



## CI Global REIT Private Pool (Series A units) July 8, 2025

This document contains key information you should know about CI Global REIT Private Pool (the "pool"). You can find more detailed information in the pool's simplified prospectus. For a copy ask your representative or contact CI Global Asset Management at 1-800-792-9355 or service@ci.com, or visit our website at www.ci.com.

**Before you invest in any pool, you should consider how it works with your other investments and your tolerance for risk.**

### Quick facts

Fund code:	CAD ISC: 2349; DA317; DA717; DA117;	Fund manager:	CI Global Asset Management
Date series started:	May 21, 2020	Portfolio manager:	CI Global Asset Management
Total value of fund on May 31, 2025:	\$66.40 million	Distributions:	Each month; excess income and/or capital gains (if any), each December; Default reinvestment in additional units
Management expense ratio (MER):	2.07%	Minimum investment:	\$5,000 initial / \$25 additional

### What does the fund invest in?

The pool's investment objective is to seek to provide regular income and capital appreciation by investing primarily in real estate investment trusts (REITs) and equity securities of corporations participating in the residential and commercial real estate sector located anywhere in the world.

The charts below give you a snapshot of the pool's investments on May 31, 2025. The pool's investments will change.

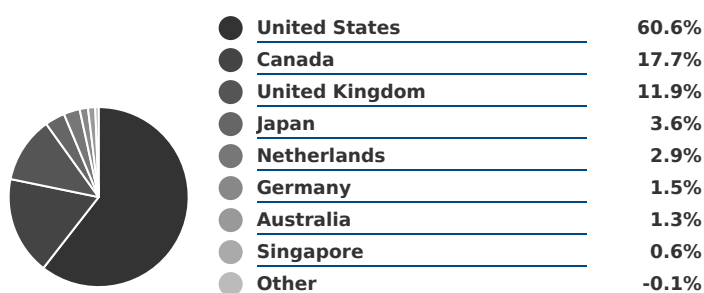
### Top 10 investments (May 31, 2025)

1. Ventas Inc.	4.6%
2. VICI Properties Inc.	4.2%
3. Equinix Inc.	3.9%
4. Chartwell Retirement Residences	3.7%
5. Prologis Inc.	3.7%
6. Brixmor Property Group Inc.	3.5%
7. American Homes 4 Rent, Class A	3.2%
8. Welltower Inc.	3.2%
9. Tritax Big Box REIT PLC	3.0%
10. Ctp NV	2.9%

Total percentage of the top 10 investments 35.9%

Total number of investments 50

### Investment mix (May 31, 2025)



### How risky is it?

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

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

In general, pools 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. Pools 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 Global Asset Management has rated the volatility of this pool as **medium**.

Generally, the rating is based on how much the pool's returns have changed from year to year. It doesn't tell you how volatile the pool will be in the future. The rating can change over time. A pool with a low risk rating can still lose money.



For more information about the risk rating and specific risks that can affect the pool's returns, see the "What is a Mutual Fund and What are the Risks of Investing in a Mutual Fund?" section of the pool's simplified prospectus.

### No guarantees

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

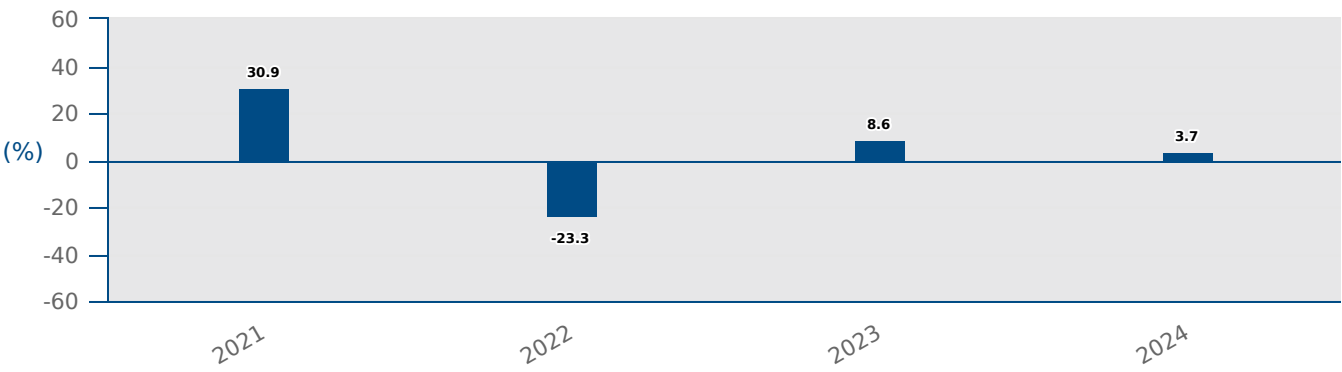
# CI Global REIT Private Pool (Series A units)

## How has the fund performed?

This section tells you how Series A securities of the pool have performed over the past 4 calendar year(s). Returns are after expenses have been deducted. These expenses reduce the pool's returns.

### Year-by-year returns

This chart shows how Series A securities of the pool performed in the past 4 calendar year(s). This pool series dropped in value in 1 of the 4 calendar year(s). The range of returns and change from year to year can help you assess how risky the pool has been in the past. It does not tell you how the pool 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 pool in a 3-month period over the past 4 calendar year(s). 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	13.9%	September 30, 2024	Your investment would be \$1,139.
Worst return	-14.3%	June 30, 2022	Your investment would be \$857.

### Average return

As at May 31, 2025, a person who invested \$1,000 in Series A securities of the pool since inception has \$1,272. This works out to an annual compounded rate of return of 4.9%.

## Who is this fund for?

### This pool may be suitable for you if you:

- are seeking regular income and capital appreciation
- are seeking to add real estate exposure to your investment portfolio
- are investing for the medium and/or long term
- can tolerate medium risk

## A word about tax

In general, you'll have to pay income tax on any money you make on a pool. How much you pay depends on the tax laws of where you live and whether you hold the pool 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 pool in a non-registered account, pool distributions are included in your taxable income, whether you get them in cash or have them reinvested.

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 pool. The fees and expenses - including any commissions - can vary among series of a pool and among pools. Higher commissions can influence representatives to recommend one investment over another. Ask about other pools and investments that may be suitable for you at a lower cost.

1. Sales charges

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

What you pay		How it works
in percent (%)	in dollars (\$)	
Initial sales charge		
0 to 5.0% of the amount you buy	\$0 to \$50.00 on every \$1,000 you pay	<ul style="list-style-type: none"><li>• You and your representative decide on the rate.</li><li>• The initial sales charge is deducted from the amount you buy. It goes to your representative's firm as a commission.</li></ul>

# CI Global REIT Private Pool (Series A units)

## 2. Fund expenses

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

As at March 31, 2025, the total pool series' expenses were 2.18%. This equals \$21.80 for every \$1,000 invested.

	Annual rate (as a % of the pool series' value)
<b>Management expense ratio (MER)</b> This is the total of the pool series' management fee (which includes the trailing commission), administration fee, and Certain Fund Costs.	2.07%
<b>Trading expense ratio (TER)</b> These are the pool series' trading costs.	0.11%
<b>Fund expenses</b>	2.18%

### More about trailing commission

The trailing commission is an ongoing commission. It is paid for as long as you own the pool. It is for the services and/or advice that your representative and their firm provide to you.

CI Global Asset Management pays the trailing commission to your representative's firm. It is paid from the pool's management fee and is based on the value of your investment.

Sales charge option	Amount of trailing commission	
	in percent (%)	in dollars (\$)
<b>Initial sales charge</b>	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 pool.

Fee	What you pay
<b>Short-term trading fee</b>	Up to 2% of the net asset value of the securities you redeem, if we determine that you have engaged in inappropriate short-term trading, which may occur if you sell or transfer your securities within 30 days of buying them. This fee goes to the pool.
<b>Transfer fee</b>	Your representative's firm may charge you up to 2% of the net asset value of securities you switch to another fund.
<b>Program minimum fee</b>	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 pool within the program, payable to us quarterly by the redemption of securities (without charges), if your investment is less than the program minimum.
<b>NSF cheque fee</b>	There is a \$25 charge for all cheques returned because of insufficient funds.

### What if I change my mind?

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

- withdraw from an agreement to buy mutual funds 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 also have the right to cancel a purchase, or in some jurisdictions, claim damages, if the simplified prospectus, Fund Facts document or financial statements contain a misrepresentation. You must act within the 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 Global Asset Management or your representative for a copy of the pool's simplified prospectus and other disclosure documents, which have more detailed information. These documents and the Fund Facts make up the pool's legal documents.

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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](http://www.securities-administrators.ca).

CI Global Asset Management is a registered business name of CI Investments Inc.