

Starlight Global Real Estate Fund

Series A

As at April 30, 2024

Fund Overview

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

Investor Suitability

- For those who are seeking a regular source of income
- For those who are seeking a balance of current income and the potential for long-term capital appreciation
- For those who are seeking to add global hard asset diversification to their investment portfolio

Investment Management



Dennis Mitchell
Chief Executive Officer and Chief Investment Officer
Fund Tenure: October 02, 2018

Fund Details

Inception Date	October 2018
Total Net Assets	\$81.0 Million
NAV	\$7.266
Fund Code	SLC101
Currency	CAD
MER (%)	2.41
Management Fee (%)	1.70 - 1.90
Min. Investment	\$500 initial / \$25 additional
Monthly Distribution	\$0.0468
Yield	7.73%

Portfolio Characteristics

Total Number of Holdings	27
Active Share ¹	80

Risk Rating*

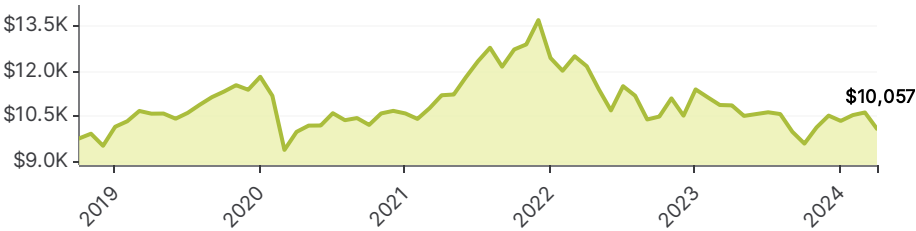
Low	Low to Med	Med	Med to High	High
-----	------------	-----	-------------	------

Investment Type

	Value	Blend	Growth
Large Cap		●	
Mid Cap		●	
Small Cap		●	

Fund Performance

Growth of \$10,000



Calendar Year Returns (%)

2024	2023	2022	2021	2020
-4.2	0.0	-23.2	28.2	-6.2

Compound Returns (%)

1 mo	3 mo	6 mo	1 yr	3 yrs	5 yrs	Incept
-5.1	-2.5	5.1	-7.2	-3.4	-1.0	0.1

Compound growth calculations are used only for the purpose of illustrating the effects of compound growth and are not intended to reflect future value of any investment fund or returns on investment in any investment fund.

Annual Distributions (\$/unit)

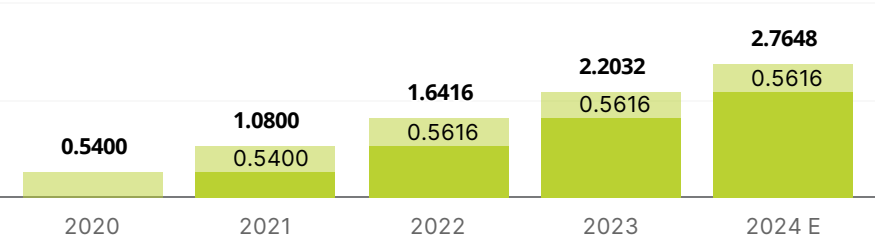
2020	2021	2022	2023	2024
0.5400	0.5400	0.5616	0.5616	0.5616

2024 Annual distribution based on monthly fixed distribution for the year.

Return of Capital (%/unit)

2018	2019	2020	2021	2022	2023
100.00	87.95	93.66	71.62	65.61	80.53

Cumulative Distributions (\$/unit)



2024 Cumulative distribution based on monthly fixed distribution for the year.

Top 10 Holdings (listed alphabetically)

The top 10 holdings make up 50.4% of the Fund

	Sector
American Tower Corporation	Specialized REITs
Canadian Apartment Properties Real Estate Investment Trust	Residential REITs
Dream Industrial Real Estate Investment Trust	Industrial REITs
Killam Apartment Real Estate Investment Trust	Residential REITs
Kimco Realty Corporation	Retail REITs
Minto Apartment Real Estate Investment Trust	Residential REITs
Prologis Inc.	Industrial REITs
SBA Communications Corporation	Specialized REITs
Starlight Private Global Real Estate Pool, Series I	Private Investments
VICI Properties Inc.	Specialized REITs

Asset Allocation

Equity	79.7%
Private Investments	13.2%
Cash and Cash Equivalents	3.7%
Preferred	3.4%

Geographic Allocation

Canada	52.6%	United States	43.8%
Excludes cash and cash equivalents.			

Fund Codes and 2024 Annual Distributions

Series	Fund Codes	Annual Distributions (\$/unit)
ETF	SCGR	0.5820
A	SLC101	0.5616
T6	SLC151	0.4521
F	SLC201	0.5832
FT6	SLC251	0.4799
O	SLC401	0.6048
O6	SLC451	0.5081

Sector Allocation

Residential REITs	19.5%	Specialized REITs	14.6%	Private Investments	13.2%
Industrial REITs	13.2%	Retail REITs	12.8%	Health Care REITs	8.0%
Cash and Cash Equivalents	3.7%	Real Estate Operating Company	3.4%	Other	11.7%

Fees (%)

	Series ETF	Series A	Series T6	Series F	Series FT6	Series O ³	Series O6 ³
Net management fees ²							
< \$249,999.99	0.90	1.90	1.90	0.90	0.90	0.90	0.90
\$250,000.00 and \$499,999.99	0.90	1.85	1.85	0.85	0.85	0.85	0.85
\$500,000.00 and \$999,999.99	0.90	1.80	1.80	0.80	0.80	0.80	0.80
\$1 M and \$2,500,000.00	0.90	1.75	1.75	0.75	0.75	0.75	0.75
> \$2.5 M	0.90	1.70	1.70	0.70	0.70	0.70	0.70
Fixed administration fees	0.20	0.20	0.20	0.20	0.20	0.15	0.15

Starlight Capital is an independent Canadian asset management firm with over \$1 billion in assets under management. We manage Global and North American diversified private and public equity investments across traditional and alternative asset classes, including real estate, infrastructure and private equity. Our goal is to deliver superior risk-adjusted, total returns to investors through a disciplined investment approach: Focused Business Investing. Starlight Capital is a wholly-owned subsidiary of Starlight Investments. Starlight Investments is a leading global real estate investment and asset management firm with over 360 employees and \$28B in AUM. A privately held owner, developer and asset manager of over 66,000 multi-residential suites and over 7 million square feet of commercial property space. Learn more at www.starlightcapital.com and connect with us on LinkedIn at www.linkedin.com/company/starlightcapital/

For additional information or to learn how you may purchase this Fund, please contact your financial advisor or Starlight Capital at:

1-833-752-4783
info@starlightcapital.com

1400-3280 Bloor Street West
Toronto, Ontario, Canada M8X 2X3
starlightcapital.com

*Where this is a new fund, the risk rating is only an estimate by Starlight Capital. Generally, we determine the risk rating for each fund in accordance with a standardized risk classification methodology in NI 81-102 that is based on the fund's historical volatility as measured by the 10-year standard deviation of the returns of the fund. Standard deviation is a common statistic used to measure the volatility and risk of an investment. Funds with higher standard deviations are generally classified as being more risky. Just as historical performance may not be indicative of future returns, a fund's historical volatility may not be indicative of its future volatility. You should be aware that other types of risk, both measurable and non-measurable, also exist.

¹Active share measures the percentage of a portfolio's holdings that are different from those in its benchmark. Active share shows how the manager is actively exploiting opportunities that are not reflected in the index. The benchmarks used for analysis for i) global infrastructure public securities is the S&P Global Infrastructure Index (CAD); ii) global real estate public securities is the FTSE EPRA/NAREIT Developed Total Return Index (CAD); and (iii) global public securities is the MSCI World Index (Gross Total Return) (CAD).

²The net management fee for each asset-tier level is calculated based on an investment at the mid-point of each corresponding asset-tier level. The net management fee includes the management fee rebates which, are automatically reinvested in additional units of the fund.

³For advisors that want management fees and/ or service fees charged separately outside of the funds and the ability to customize service fees between the advisor and their client monthly by redeeming units in their clients account.

Commissions, trailing commissions, management fees and expenses all may be associated with investment funds. The indicated rates of return are the historical annual compound total returns net of fees (except for figures of one year or less, which are simple total returns) including changes in security value and reinvestment of all distributions and do not take into account sales, redemption, distribution or optional charges or income taxes payable by any security holder that would have reduced returns. Investment funds are not guaranteed, their values change frequently, and past performance may not be repeated. Please read the prospectus or other applicable offering document before investing. Investors should consult with their advisors prior to investing.

The information contained herein is not an offer to sell nor a solicitation to buy any security. Such an offer can only be made by prospectus or other applicable offering document.

There are ongoing fees and expenses associated with owning units of an investment fund. An investment fund must prepare disclosure documents that contain key information about the fund. You can find more detailed information about the fund in these documents.

Starlight, Starlight Investments, Starlight Capital and all other related Starlight logos are trademarks of Starlight Group Property Holdings Inc.

The FundGrade A® rating is used with permission from Fundata Canada Inc., all rights reserved. Fundata is a leading provider of market and investment funds data to the Canadian financial services industry and business media. The Fund-Grade A® rating identifies funds that have consistently demonstrated the best risk-adjusted returns throughout an entire calendar year. For more information on the rating system, please visit: www.Fundata.com/ProductsServices/FundGrade.aspx.

The Refinitiv Lipper Fund Awards are based on the Lipper Leader for Consistent Return rating, which is a risk-adjusted performance measure calculated over 36, 60 and 120 months. Lipper Leaders fund ratings do not constitute and are not intended to constitute investment advice or an offer to sell or the solicitation of an offer to buy any security of any entity in any jurisdiction. For more information, see lipperfundawards.com.