

This document contains key information you should know about First Asset REIT Income Fund (the “Fund”) and the Series F units of the Fund. You can find more detailed information in the Fund's simplified prospectus. Ask your representative for a copy or contact CI Investments Inc. at 1-877-642-1289 toll free or 416-642-1289, by email at info@firstasset.com or visit www.firstasset.com.

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

QUICK FACTS

Fund Code:	FAF5805	Fund Manager:	CI Investments Inc.
Date Series Started:	June 7, 2010	Portfolio Manager:	CI Investments Inc.
Total Value of Fund on December 31, 2020:	\$86,379,069	Distributions:	Monthly, 2nd last business day of each month
Management Expense Ratio (MER):	1.27%	Minimum Investment:	\$500 initial, \$100 additional

WHAT DOES THE FUND INVEST IN?

The Fund invests primarily in real estate investment trusts (“REITs”), equity securities of corporations carrying on business in the real estate sector and debt or convertible debt issued by REITs and real estate corporations. The Fund may invest up to 30% of the net asset value in equity securities and convertible debentures of non-Canadian REITs and corporations carrying on business in the real estate sector, so long as such securities are listed or quoted on a major North American exchange. At the Fund Manager's discretion, the Fund may be invested entirely in cash or cash equivalents.

The charts below give you a snapshot of the Fund's investments on December 31, 2020. The Fund's investments will change.

Top 10 Investments

	% of NAV	Investment Mix	% of NAV
1 Dream Industrial REIT	5.42%	Residential REITS	32.0%
2 Summit Industrial Income REIT	5.23%	Industrial REITS	22.0%
3 Tricon Residential Inc.	5.00%	Retail REITS	13.0%
4 InterRent REIT	4.89%	Diversified Real Estate Activities	7.2%
5 Canadian Apartment Properties REIT	4.81%	Diversified REITS	6.6%
6 Granite REIT	4.73%	Health Care REITS	5.6%
7 Killam Apartment REIT	4.46%	Office REITS	4.8%
8 Morguard North American Residential REIT	4.38%	Financials	4.3%
9 Minto Apartment REIT	4.13%	Cash & Equivalents	3.5%
10 Choice Properties REIT	4.03%	Communication Services	1.6%
Total percentage of top 10 investments:	47.07%	Other Assets less Liabilities	-0.6%
Total number of investments:	41		100.0%

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

The Fund Manager 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.

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

NO GUARANTEES

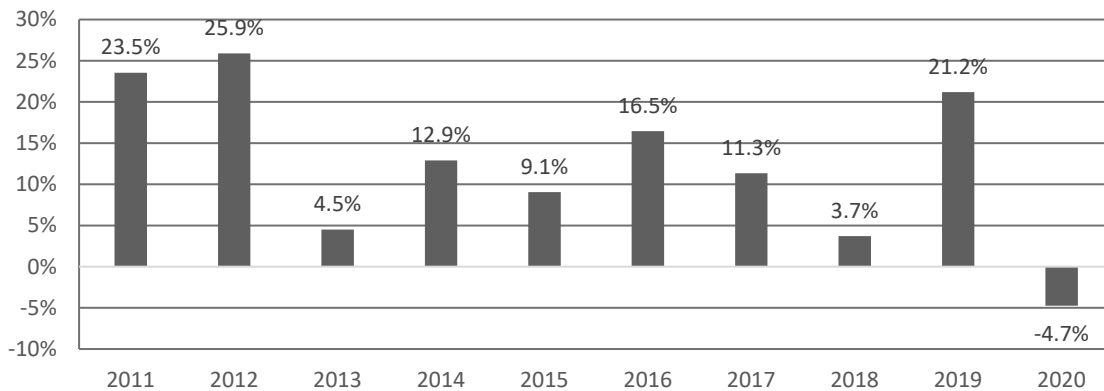
Like most mutual funds, this Fund doesn't have any guarantees. You may not get back the money you invest.

HOW HAS THE FUND PERFORMED?

This section tells you how Series F units 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 the Series F units of the Fund have performed in each of the past 10 years. The value of the Fund dropped in 1 of the prior 10 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 F units of the Fund in a 3-month period over the past 10 years. 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 \$1000 at the beginning of the period
Best Return	12.8%	March 29, 2019	Your investment would rise to \$1,128
Worst Return	-21.7%	March 31, 2020	Your investment would drop to \$783

Average Return

A person who invested \$1,000 in Series F units of the Fund at its inception would have had \$3,256.15 as at December 31, 2020. This is equal to an annual compound return of 11.81%.

WHO IS THIS FUND FOR?

The Fund is suitable for investors who:

- Are seeking a growth fund investing in the real estate sector;
- Have a long-term investment horizon; and
- Are prepared for a medium level of risk.

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 (including taxable capital gains) 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 F units 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 do not pay any sales charges when Series F units are acquired or redeemed.

2. Fund Expenses - You don't pay these expenses directly. They affect you because they reduce the Fund's returns. As of June 30, 2020, the expenses of the Series F units of the Fund were 1.35% of their value. This equals \$13.5 for every \$1,000 invested.

	Annual Rate (as a % of the Fund's value)
Management Expense Ratio (MER) - This is the total of the management fees and operating expenses for the Series F units of the Fund.	1.27%

Trading Expense Ratio (TER) - These are the Fund's trading costs.	0.08%
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Fund Expenses	1.35%
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At a special meeting of unitholders to be held on or about March 25, 2021, CI Investments Inc. will seek the approval of unitholders to change the way certain operating expenses are charged to the Fund. CI Investments Inc. proposes to replace the current method with a fixed rate administration fee of 0.13% plus certain fund costs. If the fixed rate administration fee change is approved and CI Investments Inc. proceeds with these changes, they are expected to be effective on or about April 16, 2021.

More about the trailing commission – You do not pay a trailing commission for Series F units of the Fund.

3. Other Fees - You may have to pay other fees when you buy, hold, sell or switch Series F units of the Fund.

Fee	What You Pay?
Switch Fee	The Fund does not charge a switch fee. However, your representative may charge you a switch fee, which is negotiated between you and your representative, of up to 2% of the value of the units switched.
Short-Term Trading Fee	Up to 2% of the net asset value of the units you redeem within 60 days of purchase. This fee goes to the Fund.
Dealer Fee	Series F units of the Fund are only eligible to be purchased in a Fee Based Account. The amount you pay your representative, if any, is determined by the terms of your arrangement with the representative's firm.

WHAT IF I CHANGE MY MIND?

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

- (i) withdraw from an agreement to buy mutual funds within two business days after you receive a simplified prospectus or Fund Facts document, or
- (ii) 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, 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 the Fund Manager or your representative for the Fund's simplified prospectus and other disclosure documents. These documents and the Fund Facts make up the Fund'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.