hazelview
INVESTMENTS

Hazelview Global Real Estate Fund
Quarterly Manager Commentary

as of September 30, 2025

Q3

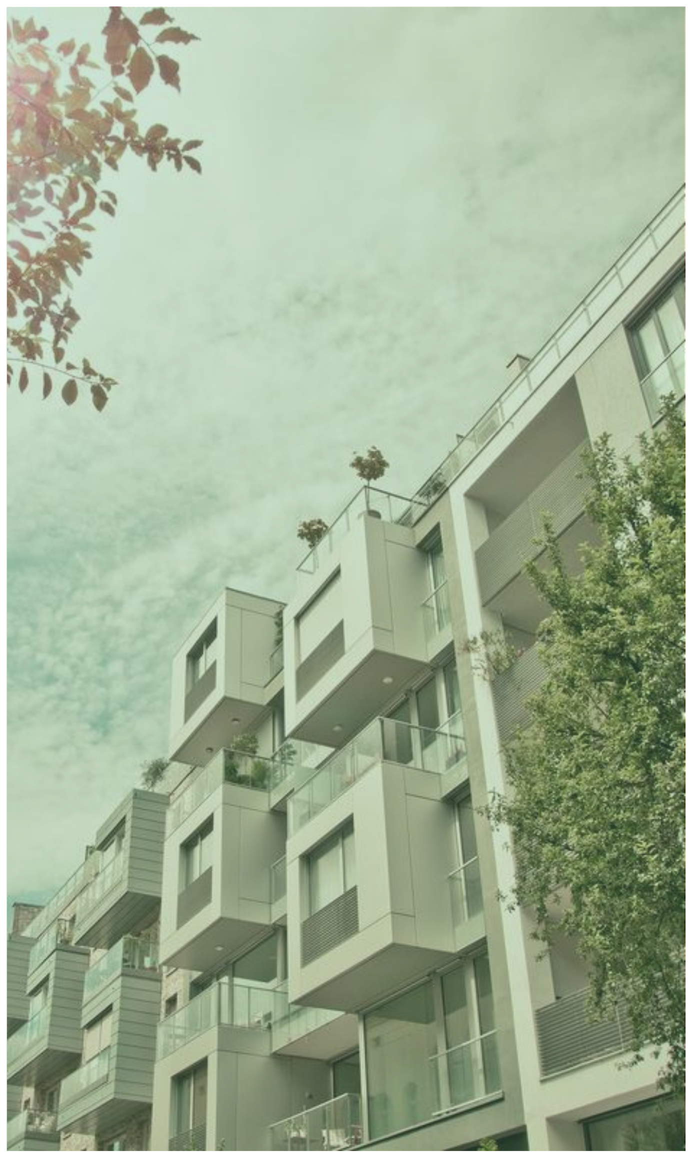
This Quarter

Market Overview

In the third quarter, trade headwinds eased, economic growth remained resilient and central banks continued to cut interest rates, headlined by the U.S. Federal Reserve's 25 basis point cut in September, its first decrease in 2025. The combination of these positive variables coupled with strength in property fundamentals led to a 4.3% (USD) total return for the global REIT market[1].

Asia was the best performing region globally in the third quarter led by Japan, gaining 12.6% (JPY). Japan is experiencing a revitalization of growth and inflation which is leading to better pricing power and real estate fundamentals, especially in the office sector where vacancy rates are declining and asking rents are increasing. Japanese C-corps outperformed its REIT peers (+17.5% vs. +9.4%) driven by positive corporate action announcements such as share repurchases, asset sales and portfolio simplification initiatives. We have a positive view on Japanese C-corps and the office sector. Singapore's REIT market generated a 7.5% (SGD) total return while Australia also outperformed delivering a 5.3% (AUD) total return. In August, the Reserve Bank of Australia lowered interest rates to 3.6%, the lowest level in two years. We believe lower rates will lead to higher transaction volumes and thus have a positive impact on REITs with ties to Australia's residential market. The U.S. REIT market generated a 4.7% (USD) total return, marginally outperforming in the quarter. Second quarter earnings announcements came in ahead of expectations, with normalized core FFO growth of +5.8%. Overall, 63% of U.S. REITs that reported beat consensus estimates, 28% were in-line and only 9% missed expectations. Within the U.S, regional malls, healthcare and office sectors outperformed while residential and self-storage lagged.

Canadian REITs slightly trailed the global REIT average, delivering a 3.8% (CAD) total return, driven by the outperformance of self-storage and office REITs. Hong Kong also delivered a 3.8% total return (HKD) led by developers who own diversified portfolios across office, retail and residential. Lastly, after outperforming in the first half of 2025, European REITs underperformed in the third quarter, driven by Germany which experienced a -9% decline (EUR), followed by Sweden -7.7% (SEK) and the U.K. -7% (GBP). Political, economic and real estate fundamental factors resurfaced in the third quarter, creating headwinds for European markets, resulting in lower share prices. The U.K. suffered from uncertainty due to its budget, Sweden suffered from poor office market fundamentals and Germany suffered from lackluster GDP growth and the underperformance of residential REITs as investors remained skeptical at the low cap rates multifamily assets are currently valued at in the private market.



1. Bloomberg, LP. Global REITs represented by the FTSE EPRA NAREIT Developed Total Return Index. Regional returns are the regional components of the FTSE EPRA NAREIT Developed Total Return Index.

Performance

The portfolio generated a return of 3.2% during Q3 2025, underperforming the benchmark by 342 basis points. This underperformance mainly stemmed from exposure to the portfolio's holdings in the U.S., the U.K., and Germany. The main contributors to performance during the quarter included select holdings in Japan and the U.S. healthcare sector.

With respect to those holdings in the U.S. that detracted from performance, U.S. cell tower REIT, American Tower declined -12.1% (USD) detracting 32 basis points from the portfolio's performance. The company reported Q2 earnings that were in line with consensus estimates but later in the quarter it was disclosed that a large tenant in Mexico withheld its rent due to a dispute about its lease. Ultimately, this was resolved but was further overshadowed by the news that AT&T bought $23 billion of spectrum from EchoStar, which may result in less leasing demand from AT&T in 2026 as they could choose to utilize the spectrum they acquired from EchoStar rather than lease new space from 3rd party tower owners. Additionally, in September, SpaceX announced the acquisition of $17 billion of spectrum from EchoStar, with the goal of using Starlink satellite technology to distribute wireless signals. This news created fears in the market that one day satellite technology would replace macro-towers as the primary median for distributing cellular wireless signals. We believe satellites could be a good solution in rural areas with little-to-no wireless infrastructure, but less so in most tier 1 and tier 2 markets around the world where infrastructure already exists and a premium is placed on latency. We view the SpaceX news as a temporary overhang in sentiment that is impacting the sector.

Within the U.S. single-family rental sector, Invitation Homes declined -9.2% (USD), detracting 24 basis points from performance. Third quarter operating fundamentals were weaker than anticipated driven by supply headwinds

Portfolio Metrics	
Number of Positions	39
Current Yield	6.9%*
Active Share	74.8%

Top 10 Holdings	Sector	Asset Class	Country	% of NAV Assets
Prologis	Industrial	Common Equity	United States	5.6%
Digital Realty Trust	Technology REITs	Common Equity	United States	5.4%
Sonida Senior Living	Healthcare	Common Equity	United States	5.0%
Cubesmart	Self Storage	Common Equity	United States	5.0%
Ventas	Healthcare	Common Equity	United States	4.4%
Hazelview Alternative Global Real Estate Fund	Diversified	Common Equity	Canada	4.1%
Tokyu Fudosan	Diversified	Common Equity	Japan	3.4%
Camden Property Trust	Multifamily	Common Equity	United States	3.2%
Japan Hotel	Hotel	Common Equity	Japan	3.1%
Vonovia	Multifamily	Common Equity	Germany	3.1%

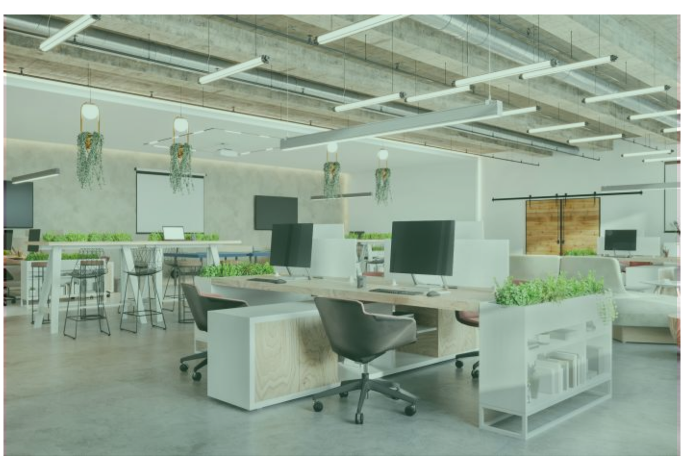
Annualized Returns[1]	QTD	YTD	1 Year	3 Year	5 Year	Since Inception[2]
Net Fund Returns	3.2%	7.1%	3.6%	11.4%	5.3%	3.6%

*Represents current yield of HGREF Class F as of September 30, 2025, Bloomberg LP. 1. The returns are based on Class F units, net return (CAD). 2. July 7, 2015. 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.

resulting in a softer peak leasing season. In addition, expectations of lower mortgage rates which could favour home ownership over renting, have weighed on investor sentiment towards the entire single-family rental sector. We believe the valuation of Invitation Homes is attractive and the company's shares are overly discounted relative to the steady fundamentals we are anticipating over the next several years.

Within the German residential sector, Vonovia declined -11.3% (EUR) during the quarter, detracting 24 basis points from performance. The company reported solid earnings for the first half of 2025 headlined by a strong recovery in asset valuations, robust rental growth and a decline in balance sheet leverage. The company also raised their full year guidance for both organic rental growth and earnings. Despite the solid operational results, we view the company's underperformance in the third quarter as the result of investors remaining skeptical around the private market valuation of multifamily assets and a preference for more growth-oriented sectors rather than the value-oriented proposition of the German residential market. We maintain our conviction in Vonovia and believe that the company's public market valuation continues to screen as attractive. Moreover, we see several upcoming catalysts that can support a shift in investor sentiment such as the company delivering better than expected third-quarter earnings, continued strength in rental reversions and the potential for a rotation from DAX-focused investors.

In the U.K. office sector, Great Portland Estates declined -15.2% (GBP) during the period, detracting 42 basis points from performance. In the third quarter, Great Portland suffered from negative headlines surrounding certain allegations of inappropriate bonuses and other workplace issues. We believe the reality of the situation is less severe than what is being portrayed by the media but nevertheless, we made the strategic decision to exit the position to reduce our risk around a possible exogenous event. Instead, we reallocated the capital to opportunities within Europe with better expected returns.



Within Japan, diversified real estate conglomerate Tokyu Fudosan and hotel operator Japan Hotel REIT contributed positively to performance, returning 20.9% (JPY) and 17.0% (JPY), respectively. Strong tourism demand and limited new hotel supply led to high teens RevPAR growth, far exceeding third party broker forecasts. Inbound arrivals in the first half of 2025 reached 21.5 million people, surpassing last year's 17.8 million, and is set to exceed the record high set just last year. This surge in demand is leading to higher occupancy rates, average daily rates, margins and RevPAR for Japan Hotel REIT. Meanwhile, Tokyu Fudosan saw positive momentum during the quarter after reporting robust earnings results with operating profit increasing 30% year-over-year, mainly driven by strength in their condo development and real estate brokerage businesses. Looking forward, we believe the company is well positioned from an operating perspective as real estate fundamentals continue to improve in Tokyo's five central wards. Japan Hotel REIT contributed 53 basis points to performance while Tokyu Fudosan added 67 basis points.

Within the U.S. healthcare sector, Sonida Senior Living outperformed in Q3 2025, gaining 11.1% (USD), outperforming the U.S. REIT market by over 625 basis points. U.S. senior housing fundamentals remained strong in the third quarter, driven by attractive demographic trends and limited new supply, leading to rising occupancy rates, higher rental rates and higher NOI margins, resulting in double digit NOI growth. From a supply perspective, Q2 2025 senior housing units under construction were down 65% from peak levels while demand continues to increase with the 80+ demographic forecasted to grow by 36.5% from 2024 to 2030. Third party estimates are forecasting the need for more than 560,000 new units to meet the demand in 2030, however, only 191,000 are forecasted to be added. Operationally, Sonida delivered strong results in Q2 2025 highlighted by a 4.4% increase in RevPOR. We continue to believe the company's stock price is attractively valued and poised to deliver strong price appreciation over the next several years. Sonida Senior Living contributed 58 basis points performance.

Portfolio Changes

During Q3 2025, we reduced exposure to the U.K. while adding exposure to Spain and Ireland. In terms of sector changes, we decreased exposure to triple net lease REITs, hotels and the single-family rental sector while adding exposure to data centres, regional malls and industrial REITs. Throughout the period, we added eight new common equity positions while exiting seven, strategically allocating capital to investment opportunities with the best expected returns.

In the Spanish office sector, we added Inmobiliaria Colonial during the quarter. The company owns and operates a portfolio of 78 high quality office assets concentrated in the central business districts of Barcelona, Madrid and Paris. The total portfolio has a gross asset value of €11.9 billion with a LTV of 36.6%. We believe office fundamentals in Barcelona, Madrid and Paris will continue to improve over the next 12 months and that the company is well positioned in each of these three markets. In addition, we believe Colonial will benefit from upcoming development completions, a newly launched life sciences JV, and above-CPI rental growth across its portfolio. We see valuation as attractive with the company priced to deliver a 5.4% dividend yield and over 20% annualized expected total return.

Within the U.K. logistics sector, we added Tritax Big Box, which focuses on large-scale assets, with a current portfolio valued at ~£6.5 billion. We believe the company's high-quality portfolio and value-add properties will drive strong internal and external growth in the years ahead. This, combined with sustained high single-digit annual rental growth, positions Tritax Big Box to deliver attractive earnings growth in the future. Additionally, like other industrial REITs, Tritax is expanding into the data centre market and has successfully secured sufficient power to create a data centre development pipeline. With a conservative balance sheet and strong track record of growth, we view Tritax Big Box as a compelling investment opportunity today.

Within the Irish homebuilder sector, we added Glenveagh to the portfolio during the quarter. Glenveagh is one of the leading homebuilders in Ireland, focused on building high-quality and strategically located developments across the country. We believe for-sale residential fundamentals in Ireland are compelling with house price growth running at 7.8% year-over-year amid strong demand and constrained supply. We believe that Glenveagh's landbank positions the company to execute well in subsequent quarters.

In the Singapore data centre sector, we added NTT DC via participation in its July IPO. NTT DC is a Singaporean-domiciled REIT seeded by the sponsor NTT Group, a major international IT services and telecommunications company with a global data centre business. NTT Group is the third largest data centre provider globally (excluding China) spanning 91 sites, 133 buildings, and 2.2 GW of potential capacity (1,419 IT power and 858 MW under construction). NTT DC's $1.6 billion portfolio of six assets are located in the U.S., Singapore and Austria with an initial occupancy rate of 94% that is expected to rise to 97% by year end. Our decision to participate in the IPO was driven by the company's attractive valuation trading at a 17% discount to forward NAV, compelling dividend yield at 7.5% and the

Portfolio Allocation By Region*	% of NAV Assets as of Q3 2025	% of NAV Assets as of Q2 2025	Change in period
United States	58.6%	59.2%	-0.6%
Canada	4.5%	4.6%	-0.1%
Japan	6.5%	7.1%	-0.6%
Germany	5.9%	6.4%	-0.5%
Australia	5.7%	5.8%	-0.2%
Ireland	3.4%	2.1%	1.3%
Spain	2.6%	1.5%	1.1%
Hong Kong	2.6%	2.3%	0.2%
Netherlands	2.4%	3.1%	-0.6%
Singapore	1.8%	2.4%	-0.6%
United Kingdom	0.9%	3.5%	-2.6%
Cash & Other	1.2%	2.0%	-0.8%

*Mutual Fund holdings are excluded from regional exposures.

potential for accretive acquisitions over the next two years.

In the U.S. industrial sector, we added EastGroup Properties to the portfolio as we believe they are among the best positioned industrial REITs in the current landscape today. The company's portfolio is predominantly concentrated in the U.S. Sunbelt region, which has continued to benefit from strong in-migration trends and job growth which has driven outsized demand for space and stable rental rates. The Sunbelt also continues to benefit from broad re-shoring initiatives as the current administration has prioritized growth in domestic manufacturing. Within their geographic footprint, EastGroup focuses on smaller properties, which we believe provides them an advantage as most supply brought to market over the past few years has been in the large-box format, pushing vacancy rates for this segment of the market materially higher and making owners of larger properties more likely to offer concessions and/or lower rents to induce demand. Lastly, from a valuation perspective, our underwriting shows EastGroup's shares priced at a double-digit discount to NAV and poised to deliver a double-digit annualized expected return over the next few years.

In the U.S. cell tower sector, we added Crown Castle International to the portfolio. Crown Castle is one of the largest owners of macro towers in the U.S. totaling roughly 40,000 cell towers. We believe the company is well positioned to drive double digit AFFO per share growth per annum over the next two years through the strategic sale of their slower growing small cell and fiber businesses. We believe this strategic asset sale allows Crown Castle to refocus on becoming a pure play macro tower company resulting in higher cost synergies, better internal growth and cash proceeds to pay down $6 billion of debt and repurchase $3 billion of stock.

In the U.S. triple net lease sector, we added Essentials Properties Trust to the portfolio. Essentials Properties owns a diversified portfolio of over 2,100 triple net properties across 48 states totaling 23.6 million square feet focused on tenants in businesses such as restaurants, car washes, automotive services, medical services, convenience stores, health & fitness, early childhood education, and other service industries. We believe the company's trading valuation undervalues the company's earnings potential over the next few years considering they have among the best cost of capital in the triple net lease sector which should allow Essential Properties Trust to accretively issue equity to fund sale-leaseback acquisitions with going-in cash yields in the 7% to 8%+ range coupled with above-average annual rent escalations of nearly 2%.

In the U.S. shopping centre sector, we added Brixmor Property Group during the quarter. Brixmor is a REIT that owns and operates a high-quality portfolio of 360 open-air grocery anchored shopping centres in major cities across the U.S. and sports a diversified tenant base, including retailers like TJX, Kroger and Publix. We believe the company's strong forward leasing pipeline, $400+ million redevelopment pipeline with high single digit yields on cost, and robust same-store NOI growth potential will lead to better-than-expected operational results in the second half of 2025. We see valuation as attractive with the stock priced at a double-digit discount to NAV and priced to deliver a low double digit annualized return over the next two years.

Asset Class as % of NAV	Q3 2025	Q2 2025	Change in period
Common Equity	93.1%	92.4%	0.6%
Bond	2.9%	2.8%	0.1%
Direct	2.8%	2.8%	0.0%
Cash & Other	1.2%	2.0%	-0.8%

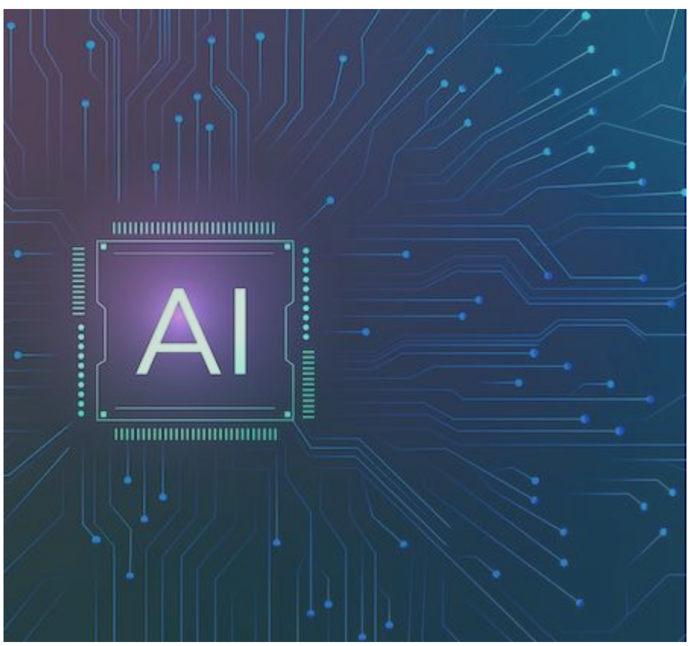
Portfolio Allocation By Sector*	% of NAV Assets as of Q3 2025	% of NAV Assets as of Q2 2025	Change in period
Technology REITs	15.1%	13.9%	1.2%
Diversified	14.8%	10.3%	0.4%
Industrial	13.0%	11.4%	1.7%
Healthcare	11.8%	11.8%	0.0%
Multifamily	10.8%	11.5%	-0.7%
Office	6.7%	8.0%	-1.3%
Hotel	5.8%	8.2%	-2.3%
Self Storage	5.0%	4.5%	0.5%
Single Family Rental / MHC	3.9%	6.2%	-2.3%
Specialty / Triple Net Lease	3.5%	5.6%	-2.1%
Shopping Centre	2.9%	2.9%	0.0%
Regional Mall	2.9%	1.4%	1.5%
Homebuilder	2.6%	2.5%	0.1%
Cash & Other	1.2%	2.0%	-0.8%

*Mutual fund holdings are excluded from sector exposures.

Market Outlook

As we look forward to the balance of the year, continued declines in interest rates driven by central banks should lead to lower debt costs and improvements in transaction volume and acquisition opportunities for REITs. New supply continues to decline across most property types around world, which should serve as a benefit to existing owners. Globally, we believe the valuation of REITs screen attractive, trading at material discounts to private market asset values and relative to global equities.

Throughout the year, there have been two material trends or narratives that have broadly affected global markets, including REITs. The first has been the uncertainty around global trade and tariffs. While trade policy and economic uncertainty improved during the third quarter, there are still risks of tensions escalating during the remainder of the year which could once again have a negative impact on global markets. The other dominant narrative that has been building momentum for a few years now and is once again having an outsized influence on markets in 2025 is Artificial Intelligence (AI).



AI and the sentiment surrounding mega cap technology companies has reshaped equity markets, particularly in the U.S. as the Magnificent 7 now represent close to 40% of the market capitalization S&P 500 and are responsible for most of the index's year-to-date return. This attention is not unwarranted based on the magnitude of capex investment going into artificial intelligence.

The implications from this major technological revolution are not limited to the technology sector as REITs are also set to experience considerable impacts from AI's ascent, reshaping asset values, operational models, and investment strategies.

At the centre of this shift is the rapidly expanding data centre sector, where AI's insatiable demand for computational power is driving extraordinary growth. Data centre REITs provide the mission critical bricks and mortar infrastructure for AI and are clear beneficiaries, which is one of the reasons we have a strategic overweight to the sector. Longer-term, it is estimated that by 2030, companies will invest ~$6.7 trillion (USD) in capital expenditures on data centre infrastructure globally with demand for data centre capacity growing at a compounded annual growth rate (CAGR) between 18% to 27%.

As GPU training clusters grow larger and the race towards artificial general intelligence ("AGI") and artificial super intelligence ("ASI") intensifies, demand for data centre capacity will increase even further at precisely the moment supply is constrained. In the first half of 2025, vacancy in North America fell to a record low of just 1.6%, highlighting the depth of unmet demand. Future supply growth for data centres face structural bottlenecks, particularly around grid capacity, water scarcity, and skilled labour shortages. Data centres consume vast amounts of power and water, with U.S. electricity demand projected to triple by 2030, requiring an additional 460 terawatt-hours, while water consumption is expected to rise by 170%.

This confluence of robust demand and limited near-term supply is driving outsized market rent growth. In the greater than 10 MW (megawatt) category, market rents increased 19% in North America's primary markets over the last 12 months which has positive implications for future revenue growth for Digital Realty Trust and Equinix.

Beyond data centres, the rise of GenAI mobile applications has the potential to materially increase network demands, which may create positive fundamental tailwinds for cell tower REITs. In December 2024, the global mobile AI app market soared to 115 million downloads, representing an 81% year-on-year increase. As the number of GenAI capable smartphones rises and GenAI apps evolve from text-based tools to multimodal experiences that integrate voice, video, and augmented reality (AR) through devices such as smart glasses, 5G subscriptions are estimated to climb to 6.3 billion globally by 2030. With mobile data traffic growing at a 17% CAGR, wireless carriers will prioritize low latency 5G standalone networks to accommodate higher levels of traffic. Higher levels of 5G traffic can result in increased colocation and amendment demand for cell tower REITs.

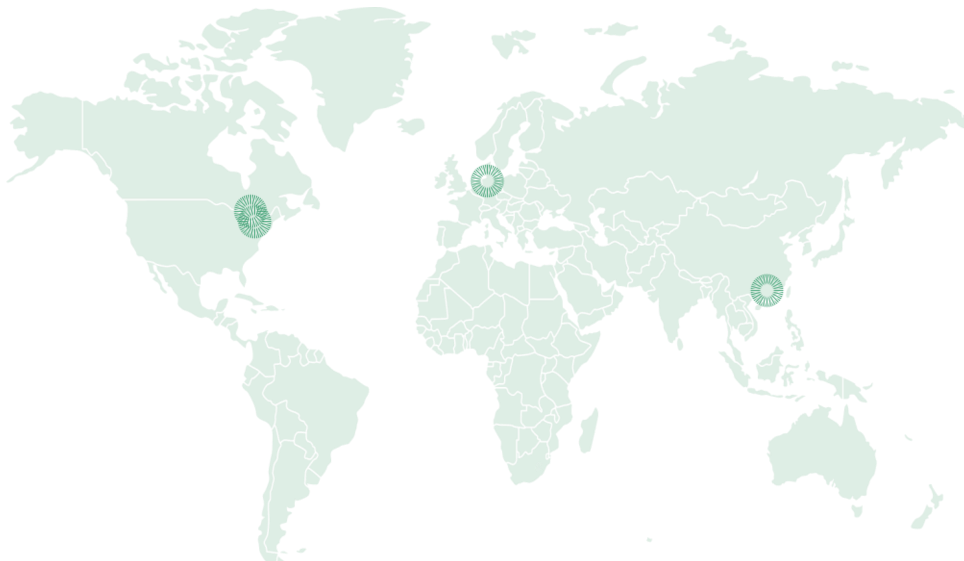
Equally important, AI is unlocking efficiencies across the commercial real estate landscape. From automating property management functions to enabling advanced resource optimization and eventually, the deployment of physical AI and robotics, these technologies have the potential to deliver meaningful cost savings and operational improvements. A recent analysis across 23 occupational categories revealed that roughly 37% of the tasks in the commercial real estate ("CRE") service sector is capable of being automated, representing an estimated $34 billion in cost savings, or roughly 16% of operational cash flow.

There are already several REITs that have embraced AI within their operations to drive efficiencies and margin improvements. AvalonBay Communities, in the U.S. multifamily sector, has used AI to streamline leasing and operations, reducing overhead costs by 15% since 2021 while maintaining tenant satisfaction. Public Storage, a U.S. self-storage REIT, has integrated AI into its digital platform, with 85% of customer interactions now occurring through AI-driven tools. These margin improvements can lead to higher earnings over time.

We believe REITs are positioned to benefit from the proliferation of AI, both as a demand driver and an efficiency tool, that will support sustainable long-term growth over the next decade.

For more information on the potential implications of AI on REITs, please refer to our recent whitepaper **The Impact of AI on Public Real Estate.**

Meet the Team



Corrado Russo
MBA, CFA

Managing Partner &
Chief Investment Officer,
Public Real Estate
25+ years experience
Toronto

Sam Sahn
MBA

Managing Partner
Portfolio Manager
20+ years experience
New York

Claudia Reich Floyd
MBA

Managing Partner
Portfolio Manager
20+ years experience
Hamburg

Darren Murray
CFA, CAIA

Managing Partner
Client Portfolio Management
10+ years experience
Vancouver

Dario Maric

Associate, Global Securities
Investments
5+ years experience
Toronto

Sarah Ekho

Associate, Global Securities
Investments
2+ years experience
Hamburg

Contact Us

For more information, please contact:

Jennifer Williams
Managing Partner,
Head of Retail Sales
416.358.7367
jwilliams@hazelview.com

Laurence Desgens
Associate
Advisory Channel
450.463.8341
ldesgens@hazelview.com

Toronto
1133 Yonge Street
4th Floor
Toronto, ON
Canada M4T 2Y7
416.923.9967

New York
535 Fifth Avenue
4th Floor
New York, NY
United States 10017
1.844.304.9967

Hamburg
Hohe Bleichen 8
6th Floor
20354 Hamburg
+49 40 55 55 36 - 0

Hong Kong
9/F, KONNECT
303 Jaffe Road
Wan Chai, Hong Kong
+852 2973 1221