and bonds are off to its worst performance since the 1980s, declining by over 15%, which marks the first time since 2001 that both stocks and bonds fell to start a year. Equity and fixed income pain has been commodities gain. After a decade of lackluster returns, Commodities are off to their best outperformance since the 1960s, led by natural gas[2] and oil[3] rising 45.4% and 40.6%.

Global REITs[4] declined 17.2% (USD) in the quarter and 22.5% peak-to-trough. Countries experiencing higher rates of inflation and more monetary policy tightening (or expectations of tightening) fared the worst in the quarter starting with Continental Europe which declined 26.3% (EUR). The Continent[5] is feeling the impact of higher energy and food prices that come with Russia's war against Ukraine and higher debt servicing costs with the ECB poised to raise interest rates. We believe economic growth is likely to slow on the Continent which is also contributing to the region's underperformance led by Sweden[6] (-40.2% SEK) and Germany[7] (-27.8% EUR). Canadian REITs[8] declined 18.4% (CAD) in the quarter driven by multifamily REITs due to lingering questions around the tax treatment for investors in residential real estate. We anticipate further clarity around this issue by the end of 2022. U.S. REITs[9] slightly outperformed the global benchmark declining 16.1% (USD). Underlying property fundamentals in the United States (i.e., demand, supply, net absorption, occupancy, and market rents) is strong, but growing uncertainty around the pace of interest rate increases and the influence higher rates will have on future economic growth has led to multiple compression which negatively influenced share prices. Asian markets were big outperformers in the second quarter with Singapore[10], Hong Kong[11] and Japan[12] outpacing the global REIT benchmark by 14.1%, 16.8% and 19.0%, respectfully (in local currency). Because Asian markets have yet to fully re-open, there is less demand for goods and services resulting in less inflation and less of a need to tighten financial conditions. In fact, the Bank of Japan remains steadfast in supporting the economy, equity markets and the Yen through quantitative easing. Singapore is furthest along in terms of learning to "live with COVID" by relaxing mobility restrictions while Japan is looking to re-open its borders to more international visitors.

PERFORMANCE[13]

The Fund generated a -16.4% total return in the second quarter, trailing the benchmark by 185 basis points. Four positions (Samhallsbyggnadsbolaget, Allied Properties, Park Hotels & Resorts and

Annualized Returns[14]	3 Month	6 Month	1 Year	3 Year	5 Year	Since Inception[15]
Net Fund Returns	-16.4%	-20.8%	-13.4%	-2.5%	0.8%	2.0%

*Bloomberg. All figures are in USD unless noted otherwise. [1]Chicago Board Options Exchange Volatility Index [2]Generic 1st NG Future [3]Generic 1st 'CL' Future [4]FTSE EPRA NAREIT Developed Total Return Index [5]FTSE EPRA NAREIT Developed Europe ex UK Index [6]FTSE EPRA NAREIT Sweden [7]FTSE EPRA NAREIT Germany [8]FTSE EPRA NAREIT Canada Index [9]EPRA NAREIT United States Total Return Index [10]FTSE EPRA NAREIT Singapore Index [11]FTSE EPRA NAREIT Hong Kong Index [12]FTSE EPRA NAREIT Japan Index [13]Individual company performance represents quarterly holding period total returns [14]The returns are based on Class F units, net return (CAD). [15]July 7, 2015. Annualized returns for years not available. 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. On January 22, 2018, Hazelview Global Real Estate Income Fund (formerly Timbercreek Global Real Estate Income Fund) completed a fund merger with Timbercreek Global Real Estate Fund. The calendar returns for Class A securities of Timbercreek Global Real Estate Fund were as follow (as of December 31, 2017, the last completed monthly period): 2015: 4.3%; 2016: 8.8%; 2017: 3.9%. 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): 2010: 5.7%, 2011: 2.8%, 2012: 23.1%, 2013: 4.7%, 2014: 16.8% 2015: 4.8%; 2016: 9.1%; 2017: 4.2%. *Individual company performance represents quarterly holding period total returns.*

DigitalBridge) totaling 11.8% of the common equity component of the Fund detracted 382 basis points of performance in the quarter.

Portfolio Allocation By Sector*	% of NAV Assets
Industrial	18.2
Technology REITs	15.6
Multifamily	8.9
Diversified	7.7
Self Storage	7.4
Single Family Rental / MHC	6.4
Low-Rise Office	5.7
High-Rise Office	4.9
Hotel	4.4
Open Air Grocery Anchored Centre	4.4
Life Science and R&D	4.4
Private Real Estate	4.3
Healthcare	4.2
Student Housing	1.5
Regional Mall	1.0
Specialty / Triple Net Lease	0.4
Cash & Other	0.7

Portfolio Allocation By Region*	% of NAV Assets
United States	55.9
Japan	6.5
Australia	5.7
United Kingdom	5.2
Hong Kong	5.1
Canada	4.7
Spain	4.6
Belgium	3.2
Singapore	3.2
Ireland	2.9
Sweden	1.3
Norway	1.0
Cash & Other	0.7

Swedish REIT Samhallsbyggnadsbolaget (Ticker Symbol: SBBB), which made up 1.6% of the common equity component of the portfolio, saw its share price decline 59.7% (SEK). We believe the decline in share price is largely due to an activist shareholder pressuring SBBB's stock price. We have met with senior management numerous times this year and believe the market is under appreciating the sustainability and quality of the company's cash flow stream and management's resolve to enhance transparency. From a valuation perspective, the company's shares are priced to deliver a 7%+ dividend which is attractive on an absolute and relative basis. More recently, the company sold over US$700 million of assets to buy back their own investment grade rated debt trading at 62c of face value. We believe this is a good capital allocation decision and it signals to the market that the company is focused on maximizing shareholder value. Additionally, SBBB issued two $100 million bonds at a coupon of 4.36% (5-year maturity) and 4.87% (10-year maturity), which is an attractive cost of capital and based on our estimates at a similar yield to the assets sold.

In Canada, Allied Properties, which made up 3.6% of the common equity component of the portfolio, saw its share price decline 28% (CAD). We remain favorable on Allied Properties, driven primarily by a continued and growing disconnect between public and private market pricing for office assets. Allied's implied cap rate expanded by approximately 125bps YTD and 250bps since the onset of the pandemic, which compares to private market cap rates that remain unchanged YTD and have expanded by less than 25bps since the onset of the pandemic, per CBRE's quarterly Canadian Cap Rate Survey. In the near-term, we see catalysts for outperformance including strong growth in portfolio occupancy and deliveries of highly leased development properties. Since 2Q20, Allied has seen 600bps of occupancy degradation, most of which has been self-imposed to free up space at properties for repositioning. The company believes 1Q22 marked the trough in occupancy and expects total portfolio occupancy to approach 94% by year-end, driven primarily by lease-up of currently vacant space, representing more than 500bps of occupancy growth from current levels. We also expect near-term, well-leased development completions to grow earnings and NAV by 5-10% through YE23.

In the U.S. lodging sector, Park Hotels & Resorts, which made up 3.6% of the common equity component of the portfolio, saw its share price decline 30.5% (USD) due to recession fears and the impact a recession would have on future travel. We met with senior management in June and walked away confident that even if leisure travel slows from its current torrid pace, business transient and group demand have room for improvement as those segments (which historically make up 2/3 of total RevPAR) are still operating below pre-COVID levels. Park's group room pace is 76% of 2019 levels, a 600-basis point improvement from the beginning of the year and the return

of city-wide conventions in the back half of 2022 and into 2023 should lead to greater demand from large corporate customers who have been slow to get employees back on the road. We believe Park is trading well below net asset value and the company is focused on closing the discount by accelerating dispositions to buy back stock. Year-to-date Park has repurchased $218 million, and we expect further share repurchases in the second half of 2022.

In the U.S. technology sector, DigitalBridge, which made up 3.0% of the common equity component of the portfolio, saw its share price decline 32.2% (USD). DigitalBridge did everything right in the quarter from a fundamental and capital allocation point of view, yet the stock price performed poorly, which we believe is due to technical factors such as being removed from the global REIT benchmark (FTSE EPRA NAREIT Developed Total Return Index). This alone created turnover in the shareholder base. In the quarter, DigitalBridge 1) simplified the ownership structure of its Digital Investment Management business by acquiring Wafra's 31.5% ownership interest for $800 million; 2) changed its tax structure to a C-Corp from a REIT which will allow DigitalBridge to retain a higher percentage of retained earnings to invest in new opportunities while paying minimal cash taxes until 2026; 3) acquired AMP Capital's $5.5 billion mid-market international infrastructure equity business for $192 million at a very attractive valuation (8.4x FRE) that will allow the company to launch a new vertical within their investment management business; 4) recapitalized DataBank, their on-balance sheet data center portfolio, for $1.2 billion (27% equity interest) at a very attractive valuation (31x 1Q22 Adjusted EBITDA) which translates to a 1.9x MOIC in 2.5 years; and 5) announce a $200 million share repurchase program to take advantage of the decline in share price in Q2 2022. We believe the company is poised to deliver industry leading growth rates over the next several years and remain confident in management's ability to execute their strategy.

In terms of what worked during the quarter, the portfolio's allocation to private real estate debt investments meaningfully outperformed, generating a positive total return and contributing approximately 66 basis points to performance. We believe that private real estate investments play an integral role in increasing yield while dampening portfolio volatility and thus enhancing the Fund's Sharpe Ratio.

With respect to the Fund's common equity holdings, U.S. cell tower holdings delivered the best performance in the month, led by Radius Global Infrastructure and American Tower which delivered a 6.9% and 2.9% total return (USD). Cell tower fundamentals are driven by mobile data usage rather than changes in economic cycles, making the industry recession resilient. We believe growth in 5G and the need of wireless carriers to build a nationwide network will result in multiple years of strong demand for space on macro towers, small cells and fiber nodes. In Japan, Mitsui Fudosan generated 11.4% total return (JPY). The company is experiencing numerous tailwinds that include improving earnings growth driven by the fading impact of the COVID-19 pandemic which should boost tourism and benefit the company's hotel properties, a ¥15 billion share buyback program, renovation of Tokyo Dome, and 10% improvement in the company's shareholder return ratio, all of which is benefiting their share price. Lastly, in Hong Kong, Swire Properties outperformed the global benchmark by ~17%. Swire owns a high quality diversified commercial portfolio in Hong Kong and China. We believe the company's assets are very high quality and well positioned to benefit when Hong Kong reopens its border to China.

PORTFOLIO CHANGES

During the quarter, we added exposure to the United States and Spain and lowered exposure to Singapore, France, and Australia. From a sector perspective, we increased exposure to technology-

oriented REITs while decreasing exposure to diversified and retail REITs. We added five new positions, sold six and exited two private real estate investments.

In the United States, we added Equinix to the portfolio based on the view that it will deliver stronger relative earnings growth in 2022. Equinix's share price will benefit from continued growth in industry fundamentals and leasing demand despite an uncertain economic environment. It owns one of the most preeminent data center portfolios in the world that cater to enterprise and colocation customers. The company's real estate footprint consists of 240 data centers across 66 metros in 27 countries on five continents. Equinix's data center portfolio is highly connected with over 400,000 interconnections, 3,000 cloud & IT service providers, and 2,000 networks. Equinix thrives on repeat business with 63% of their customers located in all three regions (Americas, Europe/Middle East, and Asia-Pacific). We believe Equinix's retail-centric asset base will generate sector leading same store NOI growth while also delivering external growth through the development of wholesale data centers leased to hyperscale customers along with using partners to provide capital to enhance ROE. The valuation is attractive as the stock is expected to deliver 20% upside in price and a 11.5% annualized total return over the next two years while trading at a 20%+ discount to forward NAV.

In Spain, we added Merlin and Millenium Hospitality Real Estate to the portfolio. Merlin is one of Spain's leading real estate companies which owns a diversified portfolio of assets consisting mainly of offices (57%), shopping centers (20%), and industrial (16%). We believe the company is well positioned in the current (challenged) economic environment with its conservative leverage profile that should, following the sale of its BBVA portfolio, decline to 31%. The sale of the BBVA portfolio will result in an extraordinary dividend of 7% to be paid in August/September with the remaining proceeds to be invested in development of new data centers in locations where Merlin has secured the land and major construction material. Major undersea cables to Spain and Portugal are being finished this year and the return on investment is expected to be 11%. Merlin is targeting a 15% exposure to data centers over time. We have a favorable view on the data center sector and believe there is strong growth potential in Spain over the next 5 to 10 years. From a valuation point of view, we added Merlin to the portfolio at a price equivalent to a 35% discount to its last reported NAV. We believe Spain is in a good position within Europe as an alternative supplier of goods and a desirable destination for pent-up leisure travel. From an office perspective, new supply is very limited in Spain's major cities as there have only been three new buildings developed in Madrid over the last 15 years. The limited amount of new supply benefits existing landlords like Merlin. Finally, we believe Merlin has a strong management team that has a track record of adding value in this environment.

Millenium Hospitality is the owner of a boutique portfolio of nine high-end hotels in Spain's top cities. The company takes a value-add approach to renovating properties by refurbishing rooms and enhancing amenity offerings. We believe the embedded upside in the company's share price is attractive and growth prospects for the industry lend itself to Millenium being able to deliver above average returns over the next several years. We participated in the company's equity raise in May that we believe was priced attractively at a 20% discount to NAV. Millenium has positioned itself as a specialist in acquiring assets that are in need of capex or primed for conversion from office space. Millenium is focused on bringing named brands into the market to enhance the appeal of hotels. Historically, Spain has seen almost no major international brands in its cities, which is why Four Seasons, Marriott, Nobu, and the W are lining up to be in prime locations. The yield on cost Millenium is achieving is above 6.5% with most terms already agreed upon and work is expected to finalize by end of 2023. Our investment thesis follows our perspective that assets of this quality and location are irreplaceable for the long term even if hotels face cyclical trends.

In the United Kingdom, we added Derwent London to the portfolio, reallocating the proceeds from Hibernia in Ireland that was taken private. We believe Derwent owns a high-quality portfolio that will prove resilient to many of the headwinds currently blowing through the office market. Over the

*All figures are in USD unless noted otherwise

last several years Derwent has expanded its portfolio within the tech and creative hubs of London. Although the company still owns some buildings in traditional Core locations, the company is better positioned than peers to outperform in the next micro locations. The opening of Crossrail should positively influence rental rate growth despite the challenging conditions in London. Derwent has progressed significantly on ESG compared to its peers and is able to address the new regulations. We believe the hiring of a new head of investor relationship should improve the company's visibility over the next several months. We believe valuation is attractive with the stock trading at a 5% implied cap rate (including the development pipeline) and a 18% discount to NAV. With 22% Leverage Derwent has ample room to grow via their development pipeline in prime locations of London.

In Japan, we added United Urban Investment Corp. (Ticker Symbol: 8960 JP) to the portfolio based on the thesis that the company will benefit from a re-opening of the Japanese economy. United Urban owns a diversified portfolio of retail and office properties (29% each), hotels (24%), residential (8%), and logistics (7%) totaling 136 properties with an appraisal value of JPY 800bn at a blended appraised cap rate of 4.4%. We believe United Urban's strong sponsor relationship to Marubeni should help accelerate the company's asset rotation strategy to enhance portfolio quality and earnings stability which has partially suffered during Covid. United Urban's share price underperformed due to exclusion from the MSCI Index in 2021 which created an opportunity to add the company to our portfolio at a discounted valuation. We see a number of catalysts which include the recovery of the retail fundamentals and the rebound in domestic hotel demand. United Urban possesses a strong balance sheet (AA JCR rated), low cost of debt (46bps on a blended basis) at a 35.5% LTV that is 92% fixed with 4.3 years of average remaining term. The company has a MSCI ESG A rating with 4 Star GRESB and improved asset management fee structure by lowering costs to 45bps on AUM from 60bps. We believe valuation is attractive with United Urban's share price poised to deliver an annualized expected return of 11.6% including a 4.4% dividend yield and trading at a 12.6% discount to August 2021 NAV, a 4.8% implied cap rate valued at 16x FFO, and 19x AFFO 2024 multiple.

MARKET OUTLOOK

As inflation continues to run at multi-decade highs around the globe, central banks continue to step up the pace at removing accommodation. The Bank of Canada, The Reserve Bank of Australia, and the Reserve Bank of New Zealand have all hiked interest rates by 50bps in the month of June with even the Swiss National Bank surprising the market with a like-kind increase.

Since monetary policy works with a lag, tighter financial conditions should result in slower economic growth over the next 12 months. The Organization for Economic Cooperative Development (OECD) recently lowered its economic forecast and now projects global growth to decelerate sharply to around 3% this year and 2.8% in 2023, well below the recovery projected set at the beginning of the year of 4.5% in 2022 and 3.2% in 2023. That said, global growth is expected to remain positive, driven by a re-opening in Asia led by China.

Europe overall, and Germany in particular, experienced one of the largest downward revisions to economic growth by the OECD (to 1.9% from 4.1%) due to Russia's war against Ukraine. The war is causing supply chain disruptions, higher energy costs, and higher food prices around the world, leading to an acceleration in inflation that is negatively impacting people's cost of living and a decline in consumer confidence.

According to JP Morgan, global consumer confidence now stands at 2.1 standard deviations below

its long-run average, down from a recent peak of 0.5 standard deviations above its long-term average at this time last year. Lower consumer confidence is leading to a slowdown in retail sales and lower equity prices are leading to a decline in consumer net worth, all of which should result in slower demand for goods and a decline in inflation.

Although today's macro economic environment feels tenuous, we believe a lot of negativity is already priced into global equities with stocks trading as though we are already in a recession.
There have been six global economic cycles over the last 50 years. In a bear market, stocks fall nearly 35% from peak-to-trough (using the MSCI World Index as a guide). Stocks peak about six months ahead of the start of a recession and they bottom about a year after the recession starts. In the first half of 2022, global equities declined 20.3% (USD) which implies the market has already priced-in a nearly 60% probability of a recession occurring. Excluding the Great Financial Crisis, however, the average peak-to-trough decline in a bear market is a little over 20% which implies the market has already priced-in a "typical" recession.

From a valuation point of view, according to UBS, global REITs are trading over 1-standard deviation cheaper on a discount to NAV basis than their 30-year history. Our valuation models point to global REITs trading at a 19% discount to forward NAV. Taking this one step further, our forward NAV estimates incorporate a 5% to 15% decline in asset values in North America, Europe, and Australia, three regions that have experienced the largest increases in cost of debt year-to-date. However, so far this year, only the U.S. has seen anecdotal evidence of cap rate expansion. From the start of the year, the implied cap rate on global REITs has expanded 62 basis points to 5.5% with the largest increases in the U.S. (93bps), Canada (71bps), Australia (68bps), and Europe (64bps). According to Bank of America Global Research, over the last three recessions (which includes the Great Financial Crisis) private market cap rates in the U.S. increased an average of 113 basis points from trough-to-peak. That implies the public market has nearly re-priced listed REITs (~82%) to a level where cap rates expand too in a recession.

Cash flow valuations have been more immediately influenced by the rise in interest rates as private market NAV's typically work with a lag. Year-to-date, interest rates globally (as defined by changes in 10-Year government bond yields) are up 136 basis points with the largest increases in Australia (199bps), Canada (179bps), the U.S. (150bps), and Germany (150bps). Higher interest rates have led to multiple compression driving down share prices. Cash flow multiples (defined by AFFO) have contracted ~3.5x (x = multiple point) or 14% globally but ~5x or 17% in the U.S. and the Continent and 6x in the United Kingdom.

The overall negative impact on expected returns from higher interest rates (i.e., lower cash flow multiples and higher cap rates) have been offset by the decline in the market this year such that our valuation models continue to point to a 13% to 15% annualized expected return over the next two years.

How are we thinking about the world today?

To ascertain similarities across cycles, we analyzed each recession starting with the oil crisis in 1973 but used the U.S. economy as a guide given its size and influence on the rest of the world. While no recession is entirely like today, there are some generalities that can be extracted to help shape a view of the future. First, each recession has been preceded by a partial and full inversion of the yield curve. Second, when a partial inversion has happened, the monetary policy response has dictated whether a recession occurs or not (i.e., are financial conditions tightened further via higher interest rates). Third, not every initial negative GDP quarter has coincided with a recession (10 initial negative GDP prints but only seven recessions).

Given that we have experienced a partial yield curve inversion, a negative GDP quarter and the Federal Reserve continues to tighten financial conditions, it would appear that a recession is likely to transpire at some point, but the timing is unclear as no recession has ever happened without a fully inverted yield curve.

In 1966, Nobel Prize economist Paul Samuelson said: "the stock market had predicted nine out of the last five recessions". It feels that way today with stocks down 20%+ to start the year yet job gains are still strong, wages continue to rise and over $360 billion of capital sits on the sidelines ready to take advantage of opportunities if and when they present themselves.

Whether a recession is imminent or not, the path forward offers promise. Based on 50-years of historical recession data starting from the oil crisis in 1973, starting from the first negative quarterly GDP print (which happened in Q1 of this year) U.S. REITs delivered, on average, a ~30% cumulative total return over the next two years and a ~50% cumulative total return over three years.

How are we positioning the portfolio to take advantage of the opportunities we see in the market today?

It's not often that the property types with the best operating fundamentals and strongest estimated growth profiles over the next two years underperform yet that is what has happened so far in 2022. There are several reasons for why that has been the case.

First, these property types (life science, residential, self-storage, industrial and data centers) trade at the lowest cap rate and highest multiple such that changes in interest rates have a more profound impact on valuations. Globally, the implied cap rate for these property types is up on average ~135bps this year vs. ~55 basis points for all other sectors. From a cash flow perspective, the implied AFFO multiple for these "best of the best" growth-oriented property types are down ~8x vs. ~2x for all other sectors with declines most pronounced in the United States.

Second, these property types tend to be more widely owned by generalist investors and property specialists where mutual fund redemptions, hedge fund liquidations, and ETF outflows/increased short sales (all of which we have seen so far this year) create excess selling pressure resulting in underperformance.

From portfolio point of view, we are buying "industry leaders" in these beaten down growth-oriented property types (life science, residential, self-storage, industrial and data centers) where valuations are more "in-line" with sector averages compared to what is typically premiums.

Historically, earnings growth, dividend growth, and NAV growth have the highest correlation to share price performance. The reason for why is because on a constant multiple basis, growth in cash flow, and positive earnings revisions ultimately drives share prices higher or lower. During the Great Financial Crisis, the relationship between growth and relative performance broke down when liquidity and strength in balance sheet superseded fundamentals. While this relationship seems to have broken down again in the first half of 2022, we believe that over a full market cycle, "industry leaders" that deliver the best growth will deliver the best share price performance. Finally, from a market perspective, we are increasing exposure to the U.S. given valuations have compressed more than other markets, buying into its recent underperformance.

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