

Timbercreek Global Real Estate Income Fund

Fund Profile as of February 28, 2018

Fund Overview

Timbercreek Global Real Estate Income Fund (the "Fund") provides unitholders with exposure to the global real estate market by owning a diversified portfolio of dividend-paying real estate securities in developed markets from around the world. The Fund invests in the common equity, preferred equity and debt securities issued by real estate investment trusts (REITs) and other real estate issuers.

Investment Objectives

The investment objectives of the Fund are to:

1. Provide unitholders with monthly distributions.
2. Preserve capital while providing the opportunity for long-term capital appreciation.

Investment Highlights

- Invests in real estate companies that:
 - own a quality global real estate portfolio,
 - deliver attractive yield and growing income and
 - provide inflation protection with reduced downside risk.
- Investment portfolio is diversified by geography, sector and type of security to preserve capital and maximize income.
- Managed by an experienced global team with offices in Toronto, New York, Hamburg and Hong Kong.

Risk Rating¹

Timbercreek 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.



For more information about the risk rating and specific risks that can affect the Fund's returns, see the 'What are the risks of investing in the fund?' section of the Fund's simplified prospectus.

Fund Details

Security	Series A - TBR201
Inception Date	July 1, 2015
Fund NAV	\$121,175,993
NAV Per Unit	Series A – \$9.14
Management Fee	Series A – 2.00%
Target Distributions	Monthly
Minimum Investment	\$500 initially; \$100 subsequent
Registered Tax Plans	Series A units RRSP, RRIF, DPSP, RDSP, RESP, TFSA eligible

Investment Mix By Sector ²	% of NAV
Shopping Centre	19.3
Diversified	17.0
Office	14.2
Regional Mall	8.7
Hotel	8.7
Industrial	7.5
Mortgage REITs	6.8
Triple Net Lease	6.2
Healthcare	4.8
Multi-family	2.9
Self Storage	1.7
Residential	1.0
Single Family Rental	0.9

Investment Mix By Country ²	% of NAV
United States	50.9
Canada	9.7
Australia	8.1
Singapore	7.0
Hong Kong	6.0
Japan	4.7
Netherlands	4.3
Belgium	2.3
New Zealand	2.2
Ireland	1.6
France	1.5
United Kingdom	1.0
Norway	0.5

Annualized Returns³

	1 Month	3 Month	6 Month	YTD	1 Year	Since Inception ⁴
Series A	-1.8%	-5.5%	-3.7%	-4.5%	-4.5%	0.6%

Calendar Returns³

	2017	2016	2015
Series A	0.8%	5.5%	0.3%

¹For more information about the risk rating and specific risks that can affect the Fund's returns, see the 'What are the risk of investing in the Fund?' section of the Fund's simplified Prospectus. ²Percentages will change over time due to ongoing investments. The portfolio manager(s) may change the percentage range in some or all of the sectors and countries. ³The returns are based on Series A units, net of all fees and expenses. Returns for periods less than 1 year are not annualized. On January 22, 2018, Timbercreek Global Real Estate Income Fund completed a fund merger with Timbercreek Global Real Estate Fund. The calendar returns for Class A securities of Timbercreek Global Real Estate Fund were as follow (as of December 31, 2017, the last completed monthly period): 2015: 4.3%; 2016: 8.8%; 2017: 3.9%. ⁴July 1, 2015.

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Top Ten Investments	% of NAV
Chicago Office - Adventus	4.6
Fortune REIT	3.3
Sabra Health Care REIT	3.2
Calgary Apartment Loan - Metropolitan	2.9
Kite Realty Group Trust	2.9
Wereldhave	2.8
CapitaLand Retail China Trust	2.8
Sunlight REIT	2.7
Chicago Office Convertible Debt - Adventus	2.5
DDR Corp	2.4

The Manager

Timbercreek Investment Management Inc., together with its affiliates, is a global alternative investment manager with over \$7.5 billion⁵ in assets under management. Timbercreek is supported by over 80 investment management professionals located in key markets around the world. Timbercreek employs a value-oriented investment philosophy and specializes in providing conservatively managed, risk-averse, alternative asset class investment opportunities.

Investment Team

Timbercreek's global real estate securities team is led by Corrado Russo, Senior Managing Director, Investments & Global Head of Securities at Timbercreek and comprises of portfolio management professionals and analysts located in Canada, the United States, Europe and Hong Kong.



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Commissions, trailing commissions, management fees and expenses all may be associated with mutual fund investments. Please read the prospectus before investing. The indicated rates of return are the historical annual compounded total returns including changes in unit value and reinvestment of all 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. Mutual funds are not guaranteed, their values change frequently and past performance may not be repeated.

⁵As of December 31, 2017. Includes syndicated debt under administration. These materials are not to be distributed, reproduced or communicated to a third party without the express prior written consent of Timbercreek Investment Management Inc. These materials should be read in conjunction with the Fund's most recent public disclosure documents, including the simplified Prospectus, AIF and Fund Facts. These materials are for information purposes only and do not constitute an offer to sell or a solicitation to buy securities. All figures in Canadian dollars unless otherwise stated ©Timbercreek Asset Management Inc. 2017. All rights reserved