

CI Global REIT Private Pool

TSX TICKER : CGRE



AS AT DECEMBER 31, 2025

FUND OVERVIEW

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

FUND DETAILS

Inception date	May 2020
Total net assets (\$CAD) As at 2025-12-31	\$39.6 million
NAVPS	\$20.8509
MER (%) As at 2025-09-30	0.91
Management fee (%)	0.70
Units outstanding As at 2026-01-16	1,900,000
Asset class	Sector Equity
Currency	CAD
CUSIP	17164X103
Distribution frequency	Monthly
Last distribution	\$0.0860

Risk rating¹



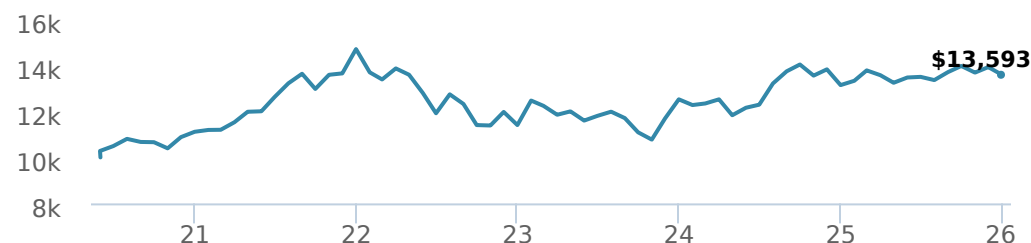
INVESTOR SUITABILITY

For Those Who:

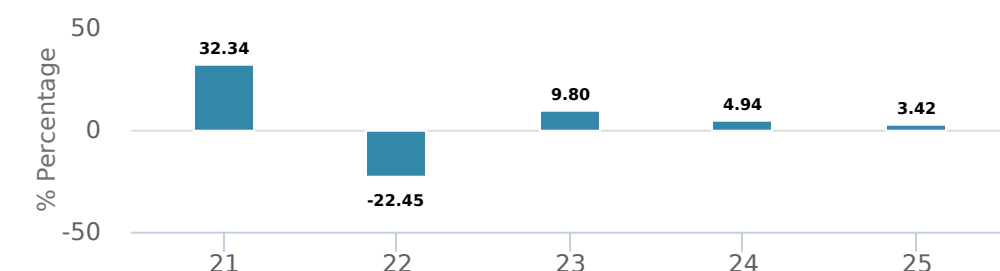
- Are Seeking Regular Income And Capital Appreciation
- Are Seeking To Add Real Estate Exposure To Your Investment Portfolio
- Are Investing For The Medium And/Or Long Term
- Can Tolerate Medium Risk

PERFORMANCE²

Growth of \$10,000 (since inception date)



Calendar year performance



Average annual compound returns

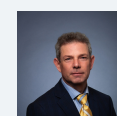
YTD	1 Mo	3 Mo	6 Mo	1 Y	3 Y	5 Y	10 Y	Inception*
3.42%	-2.39%	-2.74%	0.68%	3.42%	6.02%	4.11%	-	5.62%

*Since inception date

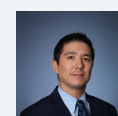
DISTRIBUTION HISTORY³

Ex-Date	Total	Ex-Date	Total
2025-12-23	0.0860	2025-07-25	0.0860
2025-11-24	0.0860	2025-06-24	0.0860
2025-10-27	0.0860	2025-05-27	0.0860
2025-09-23	0.0860	2025-04-24	0.0860
2025-08-25	0.0860	2025-03-25	0.0860

MANAGEMENT TEAM



Lee Goldman



Chris Couprie

AS AT DECEMBER 31, 2025

PORTFOLIO ALLOCATIONS⁴

Asset allocation	(%)	Sector allocation	(%)	Geographic allocation	(%)
US Equity	61.09	Real Estate	93.99	United States	61.15
International Equity	21.14	Healthcare	4.10	Canada	13.42
Income Trust Units	16.89	Other	1.02	United Kingdom	11.50
Cash and Equivalents	0.89	Cash and Cash Equivalent	0.89	Japan	5.05
Canadian Equity	0.02			Other	2.50
Other	-0.03			Netherlands	2.44
				France	2.30
				Ireland	1.14
				Australia	0.42
				Europe	0.08

TOP HOLDINGS⁵

	Sector	(%)
1. Ventas Inc	Real Estate Investment Trust	5.33%
2. Welltower Inc	Real Estate Investment Trust	4.65%
3. Prologis Inc	Real Estate Investment Trust	4.41%
4. Chartwell Retirement Residences - Units	Healthcare Services	4.10%
5. VICI Properties Inc	Real Estate Investment Trust	3.77%
6. Tritax Big Box REIT PLC	Real Estate Investment Trust	3.30%
7. Equinix Inc	Real Estate Investment Trust	2.96%
8. Brixmor Property Group Inc	Real Estate Investment Trust	2.94%
9. Mitsui Fudosan Co Ltd	Real Estate Development	2.92%
10. British Land Co PLC	Real Estate Investment Trust	2.81%
11. Safestore Holdings PLC	Real Estate Investment Trust	2.73%
12. First Capital REIT - Units	Real Estate Development	2.56%
13. Public Storage	Real Estate Investment Trust	2.51%
14. Ctp NV	Real Estate Development	2.44%
15. Realty Income Corp	Real Estate Investment Trust	2.43%

Over 35,000 financial advisors have chosen CI Global Asset Management as a partner. We believe that Canadians have the best opportunity for investments success by using the services of a professional financial advisor. [Learn more at ci.com.](#)

¹ The risk level of a fund has been determined in accordance with a standardized risk classification methodology in National Instrument 81-102, that is based on the fund's historical volatility as measured by the 10-year standard deviation of the fund's returns. Where a fund has offered securities to the public for less than 10 years, the standardized methodology requires that the standard deviation of a reference mutual fund or index that reasonably approximates the fund's standard deviation be used to determine the fund's risk rating. Please note that historical performance may not be indicative of future returns and a fund's historical volatility may not be indicative of future volatility.

² Commissions, management fees and expenses all may be associated with an investment in exchange-traded funds (ETFs). You will usually pay brokerage fees to your dealer if you purchase or sell units of an ETF on recognized Canadian exchanges. If the units are purchased or sold on these Canadian exchanges, investors may pay more than the current net asset value when buying units of the ETF and may receive less than the current net asset value when selling them. Please read the prospectus before investing. Important information about an exchange-traded fund is contained in its prospectus. The indicated rates of return are the historical annual compounded total returns net of fees and expenses payable by the fund (except for figures of one year or less, which are simple total returns) including changes in security value and reinvestment of all dividends/distributions and do not take into account sales, redemption, distribution or optional charges or income taxes payable by any securityholder that would have reduced returns. ETFs are not guaranteed; their values change frequently, and past performance may not be repeated.

³ Please refer to the fund's simplified prospectus for distribution information.

⁵ The portfolio holdings are subject to change without notice and may only represent a small percentage of portfolio holdings. They are not recommendations to buy or sell any particular security.

The contents are not to be used or construed as investment advice or as an endorsement or recommendation of any entity of security discussed.

Certain statements contained in this communication are based in whole or in part on information provided by third parties and CI has taken reasonable steps to ensure their accuracy.

The rates of return are used only to illustrate the effects of the compound growth rate and are not intended to reflect future values or returns on investment in an investment fund.

The "Growth of \$10,000 invested" chart shows the final value of a hypothetical \$10,000 investment in securities in this class/series of the fund as at the end of the investment period indicated and is not intended to reflect future values or returns on investment in such securities.

Management Expense Ratio ("MER") represents the trailing 12-month management expense ratio, which reflects the cost of running the fund, inclusive of applicable taxes including HST, GST and QST (excluding commissions and other portfolio transaction costs) as a percentage of daily average net asset value the period, including the fund's proportionate share of any underlying fund(s) expenses, if applicable. The MER is reported in each fund's Management Report of Fund Performance ("MRFP"). MRFPs can be found within the Documents tab on ci.com.

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