



As at December 31, 2024

The Assurican Private Real Estate Portfolio (The Portfolio) brings together Canada's elite private real estate funds under a single investment strategy. The objective of the Portfolio is to provide competitive returns and tax efficient monthly distributions with minimal volatility. The Portfolio currently consists of five private real estate funds with strong track records, experienced management teams and Independent Boards.

MODEL PORTFOLIO DETAILS

Investment Type: Managed Account

Monthly Liquidity: With Restrictions*

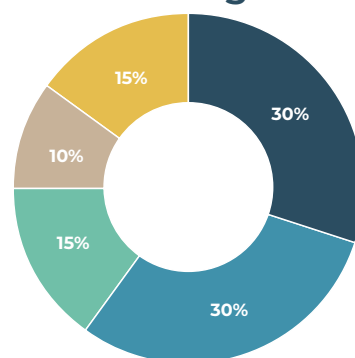
Registered Plan Eligible: RRSP, TFSA, RESP, LIRA, RRIF

Targeted Annual Net Return: 8% - 12%

■ Equiton Apartment Fund
■ Centurion Apartment Fund
■ Skyline Apartment Fund

■ Forum Student Housing Fund***
■ Skyline Industrial Fund

Holdings



MODEL PORTFOLIO METRICS

Assets Under Management: \$18.3 Billion

Number of Rental Units: 51,253

Number of Properties: 527

Occupancy Level: 96.5%

Yield: 5.2%

Return: 12.0% (median annual return)**

Tax Efficiency: 75.0%

Loan to Value: 53.3%

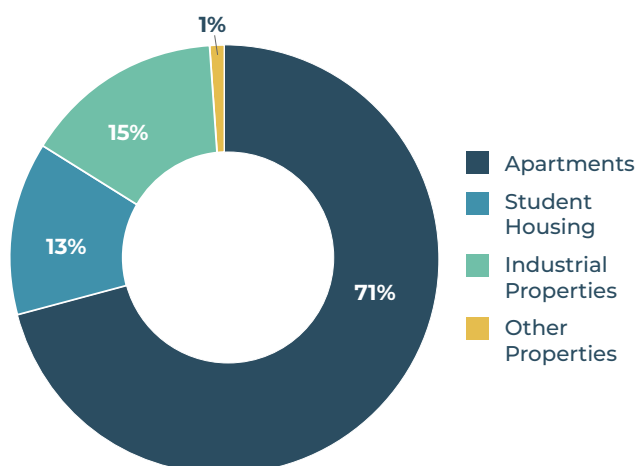
Weighted Average Mortgage Interest Rate: 3.7%

Weighted Average Mortgage Term to Maturity: 5.0 years

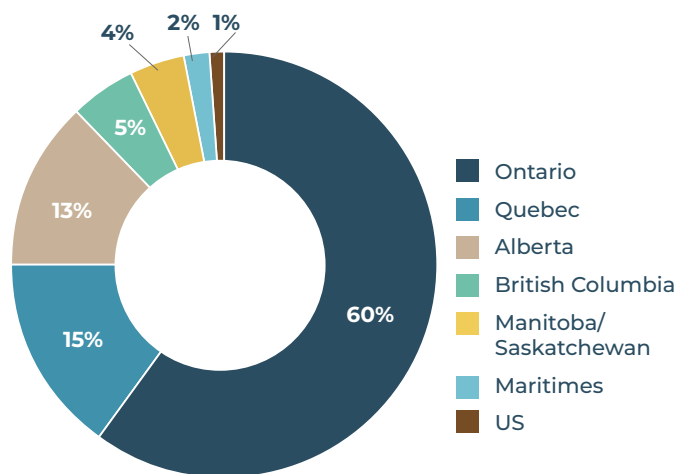
Interest Coverage: 2.5 times

Rental Gap to Market: 23.0%

Property Type Exposure



Geographic Exposure



KEY BENEFITS



ASSURICAN EXCLUSIVE

This combination of private real estate funds is only available from Assurican Private Wealth

DOUBLE RETURN STREAMS



MONTHLY CASH FLOW

Distributions from net operating income of properties



CAPITAL APPRECIATION

From increase in value of properties



HIGHER RETURNS

Canadian Private Real Estate has the lowest volatility and the highest risk-adjusted returns



LOW VOLATILITY



NO CORRELATION

To traditional asset classes



TAX EFFICIENT

Distributions will be primarily return of capital (for tax purposes)



PROVEN INFLATION HEDGE

Annual rent increases can provide an excellent hedge against inflation



CRISES PROTECTION

Significant downside protection relative to other major equity-based assets classes

HOW DOES YOUR INVESTMENT GROW?

Assurican's Private Real Estate Portfolio generates returns through a combination of the following three factors:

INCOME AND CASH FLOW

Rental income from tenants covers property operating expenses. Remaining income goes to investors as distributions.

INCREASE IN EQUITY

Rents are used to make mortgage payments on the property. Basically, tenants buy the property for you, increasing your share of ownership.

VALUE APPRECIATION

The value of the property may increase over time. Active management can accelerate the rate of increase.



Grow your Wealth. Assure your Future.
Contact Assurican today!

[Book a Meeting](#)

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*Redemption of securities in the Portfolio are subject to the issuer's rules and restrictions. **Median of the average annual returns for the five funds in the model portfolio for 2019-2024. *** Forum Student Housing Fund acquired Alignvest Student Housing Fund in December 2024.

PAST PERFORMANCE MAY NOT BE REPEATED: Investing in the Portfolio can involve significant risks and the value of an investment may go down as well as up. Targeted returns are based on the performance of the securities in the Portfolio which depend on numerous factors including the economy, interest rates, profitability of the issuer and the ability to pay distributions. Targeted distributions will depend on distributions paid by the issuers of the individual securities held in the Portfolio which may be reduced or suspended depending on numerous factors impacting the issuer including financial performance, debt covenants, interest rates, working capital requirements and future capital requirements. There is no guarantee of performance. There is no secondary market for the securities in the Portfolio which may have redemption restrictions and only investors who do not require immediate liquidity of their investment should consider a potential investment in the Portfolio.

DISCLAIMER: All information contained herein is compiled from information obtained from sources which are believed to be reliable, is not guaranteed as to its accuracy or completeness and is subject to change as the metrics of the individual securities in the Portfolio change. Assurican Private Wealth, a division of Equiton Capital Inc. is a registered portfolio manager in Ontario, Alberta and British Columbia.