

**Globevest Capital Real Estate Fund**  
**Financial Statements**  
**December 31, 2024 and 2023**

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## Independent Auditor's Report

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To the Unitholders of  
Globevest Capital Real Estate Fund

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### Opinion

We have audited the financial statements of Globevest Capital Real Estate Fund (hereafter "the Fund"), which comprise the statements of financial position as at December 31, 2024 and 2023, and the statements of comprehensive income, changes in net assets attributable to holders of redeemable units and cash flows for the years then ended, and notes to financial statements, including material accounting policy information, and the investment portfolio as at December 31, 2024.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as at December 31, 2024 and 2023, and its financial performance and its cash flows for the years then ended in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board (hereafter "IFRS Accounting Standards").

### Basis for opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "Auditor's responsibilities for the audit of the financial statements" section of our report. We are independent of the Fund in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Fund's financial reporting process.

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control;
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions

are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern;

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Raymond Chabot Grant Thornton LLP<sup>1</sup>*

Montréal  
March 25, 2025

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<sup>1</sup> CPA auditor, public accountancy permit no. A126944

## Globevest Capital Real Estate Fund

### Comprehensive Income

Years ended December 31, 2024 and 2023

(In thousands of Canadian dollars, except for the number of units and per unit amounts)

	2024	2023
	\$	\$
<b>Income</b>		
Interest	66	196
Dividends		6
Net realized gain on sale of investments and derivative financial instruments	3,657	10,652
Net change in unrealized appreciation of investments and derivative financial instruments	14,527	2,796
Net realized foreign exchange loss	(92)	(1,149)
Other income	77	
	<u>18,235</u>	<u>12,501</u>
<b>Expenses</b>		
Management fees	1,996	1,828
Recordkeeping	5	67
Custodial fees	12	7
Fund valuation fees	93	126
Audit and accounting fees	219	146
Administrative fees	6	379
Commissions and other portfolio transaction costs		4
Sales tax	341	379
	<u>2,672</u>	<u>2,936</u>
<b>Increase in net assets attributable to holders of redeemable units</b>	<u>15,563</u>	<u>9,565</u>
<b>Increase in net assets attributable to holders of redeemable units per series</b>		
Series F1	4,757	3,468
Series I1		
Series I2		
Series O	10,806	6,097
	<u>15,563</u>	<u>9,565</u>
<b>Average number of redeemable units outstanding during the year per series</b>		
Series F1	3,280,785	3,855,600
Series I1	100	
Series I2	100	
Series O	8,117,812	7,669,808
<b>Increase in net assets attributable to holders of redeemable units per series, per unit</b>		
Series F1	1.45	0.90
Series I1	0.59	
Series I2	0.81	
Series O	1.33	0.79

The accompanying notes are an integral part of the financial statements.

## Globevest Capital Real Estate Fund

### Changes in Net Assets Attributable to Holders of Redeemable Units

Years ended December 31, 2024 and 2023

(In thousands of Canadian dollars, except for the number of units)

	2024				2023	
	Series F1	Series I1	Series I2	Series O	Series F1	Series O
	\$	\$	\$	\$	\$	\$
Balance, beginning of year	48,152	–	–	108,714	52,023	95,966
Increase in net assets attributable to holders of redeemable units	4,757	–	–	10,806	3,468	6,097
Capital unit transactions (a)						
Proceeds from units issued for cash	4,206	1	1	15,781	3,920	16,017
Amounts paid on redemption of units	(6,234)			(10,114)	(11,259)	(9,366)
	(2,028)	1	1	5,667	(7,339)	6,651
Increase (decrease) in net assets attributable to holders of redeemable units for the year	2,729	1	1	16,473	(3,871)	12,748
Balance, end of year	50,881	1	1	125,187	48,152	108,714
(a) Capital unit transactions (number of units)						
Units outstanding, beginning of year	3,418,221			7,910,677	3,941,184	7,409,663
Units issued for cash	283,421	100	100	1,099,847	285,285	1,196,547
Units redeemed	(427,026)			(704,224)	(808,248)	(695,533)
Units outstanding, end of year	3,274,616	100	100	8,306,300	3,418,221	7,910,677

The accompanying notes are an integral part of the financial statements.

# Globevest Capital Real Estate Fund

## Cash Flows

Years ended December 31, 2024 and 2023

(In thousands of Canadian dollars)

	2024	2023
	\$	\$
<b>OPERATING ACTIVITIES</b>		
Increase in net assets attributable to holders of redeemable units	15,563	9,565
Changes in operating assets and liabilities		
Net realized foreign exchange loss	92	1,149
Net realized gain on sale of investments and derivative financial instruments	(8,052)	(10,757)
Net change in unrealized appreciation of investments and derivative financial instruments	(14,527)	(2,796)
Investments purchased	(53,071)	(31,392)
Proceeds from sale of investments	52,061	33,225
Net change in operating assets and liabilities	(23,497)	(10,571)
Changes in non-cash items		
Margin deposits on derivative financial instruments	(236)	971
Management fees payable	45	14
Other accrued expenses	(18)	(109)
Net change in non-cash items	(209)	876
Cash flows from operating activities	(8,143)	(130)
<b>FINANCING ACTIVITIES</b>		
Proceeds from units issued for cash	20,859	19,046
Amounts paid on redemption of units	(17,264)	(18,645)
Cash flows from financing activities	3,595	401
<b>Net increase (decrease) in cash</b>	(4,548)	271
Net realized foreign exchange loss	(92)	(1,149)
Cash, beginning of year	4,935	5,813
Cash, end of year	295	4,935
Interest income received included in operating activities	66	196
Dividends received included in operating activities	-	6

The accompanying notes are an integral part of the financial statements.

# Globevest Capital Real Estate Fund

## Financial Position

December 31, 2024 and 2023

(In thousands of Canadian dollars, except for the number of units and per unit amounts)

	<u>2024</u>	<u>2023</u>
	\$	\$
<b>ASSETS</b>		
Current		
Investments	175,896	149,893
Margin deposits on derivative financial instruments	255	19
Cash	295	4,935
Subscriptions of units receivable	1,327	2,197
Unrealized appreciation on derivative financial instruments		2,414
	<u>177,773</u>	<u>159,458</u>
<b>LIABILITIES</b>		
Current		
Management fees payable	228	183
Redemptions of units payable	1,228	2,144
Other accrued expenses	247	265
	<u>1,703</u>	<u>2,592</u>
Net assets attributable to holders of redeemable units	<u>176,070</u>	<u>156,866</u>
Net assets attributable to holders of redeemable units per series		
Series F1	50,881	48,152
Series I1	1	
Series I2	1	
Series O	125,187	108,714
	<u>176,070</u>	<u>156,866</u>
Units outstanding		
Series F1	3,274,616	3,418,221
Series I1	100	
Series I2	100	
Series O	8,306,300	7,910,677
	<u>11,581,116</u>	<u>11,328,898</u>
Net assets attributable to holders of redeemable units per series, per unit		
Series F1	15.54	14.09
Series I1	10.59	
Series I2	14.49	
Series O	15.07	13.74

The accompanying notes are an integral part of the financial statements.

On behalf of the Board of Directors of Globevest Capital Ltée,

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director



## Globevest Capital Real Estate Fund Investment Portfolio

December 31, 2024

(In Canadian dollars)

	<u>Units</u>	<u>Cost</u>	<u>Fair value</u>	<u>Net assets</u>
	\$	\$	\$	%
<b>Canadian units</b>				
Investment funds – private real estate funds				
Champlain RPA	2,700,000	1,863,044	2,730,510	
Globevest Capital Real Estate L.P.	71,999,353	122,448,859	158,987,916	
Globevest Immobilier S.E.C.	11,443,844	11,704,759	14,178,070	
Total Canadian units		<u>136,016,662</u>	<u>175,896,496</u>	<u>99.91</u>
Total investments before transaction costs		136,016,662	175,896,496	99.91
Transaction costs				
<b>Total investments</b>		<u>136,016,662</u>	<u>175,896,496</u>	<u>99.91</u>
Margin deposits on derivative financial instruments			254,513	0.14
Other net assets			(80,716)	(0.05)
<b>Total net assets</b>			<u>176,070,293</u>	<u>100.00</u>

The accompanying notes are an integral part of the financial statements.

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

December 31, 2024 and 2023

(In thousands of Canadian dollars, except for per unit amounts)

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### **1 - THE FUND**

The Fund was established under the laws of the province of Ontario by a Declaration of Trust dated November 1, 2019 (hereafter "the Trust Agreement"). The Fund is authorized to issue an unlimited number of Series O, Series F1, Series I1 and Series I2 units (collectively "the Units").

Globevest Capital Ltée (hereafter "the Manager") manages the Fund and is responsible for the investment management of the Fund. CIBC Mellon Trust Company (hereafter "the Trustee") is the trustee of the Fund. CIBC Mellon Trust Company (hereafter "the Custodian") is the custodian of the Fund.

The address of the Fund's registered office and its principal place of business is:  
1005 Lionel-Daunais Street, suite 104, Boucherville, Quebec, J4B 0B1.

The fundamental investment objective of the Fund is to provide a high level of income by investing in a portfolio of rental properties, real estate investment trusts (REIT), real estate based issuers, private equities and debt securities.

These financial statements were approved and authorized for publication by the Board of Directors of the Manager on March 25, 2025.

### **2 - MATERIAL ACCOUNTING POLICY INFORMATION**

#### **Basis of presentation**

These financial statements are presented in Canadian dollars and have been prepared in compliance with IFRS Accounting Standards as well as the standards governed by *Regulation 81-106 respecting Investment Fund Continuous Disclosure*.

#### **Valuation of financial instruments**

The Fund recognizes financial instruments at fair value upon initial recognition, plus transaction costs in the case of financial instruments measured at amortized cost. Investments and derivative financial instruments are classified at fair value through profit or loss (FVTPL).

All other financial assets and liabilities are classified at amortized cost.

The change in appreciation of the fair value of investments (including unrealized gains and losses on foreign exchange) and the average cost are included in the net assets attributable to holders of redeemable units and in the statement of comprehensive income under Net change in unrealized appreciation of investments and derivative financial instruments.

#### **Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

December 31, 2024 and 2023

(In thousands of Canadian dollars, except for per unit amounts)

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### **2 - MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**

Investments in private real estate funds include, among others, private market investments made pursuant to agreements of partnerships. The fair value of these investments is equal to the value provided by the general partner of the Fund, unless there is a specific and objectively verifiable reason for which it varies from the value provided by the general partner.

Furthermore, the Manager exercises its judgment in selecting the appropriate valuation technique for financial instruments that are not listed on an active market. The valuation techniques used are those that are currently applied by market participants. These methods and procedures may include, but are not limited to, performing comparisons with prices of comparable or similar securities, performing discounted cash flow analysis, obtaining valuation-related information from issuers and/or other analytical data relating to the investment, and using other available indicators of value. These values are independently assessed internally to ensure that they are reasonable.

However, because of the inherent uncertainty of valuation, the estimated fair value of the aforementioned securities and interests may be materially different from the value that would have been used had a ready market for the investment existed. The fair value of such securities is affected by the perceived credit risk of the issuer, the predictability of cash flows and the length of time to maturity.

#### **Derivative financial instruments**

Derivative financial instruments consist of option contracts, which are valued at their last traded market price where the last traded market price falls within the day's bid-ask spread. Option contracts that are not traded in an active market are valued based on the results of valuation techniques using observable market inputs where possible, on such basis and in such manner established by the Manager. The premium received or paid on options written or purchased is recorded at cost. The unrealized gain or loss is reflected in the statement of comprehensive income as Net change in unrealized appreciation of investments and derivative financial instruments. The gain or loss on sale or expiry of options is reflected in the statement of comprehensive income as Net realized gain on sale of investments and derivative financial instruments.

#### **Investment transactions, transaction costs, and income and expenses**

Investment transactions are accounted for as of the trade date – the date on which the Fund commits to purchase or sell the investment. The cost of investments represents the amount paid for each security and is determined as per the average cost basis. The realized gain (loss) on investment transactions and the unrealized appreciation on investments are computed as per the average cost basis, which excludes transaction costs.

Income and expenses are recorded using the accrual basis of accounting. The interest income for distribution purposes presented in the statement of comprehensive income is the nominal interest amount received by the Fund. The Fund does not amortize the premiums paid or discounts received upon the purchase of fixed income securities. Dividends are recognized as income at the ex-dividend date.

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

December 31, 2024 and 2023

(In thousands of Canadian dollars, except for per unit amounts)

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### **2 - MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**

Commission costs incurred in the purchase and sale of securities by the Fund and the other portfolio transaction costs are recognized in the statement of comprehensive income.

#### **Other financial assets and liabilities**

Cash, margin deposits on derivative financial instruments and subscriptions of units receivable, management fees payable, redemptions of units payable and other accrued expenses are classified and measured at amortized cost. Amortized cost approximates fair value for these assets and liabilities due to their short-term maturity.

Units outstanding are classified as financial liabilities since they meet the criteria for that classification.

#### **Derecognition**

Financial assets are derecognized when the contractual rights to the cash flows from the investments have expired or when the Fund has significantly transferred the risk and financial reward of their participation (ownership). Financial liabilities are derecognized when the obligation specified in the contract is discharged, cancelled or expired. Realized gains and losses are recognized based on the average cost method and included in the statement of comprehensive income of the period in which they occur.

#### **Impairment of financial assets**

Financial assets measured at amortized cost must be depreciated by the amount of expected credit losses. Given the very short maturity of these financial assets, the financial strength of the counterparties involved and the history of losses incurred, the Manager believes that the risk of loss is very low. For this reason, no impairment was recorded for financial assets measured at amortized cost.

#### **Foreign currency translation**

The reporting currency of the Fund is the Canadian dollar. The fair value of investments and other assets and liabilities denominated in a foreign currency is translated into Canadian dollars at the rate of exchange prevailing on each valuation date.

The Fund's investment portfolio may consist of securities that are traded in foreign markets. The proceeds from the sale of such securities will be realized in the respective currency. Unhedged foreign currency positions are subject to gains and losses due to fluctuations in the respective exchange rates. Purchases and sales of investments denominated in foreign currency and related interest income are translated into the reporting currency at the rate of exchange prevailing on the respective date of the transaction. Foreign exchange gains and losses on the sale of investments are included in the statement of comprehensive income. Unrealized foreign exchange gains and losses on investments are included in Net change in unrealized appreciation of investments and derivative financial instruments in the statement of comprehensive income.

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

December 31, 2024 and 2023

(In thousands of Canadian dollars, except for per unit amounts)

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### **2 - MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**

#### **Valuation of redeemable units**

The net asset value (NAV) per unit is calculated at 4:00 p.m. (Eastern time) on each valuation date by dividing the NAV attributable to each series by the number of units outstanding for the corresponding series. The "valuation date" means (i) the last business day in each calendar month; (ii) such other business days on which the Manager calculates or has to calculate the NAV; (iii) such other business days on which the Manager determines that the NAV is required to be calculated for any purpose; and (iv) December 31 of each year.

#### **Increase in net assets attributable to holders of redeemable units per series, per unit**

The increase in net assets attributable to holders of redeemable units per series, per unit reported in the statement of comprehensive income is calculated as the increase in net assets attributable to holders of redeemable units divided by the weighted average number of units outstanding during the year.

#### **Taxation**

Under the *Income Tax Act (Canada)*, the Fund is defined as a unit trust. All of the Fund's net assets for tax purposes and a sufficient portion of the net capital gains realized in any period must be distributed to holders of redeemable units to ensure that no income tax is payable by the Fund.

The Fund does not record income taxes. Hence, the tax benefit of capital and non-capital losses has not been reflected in the statement of financial position as a deferred income tax asset.

The Fund currently incurs withholding taxes imposed by certain countries on investment income and capital gains. Such income and gains are recorded on a gross basis, and the related withholding taxes, if any, are shown as a separate expense in the statement of comprehensive income.

### **3 - CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS**

The preparation of financial statements requires management to use judgment and to make estimates and assumptions about the recognition and measurement of the Fund's assets and liabilities and its income and expenses. The following discusses the most significant accounting judgments and estimates that management has made in preparing the Fund's financial statements.

#### **Significant judgments**

The following are significant management judgments in applying the accounting policies of the Fund that have the most significant effect on the financial statements.

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

December 31, 2024 and 2023

(In thousands of Canadian dollars, except for per unit amounts)

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### 3 - CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS (Continued)

#### *Functional currency*

The Manager considers the Canadian dollar to be the functional currency in which the Fund operates, because it is the currency which, in its opinion, most faithfully represents the economic effects of the underlying transactions, events and conditions of the Fund. Moreover, the Canadian dollar is the currency in which the Fund assesses its performance. The Fund issues and redeems its units in Canadian dollars.

#### *Classification of units*

According to IAS 32 *Financial Instruments: Presentation*, units must be classified as liabilities in the Fund's statement of financial position, unless all conditions enabling their classification as equity are met. Because the conditions described hereafter are not met, all of the Fund's units are presented as liabilities. Except for the issuer's contractual obligation to repurchase or to redeem the units in cash or another financial asset, the unit characteristics do not include a contractual obligation to deliver cash or any other financial asset to another entity, or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the Fund. Furthermore, the unit characteristics do not include a contractual obligation that may be and that will be equity-settled by the Fund itself.

#### *Investment entity*

It was determined that the Fund meets the definition of an investment entity as per IFRS 10 *Consolidated Financial Statements* and, as a result, investments in structured entities are valued at FVTPL. An investment entity is an entity that: obtains funds from one or more investors, with the responsibility of providing them with investment management services; declares to its investors its mission to invest in portfolios with the sole objective of generating returns in the form of capital gains and/or investment income; and assesses the performance of almost all of its investments on a fair-value basis. The most important judgment used to determine that the Fund meets the aforementioned definition is that fair value be used as the main performance criterion to assess the performance of nearly all of the Fund's investments.

#### **Estimation uncertainties**

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below.

#### *Fair value of financial instruments*

IFRS Accounting Standards stipulate that the Manager must determine the traded price by considering the characteristic that is most representative of fair value based on the specific facts and circumstances. The Manager has taken the position that when the last traded market price does not fall within that day's bid-ask spread, investments are measured at the point within the bid-ask spread which is the most representative of fair value, based on the specific facts and circumstances.

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

December 31, 2024 and 2023

(In thousands of Canadian dollars, except for per unit amounts)

### **3 - CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS (Continued)**

Furthermore, the Manager exercises its judgment in selecting the appropriate valuation technique for financial instruments that are not listed on an active market. The valuation techniques used are those that are commonly used by market participants.

#### **Standards, amendments and interpretations to existing standards that are not yet effective and that the Fund has not early adopted**

At the date of authorization of these financial statements, new standards, amendments and interpretations to existing standards have been issued by the International Accounting Standards Board (IASB), but are not yet effective and have not been early adopted by the Fund.

Management expects that all positions will be adopted in the Fund's significant accounting policies in the first period following the effective date of each position, but does not expect them to have a material impact on the Fund's financial statements.

#### **IFRS 18 Presentation and Disclosure in the Financial Statements**

In April 2024, the IASB issued IFRS 18, which replaces IAS 1 *Presentation of Financial Statements*. Although IFRS 18 includes many of the requirements of IAS 1, it introduces new requirements to better structure financial statements and provides more detailed and useful information to investors, including:

- two new subtotals defined in the statement of profit or loss, namely (i) operating profit and; (ii) profit or loss before financing and income taxes;
- the classification of all income and expenses within the statement of profit or loss in one of five categories;
- a new requirement to disclose performance measures defined by management;
- an improvement in the principles related to the aggregation and disaggregation of information in the financial statements and accompanying notes.

The publication of IFRS 18 results also in consequential amendments to other IFRS standards, including IAS 7 *Statement of Cash Flows*.

IFRS 18 is effective for annual periods beginning on or after January 1, 2027, with earlier application permitted. IFRS 18 will apply retrospectively with specific transitional provisions.

The Fund is currently working to identify all impacts that the amendments will have on the primary financial statements and notes to financial statements.

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

December 31, 2024 and 2023

(In thousands of Canadian dollars, except for per unit amounts)

### 4 - REDEEMABLE UNITS

Units of the Fund, which are redeemable at the option of the unitholder in accordance with the provisions of the Trust Agreement, do not have any nominal or par value and the number of units which may be issued is unlimited. Units of the Fund are issued or redeemed on a monthly basis at the NAV per unit determined after the purchase order or redemption request is received by the Manager.

Units issued and outstanding represent the capital of the Fund. The Fund does not have any specific capital requirements on the subscription and redemption of units, other than minimum subscription requirements. Changes in the Fund's capital during the year are reflected in the statement of changes in net assets attributable to holders of redeemable units. The Manager is responsible for managing the capital of the Fund in accordance with its investment objectives and for managing its liquidity needs in order to meet redemption requests as discussed in Note 8.

At the end of each quarter, income distributions are reinvested in additional units and recorded to the account of the unitholders prorated to the number of units held by them.

### 5 - MANAGEMENT FEES

The Manager of the Fund provides investment and administrative services. In exchange for these services, each series of units of the Fund pays monthly management fees to the Manager based on a percentage of the NAV. The maximum annual management fees are indicated in the following table:

	<u>%</u>
Series F1	0.85
Series I1	0.50
Series I2	0.50
Series O	1.35

### 6 - FINANCIAL RISK MANAGEMENT

#### Financial risk factors

##### *Risk management*

The Fund faces various financial risks: credit risk, market risk, liquidity risk and concentration risk.

The Fund may use derivative instruments to achieve its investment objectives, moderate certain risk exposures or increase potential returns and risks. The Manager monitors all risks on a daily basis using a proprietary database system. The system gives the risk profile of the Fund by giving metrics for the asset mix, industry diversification, option delta, foreign exchange exposure, as well as the maturity profile of fixed income securities.



# Globevest Capital Real Estate Fund

## Notes to Financial Statements

December 31, 2024 and 2023

(In thousands of Canadian dollars, except for per unit amounts)

### 6 - FINANCIAL RISK MANAGEMENT (Continued)

#### Credit risk

Credit risk is the risk that a counterparty to a financial instrument fails to fulfil an obligation and leads the other party to suffer a financial loss.

Certain investment fund units also indirectly expose the Fund to credit risk.

The credit risk with respect to cash and margin deposits on derivative financial instruments is considered to be negligible because these financial instruments are held by a reputable financial institution with a quality external credit rating.

The credit risk with respect to subscriptions of units receivable is considered to be negligible.

#### Market risk

##### – Currency risk:

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in foreign exchange rates.

The Fund invests in foreign companies (mainly in U.S. dollars) and is subject to currency risk. However, the proportion of foreign investments is monitored daily. Certain investment fund units also indirectly expose the Fund to currency risk.

The Fund's exposure to currency risk results from financial instruments denominated in U.S. dollars. The impact on the net assets attributable to holders of redeemable units of an increase or a decrease of 5% of the exchange rate of the Canadian dollar compared to the U.S. dollar is as follows:

	2024		
Financial instruments denominated in U.S. dollars	Amount	Percentage of net assets	Sensitivity
	CAN\$	%	CAN\$
Investments and cash	67,642	38	3,382
			2023
Financial instruments denominated in U.S. dollars	Amount	Percentage of net assets	Sensitivity
	CAN\$	%	CAN\$
Investments and cash	(19,297)	(12)	(965)

Actual results could differ from that sensitivity analysis and the difference could be important;

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

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(In thousands of Canadian dollars, except for per unit amounts)

### 6 - FINANCIAL RISK MANAGEMENT (Continued)

– Other price risk:

Other price risk is the risk that the value of a financial instrument will fluctuate because of changes in market prices due to factors specific to the security, its issuer or any other factor affecting a market or market segment.

The Fund is exposed to other price risk since its investment funds and derivative financial instruments are exposed to the volatility of market factors.

The other price risk is managed through diversification of the portfolio's exposure ratio.

The impact on the net assets attributable to holders of redeemable units of a change of 1% in the trade markets as at December 31, 2024 and 2023, all other variables remaining unchanged, would have an impact of more or less \$1,759 and \$1,523, respectively.

Actual results could differ from that sensitivity analysis and the difference could be important.

Certain investment fund units also indirectly expose the Fund to other price risk.

#### *Liquidity risk*

Liquidity risk is the risk that the Fund may not be able to settle or meet its obligations on time or at a reasonable price.

The Fund is exposed to liquidity risk because of management fees payable, redemptions of units payable and other accrued expenses.

An important part of the Fund's investments are liquid, ensuring that they can be sold at a fair price, if need be.

All the Fund's liabilities are due in the next year.

#### *Concentration risk*

Concentration risk arises as a result of securities having similar characteristics such as the geographical location, product type, industry sector or counterparty type. The following is a summary of the Fund's concentration risk, expressed in terms of percentage of total net assets attributable to holders of redeemable units invested by sector:

Market segments	2024	2023
	%	%
Canadian investment funds	99.9	95.6

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

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(In thousands of Canadian dollars, except for per unit amounts)

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### **6 - FINANCIAL RISK MANAGEMENT (Continued)**

#### **Hierarchy of financial instruments at fair value**

Financial instruments established at fair value in the statement of financial position are classified using a three-level hierarchy, based on the quality of the inputs used to establish the fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). The fair value hierarchy has the following three levels:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities, for which the investment managers have access on valuation date;
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly;
- Level 3: inputs for the asset or liability that are not based on observable market data.

The classification within the hierarchy is based on the lowest level input that is significant to the fair value measurement. For this purpose, the significance of an input is assessed against the fair value measurement in its entirety. If a fair value measurement uses observable inputs that require significant adjustment based on unobservable inputs, that measurement is a Level 3 measurement. Assessing the significance of a particular input to the fair value measurement in its entirety requires judgment, considering factors specific to the financial asset or liability. When on the date of the statement of financial position, the observable inputs used for a financial instrument are different from those used at the opening date, the Fund's policy is to establish that, at the closing date, a transfer between levels of the fair value hierarchy is deemed to have occurred.

The determination of what constitutes "observable data" requires significant judgment by the Fund. The Fund considers observable data to be that of market data that are readily available, regularly distributed or updated, reliable and verifiable, not proprietary, and provided by independent sources that are actively involved in the relevant market.

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

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### 6 - FINANCIAL RISK MANAGEMENT (Continued)

The table below illustrates the classification of the fair value hierarchy of the assets of the Fund recorded at fair value:

				2024
	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Assets				
Investment funds	–	–	175,896	175,896
	=	=	=	=
				2023
	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
Assets				
Investment funds			149,893	149,893
Unrealized appreciation on derivative financial instruments		2,414		2,414
	–	2,414	149,893	152,307
	=	=	=	=

#### Level 3 reconciliation

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

During the year ended December 31, 2024, the reconciliation of Level 3 instruments measured using non-observable inputs is presented as follows:

	2024	2023
	\$	\$
Fair value, beginning of year	149,893	140,300
Purchases	53,071	29,489
Disposals	(55,404)	(24,802)
Net change in realized appreciation	11,394	6,779
Net change in unrealized appreciation (depreciation)	16,942	(1,873)
Fair value, end of year	175,896	149,893

### 7 - RELATED PARTY TRANSACTIONS

The Manager is responsible for the management of the Fund's investment portfolio, including investment decisions relating to the Fund's assets. The Manager provides instructions which permit the Fund to make securities transactions as follows:

- Transactions on investment funds or discretionary accounts, all managed by the Manager;
- Engagement in cash transactions with related investment funds and discretionary accounts, all managed by the Manager;
- Purchase of the Trustee's and the Custodian's parent company securities.

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

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### **7 - RELATED PARTY TRANSACTIONS (Continued)**

The instructions require, from the securities transactions with the Manager's related parties, (i) to be free of influence and not reflect consideration relevant to a related entity of the Manager; (ii) to represent the Manager's judgment without any influence, in the best interest of the Fund; (iii) to be consistent with the Manager's policies and procedures; and (iv) to get a reasonable and appropriate result for the Fund.

Management fees were paid to the Manager. These transactions occurred in the normal course of operations and are measured at the exchange value, which is the amount established and agreed to by the related parties.

For the years ended December 31, 2024 and 2023, the Fund expensed management fees of \$1,996 and \$1,828, respectively. As at December 31, 2024 and 2023, amounts of \$228 and \$183, respectively, are payable to the Manager and disclosed under Management fees payable.

As at December 31, 2024 and 2023, respectively 1,046,217 units and 1,236,376 units of the Fund, with a fair value of \$16,256 and \$17,418, respectively, were held by Globevest Capital Balanced Fund.

As at December 31, 2024, the Fund is holding units in the limited partnerships Globevest Capital Real Estate L.P. and Globevest Immobilier S.E.C. of which it is the limited partner and which are managed by the Manager. The detail of those units is presented in the investment portfolio. For the years ended December 31, 2024 and 2023, amounts of \$16,786 and \$868, respectively, are included in the statement of comprehensive income under Net change in unrealized appreciation of investments and derivative financial instruments. For the years ended December 31, 2024 and 2023, amounts of \$9,718 and \$6,617, respectively, are included in the statement of comprehensive income under Net realized gain on sale of investments and derivative financial instruments.

As at December 31, 2024, directors, management and employees of the Manager directly or indirectly held 28,398 redeemable Series F1 units and 794 redeemable Series O units in the Fund and, as at December 31, 2023, 317,667 redeemable Series F1 units and 170,023 redeemable Series O units.

### **8 - CAPITAL MANAGEMENT**

The Fund's capital corresponds to the net assets attributable to holders of redeemable units. The Fund's capital is managed in accordance with the Fund's investment objectives, policies and restrictions, as outlined in the Fund's offering memorandum. Changes in the Fund's capital during 2024 and 2023 are reflected in the statement of changes in net assets attributable to holders of redeemable units.

# Globevest Capital Real Estate Fund

## Notes to Financial Statements

December 31, 2024 and 2023

(In thousands of Canadian dollars, except for per unit amounts)

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### **8 - CAPITAL MANAGEMENT (Continued)**

The Manager intends to choose and manage the investments using a disciplined fundamental approach that consists of an intensive and continuous research process for investment opportunities in a wide selection of financial instruments from different types of issuers (governments, companies and financial institutions). The Manager also determines the moment when the portfolio's securities must be traded for other issuers' securities or for securities with different maturities in order to improve the portfolio's return and/or limit risk.

### **9 - ADDITIONAL INFORMATION**

In accordance with the exemption in Section 2.11 of the *Regulation 81-106 respecting Investment Fund Continuous Disclosure*, the Fund will not be filing its financial statements with the regulatory authorities.