## ALITIS ASSET MANAGEMENT

# **Alitis Private REIT**

#### Asset Manager

**Performance - Annualized** 

Alitis Investment Counsel Inc.

#### **Overview**

A diversified portfolio of alternative investments with a focus on private real estate and a mix of income-producing and development projects

**Fund Assets** \$ 115,956,579

## **Inception Dates**

Mar. 10, 2016
Nov. 29, 2019

\$ 15.6397

Unit Price

Fund Code ALI503 - Class F

#### **Other Fund Codes**

ALI500	Class D
ALI501	Class E
ALI504	Class A

#### Fees

Management Fee	1.60%
Administrative Costs	0.38%

### **Distribution Details**

Yield (12 month trailing) 0.00%

Historical	Taxable
Distributi	ons

	Income <sup>1</sup>	Cap. Gains
2022		
2023		
2024		

1 Month	3 N	Month	6 Month	1 Year	2	2 Year	3 Year	4 Y	'ear	5 Year	10 Y	/ear	Sin Incep	
0.52%	1.	26%	3.61%	8.39%	8	3.46%	7.38%	9.3	32%	10.15%			9.76	6%
tandard I	Deviati	ion - An	nualized											
1 Year		2 Year	3 Ye	ear	4 Ye	ear	5 Ye	ar	1	l0 Year		Since	Incepti	on
1.10%		1.74%	1.72	%	1.84	1%	2.14	%				2	2.18%	
/Ionthly &	Calen	dar Yeai	r Returns	(%)										
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ye	ear
2025	0.44	0.52											0.9	96%
2024	0.49	0.48	1.16	O.31	0.83	0.53	0.41	1.29	0.77	0.75	0.79	0.30	8.4	41%
2023	0.07	-0.22	-0.08	0.37	0.87	-0.41	0.61	1.66	0.73	0.37	1.46	1.72	7.3	5%
2022	1.11	1.84	1.45	0.90	0.87	0.28	0.51	0.32	0.10	0.31	O.11	0.43	8.5	52%
2021	1.26	1.37	1.24	1.82	1.35	0.80	1.20	0.66	0.83	1.17	0.99	1.37	14.9	99%
2020	-0.54	0.30	O.11	-0.05	0.55	1.05	1.04	1.22	1.28	2.59	1.95	1.50	10.3	32%
2019 Growth of	\$100,0	000 (Sin	ce Incepti	on)	\$ 1	163,110		Ris	Ma	<b>tistics</b> ax. Drawd			-0.75%	
	\$100,0	000 (Sin	ce Incepti	on)	\$ 1	163,110	•	Ris	Ma			M	-0.75% ay 29, 2	
Frowth of	\$100,0	000 (Sin	ce Incepti	on)	\$ 1	163,110	•	Ris	Ma Max.	ax. Drawd	ın Date	M		020
Growth of	\$100,0	000 (Sin	ce Incepti	on)	\$ 1	163,110	)	Ris	Max. Days	ax. Drawd Drawdow	ın Date Trough	M	ay 29, 2	020 /s
Frowth of	\$100,0	000 (Sin	ce Incepti	on)	\$ 1	163,110	)	Ris	Max. Days Day	ax. Drawd Drawdow Peak to <sup>-</sup>	n Date Trough overy	M	ay 29, 2 154 day	020 /s /s
Growth of	\$100,C	000 (Sin	ce Incepti	on)	\$ 1	163,110	9	Ris	Max. Days Day % Pe	ax. Drawd Drawdow Peak to <sup>-</sup> vs to Reco	n Date Trough overy onths	M	ay 29, 2 154 day 28 day	020 /s /s
Growth of	\$100,0	000 (Sin	2022	on)	2024	163,110		Ris	Max. Days Day % Po Avg.	ax. Drawd Drawdow Peak to vs to Reco ositive Me	rn Date Trough overy onths Return	M	ay 29, 2 154 day 28 day 90.5%	020 /s 5
Growth of			Jan 2022			163,110		Ris	Max. Days Day % Po Avg.	ax. Drawd Drawdow Peak to Vs to Reco ositive M Positive R Negative	rn Date Trough overy onths Return		ay 29, 2 154 day 28 day 90.5% 0.90%	020 /s 5
Crowth of 150,000 100,000 Risk / Retu 20%			Jan 2022		2024	Alitis Priva	ate REIT	Ris	Max. Days Day % Po Avg.	ax. Drawd Drawdow Peak to 's to Reco ositive M Positive P Negative Corre	n Date Trough overy onths Return Return		ay 29, 2 154 day 28 day 90.5% 0.90%	020 /s 6
Crowth of 150,000 100,000 Risk / Retu			Jan 2022		2024		nada Univ	verse Bor	Max. Days Day % Po Avg. I Avg. I	ax. Drawd Drawdow Peak to vs to Reco ositive M Positive F Negative Corre	n Date Trough overy onths Return Return	1 yı	ay 29, 2 154 day 28 day 90.5% 0.90% -0.31%	020 /s 6
Constant of 150,000 100,00000000			Jan 2022		2024	Alitis Priva FTSE Cau FTSE Cau S&P/TSX	nada Univ nada All C Capped (	rerse Bor	Max. Days Day & Po Avg. I Avg. I	ax. Drawd Drawdow Peak to <sup>-</sup> vs to Recc ositive M Positive M Positive I Negative <b>Corre</b> In <b>Corre</b>	n Date Trough overy onths Return Return elation ndex <sup>2</sup>	<b>1 y</b>	ay 29, 2 154 day 28 day 90.5% 0.90% -0.31% <b>r 3 yr</b>	020 /s 5 6 6 6 7 5 yı 0.15
Crowth of 150,000 100,000 Risk / Retu 20% 18% 16% 14% 12%			Jan 2022		2024	Alitis Priva FTSE Cau FTSE Cau	nada Univ nada All C Capped ( rId (\$C) Capped I	rerse Bor Corp Bon Composi	Max. Days Day % Pr Avg. 1 Avg. 1 du	ax. Drawd Drawdow Peak to T vs to Reco ositive M Positive F Negative Correc In - Cd - US	n Date Trough overy onths Return Return elation ndex <sup>2</sup>	1 yr 5 0.33 0.24	ay 29, 2 154 day 28 day 90.5% 0.90% -0.31% <b>r 3 yr</b> 8 0.16	020 /s 6 6 6 7 9 0.15 -0.0

#### **Fund Analysis**

Investing in the Fund	
Number of Projects/Buildings 3	05
Apartment/Unit Count 48,9	23

#### Investing in the Fund

RSP Eligible		Yes
Frequency		Monthly
Min. Initial In	vestment	\$ 5,000
Status		mpt Market, ous Offering
Available	-	MB, ON, NS, YT, NWT, NU

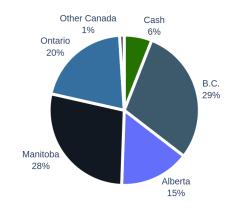
## Redemptions

Min. Hold Period	None
Frequency	Monthly
Early Red. Charge	Yes
Held for less than 1 year befor redemption notice given OR le than 6 months' notice provide	ess

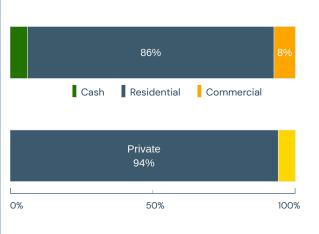
#### Partnerships

Fund Administrate	or SGGG Fund
	Services
Primary Custodia	n Aviso Financial
Trustee BN	IY Trust Company
	of Canada
Auditor	KPMG
Legal Counsel	MLT Aikins

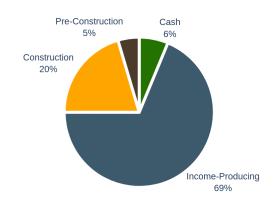
#### **Regional Breakdown**



## **Property Type**



#### **Categories of Real Estate**



#### **Top 10 Holdings**

Name	Percent
Treanor Terrace (Ironclad Treanor LP)	11.4%
The Onyx (Ironclad Pembina LP)	10.0%
The Cobalt (EDGAR Mercury Annex LP)	9.6%
The Bravado (Ironclad Bridgewater LP)	8.8%
Allure (Ironclad Allure LP)	7.0%
Starlight Cdn Residential Growth II	6.9%
Starlight Cdn Residential Growth I	5.5%
BNS Corp Tiered Inv Savings Account	4.1%
Hatley Apartments (Belmont Landing LP)	3.8%
Mercury Block (EDGAR Mercury Block LP)	3.3%
Total of Top 10 Holdings	70.4%

#### Disclaimers and Disclosures - Alitis Investment Counsel Inc. ("Alitis")

<sup>1</sup> Income may be comprised of amounts of Other Income, Foreign Income and Eligible Dividend Income. Future distributions may be materially different from historical distributions.

<sup>2</sup> Indexes referred to in order of Cdn Stocks, US Stocks, Real Estate and Cdn Bonds are: S&P/TSX Capped Composite TR Index, S&P 500 TR Index (\$C), S&P/TSX Capped Real Estate TR Index, and FTSE Canada Universe Bond Index.

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