



Condensed Interim Financial Statements of

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

For the three and nine months ended September 30, 2021 (unaudited)

Statements of Financial Position	1
Statements of Comprehensive Income	2
Statements of Changes in Net Assets Attributable to Holders of Redeemable Units	3
Statements of Cash Flows	4
Schedule of Investment Portfolio	5-8
Notes to the Financial Statements	9-17

NOTICE OF NO AUDITOR REVIEW OF THE QUARTERLY FINANCIAL STATEMENTS

Starlight Investment Capital GP Inc., the Manager of Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust) (the “Trust”), appoints independent auditors to audit the Trust’s annual financial statements.

The Trust’s independent auditors have not performed a review of these condensed interim financial statements in accordance with standards established by the Chartered Professional Accountants of Canada.

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Condensed Interim Statements of Financial Position

As at September 30, 2021 (unaudited) and December 31, 2020 (audited)

(In Canadian dollars)

	Notes	September 30, 2021	December 31, 2020
		\$	\$
Assets			
Current Assets			
Cash		15,046,012	45,438
Investments (Cost: September 30, 2021 - \$30,100,630, December 31, 2020 - \$40,010,017)		31,646,715	41,833,638
Receivable for unit subscriptions		39,008	–
Distributions receivable		51,236	–
Other assets		16,737	6,535
Total Assets		46,799,708	41,885,611
Liabilities			
Current Liabilities			
Distributions payable		156,297	174,223
Due to brokers		6,000,000	–
Payable for unit redemptions		4,686,231	–
Accounts payable and accrued liabilities		174,375	133,059
Total Liabilities (excluding net assets attributable to unitholders of redeemable units)		11,016,903	307,282
Net assets attributable to holders of redeemable units per series			
Series A		24,990	10,249,932
Series C		–	31,328,397
Series F		35,756,823	–
Series I		992	–
		35,782,805	41,578,329
Number of redeemable units outstanding			
	4		
Series A		2,233	1,024,336
Series C		–	2,996,305
Series F		3,192,402	–
Series I		88	–
Net assets attributable to holders of redeemable units per unit			
Series A		\$ 11.19	\$ 10.01
Series C		\$ –	\$ 10.46
Series F		\$ 11.20	\$ –
Series I		\$ 11.27	\$ –

Approved on behalf of the Board of Trustees

Signed "Denim Smith"

Trustee

Signed "Harry Rosenbaum"

Trustee

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

Condensed Interim Statements of Comprehensive Income

For the three and nine months ended September 30 (unaudited)

(In Canadian dollars)

	Notes	Three months		Nine months	
		2021	2020	2021	2020
		\$	\$	\$	\$
Investment gain (loss)					
Interest for distribution purposes		–	–	8	310
Distributions from Partnership		522,871	716,957	3,105,471	2,007,288
Net realized gain (loss) on sale of investments		2,249,374	(9,648)	2,249,374	(46,908)
Net change in unrealized appreciation (depreciation) of investments		(989,404)	768,457	(277,536)	(1,717,909)
Total gain (loss)		1,782,841	1,475,766	5,077,317	242,781
Expenses					
Management fees	9	117,467	102,804	331,796	311,358
Reorganization fees		25,000	–	150,000	–
Harmonized sales tax and other taxes		7,678	7,861	38,438	18,518
Filing fees		4,179	1,311	37,693	33,039
Fund administration fees		7,740	21,130	36,491	40,908
Trustee fees		11,343	11,311	33,658	33,688
Legal expenses		2,466	31,705	26,148	41,651
Audit fees		7,562	4,459	22,438	21,367
Insurance fees		7,214	6,533	21,037	19,303
Other expenses		12,044	5,184	22,852	27,217
		202,693	192,298	720,551	547,049
Net investment gain (loss)		1,580,148	1,283,468	4,356,766	(304,268)
Increase (decrease) in net assets attributable to holders of redeemable units		1,580,148	1,283,468	4,356,766	(304,268)
Increase (decrease) in net assets attributable to holders of redeemable units per series					
Series A		409,952	446,432	1,123,905	(100,770)
Series B		–	–	–	32,728
Series C		1,576,896	837,036	3,639,561	(574,061)
Series F		(406,692)	–	(406,692)	337,835
Series I		(8)	–	(8)	–
		1,580,148	1,283,468	4,356,766	(304,268)
Weighted average number of units for the period					
Series A		523,708	1,419,053	872,859	1,491,668
Series B		–	–	–	35,454
Series C		2,809,739	2,546,085	2,952,334	2,211,205
Series F		3,590,375	–	3,590,375	535,584
Series I		88	–	88	–
Increase (decrease) in net assets attributable to holders of redeemable units per unit					
Series A		\$ 0.78	\$ 0.31	\$ 1.29	(0.07)
Series B		\$ –	\$ –	\$ –	0.92
Series C		\$ 0.56	\$ 0.33	\$ 1.23	(0.26)
Series F		\$ (0.11)	\$ –	\$ (0.11)	0.63
Series I		\$ (0.09)	\$ –	\$ (0.09)	–

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Condensed Interim Statements of Changes in Net Assets Attributable to Holders of Redeemable Units

For the nine months ended September 30 (unaudited)

(In Canadian dollars)

	Notes	Series A 2021 \$	Series B 2021 \$	Series C 2021 \$	Series F 2021 \$	Series I 2021 \$	Total 2021 \$
Net assets attributable to holders of redeemable units at beginning of period		10,249,932	–	31,328,397	–	–	41,578,329
Increase (decrease) in net assets attributable to holders of redeemable units per series		1,123,905	–	3,639,561	(406,692)	(8)	4,356,766
Distributions to holders from redeemable units							
Return of capital		(303,308)	–	(899,072)	(312,579)	(4)	(1,514,963)
		(303,308)	–	(899,072)	(312,579)	(4)	(1,514,963)
Redeemable unit transactions	4						
Redesignation of units		(9,022,314)	–	(32,125,011)	41,147,325	–	–
Proceeds from sale of units		25,000	–	–	15,000	1,000	41,000
Reinvestments		2,444	–	–	–	4	2,448
Amount paid for units redeemed		(2,050,669)	–	(1,943,875)	(4,686,231)	–	(8,680,775)
		(11,045,539)	–	(34,068,886)	36,476,094	1,004	(8,637,327)
Net assets attributable to holders of redeemable units at end of period		24,990	–	–	35,756,823	992	35,782,805
		Series A 2020 \$	Series B 2020 \$	Series C 2020 \$	Series F 2020 \$	Series I 2020 \$	Total 2020 \$
Net assets attributable to holders of redeemable units at beginning of period		15,216,599	376,527	21,682,443	5,688,175	–	42,963,744
Increase (decrease) in net assets attributable to holders of redeemable units per series		(100,770)	32,728	(574,061)	337,835	–	(304,268)
Distributions to holders from redeemable units							
Return of capital		(575,551)	(9,262)	(863,726)	(139,735)	–	(1,588,274)
		(575,551)	(9,262)	(863,726)	(139,735)	–	(1,588,274)
Redeemable unit transactions	4						
Redesignation of units		(3,491,390)	(399,993)	9,736,886	(5,845,503)	–	–
Reinvestments		6,416	–	–	–	–	6,416
Amount paid for units redeemed		(410,501)	–	(104,791)	(40,772)	–	(556,064)
		(3,895,475)	(399,993)	9,632,095	(5,886,275)	–	(549,648)
Net assets attributable to holders of redeemable units at end of period		10,644,803	–	29,876,751	–	–	40,521,554

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

Condensed Interim Statements of Cash Flows

For the three and nine months ended September 30 (unaudited)

(In Canadian dollars)

	Three months		Nine months	
	2021	2020	2021	2020
	\$	\$	\$	\$
Operating activities				
Increase (decrease) in net assets attributable to holders of redeemable units from operations	1,580,148	1,283,468	4,356,766	(304,268)
Adjustments:				
Purchase of investments	(9,000,000)	–	(10,000,000)	(5,010,439)
Proceeds from disposition of investments	28,158,761	556,064	28,158,761	5,566,564
Net realized (gain) loss from investment transactions	(2,249,374)	9,648	(2,249,374)	46,908
Net change in unrealized (appreciation) depreciation on investments	989,404	(768,457)	277,536	1,717,909
	19,478,939	1,080,723	20,543,689	2,016,674
Net change in non-cash working capital	(104,931)	8,481	(20,122)	(81,446)
	19,374,008	1,089,204	20,523,567	1,935,228
Financing activities				
Issuance of units	1,992	–	1,992	–
Payment on redemption of units	(3,994,544)	(556,064)	(3,994,544)	(556,064)
Distributions paid to holders of redeemable units	(487,980)	(522,939)	(1,530,441)	(1,579,224)
	(4,480,532)	(1,079,003)	(5,522,993)	(2,135,288)
Net increase (decrease) in cash	14,893,476	10,201	15,000,574	(200,060)
Cash at beginning of period	152,536	60,547	45,438	270,808
Cash at end of period	15,046,012	70,748	15,046,012	70,748
Interest received	\$ –	\$ –	\$ 8	\$ 310
Distribution received from Partnership	\$ 471,635	\$ 716,957	\$ 3,054,235	\$ 2,007,288

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust) Condensed Interim Schedule of Investment Portfolio

As at September 30, 2021 (unaudited)

(In Canadian dollars)

Number of Shares	Description	Average Cost \$	Fair Value \$	Net Assets* %
	Fund(s)			
387,167	Starlight Global Real Estate LP	4,500,000	4,382,805	
419,960	Starlight Global Infrastructure LP	4,500,000	4,385,981	
		9,000,000	8,768,786	24.51
	Private Placements			
550	EagleCrest Infrastructure Canada LP	5,500,000	5,883,830	
55,000	Starlight Canadian Residential Growth Fund (Series C)	5,500,000	5,543,313	
409,889	Starlight Private Global Real Estate Pool (Series I)	4,100,630	5,450,786	
534,140	Starlight Private Global Infrastructure Pool (Series I)	6,000,000	6,000,000	
		21,100,630	22,877,929	63.94
	Total Investments	30,100,630	31,646,715	88.45
	Other assets less liabilities		4,136,090	11.55
	Total Net Assets		35,782,805	100.00

Starlight Global Infrastructure Limited Partnership

Schedule of Effective Investment Portfolio of underlying limited partnership

As at September 30, 2021 (unaudited)

(In Canadian dollars)

Number of Shares	Description	Average Cost \$	Fair Value \$	Net Assets* %
	Utilities			
5,316	Algonquin Power & Utilities Corp.	103,447	98,715	
3,544	AltaGas Ltd.	80,344	88,562	
3,207	Atlantica Sustainable Infrastructure PLC	143,200	140,223	
149	American Water Works Co. Inc.	32,232	31,984	
4,063	Boralex Inc.	152,311	151,971	
409	Brookfield Infrastructure Partners LP	26,556	29,122	
1,295	CMS Energy Corp.	101,759	97,959	
959	EDP Renovaveis S.A.	25,425	30,159	
5,861	EverGen Infrastructure Corp.	37,040	25,787	
2,930	EverGen Infrastructure Corp., Warrants	1,055	-	
1,834	Fortis Inc.	101,349	103,071	
2,422	Iberdrola S.A.	39,886	30,878	
4,944	Innergex Renewable Energy Inc.	100,625	100,370	
1,118	NextEra Energy Inc.	104,978	111,192	
1,849	Northland Power Inc.	74,509	73,571	
5,065	Polaris Infrastructure Inc.	93,935	87,630	
		1,218,651	1,201,194	27.38
	Real Estate			
250	American Tower Corporation Class A	81,607	84,068	
281	Crown Castle International Corp.	62,651	61,645	
370	Digital Realty Trust Inc.	69,835	67,637	
78	Equinix Inc.	73,492	78,062	
189	SBA Communications Corporation	74,907	79,174	
		362,492	370,586	8.45

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

Condensed Interim Schedule of Investment Portfolio

As at September 30, 2021 (unaudited)

(In Canadian dollars)

Starlight Global Infrastructure Limited Partnership

Schedule of Effective Investment Portfolio of underlying limited partnership (continued)

Number of Shares	Description	Average Cost \$	Fair Value \$	Net Assets* %
Information Technology				
1,045	Fiserv Inc.	147,302	143,576	
138	Mastercard Inc.	60,165	60,580	
180	Microsoft Corp.	61,531	64,146	
3,929	NEXTDC Ltd.	44,185	43,255	
3,450	Switch Inc.	93,733	110,980	
273	Visa Inc. Class A	75,896	76,958	
		482,812	499,495	11.39
Industrial				
952	Canadian National Railway Co.	130,294	139,790	
697	Canadian Pacific Railway Limited	59,850	57,622	
502	Cargojet Inc.	97,951	101,695	
462	Eiffage S.A.	61,014	59,506	
1,345	Ferrovial S.A.	45,269	49,828	
1,402	Smart Metering Systems PLC	17,219	20,019	
7,893	Tidewater Renewables Limited	118,398	114,135	
399	VINCI S.A.	52,096	52,800	
492	Waste Connections Inc.	67,964	78,546	
17,015	Xebec Adsorption Inc.	59,512	46,792	
		709,567	720,733	16.43
Communication Services				
758	Cellnex Telecom S.A.	53,183	59,290	
1,721	Comcast Corp., Class A	120,187	121,934	
3,348	Infrastrutture Wireless Italiane SpA	46,823	47,369	
		220,193	228,593	5.21
Energy				
9,907	Advantage Energy Ltd.	45,412	63,405	
1,607	Enbridge Inc.	74,001	81,089	
4,227	Gibson Energy Inc.	94,347	98,328	
2,199	Renewable Energy Group Inc.	145,170	139,831	
322	TC Energy Corp.	17,950	19,621	
63,830	Tidewater Midstream and Infrastructure Ltd.	82,073	87,447	
		458,953	489,721	11.17
Financials				
1,214	Hannon Armstrong Sustainable Infrastructure Capital Inc.	82,019	82,265	
		82,019	82,265	1.88
	Brokerage commissions	(4,082)	-	
	Total Investments	3,530,605	3,592,587	81.91
	Other assets less liabilities		793,394	18.09
	Total Net Assets		4,385,981	100.00

* Percentage of net assets shown relates to the amounts at fair value to the Trust's or Partnership's net assets attributable to holders of redeemable securities.

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Condensed Interim Schedule of Investment Portfolio

As at September 30, 2021 (unaudited)

(In Canadian dollars)

Starlight Global Real Estate Limited Partnership
Schedule of Effective Investment Portfolio of underlying limited partnership

Number of Shares	Description	Average Cost \$	Fair Value \$	Net Assets* %
Real Estate				
406	Alexandria Real Estate Equities Inc.	94,917	98,188	
2,154	American Homes 4 Rent	111,080	104,015	
119	American Tower Corp., Class A	36,533	40,173	
466	Camden Property Trust	84,502	87,081	
1,738	Canadian Apartment Properties Real Estate Investment	96,521	102,710	
1,527	Community Healthcare Trust Inc.	92,327	87,401	
145	Crown Castle International Corp.	31,409	31,740	
6,120	Dream Impact Trust	37,218	37,760	
6,077	Dream Industrial Real Estate Investment Trust	89,027	98,451	
2,013	Duke Realty Corp.	119,857	122,104	
41	Equinix Inc.	38,451	41,342	
808	Equity Lifestyle Properties Inc.	83,227	79,977	
903	Federal Realty Investment Trust	125,759	134,936	
8,930	First Capital Real Estate Investment Trust	158,470	156,271	
5,971	Goodman Group	113,330	118,462	
1,104	Granite Real Estate Investment Trust	89,739	99,468	
3,050	Hudson Pacific Properties Inc.	104,251	101,518	
3,277	Instone Real Estate Group AG	123,812	118,609	
7,284	InterRent Real Estate Investment Trust	117,091	121,858	
1,812	Invitation Homes Inc.	79,798	88,000	
4,562	iStar Inc.	143,257	144,957	
4,933	Killam Apartment Real Estate Investment Trust	97,379	104,817	
1,258	Kilroy Realty Corp.	104,440	105,537	
4,980	Kimco Realty Corp.	126,494	130,904	
299	Mid-America Apartment Communities Inc.	55,637	70,842	
5,362	Minto Apartment Real Estate Investment Trust	118,926	119,890	
12,225	Nexus Real Estate Investment Trust	140,440	156,116	
972	Prologis Inc.	145,301	154,461	
1,469	Regency Centers Corp.	119,697	125,314	
5,711	RioCan Real Estate Investment Trust	121,674	123,595	
1,114	Safehold Inc.	115,150	101,426	
15,345	Samhallsbyggnadsbolaget i Norden AB	81,264	107,725	
80	SBA Communications Corp.	28,227	33,357	
1,109	Simon Property Group Inc.	174,046	182,639	
4,936	Summit Industrial Income Real Estate Investment Trust	80,913	102,856	
373	Sun Communities Inc.	87,215	87,510	
1,521	Terreno Realty Corp.	123,292	121,819	
		3,690,671	3,843,829	87.69
Communication Services				
1,054	Cellnex Telecom S.A.	84,161	82,510	
6,801	Infrastrutture Wireless Italiane SpA	100,065	96,225	
		184,226	178,735	4.08

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Condensed Interim Schedule of Investment Portfolio

As at September 30, 2021 (unaudited)

(In Canadian dollars)

Starlight Global Real Estate Limited Partnership
Schedule of Effective Investment Portfolio of underlying limited partnership (continued)

Number of		Average	Fair	
Shares	Description	Cost	Value	Net
		\$	\$	Assets*
				%
	Financials			
1,805	Brookfield Asset Management Inc., Class A	109,015	122,537	
		109,015	122,537	2.80
	Information Technology			
3,525	NEXTDC Ltd.	38,696	38,810	
1,310	Switch Inc.	27,633	42,132	
		66,329	80,942	1.85
	Brokerage commissions	(4,266)	-	
	Total Investments	4,045,975	4,226,043	96.42
	Other assets less liabilities		156,762	3.58
	Total Net Assets		4,382,805	100.00

* Percentage of net assets shown relates to the amounts at fair value to the Trust's or Partnership's net assets attributable to holders of redeemable securities.

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

Notes to the Condensed Interim Financial Statements (unaudited)

Three and nine months ended September 30, 2021 and 2020

(In Canadian dollars)

1. Establishment of the Trust

Starlight Private Global Real Assets Trust (formerly Starlight Hybrid Global Real Assets Trust) (the “Trust”) is an investment trust established as a trust under the laws of the Province of Ontario pursuant to an amended and restated declaration of trust effective August 20, 2021. Starlight Global Real Assets LP is a limited partnership formed pursuant to a Limited Partnership Agreement dated November 28, 2018, governed by the laws of the Province of Ontario. Starlight Global Infrastructure LP is a limited partnership formed pursuant to a Limited Partnership Agreement dated April 20, 2020, governed by the laws of the Province of Ontario. Starlight Global Real Estate LP is a limited partnership formed pursuant to a Limited Partnership Agreement dated April 20, 2020, governed by the laws of the Province of Ontario. Prior to the Reorganization (see below) the Trust obtained exposure to public securities through its investment in Starlight Global Real Assets LP (the “Initial Public Portfolio LP”). After the Reorganization, the Trust obtains exposure to public securities through its investments in Starlight Global Real Estate LP and Starlight Global Infrastructure LP (the “Public Portfolio LPs”). The Trust is authorized to issue an unlimited number of series A, series B, Series C, series F and series I units (the “Units”). The Trust can also issue preferred units (“Preferred Units”) from time to time. The Trust was inactive until it issued a final prospectus dated November 28, 2018, whereby the Trust offered a minimum of 2,000,000 and a maximum of 10,000,000 series A units and/or series C units and/or series F units to the public (the “Offering”). See Note 4 - Redeemable Units.

Concurrent with the Offering, the original declaration of trust dated October 11, 2018 was amended and restated effective December 13, 2018, December 17, 2019, May 15, 2020 and subsequently amended and restated effective August 20, 2021.

On August 25, 2021, the Trust completed the reorganization of the Trust into a private investment trust (the “Reorganization”) as approved by unitholders of the Trust at the special meeting held on July 28, 2021, and as further described in the management information circular dated June 22, 2021 (the “Circular”) and sent to unitholders on June 30, 2021. In connection with the Reorganization, the series A units of the Trust under the symbol SCHG.UN were voluntarily delisted from the NEO Exchange effective August 12, 2021, and all of the issued and outstanding series A units of the Trust were automatically redesignated as series C units effective August 20, 2021. Holders of series A units received that number of series C units having a net asset value (“NAV”) equal to the NAV of a redesignated series A unit. The series C units have been renamed “Series F Units” of the Trust.

The manager and investment manager of the Trust are Starlight Investments Capital GP Inc. (the “Manager”) and Starlight Investments Capital LP (the “Investment Manager”), respectively. The Investment Manager is responsible for providing investment management advice, including advice in respect of the Trust asset mix and security selection for the public portfolio in the Public Portfolio LPs, subject to the Trust’s investment restrictions.

The Trust’s registered address is 3280 Bloor Street West, Centre Tower, Suite 1400, Toronto, Ontario M8X 2X3. RBC Investor Services Trust acts as custodian and administrator of the Trust. The Trust is currently offered in Canadian-dollar-denominated units.

The Trust’s investment objective is to provide unitholders with stable monthly cash distributions and long-term capital appreciation through exposure to institutional quality real assets in the global real estate and global infrastructure sectors.

Financial reporting date

The information provided in these financial statements and notes thereto is as at September 30, 2021 or for the three and nine months ended September 30, 2021. The prior period information is as at December 31, 2020 or for the three and nine months ended September 30, 2020.

The Financial Statements were authorized for issuance by the Board of Trustees on November 11, 2021.

2. Statement of compliance and basis of presentation

These unaudited condensed interim financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”) and in accordance with International Accounting Standard 34 – Interim Financial Reporting, as issued by the International Accounting Standards Board, and as required by Canadian securities legislation and the Canadian Accounting Standards Board.

These condensed interim financial statements do not include all the information required for full annual financial statements and should be read in conjunction with the Trust’s annual financial statements for the year ended December 31, 2020, prepared in accordance with IFRS. These condensed interim financial statements follow the same accounting policies and methods of application as the annual financial statements for the year ended December 31, 2020.

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Notes to the Condensed Interim Financial Statements (unaudited)

Three and nine months ended September 30, 2021 and 2020

(In Canadian dollars)

3. Fair value disclosure

The Trust's financial assets measured at fair value have been categorized based upon a fair value hierarchy. The Trust has established a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurement) and the lowest priority to unobservable inputs (level 3 measurement). The three levels of the fair value hierarchy are as follows.

Level 1 - Inputs that reflect unadjusted quoted prices in active markets for identical assets or liabilities.

Level 2 - Inputs other than quoted prices that are observable for the asset or liability either directly or indirectly, including inputs in markets that are not considered to be active.

Level 3 - Inputs that are unobservable. There is little, if any market activity. Inputs into the determination of fair value require significant management judgment or estimation.

There were no transfers between levels during the period ended September 30, 2021. The Trust's policy is to recognize transfers in and out and between Levels 1 and 2 as per the value at the end of the reporting period and for transfers in and out of Level 3 as per the value at the date of transfer.

	Level 1	Level 2	Level 3
	\$	\$	\$
Investments as at September 30, 2021	–	20,219,572	11,427,143
Investments as at December 31, 2020	–	29,490,163	12,343,475

All fair value measurements above are recurring. The carrying values of cash, dividends receivable approximate their fair values due to their short-term nature. Fair values are classified as Level 1 when the related security or derivative is actively traded and a quoted price is available. If an instrument classified as Level 1 subsequently ceases to be actively traded, it is transferred out of Level 1. In such cases, instruments are reclassified into Level 2, unless the measurement of its fair value requires the use of significant unobservable inputs, in which case it is classified as Level 3.

The table below summarizes the movement in financial instruments classified as Level 3.

For the nine months ended September 30, 2021:

	Balance at December 31, 2020	Purchases	Sales	Net transfers	Realized gain (loss)	Unrealized gain (loss)	Balance at September 30, 2021
	\$	\$	\$	\$	\$	\$	\$
Equities	12,343,475	–	–	–	–	(916,332)	11,427,143
Total	12,343,475	–	–	–	–	(916,332)	11,427,143

For the three months ended September 30, 2021:

	Balance at June 30, 2021	Purchases	Sales	Net transfers	Realized gain (loss)	Unrealized gain (loss)	Balance at September 30, 2021
	\$	\$	\$	\$	\$	\$	\$
Equities	11,531,176	–	–	–	–	(104,033)	11,427,143
Total	11,531,176	–	–	–	–	(104,033)	11,427,143

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Notes to the Condensed Interim Financial Statements (unaudited)

Three and nine months ended September 30, 2021 and 2020

(In Canadian dollars)

4. Redeemable units

The Trust's outstanding Units are classified as a financial liability since the Trust has a contractual obligation to repurchase or redeem its Units for cash or another financial asset and to distribute their income to minimize taxes such that they have no discretion to avoid cash distributions.

The capital of the Trust is divided into an unlimited number of units of each series, initially consisting of series A Units, series B Units, series C Units and series F Units. The Trust may offer additional classes or series of Units, including Preferred Units, at the discretion of the Manager, subject to any necessary regulatory approval.

Subsequent to the Reorganization, beginning in August 2021, Units of the Trust are offered for sale on a continuous basis and may be purchased monthly on any Subscription Date (the "Subscription Date" is the first business day of any month) or redeemed quarterly on any Redemption Date (the "Redemption Date" is the last business day of each calendar quarter) at the NAV per unit of the particular series.

In accordance with the objectives and the risk management policies outlined in Note 7 - Financial Risk Management, the Trust endeavours to invest the subscriptions received in appropriate investments while maintaining sufficient liquidity to meet redemptions, such liquidity being managed by investing sufficient assets in investments that can be readily disposed.

Annual redemption

Prior to the Reorganization, up to 5% of the aggregate outstanding redeemable Units may be surrendered annually (the "Annual Redemption"), during the period from the first day of June until the tenth business day before the last business day in June (the "Annual Notice Period") for redemption. See Note 1.

Monthly redemption

Prior to the Reorganization, up to \$50,000 of the redeemable Units may also be surrendered at any time other than during the Annual Notice Period to the registrar and transfer agent for redemptions (a "Monthly Redemption"). See Note 1.

Quarterly redemption

Up to 5% of the aggregate outstanding redeemable Units may be surrendered for redemption on a Redemption Date.

Redeemable unit transactions

On March 31, 2020 there was a redesignation of Units from series A Units to series C Units as well as a redesignation of Units from series C Units to series A Units. Series A unitholders received 245,129 series C Units with a NAV per Unit of \$9.22 in exchange for 257,200 series A Units with a NAV per Unit of \$8.79. Series C unitholders received 300,408 series A Units with a NAV per Unit of \$8.79 in exchange for 286,310 series C Units with a NAV per Unit of \$9.22.

On June 29, 2020, 43,020 series A Units, 10,483 series C Units and 4,117 series F Units were redeemed under the Annual Redemption with a NAV of \$410,501, \$104,791, and \$40,772, respectively for total proceeds of \$556,064.

On June 30, 2020, 75,023 series A Units, 35,650 series B Units and 534,426 series F Units were redesignated as series C Units for a total NAV of \$6,368,083 as follows:

	Units redesignated	NAV per unit	Series C units received	NAV per unit	Net Asset Value
		\$		\$	\$
Series A unitholders	75,023	9.55	71,591	10.01	716,447
Series B unitholders	35,650	9.91	35,308	10.01	353,345
Series F unitholders	534,426	9.91	529,432	10.01	5,298,291

On September 30, 2020, 330,823 series A Units with a NAV of \$3,219,930 were redesignated as series C Units. Series A unitholders received 315,828 series C Units with a NAV per Unit of \$10.20 in exchange for 330,823 series A Units with a NAV per Unit of \$9.73. In addition, 6,399 series C Units with a NAV of \$65,231 were redesignated as series A Units. Series C unitholders received 6,702 series A Units with a NAV per Unit of \$9.73 in exchange for 6,399 series C Units with a NAV per Unit of \$10.20.

On December 31, 2020, 69,529 series A Units were redesignated as series C Units with a NAV of \$694,195. Series A unitholders received 66,540 series C Units with a NAV per unit of \$10.43 in exchange for 69,529 series A Units with a NAV per unit of \$9.98.

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Notes to the Condensed Interim Financial Statements (unaudited)

Three and nine months ended September 30, 2021 and 2020

(In Canadian dollars)

4. Redeemable units (continued)

On March 31, 2021, 2,954 series C Units with a NAV of \$30,657 were redesignated as series A Units. Series C unitholders received 3,091 series A Units with a NAV per Unit of \$9.92 in exchange for 2,954 series C Units with a NAV per Unit of \$10.38.

On June 29, 2021, 196,334 Series A Units and 177,742 Series C Units were redeemed under the Annual Redemption with a NAV of \$2,050,669 and \$1,943,875 respectively for total proceeds of \$3,994,545.

On June 30, 2021, 6,394 series C Units were redesignated as series A Units with a NAV of \$69,640. Series C unitholders received 6,694 series A Units with a NAV per unit of \$10.40 in exchange for 6,394 series C Units with a NAV per unit of \$10.89.

On August 12, 2021, in connection with the Reorganization, the series A units of the Trust were delisted from the NEO Exchange and all of the issued and outstanding series A units of the Trust were automatically redesignated as series C units effective August 20, 2021. Holders of series A units received that number of series C units having a NAV equal to the NAV of a redesignated series A unit, being 0.954903 series C units per series A unit so redesignated. The series C units have been renamed "Series F Units" of the Trust.

Dividend Reinvestment Plan ("DRIP")

Prior to the Reorganization, pursuant to the DRIP, eligible unitholders were able to elect to reinvest cash distributions into additional series A units at the greater of either the NAV per series A unit or 97% of the volume weighted average closing price of the series A units on the Exchange for the five trading days immediately preceding the applicable date of distribution. Subsequent to the Reorganization, unitholders are able to elect to reinvest cash distributions into their respective series of units at NAV.

For the period ended September 30, 2021 and for the year ended December 31, 2020 the Trust issued 214 and 866 series A units under the DRIP for a stated value of \$2,124 and \$8,377, respectively.

Unit transactions of the Trust for the periods ended September 30, 2021 and 2020 were as follows:

	Series A	Series B	Series C	Series F	Series I
Units outstanding, December 31, 2019	1,491,955	35,650	2,036,385	538,543	–
Dividends reinvested	664	–	–	–	–
Units redesignated	(355,936)	(35,650)	904,579	(534,426)	–
Units redeemed	(43,020)	–	(10,483)	(4,117)	–
Units outstanding, September 30, 2020	1,093,663	–	2,930,481	–	–
Dividends reinvested	202	–	–	–	–
Units redesignated	(69,529)	–	66,540	–	–
Units redeemed	–	–	(716)	–	–
Units outstanding, December 31, 2020	1,024,336	–	2,996,305	–	–
Units issued	2,233	–	–	1,339	88
Dividends reinvested	244	–	–	–	–
Units redesignated	(828,246)	–	(2,818,563)	3,609,454	–
Units redeemed	(196,334)	–	(177,742)	(418,391)	–
Units outstanding, September 30, 2021	2,233	–	–	3,192,402	88

5. Commitments

As at September 30, 2021 and December 31, 2020 the Trust had no commitments.

6. Capital risk management

Units issued and outstanding are considered to be the capital of the Trust. The Manager manages the capital of the Trust in accordance with the Trust's investment objectives. The Trust does not have any specific externally imposed capital requirements.

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Notes to the Condensed Interim Financial Statements (unaudited)

Three and nine months ended September 30, 2021 and 2020

(In Canadian dollars)

7. Financial risk management

The Trust's activities expose it to various types of risks that are associated with its investment strategies, financial instruments and markets in which it invests. The risks include market risk (including other price risk, currency risk, and interest rate risk), credit risk, liquidity risk and concentration risk. The Trust has established and maintains a governance structure that oversees the Trust's investment activities and monitors compliance with the Trust's stated investment objective and guidelines. These risks and related risk management practices employed by the Trust and the Public Portfolio LPs are discussed below.

a. Market risk

Market risk represents the potential loss that can be caused by a change in the fair value of a financial instrument. The investments of the Trust are subject to normal market fluctuations and the risks inherent in investments in equities, real estate investment trusts (REITs) and the global markets. The Public Portfolio LPs investment portfolio is monitored on a daily basis by the Investment Manager.

b. Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk) caused by factors specific to a security, its issuer or all factors affecting a market or a market segment. The investments of the Trust are subject to market fluctuations and the risks inherent in financial markets. The maximum risk resulting from financial instruments held by the Trust, including that of the Public Portfolio LPs, is determined by the fair value of the financial instruments. The Investment Manager moderates this risk through a careful selection of securities within specified limits and the Trust's other price risk is managed through diversification of the Trust's investments. The Investment Manager monitors the Public Portfolio LPs overall market positions on a daily basis. As at September 30, 2021 and December 31, 2020 the overall market exposures of the Trust, including that of the Public Portfolio LPs, were as follows:

	September 30, 2021		December 31, 2020	
	Fair Value	% of Total Net Assets	Fair Value	% of Total Net Assets
	\$	%	\$	%
Investments	30,696,559	85.79	40,532,136	97.48
Total market exposure	30,696,559	85.79	40,532,136	97.48

As at September 30, 2021, had the prices on the respective stock exchanges for the Public Portfolio LPs securities and the private investment portfolio increased or decreased by 5%, with all other variables held constant, net assets would have increased or decreased by approximately \$1,534,828 or 4.29% of total net assets (December 31, 2020 - \$2,026,607 or 4.87%).

In practice, the actual trading results may differ, and the difference could be material.

c. Currency risk

Currency risk is the risk that the value of financial instruments denominated in currencies, other than the functional currency of the Trust and the Public Portfolio LP, will fluctuate due to changes in foreign exchange rates. Equities in foreign markets are exposed to currency risk as the prices denominated in foreign currencies are converted to the Trust's functional currency in determining fair value.

The Public Portfolio LPs hold assets and liabilities, including cash and investments in equities that are denominated in currencies other than the Canadian Dollar, the functional currency. It is therefore exposed to currency risk, as the value of the securities denominated in other currencies fluctuate due to changes in exchange rates.

As at September 30, 2021, the Trust indirectly bears the currency risk exposure of the Public Portfolio LPs. As at December 31, 2020, the Trust indirectly bore the currency risk exposure of the Initial Public Portfolio LP. The table below summarizes the Public Portfolio LPs and Initial Public Portfolio LP's exposure to currency risk as of September 30, 2021 and December 31, 2020:

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Notes to the Condensed Interim Financial Statements (unaudited)

Three and nine months ended September 30, 2021 and 2020

(In Canadian dollars)

7. Financial risk management (continued)

d. Currency risk (continued)

September 30, 2021

	Currency exposure	% of Total Net Assets of the Public Portfolio LP
Currency type	\$	%
United States Dollar	3,879,806	10.84
Euro	627,177	1.75
Australian Dollar	200,526	0.56
Swedish Krone	108,114	0.30
British Pound	20,183	0.06
Total	4,835,806	13.51

December 31, 2020

	Currency exposure	% of Total Net Assets of the Public Portfolio LP
Currency type	\$	%
United States Dollar	10,790,044	42.80
Euro	2,794,715	11.09
Australian Dollar	989,576	3.93
Total	14,574,335	57.82

As at September 30, 2021, if the exchange rate between the Canadian Dollar and the foreign currencies increased or decreased by 1%, with all other variables held constant, net assets would have decreased or increased, respectively, by approximately \$48,358 (December 31, 2020 - \$145,743).

In accordance with the Trust's policy, the Investment Manager monitors currency positions as part of the overall portfolio construction and may hedge currencies.

e. Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or fair values of financial instruments. Interest rate risk arises when the Trust invests in interest-bearing financial instruments. The Trust is exposed to the risk that the value of such financial instruments will fluctuate due to changes in the prevailing levels of market interest rates. The Public Portfolio LPs invest in equities and real estate investment trusts (REITs) and the private portfolio invests in direct real estate and infrastructure investments. An increase in interest rates would increase the borrowing cost on the investment properties and have an adverse effect on net income. Availability of financing and fluctuations in borrowing rates will also restrict the real estate companies' ability to acquire attractive properties and hinders their returns. This would indirectly impact distributions and dividends paid to the Public Portfolio LPs and the Trust.

The majority of the Trust's and Public Portfolio LPs and the Initial Public Portfolio LPs financial assets and liabilities were non-interest bearing as at September 30, 2021 and December 31, 2020. As a result, the Trust is not subject to a significant amount of direct interest rate risk due to fluctuations in the prevailing level of market interest rates.

f. Credit risk

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Trust or the Public Portfolio LPs. All transactions in listed securities are settled or paid for upon delivery using approved brokers. The credit risk related to the associated receivables is considered limited, as delivery of securities sold is only made once the broker has received payment. Payment is made on a purchase once the securities have been received by the broker. The trade will fail if either party fails to meet its obligations.

As at September 30, 2021 and December 31, 2020 the Trust indirectly bore the credit risk exposure of the Public Portfolio LPs and the Initial Public Portfolio LP. The table below summarizes the Public Portfolio LPs and Initial Public Portfolio LP's exposure to credit risk as of September 30, 2021 and December 31, 2020:

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Notes to the Condensed Interim Financial Statements (unaudited)

Three and nine months ended September 30, 2021 and 2020

(In Canadian dollars)

7. Financial risk management (continued)

f. Credit risk (continued)

Debt Instruments by Credit Rating	September 30, 2021	December 31, 2020
	Percentage of net assets	Percentage of net assets
	%	%
Not rated	–	1.14
Total	–	1.14

g. Liquidity risk

The Trust's main liquidity risk exposure is in meeting redemption and expense requirements on a monthly basis. The Manager monitors cash needs on a regular basis. The Trust has daily liquidity with the Public Portfolio LPs. Liquidity risk is managed in the Public Portfolio LPs by investing sufficient assets of the Public Portfolio LPs in investments that are traded in an active market and can be readily disposed of. In addition, the Trust either directly or indirectly through the Public Portfolio LPs aims to retain sufficient cash to maintain liquidity.

There can be no assurance that an active trading market for the investments will exist at all times, or that the prices at which the securities trade accurately reflect their values. Thin trading in a security could make it difficult to liquidate holdings quickly. In addition, the Trust or Public Portfolio LPs may, from time to time, enter into unlisted securities or may invest into over-the-counter derivative contracts, which are not traded in an organized market and may be illiquid. Securities for which a market quotation could not be obtained and may be illiquid are identified on the Schedule of Investment Portfolio. The proportion of illiquid securities to the NAV of the Trust is monitored by the Manager to ensure it does not significantly affect the liquidity required to meet the Trust's financial obligations. The proportion of illiquid securities to the NAV of the Public Portfolio LPs is monitored by the Investment Manager to ensure it does not significantly affect the liquidity required to meet the Public Portfolio LPs financial obligations.

The Trust is exposed to quarterly cash redemptions. However, the redemptions are limited to a fixed percentage of the Trust's assets reducing the liquidity requirements of the Trust. The Trust's investments in the Public Portfolio LPs are considered readily realizable and highly liquid, therefore the Trust's liquidity risk is considered minimal.

As at September 30, 2021 the Trust's accounts payable and accrued liabilities were expected to be liquidated within 90 days.

The Trust's liquid investments are considered to be in excess of the redemption and expense requirements.

h. Concentration risk

Concentration risk arises as a result of the concentration of exposures within the same category, whether it is geographical location, product type, industry sector or counterparty type. As at September 30, 2021 and December 31, 2020, the Trust's exposure to concentration risk, including that of the Public Portfolio LPs and the Initial Public Portfolio LP, is summarized in the table below.

Portfolio by Industry Classification	September 30, 2021	December 31, 2020
	% of Total Net Assets	% of Total Net Assets
	%	%
Private Investments	63.94	39.98
Real Estate	11.78	27.39
Utilities	3.36	9.50
Industrials	2.01	6.45
Information Technology	1.40	6.24
Energy	1.37	1.32
Communication Services	1.14	3.66
Financials	0.57	2.25
Information Technology	0.23	–
Corporate Bonds	–	0.69
Other Assets Less Liabilities	14.20	2.52
Total	100.00	100.00

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)
Notes to the Condensed Interim Financial Statements (unaudited)

Three and nine months ended September 30, 2021 and 2020

(In Canadian dollars)

8. Interest in non-consolidated structured entities

	September 30, 2021	
	Fair Value of investment in Underlying Funds	Percentage of ownership
	\$	%
Non-consolidated structured entities		
Starlight Global Real Estate LP	4,382,805	<30
Starlight Global Infrastructure LP	4,385,981	<48
EagleCrest Infrastructure Canada LP	5,883,830	<1
Starlight Canadian Residential Growth Fund (Series C)	5,543,313	<2
Starlight Private Global Real Estate Pool (Series I)	5,450,786	<12
Starlight Private Global Infrastructure Pool (Series I)	6,000,000	<18

	December 31, 2020	
	Fair Value of investment in Underlying Funds	Percentage of ownership
	\$	%
Non-consolidated structured entities		
Starlight Global Real Assets LP	25,209,036	100
EagleCrest Infrastructure Canada LP	5,990,920	<1
Starlight Canadian Residential Growth Fund (Series C)	6,352,555	<2
Starlight Private Global Real Estate Pool (Series I)	4,281,127	<44

9. Related parties

(a) Management fees

The Manager, the general partner of the Investment Manager and a wholly-owned subsidiary of Starlight Group Property Holdings Inc., is the manager of the Trust and is responsible for the investment activities of the Trust. The management fees for the three and nine months ended September 30, 2021 amounted to \$117,467 and \$331,796, respectively (September 30, 2020 – \$102,804 and \$311,358 respectively), with \$47,148 in outstanding accrued fees due to the Manager at September 30, 2021 (December 31, 2020 – \$36,056).

(b) Investments

The Investment Manager is responsible for providing investment management advice for the Public Portfolio LPs. To achieve its objectives, the Trust invests no less than 20% of the net capital raised in the Public Portfolio LPs. As at September 30, 2021 the fair value of the amount invested was \$8,768,786 (December 31, 2020 – \$25,209,036).

The Trust is a limited partner of the Starlight Canadian Residential Growth Fund, the general partner of which is a wholly-owned subsidiary of Starlight Group Property Holdings Inc. As at September 30, 2021 the Trust had an investment with a fair value of \$5,543,313 (December 31, 2020 - \$6,352,555) in the Starlight Canadian Residential Growth Fund.

The Investment Manager is also responsible for the provision of management services for Starlight Private Global Real Estate Pool and Starlight Private Global Infrastructure Pool. As at September 30, 2021 the Trust had an investment in the Starlight Private Global Real Estate Pool and Starlight Private Global Infrastructure Pool with a fair value of \$5,450,786 and \$6,000,000 respectively (December 31, 2020 – \$4,281,127 and \$nil).

(c) Unit transactions with related parties

Officers, directors and related entities of the Manager invest in Units from time to time in the normal course of business on the same basis as arms-length investors. As at September 30, 2021, the Manager, including officers and directors, owned 515,365 (December 31, 2020 - 515,365) Units.

Starlight Private Global Real Assets Trust (formerly, Starlight Hybrid Global Real Assets Trust)

Notes to the Condensed Interim Financial Statements (unaudited)

Three and nine months ended September 30, 2021 and 2020

(In Canadian dollars)

10. COVID-19

On March 11, 2020, the World Health Organization declared that the COVID-19 outbreak was a global pandemic. Governments around the world have enacted a series of public health and emergency measures to combat the spread of the virus, negatively impacting business operations globally. As at September 30, 2021, many of these measures remain in place. Since the latter part of February 2020, financial markets have experienced significant volatility in response to COVID-19 resulting in increased market and other price risk for the Trust. Equity markets in particular have experienced significant and elevated volatility. The Initial Public Portfolio LP and Public Portfolio LPs has also experienced similar volatility to that of the equity markets. Liquidity of the Public Portfolio LPs has remained high and has not been materially impacted by COVID-19. As a result, trading volumes in the Public Portfolio LPs have increased as the Investment Manager continues to manage the underlying investment portfolios and take advantage of investment opportunities brought about by the elevated level of market volatility. No material changes to valuations have been required to the private portfolio as a result of COVID-19. The Trust has not experienced any material distribution or dividend cuts from investments in the public portfolio or the private portfolio. The Investment Manager continues to review the portfolio and the value of its securities and remains committed to owning high-quality businesses with long-term growth potential.

While the world economy continues to be in recovery, the regional contributions to the overall recovery are somewhat more mixed in response to differences in policy settings, the evolution of COVID-19 variants, and the speed and success of the vaccination programs. It is impossible to forecast the duration and full scope of the economic impact of COVID-19 and other consequential changes it will have on the Trust's business, both in the short-term and in the long-term. While the distribution of vaccines is progressing, with 29.8 million Canadians and 220.9 million Americans having received at least one vaccine dose (approximately 78.2% and 65.7% of the population, respectively) as of October 27, 2021, the prevalence of COVID-19 variants is concerning and governments continue to implement emergency measures. The full potential impact of COVID-19 on the Trust is not known and may result in further equity market declines and declines in the investment portfolio.

While the situation continues to evolve and has resulted in unprecedented market and economic volatility, it has not impacted the Trust's ability to continue as a going concern. The Trust is confident that it is well positioned to navigate through these challenging times and to continue to provide value to unitholders.