hazelview INVESTMENTS

Hazelview Alternative Real Estate Fund

Quarterly Manager Commentary

as of September 30, 2025

Q3

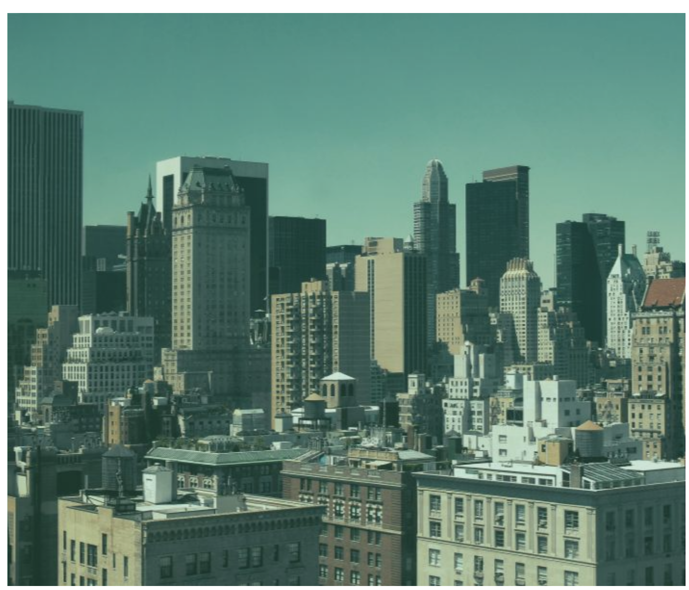
This Quarter

Market Overview & Outlook

In the third quarter of 2025, broader equity markets reached new all-time highs with both the Nasdaq and S&P 500 now achieving double digit returns year to date following the selloff in April. However, this performance was mainly driven by the information technology and communication services sectors where AI euphoria continues to grow with seemingly daily news of multibillion-dollar AI investment deals being announced.

Global REITs also saw positive momentum in the third quarter with a local currency return of 4.5%, as global trade uncertainty began to dissipate and operational results for the second quarter were better than anticipated[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 their REIT peers (+17.5% vs. +9.4%) driven by positive corporate action announcements such as share repurchases, asset sales to pay down debt and portfolio simplification initiatives. 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 in 2-years. We are seeing lower rates have a positive impact on Australia's residential market, leading to higher transaction volumes. The U.S. REIT market generated a 4.7% (USD) total return, marginally outperforming in the quarter. Second quarter earnings announcements were ahead of expectations, with normalized core FFO growth of +5.8%. Overall, 63% of companies reported beat consensus estimates, 28% were in-line and only 9% missed expectations. Within the U.S, the regional mall, 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. Self-storage and office REITs experienced the largest gains in Q3 driven by better return to office trends and a 25-basis point cut in interest rates with the intention of supporting the economy and residential market. 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, macroeconomic 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 around its budget, Sweden suffered from poor office market fundamentals and Germany suffered from lackluster GDP growth and the underperformance of residential REITs as investors remain skeptical at the low cap rates multifamily assets are currently valued at in the private market.

Looking forward, 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.



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 Fund generated a return of 1.1% on a net basis during the quarter, underperforming relative to the benchmark. The primary driver of this underperformance was within the long-only component as the Fund had a large underweight exposure to the APAC region, particularly Japan which outperformed during the period. Exposure to certain active weight names in the U.S. and Germany that lagged due to a combination of sector specific, and company specific factors also contributed to the underperformance. Positive contributors to the long-only performance during the quarter included select holdings in the U.S. healthcare and commercial real estate broker sector. The U.S. dollar also appreciated against the Loonie during the quarter which resulted in losses for the Fund's currency hedging.

Long Only

Within the U.S. single-family rental sector, Invitation Homes declined -9.2% (USD) as the broader single-family rental sector underperformed driven by supply headwinds which caused weaker than anticipated operating fundamentals. Furthermore, a weaker than expected peak leasing season earlier in the year, coupled with recent market expectations of lower mortgage rates which would favor home ownership over renting, has weighed on sentiment towards the overall sector. We believe that valuation for Invitation Homes is attractive and is overly discounted relative to the steady fundamentals we are anticipating over the next several years.

Within the U.S. cell tower sector, American Tower declined -12.1% (USD) detracting from the portfolio's relative performance. The company reported Q2 earnings that were in line with consensus estimates but later disclosed that a large tenant withheld rent due to a dispute around the lease calculation. This was further overshadowed by the news that AT&T bought $23 billion of spectrum from EchoStar, which may result in less leasing demand in 2026, especially from AT&T as the U.S. wireless carrier may choose to use the spectrum they acquired rather than lease as much space from 3rd party tower owners. SpaceX also acquired an estimated $17 billion of spectrum from EchoStar, creating fears in the market that SpaceX's Starlink will use satellite technology to distribute wireless signals and may may one day replace macro-towers as the primary median for distributing cellular signals. We think satellites could work in rural areas with little wireless infrastructure, but less so in most markets around the

Annualized Returns[1]	QTD	YTD	1 YR	2 YR	SI[2]
HREAL	1.1%	4.8%	4.7%	14.0%	9.6%

Asset Class	Long	Short	Net
Common Equity	165.6%	-86.1%	79.5%
Fixed Income	3.2%	0.0%	3.2%
Public Derivative	0.2%	-0.1%	0.1%
Preferred Shares	0.0%	0.0%	0.0%
Cash & Other	17.2%	0.0%	17.2%
Total	**186.2%**	**-86.2%**	**100.0%**

Since Inception Metrics	HREAL	Benchmark
Sortino Ratio	1.3	1.1
Upside Capture	92.6%	N/A
Downside Capture	75.5%	N/A

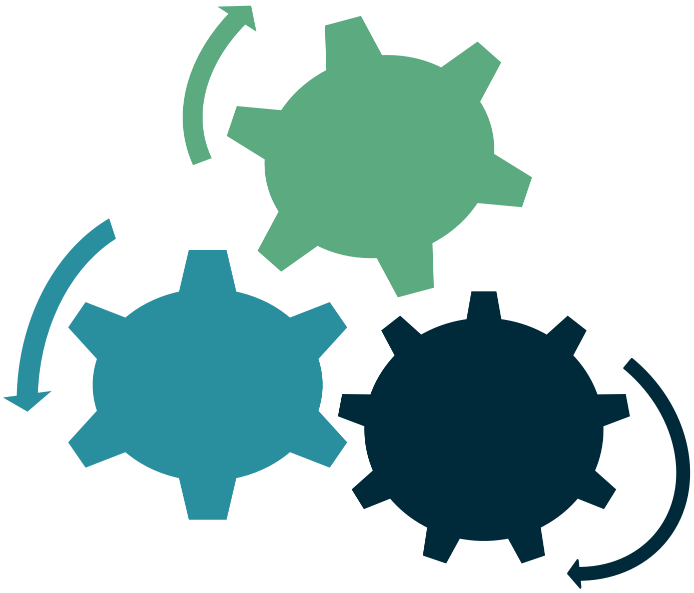
Top 10 Holdings*	Sector	Asset Class	Country	% of NAV Assets
Digital Realty Trust	Data Centre	Common Equity	United States	8.0%
Eastgroup Properties	Industrial	Common Equity	United States	6.1%
Essential Properties Realty Trust	Triple Net Lease	Common Equity	United States	5.9%
Invitation Homes	Single Family Rental	Common Equity	United States	5.5%
Camden Property Trust	Multifamily	Common Equity	United States	5.4%
Sonida Senior Living	Healthcare	Common Equity	United States	5.3%
Prologis	Industrial	Common Equity	United States	5.3%
Cubesmart	Self Storage	Common Equity	United States	5.1%
Brixmor Property	Shopping Centre	Common Equity	United States	5.1%
Highwoods Properties	Office	Common Equity	United States	4.4%

1. The returns are based on Class F-1 units, net return (CAD), returns less than 1 year are not annualized. 2.January 18, 2023. All data as of September 30, 2025. Benchmark is the FTSE EPRA NAREIT Developed Total Return Index. *Long-only holdings.

world. We view this development as a temporary overhang in sentiment for the cell tower sector overall.

Within the German residential sector, Vonovia declined -11.3% (EUR) during the quarter, detracting from relative performance. The company reported solid earnings for the first half of 2025 with a strong recovery in asset valuations, robust rental growth and a decline in leverage. The company also raised their full year guidance for both organic rental growth and earnings. Despite the solid operational results, underperformance in the share price appears to be a result of investor sentiment being focused on growth assets rather than the more value-oriented proposition of the German residential market. However, we maintain our conviction in the name and believe that valuation continues to screen as attractive. Moreover, we believe there are a few upcoming catalysts that can support a shift in investor sentiment such as the potential for fund rotation from DAX-focused investors and positive rental market revisions with some early analyst reports suggesting that Vonovia will outperform its own guidance on rental growth and earnings.

Within the U.S. commercial real estate broker sector, CBRE contributed positively to performance, generating a return of 12.5% (USD) driven by better than anticipated transaction activity and solid margin expansion. The company posted impressive Q2 earnings as core EPS grew 47% year-over-year, roughly 11% ahead of consensus estimates with 2025 EPS guidance being revised higher along with positive forward commentary from management on the company’s operating businesses. We continue to maintain conviction in the company’s ability to deliver better than anticipated operational results in the upcoming quarters. Within the U.S. healthcare sector, Sonida Senior Living delivered strong outperformance, gaining 11.1% (USD). 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. Operationally, Sonida delivered strong results in Q2 2025 highlighted by a 4.4% increase in RevPOR. We continue to believe the valuation is attractive and the company is focused on growing the portfolio through acquisitions.



Performance

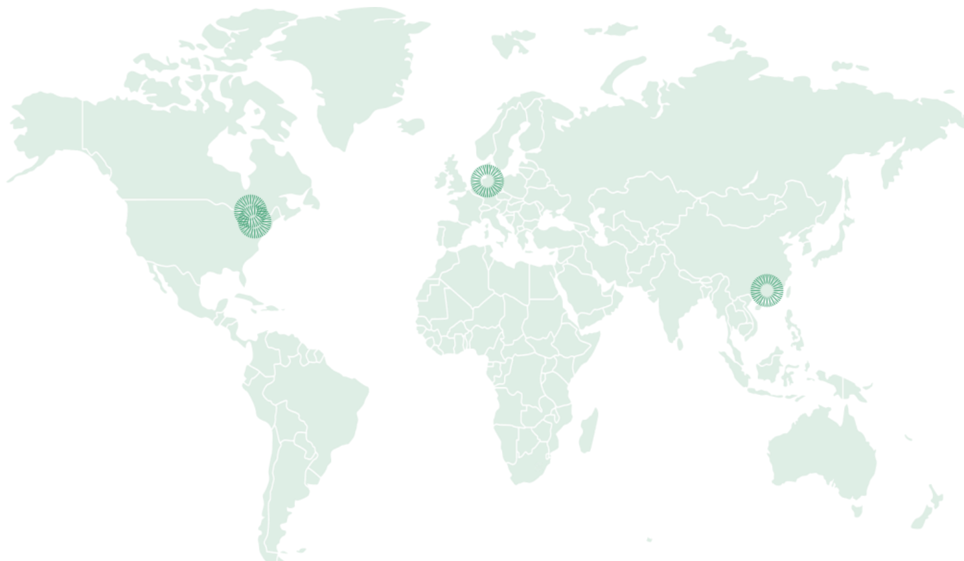
Uncorrelated Alpha

In terms of uncorrelated alpha and pairs trading, the Fund saw positive performance from pairs within the Canadian region, particularly within the office and self-storage sectors. The long components of these trades outperformed the broader Canadian REIT Index which represented the short side of the pairs. Canadian office names like Dream Office and Allied Properties benefited from positive momentum during the summer as return to office mandates made headlines and vacancy rates for class A properties in prime markets improved. In the Canadian self-storage sector, SorageVault also saw outperformance relative to the broader Canadian REIT market as the company reported impressive Q2 results with strong same store revenue growth, NOI growth as well as announcing an increase in their dividend.

Dynamic Beta

During the quarter, the dynamic beta model signaled to keep net market exposure between 70-90% as REITs traded within a tight channel throughout most of the period. The Fund reduced exposure at the top of the channel and added back market exposure towards the bottom of the channel. The active management of beta exposure successfully reduced volatility, resulting in improved risk-adjusted metrics within the dynamic beta component.

Meet the Team



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