

CI Global REIT Fund (formerly Signature Global REIT Fund) - Series A June 25, 2021

This document contains key information you should know about CI Global REIT Fund (the "fund"). You can find more details in the fund's simplified prospectus. Ask your representative for a copy, contact CI Investments Inc. at 1-800-792-9355 or service@ci.com or visit www.ci.com.

Before you invest in any fund, consider how the fund would work with your other investments and your tolerance for risk.

Effective on or about August 1, 2021, the Manager's address will change to 15 York Street, Second Floor, Toronto Ontario M5J 0A3. Effective on or about June 1, 2022 (the "Effective Date"), investors may no longer purchase securities of the fund under the deferred sales charge option, intermediate deferred sales charge option or low load sales charge option, as applicable. However, switches from then-existing securities of other funds acquired under such options to this fund continue to be available after the Effective Date.

Quick Facts

Fund Code(s)	CAD ISC: 50205	Fund manager:	CI Investments Inc.
Date series started:	December 24, 1997	Portfolio manager:	CI Investments Inc.
Total value of the fund on April 30, 2021:	\$718.85 million	Distributions:	Monthly. Excess income and capital gain (if any), each December. Distributions are automatically reinvested in additional securities unless cash is requested.
Management expense ratio (MER):	2.32%	Minimum investment:	\$500 initial

What does the fund invest in?

CI Global REIT Fund aims to provide regular current income by investing primarily in real estate investment trusts (REITs) and equity securities of corporations participating in the residential and commercial real estate sector.

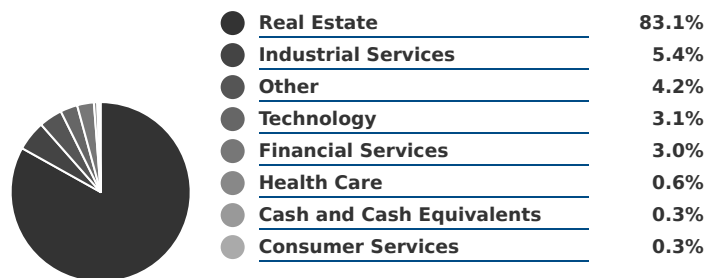
The charts below give you a snapshot of the fund's investments on April 30, 2021. The fund's investments will change.

Top 10 investments (April 30, 2021)

1. Prologis Inc.	5.4%
2. Tricon Capital Group Inc.	5.3%
3. American Homes 4 Rent	4.8%
4. Americold Realty Trust	4.8%
5. Alexandria Real Estate Equities Inc.	4.3%
6. InterRent REIT - Units	3.9%
7. Equinix Inc.	3.7%
8. ESR Cayman Ltd.	3.6%
9. American Tower Corp.	3.0%
10. Brookfield Asset Management Inc., Class A	3.0%

Total percentage of top 10 investments	41.82%
Total number of investments	51

Investment mix (April 30, 2021)



How risky is it?

The value of the fund can go down as well as up. You could lose money.

One way to gauge risk is to look at how much a fund's returns change over time. This is called "volatility".

In general, funds with higher volatility will have returns that change more over time. They typically have a greater chance of losing money and may have a greater chance of higher returns. Funds with lower volatility tend to have returns that change less over time. They typically have lower returns and may have a lower chance of losing money.

Risk Rating

CI Investments Inc. 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 this Fund?" section of the fund's simplified prospectus.

No guarantees

Like most mutual funds, this fund doesn't have any guarantees. You may not get back the money you invest.

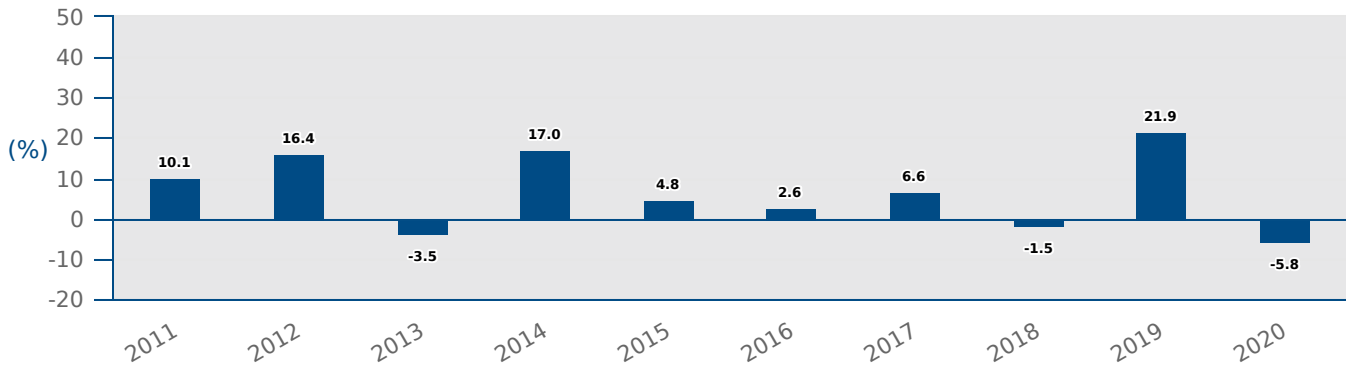
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How has the fund performed?

This section tells you how Series A securities of the fund have performed over the past 10 years. Returns are after expenses have been deducted. These expenses reduce the fund's returns.

Year-by-year returns

This chart shows how Series A securities of the fund performed in each of the past 10 calendar years. This fund series dropped in value in 3 of the last 10 calendar years. The range of returns and change from year to year can help you assess how risky the fund has been in the past. It does not tell you how the fund will perform in the future.



Best and worst 3-month returns

This table shows the best and worst returns for Series A securities of the fund in a 3-month period over the past 10 years to April 30, 2021. The best and worst 3-month returns could be higher or lower in the future. Consider how much of a loss you could afford to take in a short period of time.

	Return	3 months ending	If you invested \$1,000 at the beginning of the period
Best return	12.5%	March 31, 2019	Your investment would rise to \$1,125
Worst return	-15.3%	March 31, 2020	Your investment would drop to \$847

Average return

A person who invested \$1,000 in Series A securities of the fund 10 years ago would have had \$1,897 as of April 30, 2021. This works out to an annual compound return of 6.6%.

Who is this fund for?

This fund may be suitable for you if you:

- are willing to accept a medium degree of risk
- are seeking a regular source of income
- are seeking a fund investing in the real estate sector
- are planning to hold your investment for the long term

A word about tax

In general, you'll have to pay income tax on any money you make on a fund. How much you pay depends on the tax laws where you live and whether or not you hold the fund in a registered plan such as a Registered Retirement Savings Plan, or a Tax-Free Savings Account. Keep in mind that if you hold your fund in a non-registered account, fund distributions are included in your taxable income, whether you get them in cash or have them reinvested.

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How much does it cost?

The following tables show the fees and expenses you could pay to buy, own and sell Series A securities of the fund. The fees and expenses - including any commissions - can vary among series of a fund and among funds. Higher commissions can influence representatives to recommend one investment over another. Ask about other funds and investments that may be suitable for you at a lower cost.

1. Sales charges

You can only buy Series A securities of the fund under the initial sales charge option.

If you acquired Series A securities of the Fund pursuant to its merger with Signature Real Estate Pool (the "CI Fund") on November 22, 2019, and you previously held Class A securities of the CI Fund on a deferred sales charge or low load sales charge purchase option, please note that you will have the right to purchase Series A securities of this Fund under those same purchase options under the same terms. Any redemption of Series A securities of this Fund after the merger will be subject to the same deferred sales charge or low load sales charge fee schedule as you had for the CI Fund.

What you pay		How it works
in per cent (%)	in dollars (\$)	
Initial sales charge (ISC)		
0% to 5.00% of the amount you buy	\$0 to \$50 on every \$1,000 you buy	<ul style="list-style-type: none">You and your representative decide on the rate.The initial sales charge is generally deducted from the amount you buy. It goes to your representative's firm as a commission.

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2. Fund expenses

You don't pay these expenses directly. They affect you because they reduce the series' returns.

As of March 31, 2021, the expenses of Series A of the fund were 2.41% of its value. This equals \$24.10 for every \$1,000 invested.

	Annual rate (as a % of the fund's value)
Management expense ratio (MER) This is the total of the series' management fee (including the trailing commission), administration fee and Certain Fund Costs.	2.32%
Trading expense ratio (TER) These are the fund's trading costs.	0.09%
Fund expenses	2.41%

More about the trailing commission

The trailing commission is an ongoing commission. It is paid for as long as you own Series A securities of the fund. It is for the services and/or advice that your representative and their firm provide to you. CI Investments Inc. pays the trailing commission to your representative's firm (including a discount broker). It is paid from the fund's management fee and is based on the value of your investment.

Sales charge option	Amount of trailing commission	
	in per cent (%)	in dollars (\$)
Initial sales charge	0% to 1.00% of the value of your investment each year.	\$0 to \$10.00 each year on every \$1,000 invested.

3. Other fees

You may have to pay other fees when you buy, hold, sell or switch securities of the fund.

Fee	What you pay
Short-term trading fee	A fee of up to 2.00% of the value of securities you redeem or switch, if we determine that you have engaged in inappropriate short-term trading. This fee goes to the fund.
Switch fee	Your representative's firm may charge you up to 2.00% of the value of securities you switch to another mutual fund managed by us.
Program minimum fee	If you participate in one of our managed programs, we may charge you an annual fee of up to 0.15% of the net asset value of the applicable series of securities of the fund within the program, payable to us quarterly by the redemption of securities (without charges), if your investment is less than the program minimum.
NSF cheque fee	We will charge you \$25 if a payment for a purchase of securities is returned by your bank for any reason.

What if I change my mind?

Under the securities law in some provinces and territories, you have the right to:

- withdraw from an agreement to buy mutual fund securities within two business days after you receive a simplified prospectus or Fund Facts document, or
- cancel your purchase within 48 hours after you receive confirmation of the purchase.

In some provinces and territories, you will also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the simplified prospectus, annual information form, Fund Facts document or financial statements contain a misrepresentation. You must act within the time limit set by the securities law in your province or territory.

For more information, see the securities law of your province or territory or ask a lawyer.

For more information

Contact CI Investments Inc. or your representative for a copy of the fund's simplified prospectus and other disclosure documents. These documents and the Fund Facts make up the fund's legal documents.

CI Investments Inc.
2 Queen Street East, Twentieth Floor
Toronto, Ontario M5C 3G7
Tel: 1-800-792-9355
service@ci.com
www.ci.com

To learn more about investing in mutual funds, see the brochure **Understanding mutual funds**, which is available on the website of the Canadian Securities Administrators at www.securities-administrators.ca.